

## ***City of Lake Stevens Vision Statement***

*By 2030, we are a sustainable community around the lake with a vibrant economy, unsurpassed infrastructure and exceptional quality of life.*

### **WORKSHOP MEETING AGENDA**

**Lake Stevens School District Educational Service Center (Admin. Bldg.)  
12309 22<sup>nd</sup> Street NE, Lake Stevens**

**Tuesday February 13, 2018 – 6:00 p.m.**

Joint Meeting with Planning Commission:

Russ

- (1) 2018 Work Program (15 minutes)
- (2) Recap of City Council Retreat (10 minutes)
- (3) Puget Sound Regional Council Vision 2050 (10 minutes)
- (4) Open Discussion (10 minutes)

### **CITY COUNCIL REGULAR MEETING AGENDA**

**Lake Stevens School District Educational Service Center (Admin. Bldg.)  
12309 22<sup>nd</sup> Street NE, Lake Stevens**

**Tuesday, February 13, 2018 – 7:00 p.m.**

**NOTE:**

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

<b>CALL TO ORDER:</b>	7:00 P.M.	Mayor
<b>PLEDGE OF ALLEGIANCE</b>		Council President
<b>ROLL CALL</b>		
<b>APPROVAL OF AGENDA</b>		Council President
<b>GUEST BUSINESS</b>		
<b>CITIZEN COMMENTS</b>		
<b>COUNCIL BUSINESS</b>		Council President
<b>MAYOR'S BUSINESS</b>	A Recognition of Steven Apodaca	
<b>CITY DEPARTMENT REPORT</b>	Update	
<b>CONSENT AGENDA:</b>	*A Approve 2017 Vouchers *B Approve 2018 Vouchers	Barb Barb

**Lake Stevens City Council Regular Meeting Agenda**

**February 13, 2018**

	*C Approve December 12, 2018 City Council Regular Meeting Minutes	Kathy
	*D Approve January 9, 2018 City Council Regular Meeting Minutes	Kathy
	*E Approve January 22, 2018 City Council Special Meeting Minutes	Kathy
	*F Approve Resolution 2018-08 Adopting Updated City Council Rules of Procedure	Gene
	*G Approve Amendment No. 1 to Professional Services Agreement with Abe Martinez dba North Sound Productions	Gene
	*H Accept as Final the Project and Work Performed by KCDA for the Temporary City Hall Project	Eric/Amanda
	*I Appoint Sewer Utility Transition Oversight Committee Representatives	Gene
	*J Appoint Councilmembers to Participate in Boards and Commission Interviews	Gene
	*K Approve Resolution 2018-07 re 20 <sup>th</sup> Street SE Surplus Property	Jeanie
<b>PUBLIC HEARINGS:</b>	*L Approve Resolution 2018-05 re Pellerin Annexation	Josh
	*M Approve Ordinance No. 1017 re Soper Hill Revised Right-of-Way Vacation	Russ
<b>ACTION ITEMS:</b>	*N Preferred Alternative for Downtown Plan	Russ
	*O Accept the Daysala Subdivision and Associated Right-of-Way Dedication	Russ/Melissa
	*P Approve Contract Extension with Real Estate Broker re 20 <sup>th</sup> Street SE Properties	Russ/Jeanie
	*Q Approve Professional Services Agreement with Valbridge Property Advisors re 20 <sup>th</sup> Street SE Properties	Jeanie
	*R Approve Resolution 2018-06 Supporting Funding for a New Countywide 911 Emergency Radio System	John D.
	*S Approve New Human Resources Generalist/Executive Assistant Position	Teri
<b>DISCUSSION ITEMS:</b>		
<b>EXECUTIVE SESSION:</b>	Collective Bargaining Real Property (2)	Teri Russ
<b>POSSIBLE ACTION ITEM:</b>	Authorize Mayor to Execute Collective Bargaining Agreement	
<b>ADJOURN</b>		

## ***City of Lake Stevens Vision Statement***

*By 2030, we are a sustainable community around the lake with a vibrant economy, unsurpassed infrastructure and exceptional quality of life.*

* ITEMS ATTACHED	** ITEMS PREVIOUSLY DISTRIBUTED	# ITEMS TO BE DISTRIBUTED
------------------	---------------------------------	---------------------------

### ***THE PUBLIC IS INVITED TO ATTEND***

#### ***Special Needs***

*The City of Lake Stevens strives to provide accessible opportunities for individuals with disabilities. Please contact Human Resources, City of Lake Stevens ADA Coordinator, (425) 334-1012, at least five business days prior to any City meeting or event if any accommodations are needed. For TDD users, please use the state's toll-free relay service, (800) 833-6384, and ask the operator to dial the City of Lake Stevens City Hall number.*

***NOTICE: All proceedings of this meeting are audio recorded, except Executive Sessions***



This page left blank intentionally

BLANKET VOUCHER APPROVAL  
**2017**

Payroll Direct Deposits		
Payroll Checks		
Tax Deposit(s)		
Electronic Funds Transfers	<b>ACH</b>	<b>\$8,635.15</b>
Claims	<b>44402-44405</b>	<b>\$32,808.25</b>
Void Checks		
Total Vouchers Approved:		<b>\$41,443.40</b>

**This 13th day of February 2018:**

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment or a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Lake Stevens, and that I am authorized to authenticate and certify to said claim.

---

Finance Director/Auditing Officer

---

Mayor

We, the undersigned Council members of the City of Lake Stevens, Snohomish County, Washington, do hereby approve for payment of the above mentioned claims:

---

Councilmember



## Checks to be Approved for 12/31/2017 to 12/31/2017

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	Amount
Dept of Revenue	0						Check Total \$8,635.15
		12/31/2017	DEC2017	001-013-518-90-49-06	GG-Excise Tax	December 2017 Excise Tax	\$229.13
				410-016-531-10-44-00	SW-Excise Tax	December 2017 Excise Tax	\$8,406.02
Dept of Revenue	44402						Check Total \$2,004.81
		12/31/2017	Q42017	001-013-518-90-49-06	GG-Excise Tax	Q4 2017 Leasehold Excise Tax adj	\$0.01
				633-000-589-30-00-01	Leasehold Excise Tax Remit	Q4 2017 Leasehold Excise Tax	\$2,004.80
Office of The State Treasurer	44403						Check Total \$20,868.46
		12/31/2017	DEC2017	633-000-589-30-00-03	State Building Permit Remit	December 2017 State Court Fees	\$216.00
				633-000-589-30-00-04	Vehicle License Fraud Account	December 2017 State Court Fees	\$3.23
				633-000-589-30-00-07	Public Safety And Ed. 1986	December 2017 State Court Fees	\$8,950.42
				633-000-589-30-00-08	Public Safety And Education	December 2017 State Court Fees	\$5,344.47
				633-000-589-30-00-09	Judicial Information System-Ci	December 2017 State Court Fees	\$3,252.43
				633-000-589-30-00-12	Trauma Care	December 2017 State Court Fees	\$953.49
				633-000-589-30-00-13	School Zone Safety	December 2017 State Court Fees	\$277.14
				633-000-589-30-00-14	Public Safety Ed #3	December 2017 State Court Fees	\$103.36
				633-000-589-30-00-15	Auto Theft Prevention	December 2017 State Court Fees	\$1,348.03
				633-000-589-30-00-16	HWY Safety Act	December 2017 State Court Fees	\$113.03
				633-000-589-30-00-17	Death Inv Acct	December 2017 State Court Fees	\$46.02
				633-000-589-30-00-18	WSP Highway Acct	December 2017 State Court Fees	\$260.84
Snohomish County Treasurer	44404						Check Total \$307.08
		12/31/2017	DEC2017	633-000-589-30-00-06	Crime Victims Compensation	December 2017 Crime Victims Compensation	\$307.08
State Auditors Office	44405						Check Total \$9,627.90
		12/31/2017	L123384	001-004-514-23-41-00	FI-Professional Service	2015-2016 Audit services	\$9,627.90
<b>Total</b>							<b>\$41,443.40</b>

**BLANKET VOUCHER APPROVAL  
2018**

Payroll Direct Deposits	2/1/2018	\$205,701.37
Payroll Checks	44420-44422	\$6,666.65
Tax Deposit(s)	2/1/2018	\$75,364.53
Electronic Funds Transfers	ACH	\$264,075.19
Claims	44406-44419, 44423-44567	\$603,255.26
Void Checks	44418, 42875	(\$100,500.00)
Total Vouchers Approved:		\$1,054,563.00

**This 13th day of February 2018:**

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment or a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Lake Stevens, and that I am authorized to authenticate and certify to said claim.

---

Finance Director/Auditing Officer

---

Mayor

We, the undersigned Council members of the City of Lake Stevens, Snohomish County, Washington, do hereby approve for payment of the above mentioned claims:

---

Councilmember



February 13th, 2018

**City Expenditures by Type on this voucher packet**

Personnel Costs	\$ 212,368	20%
Payroll Federal Taxes	\$ 75,365	7%
Quarterly L&I	\$ 36,583	3%
Retirement Benefits - Employer	\$ 97,942	9%
Medical Benefits - Employer	\$ 121,901	12%
Employer paid Benefits - By Check	\$ 688	0%
Employee paid benefits - By Payroll	\$ 14,287	1%
Supplies	\$ 53,482	5%
Professional Services *	\$ 456,062	43%
Intergovernmental Services	\$ 48,243	5%
Capital	\$ 37,842	4%
Debt Payments	\$ 300	0%
Void Check	\$ (100,500)	-10%
<b>Total</b>	<b>\$1,054,563</b>	<b>100%</b>

**Large Purchases**

\* \$37,539 - 24th Street SE Extension Project



## Checks to be Approved for 1/19/2018 to 2/8/2018

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	Check Total	\$764.10
Ace Hardware	44433	2/8/2018	57576	001-010-576-80-31-03	PK-Lundeen-Op Costs	Tools for repair work at Lundeen	\$53.33	
			57634	101-016-544-90-31-02	ST-Operating Cost	Deadbolt and Key copies	\$14.13	
				410-016-531-10-31-02	SW-Operating Costs	Deadbolt and Key copies	\$14.13	
			57643	001-013-518-20-31-00	GG-Operating	Post Cap at New City Hall	\$10.88	
			57645	101-016-544-90-31-02	ST-Operating Cost	Screws	\$23.41	
				410-016-531-10-31-02	SW-Operating Costs	Screws	\$23.41	
			57677	001-010-576-80-31-00	PK-Operating Costs	Step stool for City Shop	\$5.81	
				101-016-544-90-31-02	ST-Operating Cost	Step stool for City Shop	\$5.80	
				410-016-531-10-31-02	SW-Operating Costs	Step stool for City Shop	\$5.80	
			57688	001-008-521-20-31-02	LE-Minor Equipment	Moisture Control for Vehicles in evidence	\$50.05	
			57693	101-016-544-90-31-02	ST-Operating Cost	Angle Aluminum	\$8.71	
				410-016-531-10-31-02	SW-Operating Costs	Angle Aluminum	\$8.70	
			57697	101-016-544-90-31-02	ST-Operating Cost	Joint Compound/Dry Wall knife	\$9.25	
				410-016-531-10-31-02	SW-Operating Costs	Joint Compound/Dry Wall knife	\$9.24	
			57699	410-016-531-10-31-02	SW-Operating Costs	Fasteners	\$5.62	
			57702	001-008-521-20-31-02	LE-Minor Equipment	Chipkey for Patrol car	\$174.22	
			57710	001-013-518-20-31-00	GG-Operating	Keys	\$13.56	
			57714	001-010-576-80-31-00	PK-Operating Costs	Padlock for Eagle Ridge	\$47.89	
			57727	001-010-576-80-31-00	PK-Operating Costs	Shelves-Community Garden	\$65.32	
			57754	001-010-576-80-31-00	PK-Operating Costs	Oil mix for gas cans	\$37.00	
			57769	001-010-576-80-31-03	PK-Lundeen-Op Costs	Light bulbs/faucet hoses/faucet for Library	\$59.85	
			57794	001-008-521-50-48-00	LE-Facility Repair & Maint	Parts for toilet repair Police Department	\$19.04	
			57805	001-008-521-20-31-02	LE-Minor Equipment	Flow Thru Wash Brush	\$27.21	
			57816	001-010-576-80-31-00	PK-Operating Costs	U-bolts for signs at boat launch	\$21.69	
			57827	001-010-576-80-31-00	PK-Operating Costs	Caulk to re-install sign at boat launch	\$7.61	
			57846	001-008-521-20-31-02	LE-Minor Equipment	Turtle Wax Carwash	\$17.40	
			57849	001-013-518-20-31-00	GG-Operating	Thermostat for VIC	\$25.04	
ACES	44434	2/8/2018	13066JM	001-005-517-60-31-00	HR-Safety Program	Safety mtg-10 week zone	\$104.44	
				101-016-517-60-31-00	ST-Safety Program	Safety mtg-10 week zone	\$112.28	
				410-016-517-60-31-00	SW-Safety Program	Safety mtg-10 week zone	\$112.28	



## Checks to be Approved for 1/19/2018 to 2/8/2018

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	
ACES	44434	2/8/2018	13110JM	001-005-517-60-31-00	HR-Safety Program	Safety mtg-LOTO handout & discussion	\$104.44
				101-016-517-60-31-00	ST-Safety Program	Safety mtg-LOTO handout & discussion	\$112.28
				410-016-517-60-31-00	SW-Safety Program	Safety mtg-LOTO handout & discussion	\$112.28
		13188JM		001-005-517-60-31-00	HR-Safety Program	Safety mtg-Hazcom communicaton	\$104.44
				101-016-517-60-31-00	ST-Safety Program	Safety mtg-Hazcom communicaton	\$112.28
				410-016-517-60-31-00	SW-Safety Program	Safety mtg-Hazcom communicaton	\$112.28
Nathan Adams	44435					Check Total	\$44.00
		2/8/2018	010818	001-008-521-20-43-00	LE-Travel & Per Diem	PerDiem-ARIDE training-Seattle-Adams	\$44.00
Advance Auto Parts	44436					Check Total	\$1,369.25
		2/8/2018	2421-269598	001-015-576-80-31-00	ME - Operating Costs	Fuses	\$22.86
				101-015-543-30-31-00	ME - Operating Costs	Fuses	\$22.87
				410-015-531-10-31-00	ME - Operating Costs	Fuses	\$22.87
		2421-269782		001-007-559-30-31-01	PB-Operating Cost	ME-Air/Fuel filter-PW22	\$19.71
		2421-269799		001-007-559-30-31-01	PB-Operating Cost	ME-Air Flow Sensor/Spark Plugs/Ignition wires-PW22	\$132.34
		2421-269873		101-015-543-30-31-00	ME - Operating Costs	Serpentine belt PW69	\$12.17
				410-015-531-10-31-00	ME - Operating Costs	Serpentine belt PW69	\$12.16
		2421-269898		101-015-543-30-31-00	ME - Operating Costs	Battery Core return-2008 Impala Police	(\$23.96)
		2421-269940		001-015-576-80-31-00	ME - Operating Costs	Antifreeze for fleet	\$17.25
				101-015-543-30-31-00	ME - Operating Costs	Antifreeze for fleet	\$17.25
				410-015-531-10-31-00	ME - Operating Costs	Antifreeze for fleet	\$17.25
		2421-269964		001-007-559-30-31-01	PB-Operating Cost	ME-Oil-PW22	\$31.10
		2421-270052		101-015-543-30-31-00	ME - Operating Costs	Transmission fluid/filter/Additive PW68	\$31.13
				410-015-531-10-31-00	ME - Operating Costs	Transmission fluid/filter/Additive PW68	\$31.12
		2421-270096		101-015-543-30-31-00	ME - Operating Costs	Wiper Blades PW68	\$19.15
				410-015-531-10-31-00	ME - Operating Costs	Wiper Blades PW68	\$19.16
		2421-270109		101-015-543-30-31-00	ME - Operating Costs	Oil and filter PT55 Police	\$55.34
		2421-270111		101-015-543-30-31-00	ME - Operating Costs	Oil and filter PT75 Police	\$54.99
		2421-270173		101-015-543-30-31-00	ME - Operating Costs	Oil level dip stick/Oil	\$78.05
		2421-270200		101-015-543-30-31-00	ME - Operating Costs	Fuel filters PW29	\$4.26
				410-015-531-10-31-00	ME - Operating Costs	Fuel filters PW29	\$4.25
		2421-270266		101-015-543-30-31-00	ME - Operating Costs	Professional Fuel Injector Kit	\$702.39
		2421-270438		101-015-543-30-31-00	ME - Operating Costs	Professional Fuel Injector Kit returned	(\$702.39)



## Checks to be Approved for 1/19/2018 to 2/8/2018

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	
Advance Auto Parts	44436	2/8/2018	2421-270439	001-015-576-80-31-00	ME - Operating Costs	Prof Fuel Injector kit	\$194.87
				101-015-543-30-31-00	ME - Operating Costs	Prof Fuel Injector kit	\$194.87
				410-015-531-10-31-00	ME - Operating Costs	Prof Fuel Injector kit	\$194.87
			2421-270445	001-015-576-80-31-00	ME - Operating Costs	Fuel filter/lube/Air filters PW45	\$18.80
				101-015-543-30-31-00	ME - Operating Costs	Fuel filter/lube/Air filters PW45	\$18.81
				410-015-531-10-31-00	ME - Operating Costs	Fuel filter/lube/Air filters PW45	\$18.81
			2421-270508	101-015-543-30-31-00	ME - Operating Costs	Oil Filter PW65	\$11.43
			2421-270713	101-015-543-30-31-00	ME - Operating Costs	Oil level dip stick/Oil	(\$78.05)
			2421-270724	101-015-543-30-31-00	ME - Operating Costs	Grease Gun PW67	\$20.05
				410-015-531-10-31-00	ME - Operating Costs	Grease Gun PW67	\$20.05
			2421-270761	001-015-576-80-31-00	ME - Operating Costs	Lube/Air filters PW25	\$11.04
				101-015-543-30-31-00	ME - Operating Costs	Lube/Air filters PW25	\$11.05
				410-015-531-10-31-00	ME - Operating Costs	Lube/Air filters PW25	\$11.05
			2421-270774	001-015-576-80-31-00	ME - Operating Costs	Oil/Fuel/Air filters PW38	\$27.92
				101-015-543-30-31-00	ME - Operating Costs	Oil/Fuel/Air filters PW38	\$27.91
				410-015-531-10-31-00	ME - Operating Costs	Oil/Fuel/Air filters PW38	\$27.91
			2421-270848	101-016-544-90-31-02	ST-Operating Cost	Locking fuel cap PW69	\$9.05
				410-016-531-10-31-02	SW-Operating Costs	Locking fuel cap PW69	\$9.05
			2421-270850	101-016-544-90-31-02	ST-Operating Cost	Armorall	\$7.16
				410-016-531-10-31-02	SW-Operating Costs	Armorall	\$7.15
			2421-270906	101-016-544-90-31-02	ST-Operating Cost	Washer fluid PW56	\$2.07
				410-016-531-10-31-02	SW-Operating Costs	Washer fluid PW56	\$2.06
AFLAC	0	2/2/2018	020118	001-000-284-00-00-00	Payroll Liability Other	Employee paid Insurance Prem	Check Total \$1,608.72
							\$1,608.72
Alexander Printing	44437	2/8/2018	51612	001-012-573-20-31-00	CS-Arts Commission	Comment Cards/Banners	\$162.90
			52047	001-012-573-20-31-00	CS-Arts Commission	Posters	\$263.28
			53688	001-006-518-80-31-00	IT-Office Supplies	Business Cards - Pena	\$61.43
Almetek Industries Inc	44438	2/8/2018	228402	410-016-531-50-31-15	DOE EG160393-4 Capacity	Drain markers for catch basins	Check Total \$518.17
							\$518.17
Alpine Fire and Safety Sys Inc	44439	2/8/2018	12138	101-016-544-90-31-02	ST-Operating Cost	First aid supplies for City Shop	Check Total \$79.06
							\$39.53



## Checks to be Approved for 1/19/2018 to 2/8/2018

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	
Alpine Fire and Safety Sys Inc	44439	2/8/2018	12138	410-016-531-10-31-02	SW-Operating Costs	First aid supplies for City Shop	\$39.53
Amazon Capital Services	44440					Check Total	\$32.64
		2/8/2018	1RF3-3973-1PRP	001-008-521-20-31-02	LE-Minor Equipment	Car Key Fob Keyless Entry Remote	\$32.64
Amec Foster Wheeler Environmental Inc	44441					Check Total	\$4,950.00
		2/8/2018	S51700326	302-010-594-76-61-01	PM - North Cove Capital	Cultural Resources Review	\$4,950.00
Jennifer Anderson	44442					Check Total	\$241.00
		2/8/2018	012318	001-008-521-20-43-00	LE-Travel & Per Diem	PerDiem-TAC/NICS Firearms Processing-Federal Way-J Anderson	\$148.00
			012418	001-008-521-20-43-00	LE-Travel & Per Diem	PerDiem-Training-Managing Emotions-Everett-J Anderson	\$19.00
			012418b	001-008-521-20-43-00	LE-Travel & Per Diem	PerDiem-Training-How to Deal w/emp behavior-Wenatchee-J Anderson	\$59.00
			013018	001-008-521-20-43-00	LE-Travel & Per Diem	PerDiem-Training-Front Desk Safety-Mt Vernon-J Anderson	\$15.00
Assoc of Washington Cities EFT	0					Check Total	\$119,392.56
		2/2/2018	020118	001-000-283-00-00-00	Payroll Liability Medical	Medical Insurance Premium	\$120,215.98
				001-007-558-50-20-00	PL-Benefits	Medical Insurance Premium	(\$786.53)
				001-008-521-20-20-00	LE-Benefits	Medical Insurance Premium	(\$36.89)
Wayne Aukerman	44443					Check Total	\$34.00
		2/8/2018	010518	001-008-521-20-43-00	LE-Travel & Per Diem	PerDiem-Training-Taser Recert-Bellingham-Aukerman	\$15.00
			011118	001-008-521-20-43-00	LE-Travel & Per Diem	PerDiem-LE Coordinated Impaired Driving-Marysville-Aukerman	\$19.00
Phillip Bassett	44444					Check Total	\$337.96
		2/8/2018	011618	001-008-521-20-43-01	LE-Business Meetings	Ferry Fee/Meal-Bremerton-Naval Base Kitsap-Bassett	\$41.56
			122717	001-008-521-20-43-00	LE-Travel & Per Diem	Airfare-Basic Tactical Medical Instructor-Bassett	\$296.40
Jeffrey Beazizo	44445					Check Total	\$177.00
		2/8/2018	020118	001-008-521-20-43-00	LE-Travel & Per Diem	PerDiem-Command College-Vancouver WA-Beazizo	\$177.00
Bickford Motors Inc	44446					Check Total	\$61.17
		2/8/2018	1130877	101-015-543-30-31-00	ME - Operating Costs	Turn signal relay PW40	\$30.59
				410-015-531-10-31-00	ME - Operating Costs	Turn signal relay PW40	\$30.58
Ron Brooks	44447					Check Total	\$177.00
		2/8/2018	020118	001-008-521-20-43-00	LE-Travel & Per Diem	PerDiem-Command College-Vancouver WA-R Brooks	\$177.00



## Checks to be Approved for 1/19/2018 to 2/8/2018

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	Check Total	
Cadman Inc	44448	2/8/2018	5485879	101-016-542-67-41-00	ST-Street Cleaning	Street sweeping disposal	\$2,847.99	
				410-016-531-10-41-03	SW-Street Cleaning	Street sweeping disposal	\$2,847.99	
		5486132		101-016-542-67-41-00	ST-Street Cleaning	Street sweeping disposal	\$525.00	
				410-016-531-10-41-03	SW-Street Cleaning	Street sweeping disposal	\$525.00	
Canon Financial Services Inc	44449							Check Total \$34.13
		2/8/2018	18207715	101-016-542-30-48-00	ST-Repair & Maintenance	Copier maintenance - City Shop	\$17.06	
				410-016-531-10-48-00	SW-Repairs & Maintenance	Copier maintenance - City Shop	\$17.07	
Rick Carlson	44450							Check Total \$13,242.24
		2/8/2018	424583	001-010-576-80-41-01	PK-Professional Tree Srv	Dangerous Tree removal - Callow Rd	\$13,939.20	
				621-000-389-20-00-02	Retainage - Other PW Project	Retainage-AllPhase Brush	(\$696.96)	
CDW Government Inc	44451							Check Total \$13,760.18
		2/8/2018	KRD8701	001-006-518-80-48-00	IT-Repair & Maintenance	Samsung 850 WVE 250Gb SATA	\$109.56	
				001-007-558-50-41-02	PL-Software Maint.	Bluebeam Revu Extreme 10-24U	\$3,865.95	
			LNJ0886	510-006-518-80-49-00	License Renewal - Annual Maint	Trend A/G WF SEC Service Maint	\$1,497.38	
			LLK6372	510-006-518-80-31-00	Purchase Computer Equipment	MS Surface Pros/monitors/docks/covers/desk stands	\$8,287.29	
Central Welding Supply	44452							Check Total \$16.73
		2/8/2018	RN12171012	001-010-576-80-31-00	PK-Operating Costs	Argon gas	\$5.57	
				101-016-544-90-31-02	ST-Operating Cost	Argon gas	\$5.58	
				410-016-531-10-31-02	SW-Operating Costs	Argon gas	\$5.58	
CI Technologies Inc	44453							Check Total \$1,200.00
		2/8/2018	7576	001-008-521-20-41-01	LE-Proessional Serv-Fixed	IAPro internal affairs software annual maint	\$1,200.00	
City of Everett	44454							Check Total \$1,480.00
		2/8/2018	I18000105	001-008-554-30-51-00	LE-Animal Control	Animal Shelter services December 2017	\$1,480.00	
	44455							Check Total \$25.34
City of Marysville	44456	2/8/2018	010340 0118	101-016-543-50-47-00	ST-Utilities	Water services 9306 20th St SE	\$25.34	
		2/8/2018	POLIN11-0003	001-008-523-60-51-00	LE-Jail	Prisoner Housing Services-Nov 2017	\$11,434.83	
Civicplus	44457							Check Total \$5,674.34
		2/8/2018	169360	510-006-518-80-49-00	License Renewal - Annual Maint	SSL Certificate Annual Fee	\$54.45	
			169525	510-006-518-80-49-00	License Renewal - Annual Maint	LS Business Development Website Annual Hosting & Support	\$743.24	



## Checks to be Approved for 1/19/2018 to 2/8/2018

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	
Civicplus	44457	2/8/2018	169526	510-006-518-80-49-00	License Renewal - Annual Maint	LS Police Website Annual Hosting & Support	\$743.24
			169527	510-006-518-80-49-00	License Renewal - Annual Maint	Annual fee for City Website Hosting & Support/SSL Cert fee	\$4,133.41
Code 4 Public Safety Education Assoc	44458						
		2/8/2018	3816291	001-008-521-40-49-01	LE-Registration Fees	Registration-Front Desk Safety-Mt Vernon WA	\$198.00
Code Publishing Co Inc	44459						
		2/8/2018	58803	001-003-514-20-41-00	CC-Professional Services	Ordinances 997	\$224.93
			58804	001-003-514-20-41-00	CC-Professional Services	Editorial ESPS #11 Jan2018	\$285.70
Comcast	44460						
		2/8/2018	0692756	001-008-521-20-42-00	LE-Communication	Internet services - Market Pl	\$106.18
	44461						
		2/8/2018	0810218 0118	001-008-521-20-42-00	LE-Communication	Internet services - N Lakeshore Dr	\$86.18
	44462						
		2/8/2018	1009612 0118	001-013-518-90-49-03	GG-Visitor Center -SnoCo Contr	Internet services - VIC	\$146.18
Comdata Corporation	44463						
		2/8/2018	20290387	101-016-542-30-32-00	ST-Fuel	Fuel	\$667.01
				410-016-531-10-32-00	SW-Fuel	Fuel	\$667.00
Cory De Jong and Sons Inc	44464						
		2/8/2018	C265052	001-010-576-80-31-00	PK-Operating Costs	Playchips for Family Center	\$129.86
Cory Jorgensen	44465						
		2/8/2018	787	101-016-543-30-41-02	ST-Software Maint & Support	Implementation Public Works ROW On-Line Permits	\$1,000.00
Crandall Arambula PC	44466						
		2/8/2018	20	001-007-558-70-41-00	PL-Economic Devel	LS Downtown Plan	\$6,859.75
				302-010-594-76-61-01	PM - North Cove Capital	North Cove Park Master Plan & Construction Documentation svcs	\$4,988.98
Crystal Springs	44467						
		2/8/2018	16015194010618	001-008-521-50-30-00	LE-Facilities Supplies	Bottled Water	\$100.38
Dallas Childrens Advocacy Center	44468						
		2/8/2018	01202018-0128	001-008-521-40-49-01	LE-Registration Fees	Registration fees-Crimes Against Children-Dallas TX-Parnell	\$530.00
Kim Daughtry	44406						
		1/22/2018	012218	001-001-511-60-43-00	Legislative - Travel & Mtgs	PerDiem-AWC City Action Days-Olympia WA-Daughtry	\$31.00



## Checks to be Approved for 1/19/2018 to 2/8/2018

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	Check Total	
Dept of Labor and Industries	0	1/22/2018	Q42017	001-000-281-00-00-00	Payroll Liability Taxes	Q4 2017 Workers Comp Insurance	\$36,874.55	\$36,455.60
				001-008-521-20-24-00	LE-Workmans Compensation	Q4 2017 Workers Comp Insurance		\$34.95
				001-010-576-80-24-00	PK-Workmans Compensation	Q4 2017 Workers Comp Insurance		\$129.54
				001-013-518-30-24-00	GG-Workers Compensation	Q4 2017 Workers Comp Insurance		(\$0.34)
				101-016-542-30-24-00	ST-Workmans Compensation	Q4 2017 Workers Comp Insurance		\$127.13
				410-016-531-10-24-00	SW-Workmans Compensation	Q4 2017 Workers Comp Insurance		\$127.67
Dept of Retirement (Deferred Comp)	0	2/2/2018	020118	001-000-282-00-00-00	Payroll Liability Retirement	Employee Portion-State Deferre	\$2,695.00	\$2,695.00
Dept of Retirement PERS LEOFF	0	2/8/2018	020118	001-000-282-00-00-00	Payroll Liability Retirement	PERS LEOFF Contributions	\$97,942.00	\$97,942.00
Dicks Towing Inc	44469	2/8/2018	170490	001-008-521-20-41-00	LE-Professional Services	Towing to County Shop PT50	\$745.99	\$115.19
			174661	001-008-521-20-41-00	LE-Professional Services	Evidence Impound Tow-case 2017-26225		\$126.16
			176712	001-008-521-20-41-00	LE-Professional Services	Evidence Impound Tow-case 2018-706		\$126.16
			176925	001-008-521-20-41-00	LE-Professional Services	Evidence Impound Towing-case 2018-2001		\$126.16
			177212	001-008-521-20-41-00	LE-Professional Services	Evidence Impound Tow-case 2017-26834		\$126.16
			177462	001-008-521-20-41-00	LE-Professional Services	Evidence Impound Tow-case 2018-879		\$126.16
John Dyer	44470	2/8/2018	020118	001-008-521-20-43-00	LE-Travel & Per Diem	PerDiem Command College-Vancouver WA-Dyer	\$177.00	\$177.00
Economic Alliance Sno Co	44471	2/8/2018	2018-113	001-013-518-90-49-02	GG-Economic Alliance	EASC Annual Investment	\$3,000.00	\$3,000.00
Electronic Federal Tax Pmt System EFTPS	0	2/2/2018	020118	001-000-281-00-00-00	Payroll Liability Taxes	Federal Payroll Taxes	\$75,364.53	\$75,364.53
Electronic Business Machines	44472	2/8/2018	AR90445	001-007-558-50-48-00	PL-Repairs & Maint.	Copier maintenance	\$426.59	\$68.99
				001-007-559-30-48-00	PB-Repair & Maintenance	Copier maintenance		\$68.99
				101-016-542-30-48-00	ST-Repair & Maintenance	Copier maintenance		\$68.99
				410-016-531-10-48-00	SW-Repairs & Maintenance	Copier maintenance		\$69.00
			AR90900	001-008-521-50-48-00	LE-Facility Repair & Maint	Copier maintenance		\$150.62



## Checks to be Approved for 1/19/2018 to 2/8/2018

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	Check Total	
Brian Elkins	44473	2/8/2018	012118	410-016-531-10-41-01	SW-Professional Services	Beaver removal from various creeks	\$3,650.00	
Employment Security Department	44474	2/8/2018	Q42017	501-000-517-60-49-00	Payment to Claimants	Q4 2017 Payments to Claimants	\$41.87	
Envirotech Services Inc	44475	2/8/2018	CD201804931	101-016-542-66-31-00	ST-Snow & Ice - Sply	De-Icer MeltDown Apex	\$4,558.61	
Everett Hydraulics	44476	2/8/2018	0000025656	101-016-542-30-48-00	ST-Repair & Maintenance	Hydraulic Cylinder PW30	\$1,317.50	
			25656	101-016-542-30-48-00	ST-Repair & Maintenance	Repair of Yanmar Excavator PW30	\$658.75	
				410-016-531-10-48-00	SW-Repairs & Maintenance	Repair of Yanmar Excavator PW30	\$658.75	
FBI - LEEDA	44423	2/2/2018	200014142	001-008-521-40-49-01	LE-Registration Fees	Distance Learning Basic Supervisor Liability-Thomas	\$350.00	
	44477	2/8/2018	200014266	001-008-521-40-49-01	LE-Registration Fees	Distance Learning Basic Supervisor Liability-J Anderson	\$350.00	
Feldman and Lee	44478	2/8/2018	JAN2018	001-011-515-91-41-00	LG-General Indigent Defense	Public Defender services January 2018	\$10,000.00	
Financial Consulting Solutions Group	44479	2/8/2018	2767-21801027	001-004-514-23-41-00	FI-Professional Service	LS Stormwater Rate Study	\$1,593.75	
Donna Foster	44480	2/8/2018	39159	001-013-518-20-31-00	GG-Operating	Winterfest posters	\$15.35	
Ariane Fox	44481	2/8/2018	013118	001-008-521-20-43-00	LE-Travel & Per Diem	PerDiem-Front Desk Safety-Mt Vernon WA-Fox	\$15.00	
Fred Pryor Seminars Career Training	44482	2/8/2018	4951792	001-008-521-40-49-01	LE-Registration Fees	Training-12 Mo Friend Offer	\$199.00	
			4951794	001-008-521-40-49-01	LE-Registration Fees	Training-12 Mo Friend Offer	\$199.00	
			4951795	001-008-521-40-49-01	LE-Registration Fees	Training-12 Mo Friend Offer	\$199.00	
Freightliner NW	44483	2/8/2018	PC302034639:01	101-015-543-30-31-00	ME - Operating Costs	Grab Handle - PW65	\$53.54	
				410-015-531-10-31-00	ME - Operating Costs	Grab Handle - PW65	\$53.53	
			PC302035468:01	101-015-543-30-31-00	ME - Operating Costs	Oil & Fuel Filters PW65	\$306.58	



## Checks to be Approved for 1/19/2018 to 2/8/2018

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	Check Total	
Frontier	44484	2/8/2018	4253340835 0118	001-013-518-20-42-00	GG-Communication	City Hall Fax Line	\$29.08	
				101-016-543-30-42-00	ST-Communications	City Hall Fax Line	\$29.07	
				410-016-531-10-42-00	SW-Communications	City Hall Fax Line	\$29.07	
	44485	2/8/2018	4252123320 0118	001-012-575-30-42-00	CS-Historical-Communications	Telephone - Museum	\$86.29	Check Total \$86.29
				101-016-542-64-47-00	ST-Traffic Control -Utility	Traffic Control Modem	\$68.94	Check Total \$68.94
	44486	2/8/2018	4253979674 0118	001-001-511-60-43-00	Legislative - Travel & Mtgs	PerDiem-AWC City Action Days-Olympia WA-Gailey	\$31.00	Check Total \$31.00
Brett Gailey				101-016-542-64-47-00	ST-Traffic Control -Utility	Traffic Control Modem	\$68.94	Check Total \$68.94
Gall LLC	44487	2/8/2018	009179403	001-008-521-20-31-02	LE-Minor Equipment	Medals of Valor	\$666.47	Check Total \$666.47
Glen Gardner	44488	2/8/2018	621	001-008-521-20-31-02	LE-Minor Equipment	Installation of lights/siren and inverter 2017 F150 I-17-76	\$699.83	Check Total \$699.83
Gateway Pet Memorial	44489	2/8/2018	WA70314-I-0003	001-008-521-20-41-00	LE-Professional Services	Cremation services Dec 2017	\$77.22	Check Total \$77.22
GCR Tire & Service	44490	2/8/2018	801-39768	101-015-543-30-31-00	ME - Operating Costs	New Tires for PW5	\$257.86	Check Total \$515.72
				410-015-531-10-31-00	ME - Operating Costs	New Tires for PW5	\$257.86	
Glens Welding and Machine Inc	44491	2/8/2018	S10908	101-016-544-90-31-02	ST-Operating Cost	Chain saw and blower parts	\$22.32	Check Total \$136.12
				410-016-531-10-31-02	SW-Operating Costs	Chain saw and blower parts	\$22.32	
			S10934	101-016-544-90-31-02	ST-Operating Cost	Chainsaw Chains/Sharpen	\$45.74	
				410-016-531-10-31-02	SW-Operating Costs	Chainsaw Chains/Sharpen	\$45.74	
Grainger	44492	2/8/2018	9662230383	101-016-544-90-31-02	ST-Operating Cost	Dusk to Dawn Security Light	\$70.23	Check Total \$815.14
				410-016-531-10-31-02	SW-Operating Costs	Dusk to Dawn Security Light	\$70.22	
				101-016-544-90-31-02	ST-Operating Cost	Dusk to Dawn Security Light	\$70.22	
			9663086461	410-016-531-10-31-02	SW-Operating Costs	Dusk to Dawn Security Light	\$70.23	
			9671513217	101-015-543-30-31-00	ME - Operating Costs	LED mini Lightbar	\$162.30	



## Checks to be Approved for 1/19/2018 to 2/8/2018

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	
Grainger	44492	2/8/2018	9671513217	410-015-531-10-31-00	ME - Operating Costs	LED mini Lightbar	\$162.29
			9682386322	001-010-576-80-31-00	PK-Operating Costs	Bar/chain oil-/Chain saw chaps	\$69.89
				101-016-544-90-31-02	ST-Operating Cost	Bar/chain oil-/Chain saw chaps	\$69.88
				410-016-531-10-31-02	SW-Operating Costs	Bar/chain oil-/Chain saw chaps	\$69.88
Granite Construction Supply	44493	2/8/2018	262_00070670	101-016-542-64-31-00	ST-Traffic Control - Supply	Signs	\$98.73
			262_00070673	101-016-542-64-31-00	ST-Traffic Control - Supply	Signs	\$713.05
			262_00070677	101-016-542-90-31-01	ST-Clothing	Jackets/Hoodies/Tee shirts replaced via Quartermaster	\$248.24
				410-016-531-10-31-00	SW-Clothing	Jackets/Hoodies/Tee shirts replaced via Quartermaster	\$248.23
			262_00070680	101-016-542-64-31-00	ST-Traffic Control - Supply	Signs	\$38.40
			262_00070681	101-016-542-64-31-00	ST-Traffic Control - Supply	Sign	\$38.40
			262_00070692	410-016-531-10-31-02	SW-Operating Costs	Gabion Basket	\$365.90
			262_00070740	101-016-542-64-31-00	ST-Traffic Control - Supply	Street Name signs	\$54.85
			262_00070741	101-016-544-90-31-02	ST-Operating Cost	Asphalt scraper	\$186.49
			262_00070758	001-010-576-80-31-01	PK-Ops-Clothing	Hoodies/Jacket/Tee Shirts	\$107.23
				101-016-542-90-31-01	ST-Clothing	Hoodies/Jacket/Tee Shirts	\$107.24
				410-016-531-10-31-00	SW-Clothing	Hoodies/Jacket/Tee Shirts	\$107.24
HB Jaeger Co LLC	44494	2/8/2018					<b>Check Total</b> <b>\$3,734.44</b>
			195388/1	410-016-531-10-31-02	SW-Operating Costs	PVC pipe and fittings	\$1,267.14
			195418/1	410-016-531-10-31-02	SW-Operating Costs	Curb Inlets	\$379.41
			196256/1	101-016-544-90-31-02	ST-Operating Cost	Rubber Couplings	\$242.24
				410-016-531-10-31-02	SW-Operating Costs	Rubber Couplings	\$242.25
			196366/1	303-016-595-30-60-02	T11 - 24th ST & 91st Extension	Silt fence/t-posts/cable ties/tie wire	\$1,603.40
Kurt Hilt	44408	1/22/2018	012218	001-001-511-60-43-00	Legislative - Travel & Mtgs	PerDiem-AWC City Action Days-Olympia WA-Hilt	<b>Check Total</b> <b>\$31.00</b>
							\$31.00
Home Depot	44495	2/8/2018					<b>Check Total</b> <b>\$575.36</b>
			1012397	001-010-576-80-31-00	PK-Operating Costs	2x4 lumber and bolts for park benches	\$250.22
			3014396	001-013-594-18-60-02	GG - City Hall Demo	Concrete for base of New City Hall Awning	\$80.78
			5014083	001-013-518-20-31-00	GG-Operating	Tote and cord wrap to store Winterfest Decor	\$151.25
			5140854	001-010-576-80-31-00	PK-Operating Costs	2x4 lumber for park benches	\$53.11
			9042155	001-010-576-80-31-02	PK-Eagle Ridge Pk-Ops	Concrete bolts for Eagle Ridge Gazebo	\$40.00



## Checks to be Approved for 1/19/2018 to 2/8/2018

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	Check Total		
Honey Bucket	44496	2/8/2018	0550546603	001-010-576-80-45-00	PK-Equipment Rental	Honey Bucket Rental - Boat Launch	\$218.00	\$335.50	
			0550546604	001-010-576-80-45-00	PK-Equipment Rental	Honey Bucket Rental - Community Gardens			
HW Lochner Inc	44497	2/8/2018	7	301-016-544-40-41-02	TIZ3 - 24th St Design	24th Street SE Extension project	\$37,539.12	\$37,539.12	
IACP	44498	2/8/2018	1001294223	001-008-521-20-49-00	LE-Dues & Memberships	IACP Membership dues-Dyer	\$170.00	\$170.00	
Industrial Supply Inc	44499	2/8/2018	611350	101-016-544-90-31-02	ST-Operating Cost	Measuring wheel	\$57.35	\$276.24	
				410-016-531-10-31-02	SW-Operating Costs	Measuring wheel			
				613305	001-010-576-80-31-00	PK-Operating Costs	Bar Post Hole Digger		
					101-016-544-90-31-02	ST-Operating Cost	Bar Post Hole Digger	\$53.85	
					410-016-531-10-31-02	SW-Operating Costs	Bar Post Hole Digger		
J Thayer Company Inc	44500	2/8/2018	1216325-0	001-008-521-20-31-00	LE-Office Supplies	Toner	\$465.88	\$892.61	
				1216734-0	001-007-558-50-31-00	PL-Office Supplies	Paper		
					001-007-559-30-31-00	PB-Office Supplies	Paper		
			1216863-0	001-008-521-20-31-00	LE-Office Supplies	CD mailers/spray cleaner	\$67.25		
			1218080-0	001-002-513-11-31-00	AD-Office Supply	Paper	\$211.22		
				001-013-518-20-31-00	GG-Operating	File folders/pushpins/batteries/sharpener/folders/key tags			
			1218185-0	001-004-514-23-31-00	FI-Office Supplies	battery	\$3.43		
Doug Jewell	44501	2/8/2018	011118	001-008-521-20-43-00	LE-Travel & Per Diem	PerDiem-Taser Instructor recert-Bellingham WA-Jewell	\$15.00	\$15.00	
Johns Cleaning Service	44502	2/8/2018	2591	001-008-521-20-26-00	LE-Clothing Allowance	Uniform cleaning-Jan 2018	\$81.07	\$81.07	
Kidder Mathews	44503	2/8/2018	19642	304-016-594-31-63-00	Capital - SWM Drainage Improve	Appraisal Report for 8021 20th St SE	\$4,500.00	\$4,500.00	
Joshua Kilroy	44504	2/8/2018	010818	001-008-521-20-43-00	LE-Travel & Per Diem	PerDiem-ARIDE-Seattle-Kilroy	\$44.00	\$63.00	
			011118	001-008-521-20-43-00	LE-Travel & Per Diem	PerDiem-LE Coordinated Impaired Driving-Marysville WA-Kilroy	\$19.00		



## Checks to be Approved for 1/19/2018 to 2/8/2018

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	Check Total	
King County Directors Association Purchasing Dept	44505	2/8/2018	300242663	001-013-594-18-60-02	GG - City Hall Demo	Furniture for New City Hall	\$2,084.69	
			300243972	001-013-594-18-60-02	GG - City Hall Demo	Furniture for New City Hall		\$4,208.94
KnowBe4 Inc	44506	2/8/2018	INV26777	510-006-518-80-49-00	License Renewal - Annual Maint	KnowBe4 Content Download/Security Awareness Training	\$1,616.00	
KPG Inc PS	44507	2/8/2018	12-14317	001-007-558-70-41-00	PL-Economic Devel	Beautification Plan	\$6,365.97	
Lake Industries LLC	44508	2/8/2018	274859	101-016-544-90-31-02	ST-Operating Cost	6 - 12 inch Cobbles	\$24.44	
				410-016-531-10-31-02	SW-Operating Costs	6 - 12 inch Cobbles		\$24.43
Lake Stevens Mini Mart	44509	2/8/2018	10	001-007-559-30-32-00	PB-Fuel	Fuel	\$38.00	
				001-013-518-20-32-00	GG-Fuel	Fuel		\$36.11
			41	101-016-542-30-32-00	ST-Fuel	Fuel		\$21.24
				410-016-531-10-32-00	SW-Fuel	Fuel		\$21.23
Lake Stevens Police Guild	44424	2/2/2018	020118	001-000-284-00-00-00	Payroll Liability Other	Employee Paid Union Dues	\$1,084.00	
Lake Stevens School District	44510	2/8/2018	0017180054	001-007-559-30-32-00	PB-Fuel	Fuel	\$172.81	
				001-008-521-20-32-00	LE-Fuel	Fuel		\$5,353.32
				001-010-576-80-32-00	PK-Fuel Costs	Fuel	\$140.71	
				101-016-542-30-32-00	ST-Fuel	Fuel		\$1,673.28
				410-016-531-10-32-00	SW-Fuel	Fuel	\$1,259.33	
				3201617086	001-001-511-60-45-01	Legislative - Rentals		\$430.00
Lake Stevens Sewer District	44409	1/22/2018	010118	001-008-521-50-47-00	LE-Facility Utilities	Sewer - N Lakeshore Dr	\$86.00	
					LE-Facility Utilities	Sewer - Police Station		\$86.00
				001-010-576-80-47-00	PK-Utilities	Sewer - Lundeen Park	\$172.00	
				001-012-572-20-47-00	CS-Library-Utilities	Sewer - Library		\$86.00
				001-013-518-20-47-00	GG-Utilities	Sewer - City Hall	\$172.00	
					GG-Utilities	Sewer - Permit Center		\$86.00



## Checks to be Approved for 1/19/2018 to 2/8/2018

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	
Lake Stevens Sewer District	44409	1/22/2018	010118	001-013-518-20-47-00	GG-Utilities	Sewer - Vacant Houses 20th St SE	\$86.00
					GG-Utilities	Sewer - Family Center	\$86.00
				101-016-543-50-47-00	ST-Utilities	Sewer - 99th Ave SE Property	\$86.00
Last Leaf Productions	44425						Check Total \$500.00
		2/2/2018	061517	001-012-573-20-31-00	CS-Arts Commission	Shakespeare in the Park 08/06/17	\$500.00
Law Office of Judith A Lonnquist PS	44419						Check Total \$100,000.00
		1/30/2018	012518	001-013-518-61-49-00	GG-Judgments & Settlements	Settlement agreement	\$100,000.00
Les Schwab Tire Center	44511						Check Total \$281.35
		2/8/2018	40200361793	101-015-543-30-31-00	ME - Operating Costs	Wheel spin balance	\$34.85
				410-015-531-10-31-00	ME - Operating Costs	Wheel spin balance	\$34.85
			40200371631	101-015-543-30-31-00	ME - Operating Costs	Repair tire on Towmax Trailer	\$105.83
				410-015-531-10-31-00	ME - Operating Costs	Repair tire on Towmax Trailer	\$105.82
LN Curtis & Sons	44512						Check Total \$7,999.24
		2/8/2018	CM9083	001-008-521-20-31-05	LE-Equipment - New Officers	Uniform - Schwittay	(\$174.21)
			CM9129	001-008-521-20-31-05	LE-Equipment - New Officers	Uniform - Schwittay	(\$127.36)
			CM9197	001-008-521-20-31-05	LE-Equipment - New Officers	Uniform - Jewell	(\$225.18)
			INV153373	001-008-521-20-31-05	LE-Equipment - New Officers	Cuff Case - Jewell	\$33.66
			INV155241	001-008-521-20-31-02	LE-Minor Equipment	Softshell Fleece Jackets for Dept	\$5,316.50
			INV155256	001-008-521-20-31-01	LE-Fixed Minor Equipment	30 rechargeable flashlights/Lights holsters	\$2,782.83
			INV155465	001-008-521-20-31-02	LE-Minor Equipment	Pants - C Brooks	\$102.80
			INV155466	001-008-521-20-31-02	LE-Minor Equipment	Pants - D Smith	\$174.22
			INV156031	001-008-521-20-31-02	LE-Minor Equipment	Handcuffs w/case/Mag pouch/Knit cap	\$115.98
Lowes Companies	44513						Check Total \$55.78
		2/8/2018	911095	101-016-544-90-31-02	ST-Operating Cost	MDF Board for City Hall	\$55.78
Makers Architecture and Urban Design	44514						Check Total \$1,463.13
		2/8/2018	1707-9	001-013-594-18-60-03	GG - Chapel Hill	Chapel Hill Civic Center Site Development Plan	\$1,463.13
Rauchel McDaniel	44410						Check Total \$31.00
		1/22/2018	012218	001-001-511-60-43-00	Legislative - Travel & Mtgs	PerDiem-AWC City Action Days-Olympia WA-McDaniel	\$31.00
Monroe Correctional Complex	44515						Check Total \$627.25
		2/8/2018	MCC1712.761	001-010-576-80-48-00	PK-Repair & Maintenance	DOC Crew services - December 2017	\$36.10
				101-016-542-30-48-00	ST-Repair & Maintenance	DOC Crew services - December 2017	\$477.44



## Checks to be Approved for 1/19/2018 to 2/8/2018

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	
Monroe Correctional Complex	44515	2/8/2018	MCC1712.761	410-016-531-10-48-00	SW-Repairs & Maintenance	DOC Crew services - December 2017	\$113.71
Nationwide Retirement Solution	0					Check Total	\$2,927.06
		2/2/2018	020118	001-000-282-00-00-00	Payroll Liability Retirement	Employee Portion-Nationwide	\$2,927.06
Neofunds by Neopost	44516					Check Total	\$400.00
		2/8/2018	80346335 0118	001-008-521-20-42-00	LE-Communication	Postage	\$400.00
New York Life	44426					Check Total	\$512.00
		2/2/2018	Jan2018	001-000-284-00-00-00	Payroll Liability Other	Voluntary Whole Life-employee paid	\$512.00
O Reilly Auto Parts	44517					Check Total	\$522.23
		2/8/2018	2960-394200	101-016-544-90-31-02	ST-Operating Cost	Core return	(\$5.99)
				410-016-531-10-31-02	SW-Operating Costs	Core return	(\$5.99)
			2960-399518	001-008-521-20-31-02	LE-Minor Equipment	Wiper blades	\$31.43
			2960-399586	101-016-544-90-31-02	ST-Operating Cost	Adapter kit for tire balancer	\$212.21
				410-016-531-10-31-02	SW-Operating Costs	Adapter kit for tire balancer	\$212.21
			2960-400301	001-008-521-20-31-02	LE-Minor Equipment	Headlights	\$39.18
			2960-401733	001-008-521-20-31-02	LE-Minor Equipment	Headlights	\$39.18
Pacific Logging LLC	44518					Check Total	\$300.00
		2/8/2018	22463	302-010-594-76-61-02	PM - Lundeen Park Capital	Excavator Hauling City Shop to Lundeen	\$300.00
PACLAB	44519					Check Total	\$31.00
		2/8/2018	LSPD 0118	001-008-521-20-41-00	LE-Professional Services	Blood draws	\$31.00
Kristen Parnell	44520					Check Total	\$76.00
		2/8/2018	120517	001-008-521-20-43-00	LE-Travel & Per Diem	PerDiem-Child Abduction Response Team-Everett-Parnell	\$76.00
Partsmaster	44521					Check Total	\$69.01
		2/8/2018	23240281	001-015-576-80-31-00	ME - Operating Costs	Rubber ball rails	\$23.00
				101-015-543-30-31-00	ME - Operating Costs	Rubber ball rails	\$23.01
				410-015-531-10-31-00	ME - Operating Costs	Rubber ball rails	\$23.00
Performance Leadership Institute Inc	44522					Check Total	\$275.00
		2/8/2018	020418	001-008-521-40-49-01	LE-Registration Fees	Legacy of Leadership Conference-Jennifer Anderson	\$275.00
Perteet Inc	44523					Check Total	\$3,846.56
		2/8/2018	20120176.001-31	301-016-544-40-41-00	Street Op - P&D - 20th St SE	20th Street SE Phase II-Segment 1 Design	\$3,846.56



## Checks to be Approved for 1/19/2018 to 2/8/2018

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	Check Total	
Petersen Brothers Inc	44524							\$7,643.53
		2/8/2018	1716601	101-016-542-64-48-01	ST-Traf Control - Guardrail	Guardrail repair-9829 S Lk Stevens Rd		\$7,643.53
Gary Petershagen	44411						Check Total	\$31.00
		1/22/2018	012218	001-001-511-60-43-00	Legislative - Travel & Mtgs	PerDiem-AWC City Action Days-Olympia WA-Petershagen		\$31.00
Pilchuck Rentals	44525						Check Total	\$696.61
		2/8/2018	012918	001-001-511-60-43-00	Legislative - Travel & Mtgs	Airfare-NLC-Washington DC-Petershagen		\$696.61
Powerplan	44526						Check Total	\$1,093.38
		2/8/2018	60650	101-016-542-30-45-00	ST-Rentals-Leases	Boom rental		\$991.00
			60907	001-010-576-80-31-00	PK-Operating Costs	Blades/sparkplugs for push mowers		\$102.38
Praetorian Group Inc	44527						Check Total	\$207.37
		2/8/2018	10782112	101-015-543-30-31-00	ME - Operating Costs	Filters for Elgin sweeper PW65		\$207.37
Puget Sound Clean Air Agency	44528						Check Total	\$450.00
		2/8/2018	19840	001-008-521-40-49-01	LE-Registration Fees	Taser CEW Instructor ReCert-Aukerman		\$225.00
			20372	001-008-521-40-49-01	LE-Registration Fees	Taser CEW Instructor ReCert-Jewell		\$225.00
Puget Sound Energy	44529						Check Total	\$5,111.75
		2/8/2018	18-0565	001-013-553-70-51-00	GG-Air Pollution	2018 Clean Air Assessment		\$5,111.75
Purchase Power	44530						Check Total	\$259.53
		2/8/2018	24316495 0118	001-010-576-80-47-00	PK-Utilities	Natural Gas		\$86.51
				101-016-543-50-47-00	ST-Utilities	Natural Gas		\$86.51
				410-016-531-10-47-00	SW-Utilities	Natural Gas		\$86.51
	44531						Check Total	\$209.69
		2/8/2018	3723810 0118	001-008-521-50-47-00	LE-Facility Utilities	Natural Gas		\$209.69
Republic Services 197	44532						Check Total	\$300.00
		2/8/2018	012018	001-007-558-50-42-00	PL-Communication	Postage		\$76.97
				001-013-518-20-42-00	GG-Communication	Postage		\$221.19
				101-016-543-30-42-00	ST-Communications	Postage		\$0.92
				410-016-531-10-42-00	SW-Communications	Postage		\$0.92
	44412						Check Total	\$984.60
		1/22/2018	0197-002200507	001-010-576-80-31-00	PK-Operating Costs	Dumpster services - City Shop		\$250.78
				101-016-542-30-45-00	ST-Rentals-Leases	Dumpster Rental - City Shop		\$116.13
				101-016-544-90-31-02	ST-Operating Cost	Dumpster services - City Shop		\$250.78



## Checks to be Approved for 1/19/2018 to 2/8/2018

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	
Republic Services 197	44412	1/22/2018	0197-002200507	410-016-531-10-31-02	SW-Operating Costs	Dumpster services - City Shop	\$250.78
				410-016-531-10-45-00	SW-Equipment Rental	Dumpster Rental - City Shop	\$116.13
	44413	1/22/2018	0197-002200327	001-010-576-80-31-00	PK-Operating Costs	Dumpster svcs - Lundein Park	\$442.06
				001-010-576-80-45-00	PK-Equipment Rental	Dumpster rental - Lundein Park	\$20.42
	44414	1/22/2018	0197-002201158	001-013-518-20-31-00	GG-Operating	Dumpster services - City Hall	\$119.82
				001-013-518-20-45-00	GG-Equipment Rental	Dumpster rental - City Hall	\$16.20
						Check Total	\$136.02
Right On Heating & Sheet Metal Inc	44533	2/8/2018	23280	001-013-518-20-48-00	GG-Repair & Maintenance	HVAC services City buildings	Check Total \$500.00
Right Systems Inc	44534	2/8/2018	SI-155599	510-006-518-80-49-00	License Renewal - Annual Maint	Barracuda Essentials Support	Check Total \$6,070.35
Servpro of N Everett-Lake Stevens-Monroe	44535	2/8/2018	29356011	001-013-594-18-60-02	GG - City Hall Demo	Abatement of old City Hall & Annex	\$11,162.25
				001-013-518-20-41-00	GG-Professional Service	Asbestos Testing-8021 and 8629 20th Street	\$4,038.01
							Check Total \$15,200.26
Gleb Shein	44536	2/8/2018	011118	001-008-521-20-43-00	LE-Travel & Per Diem	PerDiem-LE Coordinated Impaired Driving-Marysville WA-Shein	Check Total \$19.00
Sig Sauer Inc	44537	2/8/2018	7048714	001-008-521-40-49-01	LE-Registration Fees	Sig Sauer MCX Armorer class-Everett WA- Chad Wells	Check Total \$260.00
Smash Inc	44427	2/2/2018	INV00291426	510-006-518-80-49-00	License Renewal - Annual Maint	Archiving Platform Content Usage-NetGuard Cloud	\$237.04
			INV00308762	510-006-518-80-49-00	License Renewal - Annual Maint	Archiving Platform Content Usage-NetGuard Cloud	\$237.04
			INV00326353	510-006-518-80-49-00	License Renewal - Annual Maint	Archiving Platform Content Usage-NetGuard Cloud	\$237.04
	44538	2/8/2018	INV00331238	510-006-518-80-49-00	License Renewal - Annual Maint	Archivign Platform Content Usage-NetGuard Cloud	\$654.00
Snohomish County Auditor	44539	2/8/2018	I-VR-8	001-001-514-90-40-00	Legislative - Voter Reg Fees	2017 annual voter registration	\$35,094.40
Snohomish County PUD	44540	2/8/2018	100330671	001-012-572-20-47-00	CS-Library-Utilities	200206977 Library	\$755.44
				001-013-518-20-47-00	GG-Utilities	200206977 Library water meter	\$121.60



## Checks to be Approved for 1/19/2018 to 2/8/2018

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	
Snohomish County PUD	44540	2/8/2018	114755579	001-013-518-20-47-00	GG-Utilities	200206019 City Hall	\$66.78
			118069416	001-012-575-50-47-00	CS-Community Center-Utilities	200860922 Community Center	\$803.11
			121392163	001-010-576-80-47-00	PK-Utilities	200748721 Parks	\$56.66
			124714032	101-016-542-63-47-00	ST-Lighting - Utilities	205338056 SR92 Roundabout at 113th	\$56.33
			124715898	101-016-542-63-47-00	ST-Lighting - Utilities	205320781 SR92 Roundabout at 99th	\$75.56
			128012044	101-016-542-63-47-00	ST-Lighting - Utilities	202013249 Traffic Signal	\$124.27
			131311247	001-013-518-20-47-00	GG-Utilities	201783685 Annex	\$652.02
			131311465	101-016-542-63-47-00	ST-Lighting - Utilities	201860178 Traffic Signal	\$229.54
			134601269	101-016-542-63-47-00	ST-Lighting - Utilities	201595113 Street Lights	\$231.90
			141124164	101-016-542-63-47-00	ST-Lighting - Utilities	201973682 Street Lights	\$46.93
			141129848	101-016-542-63-47-00	ST-Lighting - Utilities	202342622 Street Lights	\$80.08
			141134599	001-010-576-80-47-00	PK-Utilities	203599006 City Shop	\$205.72
				101-016-543-50-47-00	ST-Utilities	203599006 City Shop	\$205.71
				410-016-531-10-47-00	SW-Utilities	203599006 City Shop	\$205.77
			144457164	001-013-518-20-47-00	GG-Utilities	201956075 War Memorial	\$30.25
			144463057	101-016-542-63-47-00	ST-Lighting - Utilities	202648705 Street Lights	\$61.04
			151048508	001-012-575-30-47-00	CS-Historical-Utilities	202289237 Museum	\$109.60
				001-012-575-51-47-00	CS-Grimm House Expenses	202289237 Grimm House	\$109.61
			151060203	001-010-576-80-47-00	PK-Utilities	202340527 Yard	\$6.24
				101-016-542-63-47-00	ST-Lighting - Utilities	202340527 Yard	\$6.24
				410-016-531-10-47-00	SW-Utilities	202340527 Yard	\$6.23
			154299645	101-016-542-63-47-00	ST-Lighting - Utilities	203115522 Street Light meter	\$190.38
			154306379	001-008-521-50-47-00	LE-Facility Utilities	203033030 Police Dept Water	\$73.29
			154309661	101-016-542-63-47-00	ST-Lighting - Utilities	203728159 Traffic Signal	\$66.64
			160686048	001-010-576-80-47-00	PK-Utilities	202513354 Park lighting	\$16.44
			160694077	001-008-521-50-47-00	LE-Facility Utilities	202766820 Police Dept Electric	\$718.64
			163906206	101-016-542-63-47-00	ST-Lighting - Utilities	202988481 Street Lights	\$275.09
			163907538	101-016-542-63-47-00	ST-Lighting - Utilities	204719074 Catherine Creek Bridge lights	\$22.68
	44541						
		2/8/2018	104810943	001-008-521-50-47-00	LE-Facility Utilities	200558690 Police N Lakeshore Drive	\$149.46
			104815735	101-016-542-63-47-00	ST-Lighting - Utilities	200178218 Traffic Signal	\$212.88
			104820633	001-010-576-80-47-00	PK-Utilities	200493443 Cath Creek Park meter 73867	\$19.84



## Checks to be Approved for 1/19/2018 to 2/8/2018

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	
Snohomish County PUD	44541	2/8/2018	104825621	101-016-542-64-47-00	ST-Traffic Control -Utility	221128085 Traffic Signal 7441 20th St SE	\$93.11
			108135491	001-013-518-20-47-00	GG-Utilities	200245215 Family Center	\$216.84
			108137103	001-010-576-80-47-00	PK-Utilities	203531959 Mobile at 2424 Soper Hill Rd	\$39.44
			108139526	101-016-542-63-47-00	ST-Lighting - Utilities	200363505 Traffic Signal	\$90.91
			111440061	001-013-518-20-47-00	GG-Utilities	221412273 New City Hall	\$265.56
			114752302	101-016-542-63-47-00	ST-Lighting - Utilities	202624367 Street Lights	\$10,795.85
			114752381	101-016-542-63-47-00	ST-Lighting - Utilities	202648101 Street Lights - Soper Hill Annexation	\$1,264.08
			114752463	101-016-542-63-47-00	ST-Lighting - Utilities	202670725 Street Lights	\$1,239.49
Snohomish County PW S	44542	2/8/2018				Check Total	\$13,402.09
			I000463624	101-016-542-30-48-00	ST-Repair & Maintenance	Sign/Signal repair & bridge inspections	\$488.84
			I000463625	101-016-542-30-48-00	ST-Repair & Maintenance	Sign/Signal repair & bridge inspections	\$1,202.35
			I000463963	101-016-542-40-51-01	ST - SWM Debt Srv Chrg	Road Bond Debt Southwest Annex	\$6,589.08
			I000464131	410-016-531-20-41-00	SW-SnoCo Lake Monitoring	Q4 2017 Lake Monitoring & Gaging	\$4,763.63
			I000464263	101-016-542-30-48-00	ST-Repair & Maintenance	Sign & Signal repair	\$358.19
Snohomish County PW V	44543	2/8/2018				Check Total	\$10,302.97
			I000463770	001-008-521-20-48-00	LE-Repair & Maintenance Equip	Vehicle Repair & Maintenance	\$10,302.97
Snohomish County Sheriffs Office	44544	2/8/2018				Check Total	\$23,626.89
			2017-4316	001-008-523-60-51-00	LE-Jail	Prisoner Housing December 2017	\$23,321.55
			2017-4335	001-008-523-60-51-00	LE-Jail	Prisoner Medical December 2017	\$305.34
Sound Publishing Inc	44545	2/8/2018				Check Total	\$403.20
			EDH791919	001-007-558-50-41-03	PL-Advertising	LUA2017-0010 Storage Code Amendment	\$158.48
			EDH792222	001-007-558-50-41-03	PL-Advertising	LUA2018-0004 91st St ROW	\$65.48
			EDH792237	001-013-518-30-41-01	GG-Advertising	Ordinances 1002/1010/1014/1015	\$67.20
			EDH792762	001-013-518-30-41-01	GG-Advertising	City Council Special Meeting	\$25.92
			EDH793631	001-007-558-50-41-03	PL-Advertising	LUA2017-0148 Toyer Strategic consulting	\$86.12
John Spencer	44415	1/22/2018				Check Total	\$31.00
			012218	001-001-511-60-43-00	Legislative - Travel & Mtgs	PerDiem-AWC City Action Days-Olympia WA-Spencer	\$31.00
Springbrook Nursery	44546	2/8/2018				Check Total	\$3,625.67
			260435	101-016-544-90-31-02	ST-Operating Cost	Gravel delivered to 3301 Old Hartford Rd	\$352.84
				410-016-531-10-31-02	SW-Operating Costs	Gravel delivered to 3301 Old Hartford Rd	\$352.83
			260672	001-010-576-80-31-03	PK-Lundein-Op Costs	Dump Fee-Stump & brush out of Lundein Restoration	\$620.00
			260744	001-010-576-80-31-00	PK-Operating Costs	Dump Fee-Stump & brush out of parks	\$780.00



## Checks to be Approved for 1/19/2018 to 2/8/2018

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	
Springbrook Nursery	44546	2/8/2018	260816	001-010-576-80-31-03	PK-Lundeen-Op Costs	Dump Fee-Stump & brush out of Lundeen Restoration	\$120.00
			260857	001-010-576-80-31-03	PK-Lundeen-Op Costs	Dump fees-Lundeen Restoration	\$880.00
			260921	001-010-576-80-31-03	PK-Lundeen-Op Costs	Dump fees-Lundeen Restoration	\$520.00
Strategies 360 Inc	44547						Check Total \$8,000.00
		2/8/2018	772-27142	001-013-511-70-40-00	Lobbying Services	Federal Lobbying services-December 2017	\$4,000.00
			772-27874	001-013-511-70-40-00	Lobbying Services	Federal Lobbying services-February 2018	\$4,000.00
Stripe Rite Inc	44548						Check Total \$9,781.67
		2/8/2018	45514	101-016-542-64-48-02	ST-Traffic Control - Striping	Pavement Markings	\$10,296.49
				621-000-389-20-00-01	Retainage - Street Project	Retainage - Stripe Rite-Pavement markings	(\$514.82)
Summit Law Group	44549						Check Total \$610.50
		2/8/2018	89917	001-005-518-10-41-00	HR-Professional Services	Legal Services - Labor	\$610.50
Swinomish Police	44550						Check Total \$2,500.00
		2/8/2018	020118	520-008-594-21-63-00	Capital Equipment	Traffic equipment for Police Motorcycle	\$2,500.00
Tacoma Screw Products Inc	44551						Check Total \$1,110.24
		2/8/2018	18186152	101-016-544-90-31-02	ST-Operating Cost	Screw Pin Anchor Shackles	\$338.32
				410-016-531-10-31-02	SW-Operating Costs	Screw Pin Anchor Shackles	\$338.31
			18186153	101-016-544-90-31-02	ST-Operating Cost	Screws/anchors	\$216.80
				410-016-531-10-31-02	SW-Operating Costs	Screws/anchors	\$216.81
Marcus Tageant	44416						Check Total \$31.00
		1/22/2018	012218	001-001-511-60-43-00	Legislative - Travel & Mtgs	PerDiem-AWC City Action Days-Olympia WA-Tageant	\$31.00
Teamsters Local No 763	44428						Check Total \$1,172.00
		2/2/2018	020118	001-000-284-00-00-00	Payroll Liability Other	Union Dues	\$1,172.00
The Safariland Group	44552						Check Total \$895.00
		2/8/2018	Hingtgen	001-008-521-40-49-01	LE-Registration Fees	Less Lethal Impact Munitions ICP-Hingtgen	\$895.00
Julie Uber	44553						Check Total \$733.08
		2/8/2018	012518	001-008-521-20-43-00	LE-Travel & Per Diem	PerDiem/Mileage/Uber-Laserfiche Conf-Long Beach CA-J Uber	\$204.08
			020118	001-008-521-20-43-00	LE-Travel & Per Diem	PerDiem-Command College-Vancouver WA-J Uber	\$177.00
			120517	001-008-521-20-43-00	LE-Travel & Per Diem	PerDiem-Supervisor Leadership-Portland OR-J Uber	\$352.00
UPS	44554						Check Total \$44.65
		2/8/2018	74Y42028	001-008-521-20-42-00	LE-Communication	Evidence shipping	\$26.81
			74Y42038	001-008-521-20-42-00	LE-Communication	Evidence shipping	\$17.84



## Checks to be Approved for 1/19/2018 to 2/8/2018

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	Check Total	\$
US Bank St Paul	44429	2/2/2018	4710356	210-000-592-75-85-00	2008 Bond Fees	Admin Fees 7/2017-6/2018 Series 2008A Bonds	\$300.00	
Michelle Vanderwalker	44555	2/8/2018	012318	001-008-521-20-43-00	LE-Travel & Per Diem	PerDiem-Emotional Survival for LE Prof-Seattle-Vanderwalker	\$22.00	
Vantagepoint Transfer Agents - 108991	44430	2/2/2018	020118	001-000-282-00-00-00	Payroll Liability Retirement	ICMA Deferred Comp - Employer Contribution	\$352.81	
Vantagepoint Transfer Agents - 307428	44431	2/2/2018	020118	001-000-282-00-00-00	Payroll Liability Retirement	ICMA Deferred Comp - Employee Contribution	\$767.00	
Verizon Northwest	44556	2/8/2018	9800449075	001-001-511-60-42-00	Legislative - Communication	Wireless Phone Services	\$418.97	
				001-001-513-10-42-00	Executive - Communication	Wireless Phone Services	\$52.78	
				001-002-513-11-42-00	AD-Communications	Wireless Phone Services	\$105.56	
				001-003-514-20-42-00	CC-Communications	Wireless Phone Services	\$55.77	
				001-005-518-10-42-00	HR-Communications	Wireless Phone Services	\$52.78	
				001-006-518-80-42-00	IT-Communications	Wireless Phone Services	\$105.56	
				001-007-558-50-42-00	PL-Communication	Wireless Phone Services	\$198.35	
				001-007-559-30-42-00	PB-Communication	Wireless Phone Services	\$133.08	
				001-008-521-20-42-00	LE-Communication	Wireless Phone Services	\$2,669.40	
				001-010-576-80-42-00	PK-Communication	Wireless Phone Services	\$272.12	
				101-016-543-30-42-00	ST-Communications	Wireless Phone Services	\$272.11	
				410-016-531-10-42-00	SW-Communications	Wireless Phone Services	\$272.11	
Jerad Wachtveitl	44557	2/8/2018	120717	001-008-521-20-43-00	LE-Travel & Per Diem	PerDiem-Child Abduction Response-Everett WA-Wachtveitl	\$57.00	
Washington Assoc of Sheriffs and Police Chiefs	44558	2/8/2018	2018-00192	001-008-521-20-49-00	LE-Dues & Memberships	2018 Dues Category E - Dyer	\$305.00	
Washington Homicide Invest Assoc	44559	2/8/2018	Miner	001-008-521-40-49-01	LE-Registration Fees	WHIA Conference - Robert Miner	\$300.00	
Washington State Criminal Justice	44560	2/8/2018	201128614	001-008-521-40-49-01	LE-Registration Fees	Firearms Handgun Training-Hingtgen	\$500.00	



## Checks to be Approved for 1/19/2018 to 2/8/2018

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	Check Total	\$163.50
Washington State Support Registry	0	2/2/2018	020118	001-000-284-00-00-00	Payroll Liability Other	Employee Paid Child Support		\$163.50
Washington Teamsters Welfare Trust EFT	0	2/2/2018	020118	001-000-283-00-00-00	Payroll Liability Medical	Teamsters Dental Ins Premiums		\$2,471.80
Washington Tractor	44561	2/8/2018	1444562	001-010-576-80-31-00	PK-Operating Costs	Oil/mower blades/filter PW34		\$107.39
					PK-Operating Costs	Oil/oil filter/v belt/mower blade PW34		\$107.39
			1466753	001-010-576-80-31-00	PK-Operating Costs	Mower blade PW25		\$119.92
			1466758	001-010-576-80-31-00	PK-Operating Costs	Oil filter/v belt/mower blade PW38		\$258.60
					PK-Operating Costs	Oil/oil filter/v belt/mower blade PW38		\$258.60
Wave Broadband	44562	2/8/2018	04425357	001-002-513-11-42-00	AD-Communications	Telephone Service		\$32.61
				001-003-514-20-42-00	CC-Communications	Telephone Service		\$65.22
				001-004-514-23-42-00	FI-Communications	Telephone Service		\$65.21
				001-005-518-10-42-00	HR-Communications	Telephone Service		\$32.61
				001-006-518-80-42-00	IT-Communications	Telephone Service		\$97.83
				001-007-558-50-42-00	PL-Communication	Telephone Service		\$212.06
				001-007-559-30-42-00	PB-Communication	Telephone Service		\$32.61
				001-008-521-20-42-00	LE-Communication	Telephone Service		\$1,109.12
				001-012-575-30-42-00	CS-Historical-Communications	Telephone Service Museum		\$32.61
				001-012-575-50-42-00	CS-Community Center - Comm	Telephone Service Senior Ctr		\$32.61
				001-013-518-20-42-00	GG-Communication	Telephone Service		\$130.43
				101-016-543-30-42-00	ST-Communications	Telephone Service Shop		\$187.66
				410-016-531-10-42-00	SW-Communications	Telephone Service Shop		\$187.66
	44563	2/8/2018	04429698	510-006-518-80-49-00	License Renewal - Annual Maint	Fiber lease for New World Connection		\$650.94
Todd Welch	44417	1/22/2018	012218	001-001-511-60-43-00	Legislative - Travel & Mtgs	PerDiem-AWC City Action Days-Olympia WA		\$31.00
Neil Chad Wells	44564	2/8/2018	011118	001-008-521-20-43-00	LE-Travel & Per Diem	PerDiem-Hostage Negotiator-Kirkland WA-C Wells		\$110.00



## Checks to be Approved for 1/19/2018 to 2/8/2018

Name	Ck #	Date	Invoice #	Account #	Account Desc	Item Desc	Check Total	
Western Conference of Teamsters Pension Trust	44432	2/2/2018	020118	001-000-282-00-00-00	Payroll Liability Retirement	Employee Contributions - Teamster Pension	\$3,357.36	
Western States Auto Theft Investigators	44565	2/8/2018	Michael	001-008-521-40-49-01	LE-Registration Fees	2018 Auto Theft School- Alex Michael	\$160.00	
Willards Pest Control Co	44566	2/8/2018	202846	001-013-518-20-41-00	GG-Professional Service	General Pest Control-Main Street	\$105.25	
		202847	001-008-521-50-48-00	LE-Facility Repair & Maint	General Pest Control - Grade Rd		\$49.01	
		202848	001-008-521-50-48-00	LE-Facility Repair & Maint	Nuisance Ants - Grade Rd		\$49.01	
Zachor and Thomas Inc PS	44567	2/8/2018	800	001-011-515-30-41-01	PG-Prosecutor Fees	Prosecutor services - January 2018	\$11,431.82	
<b>Total</b>								<b>\$842,694.98</b>

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

Tuesday, December 12, 2017  
Lake Stevens School District Educational Service Center (Admin. Bldg.)  
12309 22<sup>nd</sup> Street N.E. Lake Stevens

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

**ELECTED OFFICIALS PRESENT:** Councilmembers Kim Daughtry, Gary Petershagen, Todd Welch, Rauchel McDaniel, Kathy Holder and Marcus Tageant

**ELECTED OFFICIALS ABSENT:** Mayor John Spencer and Councilmember Hilt

**STAFF MEMBERS PRESENT:** City Administrator Gene Brazel, Finance Director/City Clerk Barb Stevens, Community Development Director Russ Wright, Public Works Director Eric Durpos, Police Chief John Dyer, Human Resources Director Teri Wright, Deputy City Clerk Kathy Pugh, City Attorney Grant Weed, Police Commander Ron Brooks; Economic Development Coordinator Jeanie Ashe; Senior Planner Josh Machen

**OTHERS:** Doug Levy, Outcomes by Levy

---

**Pledge of Allegiance:** Mayor Pro Tem Tageant led the Pledge of Allegiance.

**Roll Call:** Moved by Councilmember McDaniel, seconded by Councilmember Daughtry, to excuse Councilmember Hilt from the meeting. On vote the motion carried (6-0-0-1).

**Approval of Agenda:** Staff requested recognition of Councilmember Holder be removed from the agenda and said this would be rescheduled at a later date.

**MOTION:** Moved by Councilmember Welch, seconded by Councilmember Petershagen, to approve the agenda as amended. On vote the motion carried (6-0-0-1).

**Guest Business:** Doug Levy, Outcomes by Levy, introduced himself and noted that Lake Stevens' funding requests are still in place. He then reviewed the proposed 2018 Legislative Priorities, including top priority issues such as transportation needs and funding. and tools to address affordable housing and homelessness which impact the city directly. Other priorities that affect the city and adjoining municipalities were also reviewed and include public safety, the need to preserve state-shared revenues, protection of local rights-of-way and authority with respect to the deployment of small cell ("5G") technology, and economic development incentives that support bringing Class A office space to non-King County cities. Mr. Levy also reviewed the ongoing legislative matters that will be tracked and monitored. He then invited Councilmembers input for finalization of the 2018 Legislative Priorities and responded to Councilmembers' questions. Mr. Levy requested Council approve the 2018 Legislative Priorities by motion. There was consensus of Council to bring this back for formal approval at the first meeting in January to allow for adequate public notice.

**Citizen Comments:**

Misha Jackson, introduced herself and said she is with Senator Steve Hobbs' office. She is Senator Hobbs new Legislative Assistant and will be focused on transportation issues.

Jennifer Smolen, introduced herself and said she is also with Senator Steve Hobbs' office, and congratulated the community for their civic involvement.

**Council Business:**

**Oath of Office:** City Attorney Grant Weed administered the oath of office to newly elected Councilmembers Gary Petershagen, Kim Daughtry, Brett Gailey and Marcus Tageant.

**Boards and Commissions Reappointments:** Mayor Pro Tem Tageant said there are three reappointments to City Boards and Commissions, which are Vicki Oslund to the Planning Commission, and Marlene Sweet and Susan Green to the Parks Board.

**MOTION:** Moved by Councilmember Petershagen moved, seconded by Councilmember Holder, to reappoint Vicki Oslund to the Planning Commission, and Marlene Sweet and Susan Green to the Parks Board for terms beginning January 1, 2018 and ending December 31, 2021. On vote the motion carried (6-0-0-1).

Mayor Pro Tem Tageant then administered the oath of Office to Ms. Oslund, Ms. Sweet and Ms. Green.

Councilmember Holder appreciated Marlene Sweet's work with Eagle Ridge Park and thanked her.

**Veterans Commission Reappointments:** Mayor Pro Tem Tageant reviewed that when the Veterans Commission was established, the initial appointments were for staggered terms, with three of those terms ending December 31, 2017. Councilmembers Hilt, Daughtry and Tageant were appointed to those three short-terms. The Veterans Commission is moving forward developing its work program and the next meeting will be in January, prior to the Council's first meeting. The requested action is that Councilmembers Hilt, Daughtry and Tageant be reappointed to the Veterans Commission for three year terms expiring December 31, 2020.

**MOTION:** Moved by Councilmember Welch, seconded by Councilmember Petershagen, to appoint Councilmembers Hilt, Daughtry and Tageant to the Veterans Commission for three year terms beginning January 1, 2018 and expiring December 31, 2020. On vote the motion carried (6-0-0-1).

**Certification of Board of Health Representative and Community Transit Liaison:** Mayor Pro Tem Tageant said the Board of Health meets prior to the Council's first meeting in January and that in order to participate, board members must be certified as the City's representative prior to that meeting. Councilmember Hilt is requesting to be re-certified as the City's representative to the Board of Health in 2018. Additionally, the Community Transit board also meets prior to Council's first meeting in January, and the request is that Councilmember Daughtry be appointed the City's liaison to the Community Transit board.

**MOTION:** Moved by Councilmember McDaniel, seconded by Councilmember Welch, to certify Councilmember Hilt as the city representative to the Board of Health, and appoint

Councilmember Daughtry as the liaison to the Community Transit Board. On vote the motion carried (6-0-0-1).

Mayor Pro Tem Tageant recognized outgoing Councilmember Holder and invited her to share her highlights while serving as a councilmember.

Councilmember Holder said it has been a pleasure to serve on the Council for the last ten years. She has worked on and with the Parks Board, and with annexations, including bringing the Lake Drive area, and then Frontier Village area, into the city. She complimented city staff and departments including the Planning and Police Departments. She noted the city has gone through some very difficult times during the recession and came out fiscally sound, and now there are new challenges for the city with the end of the recession, and new growth. She encouraged students in the audience to learn and stay involved with the community.

**Consent Agenda:**

**MOTION:** Moved by Councilmember Welch, seconded by Councilmember Daughtry, to approve (A) 2017 Vouchers [Payroll Direct Deposits of \$220,300.62, Payroll Checks 44026-44028 totaling \$5,237.86, Tax Deposits of \$93,747.60, Electronic Funds Transfers (ACH) of \$239,302.12, Claims Check Nos. 44029-44119 totaling \$380,264.96, Total Vouchers Approved: \$938,853.16], (B) City Council Regular Meeting Minutes of November 28, 2017, (C) Contract with Feldman & Lee for Public Defender Services, (D) Cancellation of January 23, 2018 City Council Meeting and Special Meeting on January 22, 2018, (E) Final Acceptance of 2017 Pavement Overlay Project, and (F) Lease to Own Sales Agreement with Komatsu re Excavator. On vote the motion carried (6-0-0-1).

**Public Hearing:**

**Public Hearing re Ordinance 1009 Amending Marijuana Regulations:** Mayor Pro Tem Tageant opened the public hearing.

Director Wright presented the staff report and said tonight Council is requested to hold the public hearing and approve Ordinance 1009 amending the City's marijuana regulations to prohibit marijuana sales in the Commercial District, and repealing Ordinance 1003. He reviewed the public process, noting that it was very thorough, and said both the Planning Commission and Council have reaffirmed their desire to maintain the City's current allocation for marijuana retail facilities as one. Additionally, the Planning Commission has recommended, and the City Council has reviewed the recommendation, to limit marijuana retail sales to the Industrial District and disallow it as a permitted use in the Commercial District. Director Wright added there has been a lot of public comment during the public process, both for and against this code amendment. He then invited Councilmembers' questions and there were none.

Mayor Pro Tem Tageant next invited public comment and said public comment will be limited to two minutes so that everyone can be heard.

City Attorney Weed recommended that proponent comments be heard first, followed by opponent comments.

Cynthia Tamlan, is a business owner and parent, and is epileptic. She commented the arguments against amending the marijuana regulations make no sense and do not take into account the medical benefits of marijuana and reek of judgment.

Barbara Dykes Ehrlichman, is an attorney representing applicant Shawn Preder, who applied for a second retail store in Frontier Village. Mr. Preder has a license from the state, and has rented a facility in Frontier Village, which was a requirement of the state to obtain the license. He relied on the fact that the city code allowed marijuana stores in Commercial zoning. Ms. Ehrlichman said there is a sound factual basis to allow a second retail store in the Commercial zone.

Shawn Preder, 2523 85<sup>th</sup> Avenue NE, Lake Stevens, spoke in support of his application. He wants to work with the Council to make his store a good store, and added that local businesses support his application and business. He has tried to meet with Council to understand their concerns and address them. He did look at the zoning and code before leasing this commercial space.

Monica Preder, 2523 – 85<sup>th</sup> Avenue NE, Lake Stevens, attended the Planning Commission meetings and learned that it is a moral value for people who oppose another shop. She believes it is wrong to go against what has already been approved by the state. Ms. Preder spoke to many business owners who support a new retail shop and she hopes the Council will come to a different decision.

Megan Crawford 4525 – 91<sup>st</sup> Avenue NE, Lake Stevens, supports signage and said it is a sign of pain relief. She is a burn survivor and uses marijuana for pain relief. Better locations make it easier for people to access stores to meet their medical needs.

Keith Bruce, 1715 – 83<sup>rd</sup> Avenue SE, Lake Stevens, supports the Preders and their business, and supports marijuana use for medical purposes. He asked that people be more open-minded.

Amber Stein, 419 – 95<sup>th</sup> Drive, Lake Stevens, supports a second location and competitive business. She commented that other cities don't experience problems with additional locations and the applicant is willing to work with city.

Kimberly Shipman, 3221 Catherine Drive, Lake Stevens, and owns Kids Way Childcare & Early Learning Center in downtown Lake Stevens. Ms. Shipman said the only pro for not limiting marijuana retail stores to the industrial area is money. She does not believe that limiting zoning will create a hardship for those wishing to purchase marijuana due to the number of retail locations in close proximity to Frontier Village. For her the question is how does Lake Stevens want to present itself and be known.

Natalie Lavering, 906 – 123<sup>rd</sup> Avenue NE, Lake Stevens, chose to raise her children here due to the wholesome, family atmosphere of the community. She does not support a second retail store, particularly in the Frontier Village area as it not an image she wants to promote as a family value.

Megan Stevens, 2906 North 13<sup>th</sup> Avenue SE, Lake Stevens, opposes a second retail location and amending the Commercial zone to allow a second retail location. She believes it is a good thing that even though marijuana retail is legal in the state, the community can determine what comes into the community. She does not believe a second location is necessary and noted there are other accessible retail locations in the area.

Steven Ewing 8617 – 11<sup>th</sup> Street NE, Lake Stevens, agrees there is not a business need for additional retail outlets, and added that a business and market need has not been

demonstrated. A second retail store is not representative of the community and the city needs to look at the long-term effects.

Darren Stevens, 2906 – 113<sup>th</sup> Avenue SE, Lake Stevens, opposes a second retail store and concurs with what has been said previously. Accessibility is not an issue.

Janice Huxford, 625 South Lake Stevens Road, Lake Stevens, commented that an inordinate amount of time has been focused on this topic and requested that Council please make a decision and set aside this topic so that everyone can get refocused on other projects in the community.

Mayor Pro Tem Tageant invited additional public comment and there was none; he then requested a motion to close the public comment portion of the public hearing.

**MOTION:** Moved by Councilmember Welch, seconded by Councilmember Petershagen, to close the public comment portion of the public hearing. On vote the motion carried (6-0-0-1).

Responding to Councilmember Petershagen's question, Attorney Weed said the city is not obligated to permit this activity even though a state license was granted.

Councilmember Welch said he opposes the ordinance. He is concerned about not allowing a legal product designed for retail purposes in a retail location of the city. He believes it sets a bad precedent and goes against the free market concept.

Responding to Councilmember Tageant's question, Director Wright said that when the applicant rented its spot, the location would be allowed under the current regulations. Director Wright clarified that the zone was allowed but that staff denied the application and the application to the Liquor and Cannabis Board because city regulations allow only one retail location.

Councilmember Daughtry asked if the current retail location on Hartford could be moved right now to the commercial zone. Director Wright responded no, as Council has enacted an interim ordinance that does not allow marijuana retail in the Commercial district. A single store could have located legally in the Commercial zone if there was a single retail store in the community.

Councilmember Holder clarified that only one retail store is allowed and the existing retail store would need to close before a new one could open.

Director Wright said that the state allows two stores in Lake Stevens, but that city code does not. Attorney Weed clarified that the Attorney General's office has determined that local entities such as cities and towns can regulate the number of stores and their locations, irrespective of whether a state license is granted. So far, the courts have upheld the right of local jurisdictions to regulate marijuana stores.

Councilmember Holder reviewed the process for setting the City's current regulations and believes they were thorough and thoughtful.

Councilmember Tageant asked how many stores are located in the area and Director Wright responded there are five to ten stores located within ten miles of Lake Stevens.

Councilmember Holder commented she sees both sides and added that the city is currently working on a revitalization and beautification plan for downtown Lake Stevens and the Frontier Village area, and this retail location is proposed at a gateway to the city.

Councilmember Petershagen called for the vote.

**MOTION:** Moved by Councilmember McDaniel, seconded by Councilmember Holder, to close the Public Hearing. On vote the motion carried (6-0-0-1).

**MOTION:** Moved by Councilmember Petershagen, seconded by Councilmember McDaniel, to approve Ordinance 1009, amending the City's marijuana regulations to prohibit marijuana sales in the Commercial District with the noted corrections, and repealing Ordinance 1003. On vote the motion carried (4-2-0-1).

**Public Hearing re Ordinance 1004 Temporarily Prohibiting Safe Drug Injection Sites:**

Mayor Pro Tem Tageant opened the public hearing.

Director Wright presented the staff report and said that tonight's hearing is for the purpose of allowing public comment on Ordinance 1004 temporarily prohibiting safe drug injection sites, and requesting that Council then direct staff as to how to proceed. Approval of this ordinance will provide a time for the city to study the changes in law and the attendant issues, and provide for a public process which would begin with the Planning Commission. Director Wright reviewed the options for moving forward and then invited Councilmembers' questions.

Councilmember Welch wondered why more time is needed for this topic. He does not support safe drug injection sites and the time it will take to move through this process. Director Wright responded that if changes are made to the Land Use code a public process is required, beginning with the Planning Commission.

Attorney Weed commented the primary purpose for adopting an interim ordinance is to stop an application being submitted during the time a regulation is not in the code and confirmed that a public process is required, although it may not need the full twelve months.

Mayor Pro Tem Tageant invited public comment.

Steve Ewing, 8617 – 11<sup>th</sup> Street NE, Lake Stevens, opposes safe injection sites.

Janice Huxford, 625 South Lake Stevens Road, Lake Stevens, urged that Council not support safe drug injection sites.

Kimberly Shipman, 3221 Catherine Drive, Lake Stevens, does not support safe drug injection sites and urged the Council to vote no.'

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

**MOTION:** Moved by Councilmember McDaniel, seconded by Councilmember Daughtry, to close the public comment portion of the public hearing and the public hearing. On vote the motion carried (6-0-0-1).

**MOTION:** Moved by Councilmember Daughtry, seconded by Councilmember Welch, to direct staff to consider options for permanent regulations, including potentially banning supervised

drug consumption facilities within the City of Lake Stevens as part of the work program in 2018. On vote the motion carried (6-0-0-1).

**Action Items:**

**Approve Resolution 2017-21 re Pellerin Annexation:** Senior Planner Machen reviewed the history of this 10% annexation petition, including that Council previously adopted Resolution 2017-18 approving the petition with a Compact Residential zoning designation. Petitioners requested reconsideration, and Council directed staff to return with a new resolution repealing Resolution 2017-18 and accepting the 10% petition with changes to the zoning and a revised annexation boundary. He then responded to Councilmembers' questions.

**MOTION:** Moved by Councilmember Daughtry, seconded by Councilmember Welch, to approve Resolution 2017-21 re Pellerin Annexation, accept the revised 10% Pellerin Annexation petition and authorize the circulation of a 60% petition, and require the simultaneous adoption of land use and zoning designations and require the assumption of all existing city indebtedness. On vote the motion carried (6-0-0-1).

**Approve Resolution 2017-22 re Rhodora Annexation:** Senior Planner Machen reviewed the history of this 10% annexation petition, including that Council previously adopted Resolution 2017-19 approving the petition with a Compact Residential zoning designation. Petitioners requested reconsideration, and Council directed staff to return with a new resolution repealing Resolution 2017-19 and accepting the 10% petition which changes to the zoning. Planner Machen then invited Councilmembers' questions and there were none.

**MOTION:** Moved by Councilmember Daughtry, seconded by Councilmember Welch, to approve Resolution 2017-22, accept the revised 10% Rhodora Annexation petition and authorize the circulation of a 60% petition, and require the simultaneous adoption of land use and zoning designations and require the assumption of all existing city indebtedness. On vote the motion carried (6-0-0-1).

**Approve Professional Services Agreement with Bruce Dees & Associates, LLC re Lundein Park Restoration Project:** Director Durpos presented the staff report and said approval of this professional services agreement is the first step in the restoration of Lundein Park. He reviewed the bid process and said that Bruce Dees & Associates was selected as the best candidate based on their previous experience with Lundein Park and their success with similar projects. Director Durpos then responded to Councilmembers' questions.

Councilmember Petershagen commented this has been presented to the Parks Subcommittee and they support this approach.

Councilmember Holder added the need for improvements at Lundein Park has been under discussion for a while and requested the City move forward as soon as possible so that it is ready for use this summer.

**MOTION:** Moved by Councilmember Welch, seconded by Councilmember Holder, to authorize the Mayor to execute a Professional Services Agreement with Bruce Dees & Associates, LLC to provide design for the Lundein Park Restoration project in the amount of \$57,903.00 with a management reserve of \$5,790.00. On vote the motion carried (6-0-0-1).

**Accept a Citizen-Initiated Code Amendment to Establish a Model Home Ordinance:**

Senior Planner Machen presented the staff report and said that staff is requesting direction regarding this citizen-initiated petition which proposes allowing the construction of multiple model homes within a proposed subdivision after preliminary plat approval is granted, but prior to the final recording of the plat. He then responded to Councilmembers' questions.

Responding to Councilmember Tageant's question, Planner Machen said downfalls include the risk of a market downturn. Planner Machen said there are legal remedies such as bonds and indemnifications, and added that developers cannot sell the model homes until the subdivision is completed and the plat is recorded.

Attorney Weed said that these concerns and issues can be included in any ordinance that is adopted.

Councilmember Holder asked about sewer and power access, and Planner Machen responded that would be included as part of the process as the city studies a model home ordinance.

There was consensus by Council to move forward with studying the feasibility of a Model Home ordinance.

**Discussion Items:** None.

**Study Session:** None.

**Executive Session:** Council President Tageant announced an executive session beginning at 8:53 p.m. and lasting seven minutes for the purpose of discussing a collective bargaining matter, with action to follow.

At 9:00 p.m. the regular meeting of the City Council was reconvened.

**MOTION:** Moved by Councilmember Daughtry, seconded by Councilmember McDaniel, to extend the meeting three minutes. On vote the motion carried (6-0-0-1).

**MOTION:** Moved by Councilmember McDaniel, seconded by Councilmember Petershagen, to authorize the Mayor to sign a three year collective bargaining agreement with the Lake Stevens Police Guild (LSPG) – Commissioned effective January 1, 2018 through December 31, 2020. On vote the motion carried (6-0-0-1).

**Adjourn:**

Moved by Councilmember Daughtry, seconded by Welch, to adjourn the meeting at 9:02 p.m. On vote the motion carried (6-0-0-1).

---

John Spencer, Mayor

---

Kathy Pugh, Deputy City Clerk

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

Tuesday, January 9, 2018

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

**CALL TO ORDER:** 7:00 p.m. by Mayor Pro Tem Kurt Hilt

**ELECTED OFFICIALS PRESENT:** Councilmembers Kim Daughtry, Gary Petershagen, Kurt Hilt, Todd Welch, Rauchel McDaniel, Brett Gailey and Marcus Tageant

**ELECTED OFFICIALS ABSENT:** Mayor John Spencer

**STAFF MEMBERS PRESENT:** City Administrator Gene Brazel, Finance Director Barb Stevens, Community Development Director Russ Wright, Public Works Director Eric Durpos, Police Chief John Dyer, Human Resources Director Teri Smith, City Clerk Kathy Pugh, City Attorney Grant Weed, Police Commander Ron Brooks; Economic Development Coordinator Jeanie Ashe; Senior Planner Josh Machen, Engineering Technician Surface Water Leah Everett

**OTHERS:** County Councilmember Sam Low

---

**Pledge of Allegiance:** Mayor Pro Tem Kurt Hilt led the Pledge of Allegiance

**Roll Call:** All present.

**Approval of Agenda:** Mayor Pro Tem Hilt said that there will be an Executive Session this evening for Litigation, Real Estate and Collective Bargaining, with no action to follow, and also that Item B under Mayor's Business, Police Department Oath of Office is being removed.

Moved by Councilmember Daughtry, seconded by Councilmember Welch, to approve the agenda as amended. On vote the motion carried (7-0-0-0).

**Citizen Comments:**

Sally Jo Sebring, 1023 – 99<sup>th</sup> Avenue SE, Lake Stevens, encouraged the City needs to update its Critical Ares regulations, an also would like to see the city pay more attention to community concerns.

**Council Business:**

**Election of Officers:**

**President:** Councilmember Welch nominated Councilmember Tageant for Council President. Councilmember Petershagen nominated Councilmember Daughtry for Council President.

Discussion ensued and Attorney Weed clarified the process is not documented in the Council Procedures but that most cities open the nominations and that nominations do not require a second. A vote is then taken with the majority vote determining who is selected for the position.

Mayor Pro Tem Hilt closed the nominations and called for the vote.

VOTE: On vote Councilmember Tageant was elected 2018 City Council President.

**Vice President:** Councilmember McDaniel nominated Councilmember Petershagen for Vice President. There were no other nominations.

VOTE: On vote Councilmember Petershagen was elected 2018 City Council Vice President.

Councilmember Tageant requested that Councilmember Hilt finish this meeting.

**Mayor's Business:**

**Parks Board Reappointment:**

MOTION: Moved by Councilmember Tageant moved, seconded by Councilmember Welch, to reappoint Terry Van Wyck to the Parks Board for a four-year term beginning January 1, 2018 and ending December 31, 2021. On vote the motion carried (7-0-0-0).

Mayor Pro Tem Hilt then administered the oath of office to Ms. Van Wyck.

**Police Department Oath of Office:** Removed from agenda.

**Approve 2018 Retreat Agenda:** Mayor Pro Tem Hilt invited Councilmembers to make any changes to the proposed Retreat Agenda.

MOTION: Councilmember Welch moved, Councilmember Tageant seconded, to approve the 2018 Retreat Agenda.

Councilmember Gailey requested that time be added to discuss upcoming legislative issues.

There was consensus to add a discussion of legislative issues to the agenda on Saturday, January 20, 2018.

MOTION: Moved by Councilmember Daughtry, seconded by Councilmember Gaily, to make a friendly amendment to the main motion to add Item 8 to the Saturday retreat agenda to discuss legislative issues.

Councilmember Petershagen encouraged that emphasis be placed on Council Procedures.

Attorney Weed commented most cities have adopted council procedures and review them about every two years.

MOTION: Moved by Councilmember Daughtry, seconded by Councilmember Gailey, to amend his previous motion to also add discussion of Council Procedures and Boards and Commissions attendance records to the 2018 retreat agenda.

VOTE: On vote the amendment to the main motion, carried (7-0-0-0).

VOTE on Main Motion: On vote the main motion, as amended, carried (7-0-0-0).

**City Department Report.**

- Public Works Director Eric Durpos: Callow Road Project, TIB grant, storm projects.
- City Clerk: Laserfiche training.

**Consent Agenda:**

Discussion ensued regarding removing Item G, 2018 Legislative Priorities. There was consensus to move forward with approving the Legislative Priorities, noting that they can be amended if needed.

MOTION: Moved by Councilmember Welch, seconded by Councilmember Daughtry, to approve (A) 2017 Vouchers [Payroll Direct Deposits of \$357,033.61, Payroll Checks 44120-44124 and 44136-44139 totaling \$14,659.37, Tax Deposits of \$140,572.43, Electronic Funds Transfers (ACH) of \$110,173.03, Claims Check Nos. 44125-44135, 44140-44151, 44153-44278 totaling \$1,010,496.79, Void Check Nos. 43974, 44017, 440809, 44059, 44121, 44159-44160, 44162, 44219, 44222, 44268, 44269, 44208 totaling \$476, 884.59, Total Vouchers Approved: \$1,156,050.64], (B) 2018 Vouchers [Claims Check Nos. 44152, 44279-44294 totaling \$581,959.01, Total Vouchers Approved: \$581,959.01], (C) City Council Workshop Meeting Minutes of December 12, 2017, (D) Resolution 2018-01 Accepting a Cash Donation from an Anonymous Donor, (E) 13<sup>th</sup> Amendment to ILA with Marysville for Jail Services, (F) Specialized Services Agreement with PST Investigations, a Division of Public Safety Testing, (G) 2018 Legislative Agenda, (H) Ordinance 1002 re Traffic Impact Fees, (I) Contract with Department of Corrections for Work Project Services, (J) Ordinance 1014 Amending LSMC 2.14.010 re Office Hours, and (K) Resolution 2018-04 authorizing the Lease with Option to Purchase One Used Excavator. On vote the motion carried (7-0-0-0).

**Public Hearings:** Mayor Pro Tem Hilt opened the public hearings.

**Public Hearing and Approval of Ordinance 1010 Adopting 2012 Stormwater Manual:**

Senior Planner Machen distributed a public comment that was received today. He noted that the City of Lake Stevens is subject to the Department of Ecology's (DOE) Phase II Municipal Stormwater permit and was required to adopt the 2012 Stormwater Manual by December 31, 2016. To date, the City has requested and received two extensions and has requested a third extension to avoid noncompliance issues. While not formally adopted, common law requires that the City follow the 2012 Stormwater Manual in issuing its permits.

Planner Machen said this has been before the Planning Commission, including a public hearing on January 4, 2017. It has also been before the City Council, including a public hearing on January 24, 2017, at which time a first reading was held and the hearing was continued to hold a second reading at a later date. Since that time staff has been working with the Planning Commission and DOE to identify code amendments to more fully implement Low Impact Development measures within the City.

Planner Machen said that adoption of the proposed ordinance removes any redundancies between the Lake Stevens code and the 2012 Stormwater Manual. The City will continue to move forward with proposed changes that are more suited to Lake Stevens and bring them forward as they are completed. Planner Machen then responded to Councilmembers' questions.

Councilmember McDaniel commented this was thoroughly reviewed by the Planning Commission.

Responding to Councilmember Gailey's question, Planner Machen said that adoption of this ordinance will bring the City into compliance. Letters requesting additional time have been submitted and approved by DOE, but DOE also wants the City to move forward and adopt the Stormwater Manual.

Director Wright clarified that this was previously brought forward under a different ordinance number and there was a public hearing associated with it. Staff has continued to work on the ordinance and it is brought forward with a different number tonight and could be considered a first reading if Council so desires.

Mayor Pro Tem Hilt invited public comment Public Comment.

Sally Jo Sebring, 1023 – 99<sup>th</sup> Avenue SE, Lake Stevens, commented on stormwater concerns in her neighborhood.

Patrick McCourt, 10515 – 20<sup>th</sup> Street SE, Lake Stevens, referenced scribner's errors and requested they be corrected. Turning to the Forest Practice Application he requested clarification by staff of the reference to Chapter 14.16B,

Mayor Pro Tem Hilt asked for additional Public Comment and there was none. Mayor Pro Tem Hilt closed the public comment portion of the hearing and invited Council discussion.

Responding to Councilmember McDaniel's question regarding fees, Director Wright said the fees resolution is being brought forward this evening as an action item and does include the updated fees for the Land Disturbance code.

Councilmember Petershagen asked if there are any foreseeable dramatic changes regarding stormwater since the city is already enforcing the 2012 Stormwater Manual through the permitting process. Director Wright said that any projects submitted over the past year should look identical to what will be seen moving forward. He noted legal decisions came forward stating that state law trumps local law which is why the city has been enforcing the 2012 Stormwater Manual.

Turning to the Forest Practice, Councilmember Petershagen asked about the SEPA checklist, and Director Wright responded there would be a single SEPA checklist that would be good for the life of the project and associated permits.

Responding to Councilmember Daughtry's question, Planner Machen clarified that the Planning Commission letter in the Council packet was a draft letter and there is an updated letter that does not contain the scribner's error.

**MOTION:** Moved by Councilmember Welch, seconded by Councilmember Tageant, to approve Ordinance No. 1010, with non substantive changes provided by the City Attorney and with addition of the letter distributed this evening, adopting amendments to the Lake Stevens Municipal Code to adopt the 2012 Department of Ecology Stormwater Management Manual for Western Washington. On vote the motion carried (7-0-0-0).

**Public Hearing and Approval of Ordinance 1015 re Land Use Disturbance Regulations:**

Planner Machen presented the staff report and said tonight's requested action is to approve Ordinance No. 1015 adopting a new Municipal Code Chapter 14.50 Land Disturbance. Planner Machen provided the history and background of this request and said that under the Growth Management Act Planning Goals cities and counties subject to plan under RCW 36.70A.040 are required to adopt regulations requiring appropriate approvals for clearing and grading, and appropriate approvals for all phases of the conversion of forest lands. Planner Machen reviewed the scope of the amendments including changing the review process by adding a minor land disturbance permit which would be an administrative review, and a major land disturbance permit, which would require a public process. Planner Machen also advised that with the amendments new definitions are needed.

Planner Machen added that the City has completed its public process, including a public hearing before the Planning Commission. He noted that following Council direction at the December 12, 2017 workshop, staff returned the land disturbance amendments to the Planning Commission for further review, and minor changes were made in response to comments received by the Master Builders Association. Planner Machen then responded to Councilmembers' questions.

Councilmember Petershagen asked if under Section 14.50.120: Minor Land Disturbance, applying to an area equal to or greater than 1,000 square feet, if a permit would be required for a private owner landscape project. Planner Machen responded there is typically an exception for landscape areas, and Director Wright added the intent is to deal with vegetative removal and not landscaping.

Councilmember Petershagen expressed concern that the requirements of this code section will overburden property owners. Planner Machen responded that 1,000 square feet is the same as is used by the cities of Marysville and Shoreline; Monroe uses a  $\frac{1}{2}$  acre area. The County's threshold for land clearing is 7,000 square feet. Other cities use 500 square feet. There is a lot of variability.

Councilmember Petershagen proposed moving the threshold number to 2500 square feet.

Planner Machen said the city's stormwater technician, Leah Everett is here this evening and may be able to provide some added insight.

Mayor Pro Tem Hilt invited public comment.

Patrick McCourt, 10515 – 20<sup>th</sup> Street SE, Lake Stevens, said that if the Council considered the 2500 square feet threshold, according to his calculations it falls under 100 cubic yard threshold and this is a good thing.

Sally Jo Sebring, 1023 – 99<sup>th</sup> Avenue SE, Lake Stevens, asked that staff ensure the language under 14.50.130(d) regarding adequate temporary erosion control is correct.

Mayor Pro Tem Hilt closed the public comment portion of the hearing and the public hearing, and invited Council's discussion.

Councilmember Gailey agreed with the comments by Councilmember Petershagen regarding increasing the square footage, as did Councilmembers McDaniel and Tageant.

**MOTION:** Moved by Councilmember Petershagen, seconded by Councilmember McDaniel, to approve Ordinance No. 1015 adopting a new Lake Stevens Municipal Code Chapter 14.50 Land Disturbance with an amendment Section 14.50.120(1), changing the threshold from 1000 square feet to 2500 square feet.

Director Wright clarified there is a need for an amendment to provide consistency between this code section and the reference to the stormwater regulations that were adopted this evening. Attorney Weed also noted the need to correct the word "delimited" to "delineated", subject to the proper reference to chapter.

**MOTION:** Councilmember Tageant made a friendly motion, seconded by Councilmember McDaniel, to include the correction to provide the proper reference to the chapter subject to 14.50.125(d) and correct "delimited" to "delineated".

Councilmember Tageant asked if the amendment to change the square footage threshold creates an issue with DOE. Leah Everett, Stormwater Technician for the city, responded this should not be an issue regarding impervious surfaces. Director Wright clarified that the ordinance is setting limitations on the clearing of vegetation and trees.

Councilmember Daughtry is concerned about how a homeowner will understand the difference between not needing a grading permit, but needing a permit for impervious surface

Attorney Weed clarified the motion is to amend 14.50.120 to revise the 1000 square foot threshold to 2500 square feet, subsection 14.50.130(d) to amend the reference to reference the new stormwater chapter just adopted, and to revise the word "delimited" to "delineated."

**VOTE:** On vote the motion carried (7-0-0-0).

**Public Hearing and Adoption of Ordinance 1011 re 2017 Comprehensive Plan**

**Amendments:** Mayor Pro Tem Hilt opened the public hearing.

Community Development Director Russ Wright presented the staff report and said tonight's requested action is to hold a public hearing and first reading of Ordinance 1011 for the 2017 Comprehensive Plan Docket. Director Wright said all the amendments are city-initiated, including minor administrative amendments to the Comprehensive Plan and two proposed amendments to the Land Use Map. Director Wright provided the history and background of each proposed text amendment, as well as for the proposed map amendments. He said the City has received documentation from the Department of Commerce that it has completed the procedural process for these amendments. He noted the second reading is necessary to allow for the required 60-day review by State agencies. Director Wright pointed out a change to the Land Use element, and the potential for the new zone is included in the Comprehensive Plan, and requested Council input. He added that the Planning Commission has reviewed the docket and completed all the required public process.

Councilmember Hilt asked if the changes tonight impact the discussion of the Comprehensive Plan at the upcoming retreat. Director Wright responded that the changes are fairly neutral, but that if Council determines at the retreat to go a different direction the Comprehensive Plan can be amended.

Responding to Councilmember Tageant's question, Director Wright said this is a first reading this evening, and the second reading will come back after the retreat, to meet the 60 day review period.

Responding to Councilmember Gailey's question, Director Wright said that the definition of Compact Residential will be included when the Zoning Code is amended.

Mayor Pro Tem Hilt invited public comment and there was none. Mayor Pro Tem Hilt closed the public comment portion of the public hearing, and he then closed the public hearing.

MOTION: Moved by Councilmember Daughtry, seconded by Councilmember Welch, to hold the first reading of Ordinance 1011 regarding the 2017 Comprehensive Plan Amendments. On vote the motion carried (7-0-0-0).

**Public Hearing and Adoption of Ordinance 1012 re Chapel Hill Rezone:** Mayor Pro Tem Hilt opened the public hearing.

Director Wright presented the staff report and said that the request is to hold a public hearing and first reading of Ordinance 1012 related to the Chapel Hill Properties Rezone. He reviewed the history of the request and said that it is the Planning Commission's recommendation that four Chapel Hill properties be rezoned from Business District and Mixed Use Neighborhood to the Public/Semi-Public zone; this will support the new civic buildings that are being planned. Director Wright then responded to Councilmembers' questions.

Mayor Pro Tem Hilt invited public comment and there was none. Mayor Pro Tem Hilt closed the public comment portion public hearing, and he then closed the public hearing.

MOTON: Moved by Councilmember Welch, seconded by Councilmember Tageant, to hold a public hearing and first reading of Ordinance No. 1012 related to the Chapel Hill Properties Rezone (LUA2017-0018). On vote the motion carried (7-0-0-0).

**Public Hearing and Adoption of Ordinance 1013 re Eagle Ridge Rezone:** Mayor Pro Tem Hilt opened the public hearing.

Director Wright presented the staff report and said that tonight's request is to hold a public hearing and first reading of Ordinance No. 1013 related to the Eagle Ridge Park Rezone. Director Wright provided background and reviewed the history of this rezone request to rezone two parcels adjacent to Soper Hill Road from Urban Residential to Public/Semi-Public to support park activities. He then responded to Councilmembers' questions.

Mayor Pro Tem Hilt invited public comment, and there was none. Mayor Pro Tem Hilt closed the public comment portion of the public hearing, and he then closed the public hearing.

**MOTION:** Moved by Councilmember Tageant, seconded by Councilmember Welch, to hold the public hearing and approve the first reading of Ordinance No. 1013 related to the Eagle Ridge Park Rezone. On vote the motion carried (7-0-0-0).

**Action Items:**

**Approve Resolution 2018-003 Adopting Updated Public Records Policy:** City Clerk Pugh presented the staff report and said that in 2017 the Legislature passed two bills to amend the RCWs regarding public records. HB 1595 provides that a city may establish different fees by conducting its own cost study, but also provides default fees, including for electronic records. HB 1594 establishes a number of requirements including requiring training for records officers related to issues of retention, production and disclosure of electronic records, creates a grant program for local governments to improve their public records management systems, updates the process for clarification of requests and requires agencies with actual budgeted public records costs to report certain performance measurements to the Joint Legislative Audit and Review Committee. Adoption of the Updated Public Records Policy will bring the City into compliance with State law. Staff recommends adopting the default fees, and they are included in Resolution 2018-003 Setting Rates and Fees. She then responded to Councilmembers' questions.

**MOTION:** Moved by Councilmember Welch, seconded by Councilmember Petershagen, to approve Resolution 2018-003 Adopting an Updated Public Records Policy. On vote the motion carried (7-0-0-0).

**Approve Resolution 2018-002 Setting Rates and Fees:** Senior Planner Machen presented the staff report and reviewed the proposed changes to the Fees Resolution as they relate to Minor and Major Land Disturbance permits. Clerk Pugh commented that the default fees for public records requests have been updated in Section 7 of the resolution.

**MOTION:** Moved by Councilmember Welch, seconded by Councilmember Gailey, to approve Resolution 2018-002 Adopting Rates, Fees and Deposits for City Services and Actions Performed by the City. On vote the motion carried (7-0-0-0).

**Approve Interlocal Agreement with Snohomish County re Cavelero Park:** Director Wright presented the staff report and noted the County and City have been working collaboratively on this interlocal agreement for the joint development of Cavelero Park for quite some time. The ILA has been before the Parks Board and the Parks Subcommittee. Additionally, the City Attorney has reviewed and approved the agreement. Staff requests Council authorize the Mayor to sign the agreement on behalf of the City. Director Wright then responded to Councilmembers' questions.

Councilmember Welch confirmed the Parks Board supports this interlocal agreement.

**MOTION:** Moved by Councilmember Tageant, seconded by Councilmember Daughtry, to approve the Interlocal Agreement for Joint Development of Cavelero Park between Snohomish County and the City of Lake Stevens. On vote the motion carried (7-0-0-0).

**Discussion Items:** None.

Mayor Pro Tem Hilt noted he failed to ask for Council business.

- Councilmember Petershagen: Economic Alliance
- Councilmember Daughtry: Community Transit

**Study Session:** None.

**Executive Session:** Mayor Pro Tem Hilt announced an executive session beginning at 8:38 p.m. and lasting 20 minutes for the purpose of discussing a litigation matter, collective bargaining, and the purchase of real property with no action to follow.

There was consensus by Council to extend the meeting after 9:00 p.m. if necessary.

At 8:58 p.m. Director Wright announced the executive session would be extended 15 minutes.

At 9:13 p.m. Director Smith announced the executive session would be extended an additional 5 minutes.

The regular meeting of the City Council reconvened at 9:19 p.m.

**Adjourn:**

Moved by Councilmember Daughtry, seconded by Welch to adjourn the meeting at 9:19 p.m. On vote the motion carried (7-0-0-0).

---

John Spencer, Mayor

---

Kathy Pugh, City Clerk



This page left blank intentionally

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

Tuesday, January 22, 2018

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

**CALL TO ORDER:** 7:00 p.m. by Mayor John Spencer

**ELECTED OFFICIALS PRESENT:** Councilmembers Kim Daughtry, Gary Petershagen, Kurt Hilt, Todd Welch, Rauchel McDaniel, Brett Gailey and Marcus Tageant

**ELECTED OFFICIALS ABSENT:** None.

**STAFF MEMBERS PRESENT:** City Administrator Gene Brazel, Finance Director Barb Stevens, Community Development Director Russ Wright, Public Works Director Eric Durpos, Police Chief John Dyer, Human Resources Director Teri Smith, City Clerk Kathy Pugh, City Attorney Grant Weed, Police Commander Ron Brooks; Planner Dillon Roth, Police Officer Doug Jewell

**OTHERS:**

---

**Pledge of Allegiance:** Council President Tageant led the Flag Salute

**Roll Call:** All present.

**Approval of Agenda:** Moved by Councilmember Daughtry, seconded by Councilmember Welch, to approve the agenda. On vote the motion carried (7-0-0-0).

**New Employee Introductions:** Director Smith introduced Officer Doug Jewell, who is a lateral hire and has been with the City since mid-December.

**Citizen Comments:** None.

**Council Business:**

- Councilmember Petershagen: Council Retreat.
- Councilmember Welch: Arts Commission.

**Mayor's Business:**

**Recognition of Kathy Holder:** Mayor Spencer recognized former Councilmember Kathy Holder, who served on the City Council for ten years, and prior to that was a Parks Board member. Mayor Spencer thanked Ms. Holder for her contributions to the City, and particularly to the City's parks, and presented her with a plaque commemorating her service.

**Appoint Boards and Commissions Liaisons, Other Agency Liaisons:** Mayor Spencer requested formal approval of the Boards and Commissions Liaison Appointments.

**MOTION:** Moved by Councilmember Hilt, seconded by Councilmember Welch, to approve the appointments of Councilmembers as Boards and Commissions liaisons and liaisons to other agencies.

Councilmember McDaniel said that she is the alternate to the Chamber of Commerce and that Parks and Recreation Coordinator Jim Haugen usually backs up Councilmember Welch if he is unable to attend the Arts Commission. She added that Mayor Spencer attends the Library Board meetings, and she encouraged that Council rotate as alternates to the Historical Society meetings. Councilmember McDaniel also clarified that the subcommittees have been discontinued. She requested these changes be made as a friendly amendment to the main motion.

**VOTE:** On vote the motion, as amended, carried (7-0-0-0).

**City Department Report.**

- City Administrator Gene Brazel: Association of Washington Cities.
- Community Development Director Russ Wright: 2017 Work Status Report, Lake Safety Task Force, Downtown Plan Environmental Impact Statement, Bonneville-Pilchuck Annexation.
- Human Resources Director Teri Smith: Collective Bargaining.
- Chief of Police John Dyer: Police activity update.

Mayor Spencer commented that a workshop will be scheduled for Council regarding the Downtown Environmental Impact Statement and that it is an important element of the Downtown Subarea plan.

**Consent Agenda:**

**MOTION:** Moved by Councilmember Welch, seconded by Councilmember Hilt, to approve (A) 2017 Vouchers [Claims Check Nos. 44298-44366 totaling \$180,801.58, Total Vouchers Approved: \$180,801.58], (B) Approve 2018 Vouchers [Payroll Direct Deposits of \$200,386.37, Payroll Check Nos. 44295-44297 totaling \$6,405.48, Tax Deposits of \$85,588.73, Electronic Funds Transfers (ACH) in the amount of \$131,298.77, Claims Check Nos. 44367-44401 totaling \$46,930.77, Total Vouchers Approved: \$470,610.12]; (C) Approve January 9, 2018 City Council Workshop Meeting Minutes; (D) Adopt Ordinance 1011 re 2017 Comprehensive Plan Amendments; (E) Second Reading and Approve Ordinance 1012 re Chapel Hill Rezone; and (F) Second Reading and Approve Ordinance 1013 re Eagle Ridge Rezone. On vote the motion carried (7-0-0-0).

**Public Hearing:**

**Public Hearing and Approval of Ordinance 1016 re Code Amendment Allowing Storage Units in Business District:** Mayor Spencer opened the Public Hearing.

Planner Dillon Roth presented the staff report, saying this is a first and final reading of Ordinance 1016, a code amendment to allow storage units in select Local Business zoning districts. He reviewed the scope and background of the requested amendment, which is citizen initiated, noting that the public process has been completed. He added that no public

comments were received at the Planning Commission public hearing, nor during the SEPA comment period. Planner Roth than invited Councilmembers Questions.

Responding to Councilmember Gailey's question, Planner Roth said that Planning Commission concerns regarding visual impacts were resolved, and that the amendment is consistent with the Comprehensive Plan.

Mayor Spencer invited public comment.

Dave Huber, applicant, 530 Valley Mall Parkway, Suite 9, East Wenatchee, complimented Planner Roth and Community Development Director Wright for their work on this code amendment and said he believes the project will be successful; he is happy with process.

Mayor Spencer closed the public comment portion of the public hearing, and also closed the public hearing.

**MOTION:** Moved by Councilmember Hilt, seconded by Councilmember Daughtry, to approve Ordinance No. 1016 to allow the storage use in LB zoning districts adjacent to state highways. On vote the motion carried (7-0-0-0).

**Action Items:**

**Approve Grimm House Quit Claim Deed:** City Administrator Brazel said that the Grimm House is located on city-owned property, but there is not a clear chain of title transferring the building to the city. The quit claim deed will close that loop and the City will own both the building and the property. The Historical Society supports this action. He then responded to Councilmembers' questions.

**MOTION:** Moved by Councilmember Welch, seconded by Councilmember Tageant, to authorize the Mayor to accept and sign a Quit Claim Deed and required Supplemental Statement transferring ownership of the Grimm House from the Lake Stevens Historical Society to the City of Lake Stevens. On vote the motion carried (7-0-0-0).

**Discussion Items:**

**Naming of City Parks:** Director Wright presented the staff report and said that currently there are three parks in the City that are in need of names. They are property on 20<sup>th</sup> Street SE commonly known as the 20<sup>th</sup> Street Ballfields, the park in Frontier Heights, and the park located in the Nourse development. Council policy P-3-90 provides direction as to how parks are to be named, and staff is requesting direction to move forward with naming of the three parks, beginning with the park located in the Nourse development. Council would make the final decision on the names selected for the parks.

**MOTION:** Moved by Councilmember Daughtry, seconded by Councilmember Welch, to direct staff to move forward with the process for naming the three identified city parks, beginning with the park located in the Nourse development. On vote the motion carried (7-0-0-0).

**Study Session:** None.

**Executive Session:** Mayor Spencer announced an executive session beginning at 7:30 p.m. and lasting 10 minutes for the purpose of discussing pending litigation, with action to follow.

The regular meeting of the City Council reconvened at 7:41 p.m.

**MOTION:** Moved by Councilmember Hilt, seconded by Councilmember McDaniel, to authorize the Mayor to execute a settlement agreement regarding pending litigation with Dennis Taylor. On vote the motion carried (7-0-0-0).

**Adjourn:**

Moved by Councilmember Daughtry, seconded by Welch to adjourn the meeting at 7:43 p.m. On vote the motion carried (7-0-0-0).

---

John Spencer, Mayor

---

Kathy Pugh, City Clerk



LAKE STEVENS CITY COUNCIL  
**STAFF REPORT**

**Council**  
**Agenda Date:** February 13, 2018

**Subject:** Resolution 2018-08 Adopting Updated Council Rules of Procedure

<b>Contact</b> <b>Person/Department:</b>	<u>Gene Brazel, City Administrator</u>	<b>Budget</b> <b>Impact:</b>	<u>N/A</u>
---	--	---------------------------------	------------

---

**RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:** **Approve Resolution 2018-08**  
**Adopting Updated Council Rules of Procedure**

**SUMMARY/BACKGROUND:** Over the years the City Council has established Rules of Procedure guiding the conduct of City Council business. Rules of Procedure were first adopted in 1995 when Resolution 1995-11 established rules of procedure for excused absences. In 1997, the Council adopted Resolution 1997 establishing Council Procedures to provide for the efficient conduct of business. Over the years, Council has reviewed and discussed the Council Procedures including in 1998, 2003 and in 2006 when the current Council Procedures were adopted by motion. Since that time, the Council Procedures have not been updated.

Adoption of Resolution 2018-08 will repeal previous resolutions Council Procedures, and adopt updated Council Procedures which reflect City Council's current procedural practices and are in accordance with current state law. The Council Procedures were reviewed by the City Attorney. Council has reviewed and discussed the proposed Council Procedures at its January 19-20, 2018 retreat meeting, and again at the February 6, 2018 City Council Workshop.

---

**APPLICABLE CITY POLICIES:**

---

**BUDGET IMPACT:**

---

**ATTACHMENTS:**

- Exhibit A: Resolution 2018-08

ATTACHMENT A

**CITY OF LAKE STEVENS  
LAKE STEVENS, WASHINGTON  
RESOLUTION NO. 2018-08**

**A RESOLUTION OF THE CITY OF LAKE STEVENS,  
WASHINGTON, ADOPTING UPDATED COUNCIL RULES OF  
PROCEDURE.**

**WHEREAS**, Council Procedures provide the framework for conducting City Council business efficiently and in accordance with applicable state laws; and

**WHEREAS**, on September 11, 1995 the City Council adopted Resolution 1995-11 establishing procedures for excused absences of members of the Lake Stevens City Council in accordance with applicable state law; and

**WHEREAS**, on March 10, 1997 the City Council adopted Resolution 1997-3, adopting Council Procedures to provide for the efficient conducting of City Council business in accordance with applicable state laws; and

**WHEREAS**, the City Council has reviewed and discussed Council Procedures at various meetings over the years, including October 5, 1998, July 28, 2003, January 10, 2006 and January 23, 2006; and

**WHEREAS**, the City Council adopted by motion Council Procedures at its November 24, 2003 City Council meeting, and most recently at its July 10, 2006 City Council meeting; and

**WHEREAS**, the City Council wishes to amend and update its Council Procedures to reflect current practices and applicable state law,

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE STEVENS,  
WASHINGTON, DOES RESOLVE AS FOLLOWS:**

**Section 1.** Resolutions 1995-11 establishing procedures for excused absences of City Council members, 1997-3 adopting Council Procedures, and Council Procedures adopted by motion on July 10, 2006 are hereby repealed.

**Section 2.** The Council Procedures dated February 13, 2018, attached as Attachment A, are hereby adopted as the procedures the City Council will follow in conducting its business.

**Section 3.** This resolution shall take effect and be in full force upon passage and signature.

PASSED by the City Council of the City of Lake Stevens this 13<sup>th</sup> day of January, 2018.

---

John Spencer, Mayor

ATTEST:

---

Kathy Pugh, City Clerk

APPROVED AS TO FORM:

---

Grant K. Weed, City Attorney



# **COUNCIL PROCEDURES**

**ADOPTED**

**February \_\_\_\_, 2018**

## INDEX

<u>SECTION NO.</u>	<u>TITLE</u>	<u>PAGE NO.</u>
1	Authority	1
2	Council Meetings	1
3	Agenda Preparation	5
4	Council Discussion	6
5	Comments, Concerns, and Testimony to Council	6
6	Motions and Voting	6
7	Ordinances	8
8	Mayor, Council President, and Council Vice President	8
9	Council Relations with City Staff	9
10	Council Meeting Staffing	10
11	Councilmember Attendance at Meetings	10
12	Public Hearings	10
13	Media Representation at Council Meetings	11
14	Council Representation	11
15	Confidentiality	11
16	Public Records	11
17	City Administrator Evaluation Annual Process	11
18	Mayor/Council President/Council Vice-President Selection Process	12
19	City Boards/Commissions	12
20	Council Subcommittees	13
21	Ad Hoc Citizen Advisory Boards	14
22	Filling City Council Vacancies	14
23	Miscellaneous	16
24	Suspension and Amendment of Rules	17

## SECTION 1. AUTHORITY

1.1 Pursuant to RCW 35A.12.120, and other applicable law, the Lake Stevens City Council hereby establishes the following rules for the conduct of Council meetings, proceedings and business. These rules shall be in effect upon adoption by the Council and until such time as they are amended or new rules adopted in the manner provided by these rules.

## SECTION 2. COUNCIL MEETINGS

### 2.1 TYPES OF MEETINGS:

1. Regular - the Council meeting held as set by Ordinance.
2. Workshop – the Council meeting held as set by Ordinance.
3. Special - any Council meeting other than the Regular Council meeting. Notice shall be given at least 24 hours in advance. A Special Council meeting may be scheduled by the Mayor, Council President, City Administrator or at the request of not less than 4 Councilmembers.
4. Emergency - a Special Council meeting called without the 24-hour notice. An Emergency meeting deals with an emergency involving injury or damage to persons or property or the likelihood of such injury or damage, when time requirements of a 24-hour notice would make notice impractical and increase the likelihood of such injury or damage. Emergency meetings may be called by the City Administrator, the Mayor or Council President with the consent of not less than 4 Councilmembers. The minutes will indicate the reason for the emergency.

2.2 The time and day of Council's regular meetings shall be set by ordinance and will be held at the location set by ordinance unless otherwise publicly announced.

Regular Council meetings times shall be set by ordinance and will normally adjourn no later than 9:00 p.m., unless pending business must be concluded. Extensions beyond 9 p.m. shall require passage of a motion by Council.

2.3 Council's Workshop Sessions will be scheduled as special meetings and may be held, when needed, as follows: From the hour of 7:00 p.m. and will adjourn no later than the hour of 9:00 p.m., on the first and third Tuesdays, of each month. To continue past this time of adjournment, passage of a motion by a majority of the Council will be required. Alternatively, Workshop Sessions may be scheduled immediately preceding a Regular Council meeting, with the start time to be determined based on the agenda, but in no event earlier than 5:00 p.m., and ending no later than 6:45 p.m. Council workshops may also be scheduled on other dates and times by special meeting notice.

Special Workshop sessions may be called by the Mayor, City Administrator, Council President or by three (3) or more Councilmembers.

Workshop Sessions will be informal meetings for the purpose of reviewing forthcoming programs, receiving progress reports on current programs or projects,

or receiving other similar information. The Council President, Council Vice-President and City Staff will determine on-going dedicated schedules for regular workshop sessions.

No final decisions will be made at a Workshop Session. Decisions on workshop matters will be scheduled for a Regular or Special Council meeting.

- 2.4 Information will be available to the public at each meeting stating a summary of the Rules of Procedure.
- 2.5 Staff/consultants will provide brief information and respond to questions by Councilmembers or as requested by the City Administrator or Presiding Officer.
- 2.6 Citizen comment/public hearing sign-ups will be available at each regular Council meeting.
- 2.7 All regular, workshop and special meetings will be electronically recorded.

The City Clerk will keep an account of all proceedings of the Council in accordance with the statutory requirements, and proceedings will be entered into a minute book constituting the official record of the Council.

City Council meeting minutes will not be revised without a majority affirmative vote of the Council at a regularly scheduled Council meeting.

2.8 ORDER OF REGULAR COUNCIL MEETING AGENDA:

1. Call Meeting To Order:

The Presiding Officer calls the meeting to order.

2. Pledge of Allegiance:

The Council President or designee leads the flag salute.

3. Roll Call:

The Council President will announce the attendance of Councilmembers and indicate any Councilmember who is not in attendance. The Council shall approve excused absences by vote. The official meeting minutes will always reflect the vote count on each action item.

4. Approval of Agenda:

The Council President, with the concurrence of the Councilmembers, may take agenda items out of order or add or remove agenda items.

5. Citizen Comments:

Members of the audience may comment on items relating to any matter not on the meeting agenda under Citizen Comments. Unless this rule is waived

by motion of the Council, each speaker will be limited to three minutes to make their comments.

Council may, at its discretion, allow citizen comment on individual agenda items at times during any regularly scheduled City Council meeting after the item is introduced for Council but prior to Council discussion. The Presiding Officer will limit the amount of time permitted for each speaker to three minutes, until all persons have had an opportunity to speak. These agenda items include, but are not limited to, ordinances, resolutions and Council Business issues. Public testimony will be taken during Council's consideration of quasi-judicial matters.

6. Guest Business:

Persons or organizations invited or requesting to speak to the Council on specific identified topics will be scheduled under Guest Business. Guest speakers will not be restricted to a limited amount of time for speaking unless requested by Council at the time of the meeting.

7. Council Business:

Councilmembers may report on any Board/Commission meetings or significant activities or any other matter pertaining to City business since the last meeting. Subcommittee chairpersons will report on the activities of their respective subcommittees.

8. Mayor's Business:

Under Mayor's Business the Mayor usually addresses significant activities since the last meeting and items not previously discussed, such as future meetings of interest to the Council.

9. City Department Report:

City staff updates the Council on current issues or items of Council interest.

10. Consent Agenda:

Consent Agenda items are considered to be routine, non-controversial, or are items which have previously been studied and reviewed so as to not require additional discussion or debate. Such items may be approved by a single motion. Items on the Consent Agenda may include but are not limited to, minutes, resolutions and ordinances discussed at a previous City Council or Committee meeting, and previously authorized agreements. Any Councilmember may remove any item from the Consent Agenda for separate discussion and action.

11. Public Hearing:

Citizens may comment on public hearing items. The Presiding Officer may limit the amount of time permitted each speaker until all persons have had an opportunity to speak. Further testimony from those who have spoken

may be allowed at the discretion of the Presiding Officer. The public hearing will be continued to another date to take additional testimony when the existing available time is not sufficient or as determined by the Council.

At the Public Hearing, staff's presentation is to give background and frame the issues for the Council and audience.

During public comment or public testimony, Council shall refrain from interactive exchanges with the audience. Council requests for clarification from audience should occur prior to the closure of the public portion of the hearing. Staff may be asked clarifying questions by Council during Council deliberations.

12. Action Items:

a. Proclamations:

A Proclamation is defined as an official announcement made by either the City Council or the Mayor.

b. Introduction and First Reading of Ordinances:

Discussion and debate by the City Council will be held at this time. Councilmembers shall decide whether to amend the ordinance, direct staff to further review the ordinance, or approve placing the ordinance on the Consent Agenda or as a separate agenda topic for second or third reading at an upcoming Regular Council meeting for enactment as an enforceable City law. The number of ordinance readings shall be considered item by item.

c. Resolutions:

A resolution is adoption of a City policy, practice or decision.

d. Other:

Any contract, agreement, or other form of business that requires formal action that is necessary to conduct City business.

e. Such other and additional items as required by law or by Council direction.

13. Executive Session:

Executive session subjects are limited to considering such matters as are authorized under the Open Meetings Act or such other laws that authorize executive sessions. Executive session is a Council meeting that is closed except to the Council and authorized staff members and/or consultants. The public is restricted from attendance. Executive Sessions may be held during Regularly scheduled meetings or Special Council meetings and will be announced by the Mayor.

Before convening an Executive Session the Mayor shall announce the purpose of the executive session and the anticipated time when the session will be concluded and if any action shall be taken. Should the session require more time, a public announcement shall be made that the Executive Session is being extended.

14. Study Session:

Discussion items are generally items of significance that may require future action by Council.

15. Adjournment:

With no further business to come before the Council, the Presiding Officer adjourns the meeting by requesting a motion for adjournment.

**SECTION 3. AGENDA PREPARATION**

3.1 The City Clerk will prepare an agenda for each Council meeting specifying the time and place of the meeting, and set forth a brief general description of each item to be considered by the Council. The agenda is subject to approval by the Mayor and the City Administrator.

3.2 An item may be placed on a Council meeting agenda by any of the following methods:

1. By a Councilmember if the item does not require staff preparation;
2. By any two (2) Councilmembers;
3. By the City Administrator;
4. By a Council Committee;
5. By the Mayor.

3.3 An item may be placed on a regular Council meeting agenda after the agenda is closed if approved by the Mayor or City Administrator.

3.4 The City Clerk will endeavor to schedule sufficient time between public hearings and other scheduled items, so the public is not kept unreasonably waiting, and so the Council will have sufficient time to hear public comment or testimony and to deliberate matters among themselves.

3.5 Legally required and advertised public hearings will generally have a higher priority over other time-scheduled agenda items which have been scheduled for convenience rather than for statutory or other legal reasons.

3.6 Agenda items that are continued from one meeting to another will have preference on the agenda to the extent possible.

- 3.7 Agendas will be finalized by the Thursday prior to the Council meeting. Agenda packets will be available electronically to Council by 5:00 p.m. on the Thursday prior to the Council meeting, and available electronically to the public on the City's web page by 5:00 p.m. on the Friday prior to the Council meeting, unless posted otherwise. If late information becomes available after the packet is posted on the City's web page on the Friday prior to the meeting, or if information arrives from other sources, then a recess or delay may be considered by the Council.
- 3.8 All agenda item packet reports will be in the format provided by the City Clerk's Office.
- 3.9 The Council may use "Staff Recommendation Statement" language from staff reports or agenda item descriptions for making a motion.
- 3.10 Council agenda and packet material will be available to the public during regular meetings.

#### SECTION 4. COUNCIL DISCUSSION

- 4.1 All Council discussion shall be guided by **ROBERTS RULES OF ORDER, NEWLY REVISED.**

#### SECTION 5. COMMENTS, CONCERNS & TESTIMONY TO COUNCIL

- 5.1 Persons addressing the Council, who are not specifically scheduled on the agenda, will be requested to step up to the podium, give their name and address for the record, and limit their remarks to three (3) minutes. All remarks will be addressed to the Council as a whole. Any person making personal, impertinent, or slanderous remarks, or who becomes boisterous, threatening, or personally abusive while addressing the Council, may be requested to leave the meeting.
- 5.2 The Presiding Officer has the authority to preserve order at all meetings of the Council, to cause the removal of any person from any meeting for disorderly conduct and to enforce the Rules of the Council. The Presiding Officer may command assistance of any peace officer of the City to enforce all lawful orders of the Presiding Officer to restore order at any meeting.
- 5.3 Citizens with complaints, concerns or questions, may be referred to separately bring the matter to the Mayor or relevant City staff, or ask that the matter be placed on a future City Council meeting, with the appropriate background information.

#### SECTION 6. MOTIONS AND VOTING

- 6.1 When making motions, Councilmembers will be encouraged to be clear and concise and to not include arguments for the motion within the motion.
- 6.2 After a motion has been made and seconded, the Council may deliberate and discuss their opinions on the issue prior to the vote. No further citizen comments may be heard when there is a motion and a second on the floor.

- 6.3 When the Council concurs or agrees to an item that does not require a formal motion, the Presiding Officer will summarize the agreement at the conclusion of the discussion and normally, a minute entry will be made.
- 6.4 A motion may be withdrawn by the maker of the motion, at any time, up until the question is called to vote without the consent of the Council.
- 6.5 A motion to table is undebatable and shall preclude all amendments or debates of the issue under consideration. If the motion to table prevails, the matter may be "taken from the table" only by adding it to the agenda of a future Regular or Special meeting at which time discussion will continue; and if an item is tabled, it cannot be reconsidered at the same meeting.
- 6.6 A motion to postpone to a certain time is debatable, is amendable, and may be reconsidered at the same meeting. The question being postponed must be considered at a later time at the same meeting, or to a time certain at a future Regular or Special City Council meeting.
- 6.7 A motion to postpone indefinitely is debatable, is not amendable, and may be reconsidered at the same meeting only if it received an affirmative vote.
- 6.8 A motion to call for the question shall close debate on the main motion and is undebatable. This motion must receive a second and fails without a two-thirds' (2/3) vote; debate is reopened if the motion fails.
- 6.9 A motion to amend is defined as amending a motion that is on the floor and has been seconded, by inserting or adding, striking out, striking out and inserting, or substituting.

Motions that cannot be amended include: Motion to adjourn, agenda order, lay on the table, roll call vote, point of order, reconsideration and take from the table. A motion to amend an amendment is not in order.

Amendments are voted on first, then the main motion as amended (if the amendment received an affirmative vote).
- 6.10 Discussion of the motion only occurs after the motion has been moved and seconded.
- 6.11 If a motion does not receive a second, it dies. Motions that do not need a second include: Nominations, withdrawal of motion, agenda order, request for a roll call vote, and point of order.
- 6.12 The Presiding Officer should acknowledge the motion and second prior to voting.
- 6.13 The City Clerk will repeat the motion and/or take a roll call vote, if requested by the Presiding Officer, a Councilmember, or as required by law.
- 6.14 Unless otherwise required by law, the passage or defeat of a motion shall be decided by a majority of those present and voting. Abstentions shall not be included in the vote tally, even if those voting in favor of the motion are less than a majority of the full City Council.

A motion that receives a tie vote is deemed to have failed, except pursuant to RCW 35A.12.100 Duties and authority of the mayor--Veto--Tie-breaking vote, the Mayor "shall have a vote only in the case of a tie in the votes of the councilmen with respect to matters other than the passage of any ordinance, grant, or revocation of franchise or license, or any resolution for the payment of money."

At the conclusion of any vote, the Presiding Officer will inform Council of the results of the vote.

6.15 When a question has been decided, any Councilmember who voted in the majority may move for a reconsideration and such motion must also be seconded by a member who voted in the majority. No motion for reconsideration of a vote shall be made after the meeting has adjourned but may be made at a subsequent meeting of the Council

6.16 The City Attorney shall decide all questions of interpretations of these rules and other questions of a parliamentary nature which may arise at a Council meeting. All cases not provided for in these rules shall be guided by Robert's Rules of Order, Newly Revised.

In the event of a conflict, these Council Rules shall prevail.

## SECTION 7. ORDINANCES

7.1 All ordinances shall be prepared or reviewed by the City Attorney. No Council initiated ordinance shall be prepared for presentation to the Council, unless two Councilmembers support the ordinance and staff has been consulted.

7.2 The City Clerk shall assign a permanent ordinance number at the time the ordinance is initiated.

7.3 The Presiding Officer shall read the title of the ordinance or the Ordinance number prior to voting unless the ordinance is on the Consent Agenda.

7.4 Prior to placement of an ordinance on the agenda, the City Attorney shall approve the ordinance as to form. After the City Attorney's signature, and passage of the Ordinance the City Clerk or designee shall obtain the signature of the Mayor. After the Mayor's signature, the City Clerk or designee shall sign the ordinance.

7.5 Ordinances, or ordinance summaries, shall be published in the official newspaper, as a legal publication, immediately following enactment.

7.6 Ordinances become effective five (5) days after the date of publication of the ordinance unless otherwise specified.

## SECTION 8. MAYOR, COUNCIL PRESIDENT, AND COUNCIL VICE-PRESIDENT

8.1 The Presiding Officer at all regular and special meetings of the Council shall be the Mayor and all workshop sessions shall be the Council President.

At regular and special meetings in the absence of the Mayor, the Council President will act as Presiding Officer or in his/her absence the Council Vice-President. If the Mayor, Council President, and Vice-President are absent, the Council present shall elect one of its members to serve as Presiding Officer until the return of the Mayor, Council President or Council Vice-President.

At workshop sessions in the absence of the Council President, the Council Vice-President will act as the Presiding Officer or in his/her absence the Mayor. If the Council President, Vice-President, and Mayor are absent, the Council present shall elect one of its members to serve as Presiding Officer until the return of the Council President, Council Vice-President, or Mayor.

8.2 The Presiding Officer shall:

1. Preserve order and decorum in the Council chambers;
2. Observe and enforce all rules adopted by the Council;
3. Decide all questions on order, in accordance with these rules, subject to appeal by any Councilmember in which case the Presiding Officer will defer to the City Attorney; and
4. Recognize Councilmembers in the order in which they request the floor. The Presiding Officer, as a Councilmember, shall have only those rights, and shall be governed in all matters and issues by the same rules and restrictions as other Councilmembers.
5. From time to time, the Mayor and/or Council President may appoint Councilmembers to serve on ad hoc committees.

**SECTION 9. COUNCIL RELATIONS WITH CITY STAFF**

9.1 There will be mutual respect from both City staff and Councilmembers of their respective roles and responsibilities.

9.2 City staff will acknowledge the Council as policy makers, and the Councilmembers will acknowledge City staff as administering the Council's policies.

9.3 All written informational material requested by individual Councilmembers shall be submitted by City staff, after approval of the Mayor or City Administrator, to all Councilmembers with a notation indicating which Councilmember requested the information.

9.4 A Councilmember shall not attempt to influence City staff in the selection, evaluation or discipline of personnel, the awarding of contracts, the selection of consultants, the processing of development applications or the granting of City licenses or permits.

9.5 A Councilmember shall not attempt to change the operating rules and practices of any City department.

- 9.6 Mail that is addressed to the Mayor and Councilmembers shall be copied and circulated by the City Clerk, as soon as practicable after it arrives.
- 9.7 The City Clerk shall not open mail addressed to individual Councilmembers if it is marked personal and/or confidential.
- 9.8 No Councilmember shall direct the City Administrator to initiate any action or prepare any report that is significant in nature, or initiate any project or study without the consent of a majority of the Council.
- 9.9 Individual requests for information can be made directly to the Department Director. If the request would create a change in work assignments or City staffing levels, the request must be made through the Mayor or City Administrator and may be referred to the Council.

#### SECTION 10. COUNCIL MEETING STAFFING

- 10.1 The City Administrator shall attend all meetings of the Council unless excused by the Mayor. The City Administrator may make recommendations to the Council and shall have the right to take part in the discussions of the Council, but shall have no vote. When the City Administrator has an excused absence, the designated Acting City Administrator shall attend the meeting.
- 10.2 The City Attorney shall attend all meetings of the Council unless excused by the Mayor, and shall, upon request, give an opinion, either written or oral, on legal questions. The City Attorney shall act as the Council's parliamentarian.
- 10.3 The City Clerk, or designee, shall attend Regular and Special meetings of the Council, keep the official journal (minutes), and perform such other duties, unless excused by the Mayor, as may be needed for the orderly conduct of the meeting.

#### SECTION 11. COUNCILMEMBER ATTENDANCE AT MEETINGS

- 11.1 Councilmembers will inform the Mayor, the Council President, the City Administrator or City Clerk if they are unable to attend any Council meeting, or if they knowingly will be late to any meeting. The minutes will show the Councilmember as having an excused absence if approved by the Council.

#### SECTION 12. PUBLIC HEARINGS

- 12.1 Quasi-judicial hearings require a decision be made by the Council using a certain process, which may include a record of evidence considered and specific findings be made.
- 12.2 Legislative (ordinance or miscellaneous) hearings do not require a decision be made even though information is presented.
- 12.3 Councilmembers shall comply with all applicable laws related to the conflict of interest requirements in the Appearance of Fairness Doctrine.

### SECTION 13. MEDIA REPRESENTATION AT COUNCIL MEETINGS

13.1 All public meetings of the City Council and its boards/commissions shall be open to the media, freely subject to recording by radio, television and photographic services at any time, provided that such arrangements do not interfere with the orderly conduct of the meeting. Seating space shall be provided for the media at each public meeting.

### SECTION 14. COUNCIL REPRESENTATION

14.1 If a Councilmember appears on behalf of the City before another governmental agency, such as the County Council or State Legislature, a community organization, or through the media, for the purpose of commenting on an issue, the Councilmember needs to state existing City policy and the majority position of the Council, if known, on such issue. Personal opinions and comments which differ from the Council majority may be expressed if the Councilmember clarifies that these statements do not represent the Council's position. If a Councilmember wishes to clarify the Council's position on a policy issue, they should do so by requesting a Council resolution be prepared and voted on by the Council.

Councilmembers need to have other Councilmember's concurrence before representing another Councilmember's view or position with the media, another governmental agency or community organization.

### SECTION 15. CONFIDENTIALITY

15.1 Councilmembers shall keep confidential all written materials and verbal information provided to them during Executive Sessions or which are otherwise subject to the attorney-client privilege, to ensure that the City's position is not compromised. Any Councilmember having any contact or discussion needs to make full disclosure to the Mayor, City Administrator and/or the City Council in a timely manner.

### SECTION 16. PUBLIC RECORDS

16.1 Public records created or received by the Mayor or any Councilmember should be transferred to the City Clerk's office for retention by the City in accordance with the Public Records Law. Public records that are duplicates of those received by, or in the possession of the City, are not required to be retained. Questions about whether or not a document is a public record or if it is required to be retained should be referred to the City Clerk.

### SECTION 17. CITY ADMINISTRATOR EVALUATION ANNUAL PROCESS

17.1 The Mayor will determine the evaluation criteria and format for the process. As the City Administrator's immediate supervisor the Mayor shall issue the final annual evaluation. Council members will be given the opportunity to provide their observations, comments and recommendations.

17.2 The final step of the City Administrator evaluation process is for the Mayor to prepare amendments, if any, to the City Administrator's employment contract. This contract and any amendment thereto must be approved by the City Council at a Council meeting.

#### SECTION 18. MAYOR/COUNCIL PRESIDENT /VICE-PRESIDENT SELECTION PROCESS

18.1 Mayor. The Mayor is elected per RCW Title 35A and other applicable election laws.

18.2 Council President. At the first regular meeting in January of each year, the members of the City Council shall elect, from their number, a Council President who does not serve for more than one consecutive full year.

18.3 Council Vice-President. At the first regular meeting in January of each year, the members of the City Council shall elect, from their number, a Vice-President who does not serve for more than one consecutive full year.

#### SECTION 19. CITY BOARDS/COMMISSIONS

19.1 Lake Stevens' boards and commissions provide an invaluable service to the City. Their advice on a wide variety of subjects aids the Mayor and Councilmembers in the decision-making process. Effective citizen participation is an invaluable tool for local government.

19.2 These boards/commissions are generally established by ordinance.

19.3 Councilmembers should be assigned as board/commission liaisons in January of each year or as needed. Staff shall provide liaisons with agenda and support material for such meetings.

19.4 Appointments and reappointments of board/commission members, when vacancies and term expirations occur, shall be as follows:

1. Vacancies to the City's boards and commissions will be advertised in the City newspaper, on the City's web page, at City Hall and such other locations as are deemed appropriate.
2. All applicants for a board or commission will be interviewed by a panel consisting of the Mayor, the Department Head and/or staff liaison, the Council liaison or designee to that board or commission and the Chairperson or designee of the board or commission the applicant applied for.
3. Following the interviews, the Mayor nominates a candidate for appointment to the vacant position.
4. The nominated candidate will be notified and requested to complete a criminal background check. All criminal background checks will be conducted by The Human Resources Department.
5. Following successful completion of the criminal background check the Mayor reviews nominee recommendation with Council at a regular Council meeting

or at a workshop session. The recommendation should include the number of applicants interviewed, qualifications, and reason for the selection.

6. Mayor appoints board/commission member with Council approval at the regular Council meeting or next regular meeting if recommendation is made at a workshop session, with the candidate present, if possible.
7. Where required by law, appointed board/commission member will then be sworn in immediately following appointment. In the case where multiple appointments are made in one Council meeting, all appointees will be sworn in as a group.
8. If the City Council does not confirm or reject the Mayor's nomination for appointment within thirty (30) days of submittal, the Mayor may proceed with the appointment.

## SECTION 20. COUNCIL SUBCOMMITTEES

20.1 Council subcommittees are policy review and discussion arms of the Council. Subcommittees may study issues and develop recommendations for consideration by the Council. Subcommittees may not take binding action on behalf of the City. Subcommittees generally involve three or fewer councilmembers and therefore are not subject to the Open Public Meetings act.

Subcommittees will be established on an as-needed basis by motion or other action of the City Council

At its first meeting each year, each subcommittee should select from its members a chairperson who will oversee the meeting and report on the activities of the subcommittee to the Council at regular City Council meetings during Council Business.

20.2 Each subcommittee will have staff support as needed and assigned by the City Administrator. Staff will work with the subcommittee chairs to set agendas, provide support materials (including any sensitive communications by staff), and prepare reports as needed. The City Clerk or designee will attend subcommittee meetings and may prepare minutes. Subcommittee meetings will not be electronically recorded.

20.3 Even though the Open Meetings Act does not generally apply, subcommittee meetings are open to the public for observation only; no citizen comments or participation will be allowed.

20.4 The Mayor or City Administrator may send issues directly to subcommittees for their review in lieu of being referred to committee by the entire Council.

20.5 Subcommittee appointments shall be made by the Council President or in his/her absence by the Council Vice-President. The Council President will take into account the interests, availability to serve and requests of individual Councilmembers in making subcommittee assignments.

- 20.6 Membership of each subcommittee will consist of a maximum of three (3) Councilmembers unless otherwise approved by Council.
- 20.6 The Mayor and/ or City Administrator shall be an "ex officio" member of each subcommittee.

## SECTION 21. AD HOC CITIZEN ADVISORY BOARDS

- 21.1 PURPOSE

To effectively use valuable resources provided by the citizenry at large to deal with issues on which more citizen input is judged to be needed. Each Board shall be given a clearly defined goal and adequate information to help them understand their role in the governmental structure. Unless determined otherwise by action of the City Council the authority of such Boards will be limited to providing informal input and recommendations to the City Council.
- 21.2 APPOINTMENT PROCEDURES

The boards will consist of no more than five citizen members (selected by the Mayor and confirmed by the City Council), the Mayor or designee, a staff person, and Councilmember if desired.
- 21.3 STAFF SUPPORT

Each Ad Hoc Advisory Committee will have staff support as needed and assigned by the City Administrator. Staff will work with the committee to provide support materials and prepare reports.

## SECTION 22. FILLING CITY COUNCIL VACANCIES

- 22.1 PURPOSE

To provide guidance to the City Council when a Lake Stevens Councilmember position becomes vacant before the expiration of the official's elected term of office. Pursuant to state law, a vacancy shall be filled only until the next regular municipal election, wherein the person elected will serve the remainder of the unexpired term.
- 22.2 REFERENCES
  - RCW 42.30.110(h) - Executive Session Allowed to Consider Qualifications of a Candidate for Appointment to Elective Office
  - RCW 42.30.060 - Prohibition on Secret Ballots
  - RCW 42.12 - Vacant Position
  - RCW 35A.12.050 - Vacancies - Filling of Vacancies in Council/Mayor Form of Government

22.3

### APPOINTMENT PROCESS

1. A Council position shall be officially declared vacant upon the occurrence of any of the causes of vacancy set forth in RCW 42.12.010, including resignation, recall, forfeiture, written intent to resign, or death of a Councilmember. The Councilmember who is vacating his or her position cannot participate in the appointment process.
2. The City Council shall direct staff to begin the Councilmember appointment process and establish a notice, application, interview and appointment schedule, so that the position is filled at the earliest opportunity.
3. The City Clerk's Office shall prepare and submit to the City's Official Newspaper, with courtesy copies to all other local media outlets, a Notice of City Council Vacancy, which announces the vacancy consistent with the requirements necessary to hold public office. The City's web page and other social media may also be used to announce the Council vacancy.
4. The City Clerk's Office shall prepare an application form which requests appropriate information for City Council consideration of the applicants. Applications will be available at Lake Stevens City Hall, on the City web site, and such other locations that the City Council deems appropriate. Copies of the advertisement will be provided to current members of City of Lake Stevens' boards and commissions.
5. Applications received by the deadline date and time will be copied and circulated, by the City Clerk's Office to the Mayor and City Council. Packets may also contain additional information received such as endorsements, letters of reference and other pertinent materials.
6. The City Clerk's Office shall publish the required public notice(s) for the meeting scheduled for interviewing applicants for consideration to the vacant position. This meeting may be a regularly scheduled City Council meeting, or a special session City Council meeting.
7. The City Clerk's Office shall notify applicants of the location, date and time of City Council interviews.
8. Prior to the date and time of the interview meeting, the Mayor shall accept one interview question from each Councilmember.
9. Prior to the date and time of the interview the City Clerk or designee will make inquiry of each applicant to determine eligibility to hold office and to fill the Council vacancy in the City.

22.4

### INTERVIEW MEETING

Depending on the number of applicants to be interviewed, each interview of an applicant/candidate shall be approximately 15 minutes in length as follows:

1. The City Council shall ask the predetermined set of questions which must be responded to by the applicant. Each applicant will be asked and will answer the same set of questions.
2. An informal question and answer period in which Councilmembers may ask and receive answers to miscellaneous questions.
3. The applicants' order of appearance will be determined by a random lot drawing performed by the City Clerk.
4. The Council may elect not to interview all of the applicants if the number exceeds six (6) candidates. The decision as to which applicants to interview will be based on the information contained in the application forms.

22.5

### VOTING

Upon completion of the interviews, Councilmembers may convene into Executive Session to discuss the qualifications of the applicants. However, all interviews, nominations and votes taken by the Council shall be in open public session.

1. The Mayor shall ask for nominations from the Councilmembers.
2. In the case of one vacancy to be filled, balloting will continue until a nominee receives a majority of four (4) votes.
3. At any time during the balloting process, the City Council may postpone balloting until a date certain or regular meeting if a majority vote has not been received.
4. Nothing in this policy shall prevent the City Council from reconvening into Executive Session to further discuss the applicant/candidate qualifications.
5. The Mayor shall declare the nominee receiving the majority vote as the new Councilmember. The new Councilmember shall be sworn into office by any person authorized under state law to administer oaths, at the earliest opportunity or no later than the next regularly scheduled City Council meeting.
6. In the case of a tie vote, the Mayor may cast a vote.
7. If the City Council does not fill the vacancy within 90 days of the declared vacancy, the Revised Code of Washington delegates appointment powers to Snohomish County.

### SECTION 23. MISCELLANEOUS

23.1

When Councilmembers register to attend an official conference requiring voting delegates, such as the Association of Washington Cities, the Council shall designate the voting delegate(s) and alternate voting delegate(s) during a public meeting, by a majority vote; when possible, said selection of voting delegate(s) shall be done on a

rotating basis for the purpose of allowing all Councilmembers the opportunity to be an official voting delegate.

**SECTION 24. SUSPENSION AND AMENDMENT OF RULES**

- 24.1 Any provision of these rules not governed by state law or ordinance, may be temporarily suspended or waived by a two-thirds (2/3) majority vote of the Council.
- 24.2 These rules may be amended, or new rules adopted, by a majority vote of the Council.
- 24.3 While not required, these Rules should be reviewed approximately every 2 years for the purpose of keeping up to date with legal requirements and for purposes of confirming that actual practices conform with these rules.



LAKE STEVENS CITY COUNCIL  
**STAFF REPORT**

**Council Agenda**

**Date:** February 13, 2018

**Subject:** Approve Professional Services Agreement with Abe Martinez d/b/a North Sound Productions

<b>Contact</b>		<b>Budget</b>
<b>Person/Department:</b>	<u>Gene Brazel, City Administrator</u>	<b>Impact:</b>

---

**RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:** Approve Amendment No. 1 to the Professional Services Agreement with Abe Martinez, a Sole Proprietor, d/b/a North Sound Productions

**SUMMARY/BACKGROUND:** The City entered into a Professional Services Agreement with Abe Martinez d/b/a North Sound Productions on October 12, 2017 to document the traffic congestion and problems on westbound 20<sup>th</sup> Street SE to the Trestle during peak traffic hours by capturing video and photographs, as well as interviewing stakeholders and persons knowledgeable of or affected by this traffic problem. This resulted in the production of a video that was recently shared to key legislators at AWC Action Days, as well as being available in other media formats such as the City's Facebook page. The original contract was not to exceed \$4,000, which is below the threshold requiring Council approval.

Staff wishes to enlarge the scope of services to complete production of a multi-use video about the critical need to replace the Trestle and westbound connection at the juncture of U.S. 2/SR 204/20<sup>th</sup> SE, as well as completing additional interviews. This additional video will be used to inform Lake Stevens citizens and other stakeholders in an ongoing campaign to keep those most impacted by this traffic dilemma of the importance of this project and the necessary steps to move forward.

Because the amendment, in the amount of \$4,000, brings the total amount of the contract to \$8,000, Staff requests that Council approve this Amendment No. 1 to Professional Services Agreement.

---

**APPLICABLE CITY POLICIES:**

---

**BUDGET IMPACT:** \$8,000 (\$4,000 original Professional Services Agreement + \$4,000 with Amendment No. 1)

---

**ATTACHMENTS:**

- Exhibit A: Amendment No. 1 to Professional Services Agreement

**AMENDMENT NO. 1 TO  
PROFESSIONAL SERVICES AGREEMENT BETWEEN CITY OF LAKE  
STEVENS, WASHINGTON AND ABE MARTINEZ, A SOLE PROPRIETOR, DBA  
NORTH SOUND PRODUCTIONS FOR CONSULTANT SERVICES**

This Amendment No. 1 to Professional Services Agreement with between City of Lake Stevens, Washington ("City") and Abe Martinez, a Sole Proprietor, dba North Sound Productions ("Consultant") is made and entered into this \_\_\_\_\_ day of February, 2018.

WITNESSETH THAT:

WHEREAS, the City and Consultant entered into a Professional Services Agreement dated October 12, 2017 wherein Consultant agreed to provide consultant services to develop a video highlighting the traffic difficulties accessing U.S. 2, aka The Trestle, from 20<sup>th</sup> Street SE, and

WHEREAS, the City and Consultant agreed by written agreement to extend the term of the Professional Services Agreement from November 30, 2017 to December 31, 2017; and

WHEREAS, the City and Consultant determined to amend the scope of services identified in Article II, Scope of Services, Exhibit "A" to include an additional scope of services, and

WHEREAS, the City and Consultant wish to continue and extend the term of the Professional Services Agreement and subsequent amendment to said term; and

WHEREAS, the City and Consultant wish to amend Paragraph IV.1 Payments,

NOW, THEREFORE,

1. Article II, Scope of Services, is amended to include the additional Scope of Services as set out in the attached Exhibit "A" to this Amendment No. 1 to Professional Services Agreement, and as provided for in Paragraph III.1 Minor Changes in Scope, Extra Work
2. Paragraph III.3 of the Professional Services Agreement, as amended by the written agreement of City and Consultant dated November 6, 2017, is amended to extend the term of the agreement through June 30, 2018.
3. Paragraph IV.1 Payments, subparagraph (a) is amended to increase the amount of compensation paid by City to Consultant in an amount not to exceed \$8,000.
4. Except as expressly amended by this Amendment No. 1, all other terms and conditions of the original Professional Services Agreement shall remain in full force and effect.

IN WITNESS WEHREOF, the parties hereto have executed this Amendment No. 1 to Professional Services Agreement as of the date first above written.

CITY OF LAKE STEVENS

By: \_\_\_\_\_  
John Spencer, Mayor

Approved as to Form:

\_\_\_\_\_  
Grant K. Weed, City Attorney

ABE MARTINEZ, A SOLE PROPRIETOR,  
DBA NORTH SOUND PRODUCTIONS

By: \_\_\_\_\_  
Abe Martinez

## Scope of Work

**Objective: Complete production of a multi-use video about the critical need to replace “The Trestle,” the Highway 2 connection between Everett and Lake Stevens. In addition, create component, or derivative pieces from original interviews to be used in an on-going campaign to inform Lake Stevens citizens and other stake holders about the importance of the project and steps that need to be taken to move it forward in the near future.**

Task Description	Unit Cost	Total
<b>Capture and/or obtain additional video and still photos to document the traffic problems.</b>  During an initial screening of the project to-date, I was instructed to try and obtain more video footage that reflects greater traffic gridlock. This reflects seasonal traffic patterns, which are back to normal now. Also, I will likely need other supporting “B-roll” for the additional segments that have been added to the project.	\$60.00 per hour	\$300-600
<b>Capture interviews with stake holders and key individuals knowledgeable about the issues and/or affected by them.</b>  Most of these are done and invoiced. However, during the screening several other suggestions were made for interview segment videos and/or adaptations of the main, composite video.	\$120-\$180 per event depending on length of interview and setup	\$360-\$720 depending on difficulty and number
<b>Post production of video and setup of online distribution</b>  This involves all remaining scripting, video editing, motion graphics, voiceover, and digital/hard copy delivery of final product. In addition, this reflects coordination with city IT staff in building the webpage(s) that will be the platform for online distribution.	\$60.00 per hour	\$1,800-\$3,000

## Budget

Based on the approximations provided above, the additional cost for this video project will be between \$2,460 and \$4,320 depending on complexity. However, assuming the project does not substantially change, requiring another revised scope of work, I will commit to a final project cost **not to exceed a total of \$4,000.**



LAKE STEVENS CITY COUNCIL  
**STAFF REPORT**

**Council Date:** \_\_\_\_\_ **Agenda** 13 February 2018

**Subject:** City Hall Project – Pacific Mobile Structures Final Acceptance

**Contact / Department:** Amanda Wells, Public Works **Budget Impact:** \$885,047.20

**RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:** Accept as final the project and work performed by KCDA for the Temporary City Hall Project.

**SUMMARY/BACKGROUND:**

In the 2017 Budget, the Council authorized a budget for the purchase and installation of a temporary City Hall facility in an amount of \$1.4 million. The temporary City Hall facility was approved for purchase by the Council in November 2017 under a KCDA purchasing service contract (state approved purchase cooperative). KCDA also provided services for the necessary site work by execution of a change order to ensure a coordination of project construction.

The work performed by the contractor Pacific Mobile Structures meets the intent of the contract and was performed under due diligence. The final construction cost is \$885,047.20; the modular installation was \$418,070.72 and the site costs were \$466,976.48 bringing total contract cost to \$885,047.20. Of the final project cost, \$48,777.40 was for change orders which were accounted for in the approved contingency fund.

**APPLICABLE CITY POLICIES:**

**BUDGET IMPACT: General Fund \$882,617.40**

**ATTACHMENTS:**

- Exhibit A: Final Pay Estimate

# REVISED PURCHASE ORDER



KCDA Purchasing Cooperative  
 P.O. Box 5550  
 Kent, WA 98064-5550  
**Phone:** 1425-251-8115  
**Fax:** 1253-395-5402

Purchase Order Number	
4102214	
Date	Page
12/19/2016 13:48:15	1 of 3
External PO Number	
PO//0000001467 15-255	
REF#	1724185

**Send To:**

PACIFIC MOBILE STRUCTURES INC. #  
 P.O. BOX 1404  
 CHEHALIS, WA 98532-0350  
 USA

**Ship To:**

LAKE STEVENS, CITY OF  
 1812 MAIN STREET  
 P. O. BOX 257  
 LAKE STEVENS, WA 98258  
 USA

**Attn:**

**Contact Phone:** 425-334-1012

**Supplier ID:** 125324

\*Mark Packages With: PO//0000001467 15-255\*

Buyer Name			Required Delivery Date	Terms Description				
Quantity	UOM Unit Size	Required Date	Item ID Item Description	Contract #	Net Unit Price	Pricing UOM Unit Size	Extended Price	
			Fox-Lockard, Shanel	3/20/2017	Net 30 Days			
1	LOT 1.0	3/20/2017	NSPACMOBILE15-255 PACIFIC MOBILE PORTABLES Modular Office		23,132.41	LOT 1.0000	23,132.41	
1	EACH 1.0	3/20/2017	NSPERF PERFORMANCE BOND		8,361.41	EACH 1.0000	8,361.41	
1	LOT 1.0	4/4/2017	76700 CHANGE ORDER #1 04/04/2017		6,492.54	LOT 1.0000	6,492.54	
1	EACH 1.0	4/4/2017	NSPERF PERFORMANCE BOND		132.50	EACH 1.0000	132.50	
1	LOT 1.0	4/27/2017	76701 CHANGE ORDER #2 04/27/2017		38,318.73	LOT 1.0000	38,318.73	
1	EACH 1.0	4/27/2017	NSPERF PERFORMANCE BOND		7,663.75	EACH 1.0000	7,663.75	
1	LOT 1.0	6/6/2017	76702 CHANGE ORDER #3 06/06/2017		25,437.83	LOT 1.0000	25,437.83	

# REVISED PURCHASE ORDER



KCDA Purchasing Cooperative  
P.O. Box 5550  
Kent, WA 98064-5550  
Phone: 1425-251-8115  
Fax: 1253-395-5402

Purchase Order Number	
4102214	
Date	Page
12/19/2016 13:48:15	2 of 3
External PO Number	
PO//0000001467 15-255	
REF#	1724185

Quantity	UOM Unit Size	Required Date	Item ID Item Description	Contract #	Net Unit Price	Pricing UOM Unit Size	Extended Price
1 EACH	1.0	6/6/2017	NSPERF		519.14	EACH	519.14
PERFORMANCE BOND							
1 LOT	1.0	6/7/2017	NSPACMOBILE15-255		369,020.23	LOT	369,020.23
PACIFIC MOBILE PORTABLES							
1 LOT	1.0	6/7/2017	NSPACMOBILE15-255		145,611.16	LOT	145,611.16
PACIFIC MOBILE PORTABLES							
1 LOT	1.0	6/7/2017	00000		0.00	LOT	0.00
RETAINAGE BILL BACK/PAY BACK							
1 LOT	1.0	6/22/2017	76703		19,510.96	LOT	19,510.96
CHANGE ORDER #4 06/22/2017							
1 EACH	1.0	6/22/2017	NSPERF		975.55	EACH	975.55
PERFORMANCE BOND							
1 LOT	1.0	7/18/2017	NSPACMOBILE15-255		17,556.67	LOT	17,556.67
PACIFIC MOBILE PORTABLES							
1 LOT	1.0	7/18/2017	76701		191,593.63	LOT	191,593.63
CHANGE ORDER #2							
1 LOT	1.0	7/18/2017	76703		28,290.89	LOT	28,290.89
CHANGE ORDER #4							
1 LOT	1.0	10/10/2017	76704		2,381.20	LOT	2,381.20
CHANGE ORDER #5 10/10/2017							
<i>Item Status: *** ADDITIONAL ITEM ***</i>							
1 EACH	1.0	10/10/2017	NSPERF		48.60	EACH	48.60
PERFORMANCE BOND							
<i>Item Status: *** ADDITIONAL ITEM ***</i>							

# REVISED PURCHASE ORDER



KCDA Purchasing Cooperative  
P.O. Box 5550  
Kent, WA 98064-5550  
Phone: 1425-251-8115  
Fax: 1253-395-5402

Purchase Order Number	
4102214	
Date	Page
12/19/2016 13:48:15	3 of 3
External PO Number	
PO//0000001467 15-255	
REF#	1724185

Quantity	UOM Unit Size	Required Date	Item ID Item Description	Contract #	Net Unit Price	Pricing UOM Unit Size	Extended Price

**TOTAL: 885,047.20**



**City of Lake Stevens**  
72x60 Mobile Office - Rev 1

12/14/2016

WA Cat #	Description	Takeoff Quantity	Unit Price	Grand Total
KCDA Pricing				
9 WVM15	Delivery Charge (per mile) for 12' Wide Mobile Units Below:	1,590.00 Mile	14.17	22,530.30
9 WVM26	12x60 Open Office	5.00 Ea	56,293.10	281,485.50
9 WVM27	12x60 1 Wall With Single Restroom	1.00 Ea	63,033.47	63,033.47
		100		387,029.27
8 WVJ2	Add for Two Handicap Restrooms	1.00 Ea	16,078.29	16,078.29
22 WCE22	Interior Hollow Core Door with Passage	5.00 Ea	671.25	3,356.25
7 WVG1	Plastic Laminate cabinets overhead and lower per lineal foot	7.00 Lf	492.36	3,446.52
7 WVG2	Price per additional exterior light	-7.00 Ea	206.79	(1,447.53)
7 WVG5	Price for floor mounted phone data/electrical outlet - black plastic flange	30.00 Ea	552.88	16,586.40
1 WCE9	J-box Raceway, stub up and down	16.00 Ea	62.12	993.92
22 WCE19	Duplex Receptacle	18.00 Ea	96.22	1,731.96
		101		40,745.81
8 WVK3	Aluminum Ramp Wet Stamped copies of engineering	1.00 Ea	286.19	286.19
3 WCE75	Standard 30' offset ramp w/flush end transition: 5'x5' Landing w/30' Ramp Single	1.00 Ea	6,642.62	6,642.62
3 WCE77	Additional Landing Option: 5'x5' Landing with one Rail, Handrail	4.00 Ea	1,236.46	4,945.84
3 WCE79	Switchback Landing Option: 5'x10' Switchback Landing with Returns, Handrail	1.00 Ea	2,688.95	2,688.95
4 WCE82	Landing/Stair to Alternate Entrance Options: Add 5'x5' Landing w/ 5-Rise 4-Steps with Guardrail	2.00 Ea	3,456.06	6,912.12
4 WCE88	Stair Options: 4-Step, 5-Riser Stair With Handrail	1.00 Ea	1,640.85	1,640.85
4 WCE90	Installation for Aluminum Ramps and Landings: Standard 5'x5' Landing with 28' or 30' Ramp	1.00 Ea	1,013.25	1,013.25
4 WCE92	Installation for Aluminum Ramps and Landings: Install Steps to Landing	3.00 Ea	82.99	248.97
4 WCE93	Installation for Aluminum Ramps and Landings: Additional Components: Landings, Ramp Sections, Each	4.00 Ea	82.99	331.96
8 WVK11	Upgrade from PT Wood Pads to Black Plastic Pads at Each Leg - per Each	32.00 Ea	12.81	409.92
		115		25,120.47
KCDA Pricing				
				432,895.55

Means Pricing

Delete Exterior Walls, Doors, and Windows	(58,391.29)
Add Interior Walls	9,614.45
Upgrade Flooring to 28 Oz Carpet and 4" Rubber Base	5,635.37
Add Sink at Break Area	1,974.96
Add LED Exterior Lights	2,445.06
Add Storefront Exterior door	5,677.96



**City of Lake Stevens**  
**72x60 Mobile Office - Rev 1**

12/14/2016

WA Cat #	Description	Takeoff Quantity	Unit Price	Grand Total
	Enlarge Two Restrooms			<b>9,857.25</b>
	Means Pricing			<b>(23,186.24)</b>

**Estimate Totals**

Description	Amount	Totals
<b>Bond - 2%</b>	<b>8,361.41</b>	
<b>Total</b>		<b><u>418,070.72</u></b>
WSST	\$37,208.29	
<b>TOTAL</b>	<b>\$455,279.01</b>	

*Purchase Order to be made out to:  
KCDA - King County Directors Association*

*Purchase Order Number: 0000001467*

*-1503*

We agree to do the above estimated work.

Signature

Print Name Mark Monkev

Date 14 Dec 16

# PACIFIC MOBILE STRUCTURES

P.O. Box 1404  
Chehalis, WA 98352-0350  
Ph: 855-701-5988

## Change Order

**Project:**  
09-17-010N City of Lk Stevens 0000001467  
1812 Main St  
Lake Stevens, WA 98258

**To Contractor:**  
Pacific Mobile Structures, Inc.  
P.O. Box 1404  
Chehalis, WA 98352-0350

**The Contract is changed as follows:**  
Building Changes

1 Factory Changes	\$6,625.04
-------------------	------------

**Change Order: 1**  
**Date:** 2/28/2017

**Architect's Project:**  
**Contract Date:**  
**Contract For:**

---

**ALL VALUES BELOW LISTED WITHOUT APPLICABLE SALES TAX.**

The original Contract Amount was	\$418,070.72
Net change by previously authorized Change Orders	\$0.00
The Contract Amount prior to this Change Order was	\$418,070.72
The Contract will be increased by this Change Order in the amount of	\$6,625.04
The new Contract Amount including this Change Order will be	\$424,695.76

The date of Substantial Completion as of the date of this Change Order therefore is

---

**NOT VALID UNTIL SIGNED BY THE CONTRACTOR AND OWNER.**

---

Pacific Mobile Structures, Inc.  
CONTRACTOR  
P.O. Box 1404  
Chehalis, WA 98352-0350

Mike Ardous  
(Signature)  
By 4-3-17

OWNER

Mike Monical  
(Signature)  
By 2 March 17

Date

Date



P.O. Box 1404  
Chehalis, WA 98352-0350  
Ph : 855-701-5968

### *Change Order*

**Project:** 09-17-010N City of Lk Stevens 0000001467  
1812 Main St  
Lake Stevens, WA 98258

Change Order: 2

To Contractor:

Pacific Mobile Structures, Inc.  
P.O. Box 1404  
Chehalis, WA 98352-0350

### Architect's Project:

**Contract Date:**

**The Contract is changed as follows:**

### 3.1 Site Work \$383,187.27

---

ALL VALUES BELOW LISTED WITHOUT APPLICABLE SALES TAX.

The original Contract Amount was	\$418,070.72
Net change by previously authorized Change Orders	\$6,625.04
The Contract Amount prior to this Change Order was	\$424,695.76
The Contract will be increased by this Change Order in the amount of	\$383,187.27
The new Contract Amount including this Change Order will be	\$807,883.03

The date of Substantial Completion as of the date of this Change Order therefore is

NOT VALID UNTIL SIGNED BY THE CONTRACTOR AND OWNER.

Pacific Mobile Structures, Inc.  
CONTRACTOR  
P.O. Box 1404  
Chehalis, WA 98352-0350

**OWNER**

(Signature) 

(Signature)

By 4-26-17

---

By

Date

Date



P.O. Box 1404  
Chehalis, WA 98352-0350  
Ph: 855-701-5968

## Change Order

**Project:**  
09-17-010N City of Lk Stevens 0000001467  
1812 Main St  
Lake Stevens, WA 98258

**To Contractor:**  
Pacific Mobile Structures, Inc.  
P.O. Box 1404  
Chehalis, WA 98352-0350

**The Contract is changed as follows:**

4 Site Electrical Work and Engineering	\$25,956.97
Sales Tax @ 8.9000%:	\$2,310.17
Change Order Total with Tax:	<u>\$28,267.14</u>

---

**ALL VALUES BELOW LISTED WITHOUT APPLICABLE SALES TAX.**

The original Contract Amount was	\$418,070.72
Net change by previously authorized Change Orders	\$389,812.31
The Contract Amount prior to this Change Order was	\$807,883.03
The Contract will be increased by this Change Order in the amount of	\$25,956.97
The new Contract Amount including this Change Order will be	\$833,840.00

The date of Substantial Completion as of the date of this Change Order therefore is

---

**NOT VALID UNTIL SIGNED BY THE CONTRACTOR AND OWNER.**

---

Pacific Mobile Structures, Inc.  
CONTRACTOR  
P.O. Box 1404  
Chehalis, WA 98352-0350

Mike Andrews  
(Signature)  
By 8-1-17

Date

OWNER

Kurt Hilt  
(Signature)  
By Kurt Hilt, Mayor Pro Tem  
May 14, 2017

Date



P.O. Box 1404  
Chehalis, WA 98352-0350  
Ph: 855-701-5968

## Change Order

**Project:**  
09-17-010N City of Lk Stevens 0000001467  
1812 Main St  
Lake Stevens, WA 98258

**Change Order:** 4

**Date:** 6/16/2017

**Architect's Project:**

**Contract Date:**

**Contract For:**

**To Contractor:**

Pacific Mobile Structures, Inc.  
P.O. Box 1404  
Chehalis, WA 98352-0350

**The Contract is changed as follows:**

Site and Electrical Changes:

6 Add New Elec Service to Existing Bldg	\$3,645.02
7 Add parking lot lighting	\$33,434.61
8 Install Conduits for low Voltage between New and Existing Buildings	\$1,264.69
9 Removal and disposal of spruce tree, stump and scrubs	\$1,253.32
10 Electrical Trenching	\$9,179.76
	<b>Total:</b> <u>\$48,777.40</u>

Bond - 975.55  
47801.85

**ALL VALUES BELOW LISTED WITHOUT APPLICABLE SALES TAX.**

The original Contract Amount was	\$418,070.72
Net change by previously authorized Change Orders	\$415,769.28
The Contract Amount prior to this Change Order was	\$833,840.00
The Contract will be increased by this Change Order in the amount of	\$48,777.40
The new Contract Amount including this Change Order will be	\$882,617.40

The date of Substantial Completion as of the date of this Change Order therefore is

**NOT VALID UNTIL SIGNED BY THE CONTRACTOR AND OWNER.**

Pacific Mobile Structures, Inc.

CONTRACTOR

P.O. Box 1404

Chehalis, WA 98352-0350

(Signature)

By

Mike Arcaus

6-20-17

Date

OWNER

(Signature)

Mayor

6/20/2017

Date

*edurpos@lakestevenswa.gov*



P.O. Box 1404  
Chehalis, WA 98352-0350  
Ph: 855-701-5988

## Change Order

**Project:**  
09-17-010N City of Lk Stevens 0000001467  
1812 Main St  
Lake Stevens, WA 98258

**To Contractor:**  
Pacific Mobile Structures, Inc.  
P.O. Box 1404  
Chehalis, WA 98352-0350

**The Contract is changed as follows:**  
Site Changes

- 2 Ramp Changes
- 11.1 Revised misc. sitework for unforeseen conditions
- 12.1 Tear Down and Install New Gutters on New Modular
- 13 Additional sidewalk and paving
- 15 Install Gutters on Existing Modular
- 16 Floor and hot boxes

**Change Order: 5**

Date: 7/7/2017

**Architect's Project:**

**Contract Date:**

**Contract For:**

(25120 <sup>47</sup> )	(5120 <sup>44</sup> )	
1042924	325 <sup>29</sup>	\$25,633.13
150489	31 <sup>94</sup>	\$16,764.55
6150 <sup>43</sup>	125 <sup>04</sup>	\$1,596.83
1376 <sup>35</sup>	28 <sup>09</sup>	\$6,282.07
1074 <sup>24</sup>	40 <sup>30</sup>	\$1,404.44
		\$2,015.04
		Total: \$2,429.80

1376 <sup>35</sup>	28 <sup>09</sup>	48 <sup>00</sup>
1074 <sup>24</sup>	40 <sup>30</sup>	
	2381 <sup>20</sup>	
		48 <sup>00</sup>

**ALL VALUES BELOW LISTED WITHOUT APPLICABLE SALES TAX.**

The original Contract Amount was	\$418,070.72
Net change by previously authorized Change Orders	\$464,546.68
The Contract Amount prior to this Change Order was	\$882,617.40
The Contract will be increased by this Change Order in the amount of	\$2,429.80
The new Contract Amount including this Change Order will be	\$885,047.20

The date of Substantial Completion as of the date of this Change Order therefore is

**NOT VALID UNTIL SIGNED BY THE CONTRACTOR AND OWNER.**

Pacific Mobile Structures, Inc.

CONTRACTOR

P.O. Box 1404

Chehalis, WA 98352-0350

Mike Adous  
(Signature)

10-5-17

By

Mike Adous

Date

OWNER

John T Spencer  
(Signature)

By

10/5/2017

Date



This page left blank intentionally



LAKE STEVENS CITY COUNCIL  
**STAFF REPORT**

**Council Agenda**

**Date:** February 13, 2018

**Subject:** Appoint Council Representatives to Sewer Utility Transition Oversight Committee

<b>Contact</b>	<b>Budget</b>
<b>Person/Department:</b> <u>Gene Brazel, City Administrator</u>	<b>Impact:</b> <u>N/A</u>

---

**RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:** Appoint Councilmembers Gary Petershagen and Marcus Tageant to the Sewer Utility Transition Oversight Committee.

**SUMMARY/BACKGROUND:** The City and the Lake Stevens Sewer District are currently working to develop an Assumption Agreement pursuant to the City's Resolution 2017-12, and the Sewer District's similar resolution, which identify steps to be undertaken by the City and Sewer District related to assumption of the Sewer District by the City. The parties have determined that formation of an oversight committee, consisting of two representatives from the City and two representatives from the Sewer District will assist with this process. This was discussed by City Council at the February 6, 2018 workshop, and there was consensus that Councilmembers Gary Petershagen and Marcus Tageant, who are already appointed to the Council's Sewer Utility subcommittee, be appointed to serve on the Sewer Utility Transition Oversight Committee.

---

**APPLICABLE CITY POLICIES:** N/A

---

**BUDGET IMPACT:** N/A

---

**ATTACHMENTS:** None



This page left blank intentionally



LAKE STEVENS CITY COUNCIL  
**STAFF REPORT**

**Council Agenda**

**Date:** February 13, 2018

**Subject:** Appoint Council Representatives to Participate in Boards & Commissions Interviews

<b>Contact</b>	<b>Budget</b>
<b>Person/Department:</b> <u>Gene Brazel, City Administrator</u>	<b>Impact:</b> <u>N/A</u>

---

**RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:** Appoint Councilmembers Brett Gailey and Rauchel McDaniel to participate in Boards and Commissions Interviews for calendar year 2018.

**SUMMARY/BACKGROUND:** Currently when a vacancy on a City board or commission occurs, candidates are interviewed by a panel consisting of the Mayor, the board/commission chairperson, the Council liaison and the staff liaison. At the January 19-20, 2018 City Council Retreat, Council expressed that they would like a greater role in the selection of citizens appointed to the City's boards and commissions. This could be accomplished by appointing two additional councilmembers to sit on board and commission interview panels for the calendar year 2018. In succeeding years, new appointments of councilmembers would be made each year for this purpose. This was again discussed at the February 6, 2018 City Council Workshop meeting, and Councilmembers Brett Gailey and Rauchel McDaniel both said they would like to sit on these interview panels.

---

**APPLICABLE CITY POLICIES:** N/A

---

**BUDGET IMPACT:** N/A

---

**ATTACHMENTS:** None



This page left blank intentionally



LAKE STEVENS CITY COUNCIL  
**STAFF REPORT**

**Council Date:** Agenda February 13, 2018

**Subject:** Resolution No. 2018-07 Amendment to Surplus Real Property Inventory

<b>Contact Person/Department:</b>	<u>Jeanie L. Ashe, Economic Development Coordinator</u>	<b>Budget Impact:</b>	<u>Revenue from sales</u>
-----------------------------------	---	-----------------------	---------------------------

---

**RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:**

**Approve Resolution 2018-07** – An amendment to resolution 2016-18 authorizing the City Council to surplus real property along the 20<sup>th</sup> Street SE Corridor and authorizing the Mayor or designee to convey or sell real property pursuant to Chapter 2.98 LSMC.

**SUMMARY/BACKGROUND:** Staff inadvertently omitted Parcel #00457000002306 at 9306 20<sup>th</sup> St. SE from the original resolution. This amendment cleans up the language and adds the parcel to the surplus inventory.

Property description is a single-family residence converted from a duplex on .40 acres. The house is abandoned and boarded up.

---

**APPLICABLE CITY POLICIES:** Chapter 2.98 LSMC

---

**BUDGET IMPACT:** Revenue from sales will be put in a dedicated capital fund for infrastructure improvements within the 20<sup>th</sup> Street SE Corridor subarea

---

**ATTACHMENTS:**

- Exhibit A: Resolution 2018-07

**RESOLUTION NO. 2018-07**

**A RESOLUTION OF THE CITY OF LAKE STEVENS,  
WASHINGTON AMENDING RESOLUTION 2016-18 AUTHORIZING  
THE CITY COUNCIL TO SURPLUS REAL PROPERTY ALONG THE  
20TH STREET SE CORRIDOR AND AUTHORIZING THE MAYOR  
OR DESIGNEE TO CONVEY OR SELL REAL PROPERTY PURSUANT TO  
CHAPTER 2.98 OF THE LAKE STEVENS MUNICIPAL CODE.**

WHEREAS, prior to the Southwest annexation Snohomish County acquired several parcels of real property along 20th Street SE corridor as part of a road widening project; and

WHEREAS, the County has transferred and conveyed said parcels or real property identified in Exhibit A and depicted in Exhibit B to the City following the Southwest annexation; and

WHEREAS, Lake Stevens Municipal Code (LSMC) 2.98.010 authorizes the City Council to surplus real property when it is not needed for some present or future municipal use and if it can be sold for a reasonable return; and

WHEREAS, LSMC 2.98.020 authorizes the Mayor to dispose of surplus property for a reasonable return or to benefit the public interest by sealed bid, auction, negotiated sale or special disposition; and

WHEREAS, the City Council has determined that the properties or portions of properties identified in Exhibit A and depicted in Exhibit B, as the properties or portions of properties no longer needed for present or future municipal uses; and

WHEREAS, parcel number 00457000002306 was inadvertently omitted from Resolution 2016-18 and is identified in Exhibit A attached hereto as an additional property no longer needed for present or future municipal uses; and

WHEREAS, the City Council deems it to be in the public interest to sell or convey real property where the property is no longer useful to the City; and

WHEREAS, the City Council deems it necessary to establish a dedicated capital project fund from the proceeds of property sales to be spent on infrastructure improvements within the 20th Street SE Corridor subarea, including but not limited to road improvements, pedestrian improvements and/or stormwater improvements; and

WHEREAS, for reporting purposes, local governments should use capital project funds to account for the accumulation of resources that are restricted, committed, or assigned for expenditure for capital outlays; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF LAKE STEVENS, WASHINGTON AS FOLLOWS:

Section 1. Resolution 2016-18 is hereby amended to authorize the Mayor or the Mayor's designee to sell or dispose of the properties or portions of properties identified in revised Exhibit A. according to the provisions of Chapter 2.98 LSMC including determining fair market value and appropriate process

for disposition thereof.

Section 2. The City Council hereby resolves that the proceeds from surplus property sales should be set aside in a capital project fund to pay for public infrastructure improvements including but not limited to road improvements, pedestrian improvements and/or stormwater improvements within the 20th Street SE Corridor subarea.

Section 3. The City of Lake Stevens hereby establishes Fund 310 as the 20th Street SE Corridor Capital Projects Fund.

Section 4. Except as provided herein, all provisions of Resolution 2016-18 shall remain in full force and effect, unchanged.

PASSED by the City Council of the City of Lake Stevens this \_\_\_\_\_ day of February, 2018.

---

John Spencer, Mayor

ATTEST:

---

Kathy Pugh, City Clerk

APPROVED AS TO FORM:

Grant K. Weed, City Attorney

## EXHIBIT A

List of properties or portions of properties identified by parcel number under the legal ownership of the City of Lake Stevens.

29052600207800; 00431400300202; 00609950000700; 00457000001903; 00457000002306;  
00473400000400; 0045700001903; 00473400000400; 004770900003000; 0045700000507;  
00457000002802; 29061900302801; 29061900302100.



LAKE STEVENS CITY COUNCIL  
**STAFF REPORT**

**Council Agenda Date:** February 13, 2018

**Subject:** Adoption of Resolution 2018-005, Accepting the 60 Percent Pellerin Annexation Petition and Issuing a Notice of Intent to Annex and adopt Comprehensive Plan Designation and Zoning for annexed parcels

---

<b>Contact</b>	Joshua Machen, AICP, Senior Planner	<b>Budget</b>	none
<b>Person/Department:</b>	Russ Wright, Community Dev. Director	<b>Impact:</b>	

---

**RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:**

Approve Resolution 2018-005 to:

1. Accept the 60 percent Pellerin Annexation petition give notice of intent to annex and
2. Require that upon annexation the simultaneous adoption of land use and zoning designations and require the assumption of all existing City indebtedness.

---

**DISCUSSION:**

On December 12, 2017, the City Council passed Resolution 2017-021 accepting the 10% Pellerin Annexation petition and authorizing the gathering of signatures for the 60% annexation petition. On December 21, 2017, the applicant submitted the 60% annexation petition with signatures from property owners representing more than 60% assessed valuation of the properties contained within the proposed annexation area. The Snohomish County Assessor's office has validated the 60% petition (Attachment 1).

The property is approximately 27 acres and the signed petitioners own over 60% of the land value within the proposed annexation area. The annexation area is located east of Lake Stevens city limits, which is just across South Lake Stevens Road. The proposed annexation is an area bounded on the north by an existing neighborhood and large undeveloped lots, on the south by 18<sup>th</sup> Street SE, by Lake Stevens Road on the west and on the east by Mission Ridge Subdivision.

In accordance with the adopted resolution 2017-021, the proposed zoning for the Pellerin Annexation area is proposed to be HUR (High Urban Residential) with a land use designation of Medium Density Residential.

Snohomish County has a Boundary Review Board that is required to review all annexations prior to approval by the City Council. Therefore, the resolution before you is to issue a "Notice of Intent to Annex", which will be submitted to the Boundary Review Board. Once the board has reviewed the annexation proposal and provided their decision, the City Council will have the final decision whether or not to annex the properties or adjust the boundaries and adopt final comprehensive plan designation and zoning for the annexed area.

**The following early review comments were received from the Snohomish County Staff:**

1. The legal description and survey map for the potential annexation include an area that the Snohomish County Assessor shows is already inside the City. There is a discrepancy between the extent of 18<sup>th</sup> St SE included in the petition attachment, and the extent of unincorporated right-of-way for 18<sup>th</sup> St SE in the County Assessor map, affecting the west 246 feet (approximate, along the centerline). Clarification and potential correction of the annexation boundaries is needed.  
*City Staff response: This scrivener's error was corrected by the applicant and the proper legal description and map are attached and incorporated into the proposed resolution as Revised Exhibit A & B.*
2. To the south of the annexation boundary, 108<sup>th</sup> Dr. SE and 19<sup>th</sup> St SE can only be accessed by way of 18<sup>th</sup> St SE. The proposed annexation should also include those properties that take access from 108<sup>th</sup> Dr. SE and 19<sup>th</sup> St SE consistent with Sections 8.1 and 8.2 in the *Interlocal Agreement Between the City of Lake Stevens and Snohomish County Concerning Annexation and Urban Development Within the Lake Stevens Urban Growth Area*, "Where possible, the City agrees to annex continuous segments of road to facilitate economical responsibility and avoid discontinuous patterns of alternating city and county road/street ownership..." *City Staff Response: While the City doesn't disagree with the fact that 108<sup>th</sup> Dr. SE and 19<sup>th</sup> St SE could only be accessed by 18<sup>th</sup> ST SE, the staff does not agree that this alone should be justification for requiring those accessed areas to be included in the annexation, as there are multiple areas and homes within the city and county that can only be accessed by crossing jurisdictional boundaries to reach them.*
3. To ensure logical and regular boundaries, the potential annexation should therefore also include all of the unincorporated properties south of the proposed annexation, including the entire width of the adjacent portion of 20<sup>th</sup> St SE. *City Staff Response: While the staff agrees that the area within the UGA south to 20<sup>th</sup> street should be annexed into the City, the same argument used above by the County would apply to this boundary as properties off 108<sup>th</sup> Ave SE would need to cross through Lake Stevens right-of-way to access their properties. Staff supports this area of the UGA being included in the future election annexation.*
4. To the north of the potential annexation area, there is an unincorporated area, including the 15<sup>th</sup> St SE cul-de-sac, that is not included in the potential annexation. We would support that the property between the proposed annexation and S Lake Stevens Rd to the north also be included in the annexation. That would avoid creation of an irregular boundary, leaving an unincorporated urban "peninsula" (similar to the Oklahoma panhandle) accessible only by way of the City, and also would ensure consistency in development and connectivity of the public road system. *City Staff Response: This area was originally included in the Pellerin Annexation proposal. However, due to concerns from property owners within this northern area, the applicant shrunk the proposed annexation area. The staff continues to support an annexation boundary that includes the entire area bounded on the north and west by South Lake Stevens Road. Annexation of this area could be initiated by the City through an Inter-Local Agreement (ILA) with the County.*
5. Any new development in the proposed annexation area should provide for road connectivity by providing road stubs to the north to connect to S Lake Stevens Rd. *City Staff Response: The staff supports road connectivity and the need to have roads stubs to the north.*

**Public Comment:**

As of February 7, 2018, the City has received one public comment letter (Attachment 3).

**ATTACHMENTS**

1. – Snohomish County Certificate of Sufficiency Pellerin Annexation
2. - Draft Resolution 2018-005 with exhibits
3. - Public Comment letter



Snohomish County

## Assessor's Office

Linda Hjelle  
County AssessorMatt Crisler  
Chief DeputyM/S #510  
3000 Rockefeller Ave.  
Everett, WA 98201-4046(425) 388-3433  
FAX (425) 388-3961

## CERTIFICATE OF SUFFICIENCY

I, Chris Huyboom, Snohomish County Deputy Assessor, in accordance with the requirements of RCW 35A.01.040, hereby certify that the Petition for the City of Lake Stevens, Pellerin Annexation submitted to the Assessor on February 5, 2018 is signed by the owners of property comprising 62.55% of the total assessed value within the area described in the petition, according to the records of the Snohomish County Assessor. The determination of sufficiency was begun on February 5, 2018.

Dated this 5th day of February 2018.

By   
Deputy Assessor

## City of Lake Stevens Lake Stevens, WA

### RESOLUTION NO. 2018-005

#### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE STEVENS ACCEPTING A 60% ANNEXATION PETITION TO THE CITY PURSUANT TO RCW 35A.14.120; PROVIDING NOTICE OF INTENT TO ANNEX TO THE SNOHOMISH COUNTY BOUNDARY REVIEW BOARD, ASSIGNING PROPOSED ZONING AND COMPREHENSIVE PLAN DESIGNATIONS UPON ANNEXATION; AND REQUIRING ASSUMPTION OF A PROPORTIONATE SHARE OF CITY INDEBTEDNESS.

WHEREAS, The Lake Stevens City Council (Council) adopted Ordinance No. 937 establishing the 2015 – 2035 Comprehensive Plan that sets planning goals, policies and implementation strategies for the Lake Stevens Urban Growth Area (UGA) pursuant to Chapter 36.70A RCW; and

WHEREAS, the City of Lake Stevens (City) and Snohomish County entered an updated Interlocal Agreement related to Annexation and Urban Development in the Lake Stevens UGA recorded under Auditors File No. 200511100706 on November 10, 2005; and

WHEREAS, the City Council has reviewed the City's annexation strategy to determine its consistency with current practices, policies and procedures and passed Resolution 2016-21; and

WHEREAS, pursuant to RCW 35A.14.120 the City Council adopted resolution 2017-021 accepting a 10% petition, authorizing the circulation of a 60% petition for annexation and designating comprehensive plan and zoning for the proposed "Pellerin" annexation area pursuant to RCW 35A.14.120; and

WHEREAS, pursuant to RCW 35A.14.120, the applicant has now obtained the signatures of property owners representing more than 60% of the current total assessed value of all parcels within the proposed annexation area legally described in Revised Exhibit A; and

WHEREAS, pursuant to RCW 35A.01.040 the Snohomish County Assessor's Office on February 5, 2018, certified the 60% petition as sufficient; and

WHEREAS, the annexation area being contiguous with the existing City limits, lies within unincorporated Snohomish County, and may generally be described as an area of approximately twenty-seven (27) acres, bounded on the north by an existing neighborhood and large undeveloped lots, on the south by 18<sup>th</sup> Street SE, by Lake Stevens Road on the west and on the east by Mission Ridge Subdivision, as depicted in the map attached as Revised Exhibit B. Said unincorporated area is within the City's Urban Growth Area; and

WHEREAS, since the circulation and certification of the 60% petition a scrivener's error in the legal description and annexation map attached to the 60% petitions was discovered, specifically the west approximately 254 lineal feet of 18<sup>th</sup> Street SE is depicted as part of the annexation, when in fact that portion of right-of-way is already part of the City of Lake Stevens; and

WHEREAS, in light of the error referenced in the previous recital, the Exhibit A legal description and Exhibit B map have been revised as attached hereto. Said revisions do not affect the privately-owned properties which are proposed for annexation and the revisions serve solely to correct the area proposed for annexation by eliminating public right of way which is already within the incorporated Lake Stevens City Limits; and

WHEREAS, on February 13, 2018 a properly noticed public hearing was held pursuant to RCW 35A.14.130 and all persons who wished to provide testimony were heard.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE STEVENS AS FOLLOWS:

SECTION 1. Subject to Sections 2-4 below, the Lake Stevens City Council hereby submits a "Notice of Intent to Annex" pursuant to RCW 35A.14.120 for the area legally described in attached Revised Exhibit A and depicted in Revised Exhibit B, which correct the scrivener's error in the legal description and map that was attached to the 60% petition, by removing the portion of existing Lake Stevens' right-of-way at the west end of 18<sup>th</sup> Street SE, (approximately 254 lineal feet).

SECTION 2. The area legally described in attached revised Exhibits A and B shall be required to assume its proportionate share of the general indebtedness of the City of Lake Stevens at the time of the effective date of such annexation.

SECTION 3. The area described in attached revised Exhibits A and B, if annexed, shall be designated in the City's Comprehensive Plan as MDR (Medium Density Residential) and the on the City's Official Zoning Map as HUR (High Urban Residential).

SECTION 4. A certified copy of this resolution, together with a copy of the 60% annexation petition shall be filed with the Snohomish County Boundary Review Board in accordance with its procedures.

PASSED by the City Council of the City of Lake Stevens this 13<sup>th</sup> day of February 2018.

---

John Spencer, Mayor

ATTEST:

---

Kathy Pugh, City Clerk

APPROVED AS TO FORM:

---

Grant K. Weed, City Attorney

## PELLERIN LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS;

**BEGINNING** AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19;

**THENCE** SOUTH  $02^{\circ}31'12''$  WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 687.03 FEET TO THE SOUTH MARGIN OF 18<sup>TH</sup> STREET SOUTHEST;

**THENCE** NORTH  $89^{\circ}04'13''$  WEST ALONG SAID SOUTH MARGIN A DISTANCE OF 333.27 FEET;

**THENCE** SOUTH  $02^{\circ}49'21''$  WEST ALONG SAID SOUTH MARGIN A DISTANCE OF 10.01 FEET;

**THENCE** NORTH  $89^{\circ}04'13''$  WEST ALONG SAID SOUTH MARGIN A DISTANCE OF 990.54 FEET;

**THENCE** NORTH  $02^{\circ}50'18''$  EAST ALONG SAID SOUTH MARGIN A DISTANCE OF 11.42 FEET;

**THENCE** NORTH  $89^{\circ}11'06''$  WEST ALONG SAID SOUTH MARGIN A DISTANCE OF 300.19 FEET;

**THENCE** NORTH  $02^{\circ}50'18''$  EAST A DISTANCE OF 40.02 FEET TO THE NORTH MARGIN OF 18<sup>TH</sup> STREET SOUTHEAST;

**THENCE** NORTH  $89^{\circ}11'06''$  WEST ALONG SAID NORTH MARGIN A DISTANCE OF 240.49 FEET TO THE EAST MARGIN OF SOUTH LAKE STEVENS ROAD;

**THENCE** NORTH  $18^{\circ}17'42''$  EAST ALONG SAID EAST MARGIN A DISTANCE OF 73.13 FEET;

**THENCE** NORTH  $01^{\circ}33'49''$  WEST ALONG SAID EAST MARGIN A DISTANCE OF 227.54 FEET;

**THENCE** NORTH  $00^{\circ}35'48''$  WEST ALONG SAID EAST MARGIN A DISTANCE OF 275.05 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF  $5^{\circ}48'49''$  AND A RADIUS OF 694.30 FEET;

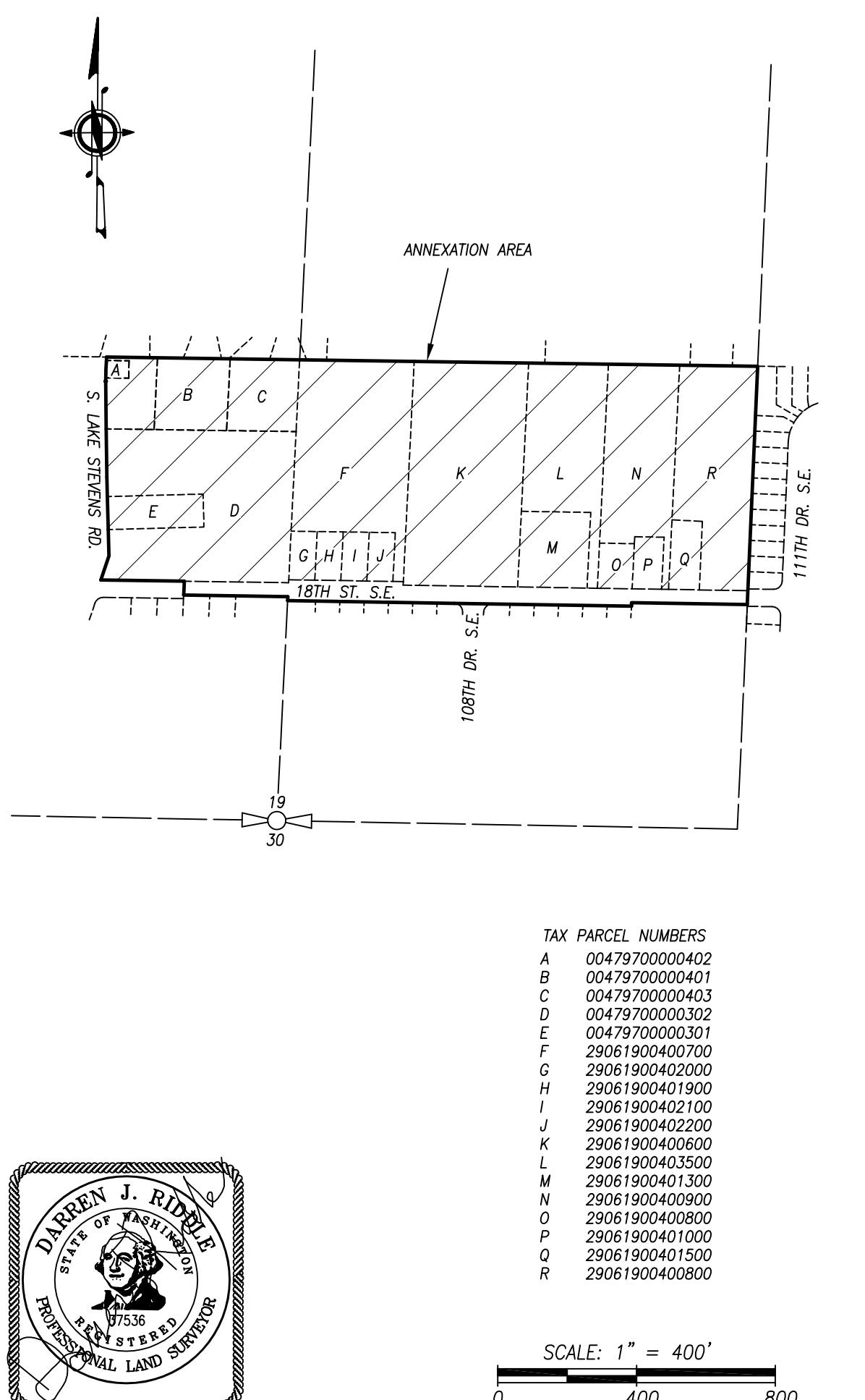
**THENCE** ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 70.46 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19;

**THENCE** SOUTH  $89^{\circ}11'26''$  EAST ALONG SAID NORTH LINE A DISTANCE OF 555.79 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 19;

**THENCE** SOUTH  $89^{\circ}11'30''$  EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1,320.09 FEET TO THE POINT OF BEGINNING;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

## EXHIBIT A



Pacific	Coast Surveys, Inc.
LAND SURVEYING & MAPPING	
P.O. BOX 13619 MILL CREEK, WA 98082	
PH. 425.508.4951 FAX 425.357.3577 www.PCSurveys.net	

## ANNEXATION EXHIBIT MAP FOR:

## PELLERIN COVE

SE 1/4, SW 1/4, SEC.19, T.29N., R.6E., W.M.  
SW 1/4, SE 1/4, SEC.19, T.29N., R.6E., W.M.

DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
NCM	2.07.18	171375exb.DWG	1" = 400'	17-1375

**From:** [Val MacDonald](#)  
**To:** [Josh Machen](#)  
**Subject:** Pellerin annexation /LUA2017-0151  
**Date:** Wednesday, February 7, 2018 9:13:42 AM

---

Dear Joshua Machen,

I am against the annexation Pellerin.

Toyer Strategic Consulting didn't present a compelling argument.

- The land valuation didn't appear to be of similar values or like properties.
- The added cost to be in Lake Stevens could prove to be a tipping point on my fixed income and will have a chilling effect on my household. I don't see an up side.
  - Single and forced to have garbage service weekly the smallest bin is for a family off four.
  - The service is a monopoly
- A Higher eclectic and water bill.
- Added taxes for a home based business.
- I am suspicious and received no answer to the question why annex  $\frac{1}{2}$  of 18<sup>th</sup> ST SE , why not both sides???. Dodgy
- What other crazy city mandates are there that I don't know about?

I have concerns about the environmental impact on the wildlife in my area. Deer owls, eagle, hawks, salamanders, frogs, rabbits and coyotes. High density sounds detrimental to the serene setting of Pellerin.

Traffic. It has doubled travel times and more in the past 5 years. How is that going to be mitigated. Or Water run-off.

I will continue to be against annexation till some of my very specific questions and concerns are answered with verifiable information that will support the answers given.

Regards,

Valerie Macdonald



This page left blank intentionally



LAKE STEVENS CITY COUNCIL  
**STAFF REPORT**

**Council Date:** \_\_\_\_\_ **Agenda** February 13, 2018

**Subject:** LUA2016-0201 – Revised Soper Hill Road Right-of-Way Vacation (Ordinance No. 1017)

<b>Contact</b>	Eric Durpos, Public Works Director	<b>Budget Impact:</b>	There is no budget impact.
<b>Person/Department:</b>	Russ Wright, Community Development Director		

---

**RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:** Approve the proposed revised Right-of-Way Vacation and accept the proposed revised Right-of-Way Dedication by adoption of Ordinance 1017 (**Attachment 1**).

---

**BACKGROUND/HISTORY:**

The proponents propose to construct a commercial retail center at the intersection of Soper Hill Road and SR-9. The proponents are proposing construction of a roundabout, stormwater vault, and the improvement and realignment of Soper Hill Road east of SR-9. The new roundabout would provide access to the north for future commercial development, access to the east for the new elementary school, and access to the south along Soper Hill Road. The project proponents have also applied for an administrative conditional use permit (for grading/clearing) and SEPA review in support of their proposed roadway improvements.

City Council previously approved the proponent's road right-of-way vacation and dedication for the project on March 28, 2017 via Ordinance 992. After the ordinance approval, the proponent revised plans for the project responding to engineering and traffic comments. The ordinance and record of survey were not recorded with the County.

The proponents provided the city with a revised road right-of-way vacation and dedication application and record of survey on December 12, 2017. The revised right-of-way vacation application reflects the revised plans for the project which the proponents also submitted for city review on December 18, 2017.

The commercial center design is predicated on the city vacating 12,504 square feet of unused right-of-way adjacent to Soper Hill Road. The previous vacation area approved in 2017 was 12,077 square feet.

In return for the ROW vacation, the City would receive 25,514 square feet (previously 25,085 square feet) of dedicated property in compensation. A survey map that illustrates the revised proposed vacation and dedication areas is included (**Attachment 2**).

Subject to Lake Stevens Municipal Code 14.16C.095, the proponents have provided a revised cost summary of adjacent properties estimated to be between \$15.71 per square foot and \$0.04 per square foot to determine a value for the proposed vacations and dedications (**Attachment 3**).

The requested action is a legislative decision subject to a Type V permit and public hearing with City Council. Before city staff can approve a building permit application, City Council would need to approve the ROW vacation.

**ANALYSIS:**

1. The city received a Type V application and supporting materials on December 28, 2016, identified as File No. LUA2016-0201, which staff deemed complete on January 13, 2017.
2. City Council previously approved the proponent's road right-of-way vacation and dedication for the project on March 28, 2017 via Ordinance 992 (**Attachment 4**). The proponents did not record the ordinance and record of survey after the 2017 approval.
3. The proponents submitted a revised application and supporting materials under the same file number on December 12, 2017.
4. The city provided public notice for the revised land use action and hearing by publication in the Everett Herald, mailing postcards to residents within 300-feet of the properties, posting the notice on city campus bulletin boards, publishing on the city website and posting the site on February 1, 2018 in accordance with Chapter 14.16B LSMC, Part V.
5. LSMC 14.16C.095 establishes the procedure and decision criteria for right-of-way vacations. The applicant provided a narrative responding to LSMC 14.16C.095 with the application.
  - a. Mr. Harry Cussen, on behalf of Mr. Walter Kjorsvik, petitioned the city to consider a right-of-way vacation of approximately 12,504 square feet. Mr. Kjorsvik proposes to dedicate a compensatory amount of property to the city totaling approximately 25,514 square feet
  - b. The application contains the signature of Walter Kjorsvik, the adjacent property owner.
  - c. A draft ordinance is attached (subject to the City Attorney's approval), for City Council's consideration.
  - d. The applicant has provided a survey and legal descriptions for the affected portions of the properties under review. The city's consulting engineer, CHS Engineers, has stated that no substantive discrepancies exist in the legal descriptions or survey.
  - e. The applicant has provided documentation for the assessed value of the adjacent property on a square foot basis established using Snohomish County Assessor's information. The Public Works Director has found the valuations to be fair and accurate.
  - f. Decision Criteria pursuant to LSMC 14.16C.095(f):
    - 1) This criterion is not applicable, as the property does not adjoin any fresh water body.
    - 2) Responses to City Council criteria for deciding upon the petition:
      - i. The realignment and frontage improvements to Soper Hill Road will assure safer travel for both pedestrians and vehicles.
      - ii. The construction of a roundabout will provide improved vehicle circulation.
      - iii. The ROW vacation does not adversely affect the public need and will provide an opportunity for infill development.
      - iv. The ROW is not contemplated or needed for a future public use.

- v. No abutting owner will become landlocked nor will any abutting owner have their access substantially impaired.
- 3) The total assessed value of the area proposed to be vacated is \$118,608.24. The total assessed value of the area to be dedicated to the city is \$132,894.88.
- g. The ordinance upon approval will be recorded with Snohomish County along with the record of survey

#### **CONCLUSIONS:**

1. The proposal has met the procedural and noticing requirements for Type V permits per Chapters 14.16A and 14.16B LSMC.
2. The proposal meets the criteria to approve a Right-of-Way vacation per LSMC 14.16C.095.
3. The Public Works Department has verified that the assessed values are fair and accurate.
4. The city's consulting engineer has verified that no substantive discrepancies exist in the legal descriptions or survey.

#### **RECOMMENDATION**

Staff recommends that the City Council **APPROVE** the proposed revised Right-of-Way Vacation (LUA2016-0201) subject to Ordinance 1017.

#### **APPEALS**

The decision of the City Council on a Type V application is the final decision and may be appealed to Snohomish County Superior Court by filing a land use petition which meets the requirements set forth in Chapter 36.70C RCW. The petition must be filed and served upon all necessary parties as set forth in State law and within the 21-day time period as set forth in RCW 36.70C.040. The appeal period shall commence upon the City Council's final decision and not upon expiration of the reconsideration period.

---

**APPLICABLE CITY POLICIES:** Lake Stevens Municipal Code 14.16C.095 – Right-of-Way Vacation and Chapter 14.16B LSMC, Part V – Type V Review - Quasi-Judicial, City Council Decisions

---

**BUDGET IMPACT:** There is no budget impact.

---

#### **ATTACHMENTS:**

1. Ordinance No. 1017
2. Revised Survey Map
3. Revised Value Assessment
4. Ordinance No. 992

## ATTACHMENT 1

**CITY OF LAKE STEVENS  
Lake Stevens, Washington  
ORDINANCE NO. 1017**

**AN ORDINANCE OF THE CITY OF LAKE STEVENS PROVIDING FOR A  
RIGHT-OF-WAY VACATION OF APPROXIMATELY 12,504 SQUARE FEET  
OF LAND AND A DEDICATION OF APPROXIMATELY 25,514 SQUARE  
FEET OF LAND BETWEEN THE KJORSVIK PROPERTIES (PARCEL  
NUMBERS 00590700032002 AND 29050100401300) AND THE SOPER HILL  
LLL P PROPERTIES (PARCEL NUMBERS 29051200200600, 00604900000706  
AND 00604900000804) AND ADJACENT CITY RIGHT-OF-WAY LOCATED  
OFF SOPER HILL ROAD AND SR-9; AND REPEALING ORDINANCE NO.  
992.**

**WHEREAS**, the City of Lake Stevens is the owner of public right-of-way located east of the intersection of Soper Hill Road and SR-9; and

**WHEREAS**, Walter Kjorsvik and Petra Kjorsvik are the owners of Parcel Numbers 00590700032002 and 29050100401300, and Soper Hill LLLP is the owner of Parcel Numbers 29051200200600, 00604900000706 and 00604900000804; and

**WHEREAS**, Walter Kjorsvik and Harry Cussen are principals of Soper Hill LLLP; and

**WHEREAS**, Walter Kjorsvik did petition the City Council to vacate portions of Soper Hill Road, described and shown in **Exhibit A**, in accordance with the provisions of Lake Stevens Municipal Code (LSMC) 14.16C.095; and

**WHEREAS**, said owners proposed to dedicate portions of their properties to the city of Lake Stevens to compensate the city for the proposed vacation of portions of Soper Hill Road, described and shown in **Exhibit A**; and

**WHEREAS**, right-of-way vacations are Type V (quasi-judicial) land use permits subject to public notice and a public hearing before the City Council; and

**WHEREAS**, Planning and Community Development staff prepared a staff report for City Council's consideration describing the project and provided an analysis, conclusions and recommendations in coordination with the Public Works Department; and

**WHEREAS**, public notice for the land use action and hearing was provided by publication in the Everett Herald, mailing postcards to residents within 300-feet of the properties; and posting the site on February 1, 2018, in accordance with Chapter 14.16B LSMC, Part V; and

**WHEREAS**, the Lake Stevens City Council held a public hearing on February 13, 2018 to receive public comment and testimony, in accordance with Chapter 14.16B LSMC, Part V; and

**WHEREAS**, Ordinance 992, adopted March 28, 2017, contemplated a slightly smaller vacation and dedication, but said vacation and dedication were never finalized; and

**WHEREAS**, the vacation and dedication described herein supersede and replace the vacation and dedication contemplated by Ordinance 992, and said ordinance should be repealed;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE STEVENS, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** The City Council hereby adopts the following findings and conclusions, in addition to the analysis, conclusions and recommendations contained in the staff report dated February 13, 2018 in support of the proposed request:

**ANALYSIS:**

1. The city received a Type V application and supporting materials on December 28, 2016, identified as File No. LUA2016-0201, which staff deemed complete on January 13, 2017.
2. City Council previously approved the proponent's road right-of-way vacation and dedication for the project on March 28, 2017 via Ordinance 992. The proponent did not record the ordinance and record of survey after the 2017 approval due to traffic engineering revisions to the plans.
3. The proponent submitted a revised application and supporting materials under the same file number on December 12, 2017.
4. The city provided public notice for the land use action and hearing by publication in the Everett Herald, mailing postcards to residents within 300-feet of the properties, posting the notice on city campus bulletin boards, publishing on the city website and posting the site on February 1, 2018 in accordance with Chapter 14.16B LSMC, Part V.
5. LSMC 14.16C.095 establishes the procedure and decision criteria for right-of-way vacations. The applicant provided a narrative responding to LSMC 14.16C.095 with the application.
  - a. Mr. Harry Cussen, on behalf of Mr. Walter Kjorsvik, petitioned the city to consider a right-of-way vacation of approximately 12,504 square feet. Mr. Kjorsvik proposes to dedicate a compensatory amount of property to the city totaling approximately 25,514 square feet
  - b. The application contains the signature of Walter Kjorsvik, the adjacent property owner.
  - c. A draft ordinance is attached (subject to the City Attorney's approval), for City Council's consideration.
  - d. The applicant has provided a survey and legal descriptions for the affected portions of the properties under review. The city's consulting engineer, CHS Engineers, has stated that no substantive discrepancies exist in the legal descriptions or survey.

- e. The applicant has provided documentation for the assessed value of the adjacent property on a square foot basis established using Snohomish County Assessor's information. The Public Works Director has found the valuations to be fair and accurate.
- f. Decision Criteria pursuant to LSMC 14.16C.095(f):
  - 1) This criterion is not applicable, as the property does not adjoin any fresh water body.
  - 2) Responses to City Council criteria for deciding upon the petition:
    - i. The realignment and frontage improvements to Soper Hill Road will assure safer travel for both pedestrians and vehicles.
    - ii. The construction of a round-about will provide improved vehicle circulation.
    - iii. The ROW vacation does not adversely affect the public need and will provide an opportunity for infill development.
    - iv. The ROW is not contemplated or needed for a future public use.
    - v. No abutting owner will become landlocked nor will any abutting owner have their access substantially impaired.
  - 3) The total assessed value of the area proposed to be vacated is \$118,608.24. The total assessed value of the area to be dedicated to the city is \$132,894.88.
- g. The ordinance upon approval will be recorded with Snohomish County along with the record of survey

**CONCLUSIONS:**

1. The proposal has met the procedural and noticing requirements for Type V permits per Chapters 14.16A and 14.16B LSMC.
2. The proposal meets the criteria to approve a Right-of-Way vacation per LSMC 14.16C.095.
3. The Public Works Department has verified that the assessed values are fair and accurate.
4. The city's consulting engineer has verified that no substantive discrepancies exist in the legal descriptions or survey.

**Section 2.** Conditioned on the compensatory dedication of land required in Section 3 hereof, the city of Lake Stevens does hereby vacate the portions of Soper Hill Road, described and shown in **Exhibit A** to Walter Kjorsvik, the adjacent landowner, to become part of his parcels. Recording of this ordinance in accordance with Section 5 hereof shall confirm satisfaction of the condition to this right-of-way vacation; and

**Section 3.** Walter Kjorsvik and Petra Kjorsvik and/or Soper Hill LLLP, or their successors, agree to dedicate a compensatory amount of property to the city totaling approximately 25,514 square feet; and

**Section 4.** Reservation of Utility and Access Easement. The above-described property shall be vacated subject to reservation of a utility and access easement under and through the property for all existing utilities connecting to the public right-of-way.

**Section 5.** Pursuant to LSMC 14.16C.095 (g) the City Clerk or designee will confirm that Walter Kjorsvik or successor shall and has recorded the record of survey for the right-of-way vacation and certified copy of Ordinance 1017 and any part thereof and returned conformed copies of the same to the Lake Stevens Planning and Community Development Department. Walter Kjorsvik or successor shall be responsible for all recording costs; and

**Section 6.** Ordinance 992 adopted March 28, 2017 is hereby repealed and replaced by this ordinance.

**Section 7.** Severability. If any section, subsection, sentence, clause, phrase or work of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance; and

**Section 8.** Effective Date. This Ordinance shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

PASSED by the City Council of the City of Lake Stevens this 13<sup>th</sup> day of February, 2018.

---

John Spencer, Mayor

ATTEST:

---

Kathy Pugh, City Clerk

APPROVED AS TO FORM:

First and Final Reading: February 13, 2018

Date of Publication: \_\_\_\_\_

Effective Date: \_\_\_\_\_

---

Grant K. Weed, City Attorney

A PORTION OF THE NE 1/4, NW 1/4 OF SECTION 12, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.  
AND THE NW 1/4, NE 1/4 OF SECTION 12, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.  
AND THE SE 1/4, SW 1/4 OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.

## **SURVEY REFERENCES**

(R) WSDOT RECORD OF SURVEY AFN 201301095001  
WSDOT RIGHT OF WAY PLAN: SR9, SOPER HILL VIC. TO SR92 VIC, JUNE 18, 2000  
WSDOT RECORD OF SURVEY AFN 200801315002

## BASIS OF BEARING

WSDOT RECORD OF SURVEY AFN 20130109500

## SURVEY NOTES

EQUIPMENT: 5" ELECTRONIC TOTAL STATION AND/OR TOPCON GB 500 RTK GPS

METHOD: FIELD TRAVERSE AND/OR RTK GP

THE CLOSURES OF THIS FIELD TRAVERSE CONDUCTED DURING THIS SURVEY MEET OR EXCEED THE MINIMUM CLOSURE STANDARDS STATED IN WAC 332-130-090.



**RIGHT-OF-WAY VACATION  
& DEDICATION  
LUA2016-0201**

**SURVEY EXHIBIT  
FOR  
SOPER HILL LLLP**

**CITY OF LAKE STEVENS  
SNOHOMISH COUNTY, WASHINGTON**

PREP: 12-23-2016  
REV: 02-08-2017  
ASL  
MSG  
1 OF 2  
213160

**A PORTION OF THE NE 1/4, NW 1/4 OF SECTION 12, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.  
AND THE NW 1/4, NE 1/4 OF SECTION 12, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.  
AND THE SE 1/4, SW 1/4 OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.**

**LEGAL DESCRIPTIONS - VACATIONS**

**NORTH**

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1; THENCE NORTH 00°04'57" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 30.02 FEET TO THE SOUTHEAST CORNER OF TRACT 320, SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF THE AUDITOR OF SNOHOMISH COUNTY, WASHINGTON, THE POINT OF BEGINNING; THENCE NORTH 07°49'38" WEST ALONG THE SOUTH LINE OF SAID TRACT 100.81 FEET TO A POINT ON THE EAST RIGHT-OF-WAY MARGIN OF STATE ROUTE 9 AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 20100270653, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; THENCE SOUTH 06°10'07" WEST ALONG SAID MARGIN 2.51 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 27.50 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 07°49'38" EAST ALONG SAID PARALLEL LINE 101.08 FEET TO A POINT ON SAID EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°04'57" EAST ALONG SAID EAST LINE 2.50 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

HAVING AN AREA OF 252 SQUARE FEET, MORE OR LESS.

**SOUTH**

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 29 NORTH, RANGE 5 EAST W.M. AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12; THENCE SOUTH 00°10'58" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER 95.92 FEET TO A POINT ON THE NORTH LINE OF THE PARTIAL VACATION OF SOPER HILL ROAD AS VACATED UNDER SNOHOMISH COUNTY COMMISSIONER'S RECORD VOLUME 48, PAGE 160, THE POINT OF BEGINNING; THENCE NORTH 74°06'35" WEST ALONG SAID NORTH LINE 115.64 FEET TO A POINT ON THE EAST RIGHT-OF-WAY MARGIN OF STATE ROUTE 9 AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 20100209006, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; THENCE NORTH 06°10'07" EAST ALONG SAID MARGIN 33.02 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 35.50 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 07°49'38" EAST ALONG SAID PARALLEL LINE 107.52 FEET; THENCE NORTH 05°35'06" EAST 0.35 FEET TO A POINT ON SAID EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE CONTINUE NORTH 05°35'06" EAST 39.29 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 187.50 FEET; THENCE WESTERLY ALONG SAID CURVE 18.33 FEET THROUGH A CENTRAL ANGLE OF 05°36'08" TO A POINT ON THE NORTHEAST RIGHT-OF-WAY MARGIN OF PARK DRIVE AS SHOWN ON THE PLAT OF VERNON PARK, RECORDED IN VOLUME 9 OF PLATS, PAGE 62, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; THENCE ON A NON-TANGENT LINE SOUTH 43°10'06" EAST ALONG SAID MARGIN 67.77 FEET; THENCE LEAVING SAID MARGIN SOUTH 02°10'22" WEST 26.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 03.50 FEET; THENCE SOUTHERLY ALONG SAID CURVE 41.02 FEET THROUGH A CENTRAL ANGLE OF 28°41'36" TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY MARGIN OF SAID PARK DRIVE; THENCE NON-TANGENT LINE NORTH 43°10'06" WEST ALONG SAID MARGIN 38.04 FEET TO A POINT ON SAID NORTH LINE OF THE PARTIAL VACATION OF SOPER HILL ROAD; THENCE NORTH 74°06'35" WEST ALONG SAID NORTH LINE 89.16 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

HAVING AN AREA OF 12,252 SQUARE FEET, MORE OR LESS.

**LEGAL DESCRIPTIONS - DEDICATIONS**

**NORTH**

THAT PORTION OF THE WEST 310.04 FEET OF THE SOUTH 645.77 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1; THENCE NORTH 00°04'57" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 27.52 FEET; THENCE SOUTH 07°49'38" EAST 76.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 11.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 10.16 FEET THROUGH A CENTRAL ANGLE OF 50°30'31" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 35.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS NORTH 42°20'09" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE 14.87 FEET THROUGH A CENTRAL ANGLE OF 15°55'40" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 11.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 32°32'29" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE 11.10 FEET THROUGH A CENTRAL ANGLE OF 55°17'09"; THENCE NORTH 02°10'22" EAST 10.30 FEET; THENCE AT RIGHT ANGLES SOUTH 07°49'38" EAST 51.00 FEET; THENCE AT RIGHT ANGLES SOUTH 02°10'22" WEST 18.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 11.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 11.10 FEET THROUGH A CENTRAL ANGLE OF 55°19'15" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 35.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS NORTH 36°51'07" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE 10.04 FEET THROUGH A CENTRAL ANGLE OF 10°45'25" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 11.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 47°36'32" WEST; THENCE EASTERLY ALONG SAID CURVE 16.52 FEET THROUGH A CENTRAL ANGLE OF 82°19'48" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 54.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 34°43'16" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE 30.49 FEET THROUGH A CENTRAL ANGLE OF 32°03'26"; THENCE ON A NON-TANGENT LINE NORTH 20°39'39" EAST 49.99 FEET; THENCE NORTH 22°57'12" EAST 3.05 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 192.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 83.64 FEET THROUGH A CENTRAL ANGLE OF 24°53'42" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 202.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 42°09'06" EAST; THENCE ALONG SAID CURVE 93.99 FEET THROUGH A CENTRAL ANGLE OF 26°34'56" TO A POINT ON THE EAST LINE OF SAID WEST 310.04 FEET; THENCE ON A NON-TANGENT LINE SOUTH 00°04'57" WEST ALONG SAID EAST LINE 86.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 247.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 49°38'15" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE 32.34 FEET THROUGH A CENTRAL ANGLE OF 07°29'09" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 147.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS NORTH 42°09'06" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE 64.09 FEET THROUGH A CENTRAL ANGLE OF 24°53'42"; THENCE SOUTH 22°57'12" WEST 2.05 FEET; THENCE SOUTH 25°14'45" WEST 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 95.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 67°00'16" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE 55.00 FEET THROUGH A CENTRAL ANGLE OF 33°31'41" TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 07°52'38" WEST ALONG SAID SOUTH LINE 201.41 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

HAVING AN AREA OF 17,957 SQUARE FEET, MORE OR LESS.

**SOUTH**

THAT PORTION OF LOT 8, VERNON PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 62, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

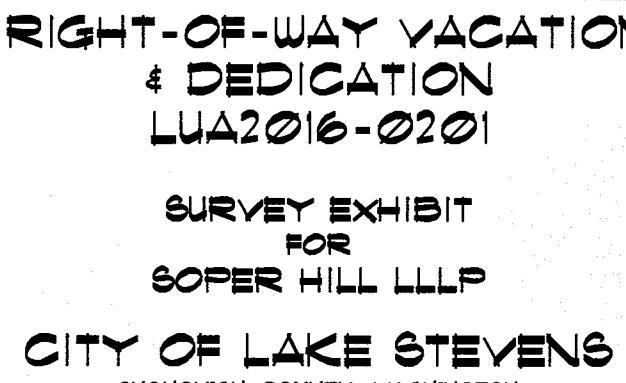
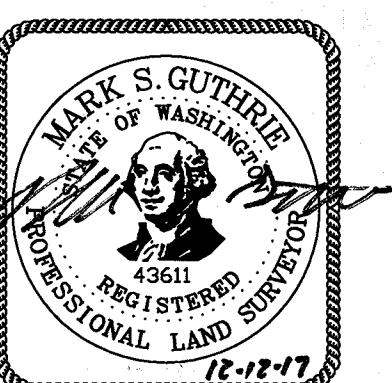
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 07°52'38" EAST ALONG THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 172.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 95.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 33°20'35" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE 29.07 FEET THROUGH A CENTRAL ANGLE OF 17°26'29" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 21.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS NORTH 16°02'06" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE 16.20 FEET THROUGH A CENTRAL ANGLE OF 43°09'55" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 43.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 59°12'01" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE 17.13 FEET THROUGH A CENTRAL ANGLE OF 22°34'06" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 31.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS NORTH 36°37'55" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE 28.15 FEET THROUGH A CENTRAL ANGLE OF 51°11'43"; THENCE SOUTH 02°10'22" WEST 42.98 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 49.50 FEET; THENCE SOUTHERLY ALONG SAID CURVE 7.99 FEET THROUGH A CENTRAL ANGLE OF 09°15'02" TO A POINT ON THE SOUTHWEST LINE OF SAID LOT 8; THENCE ON A NON-TANGENT LINE NORTH 43°10'06" WEST ALONG SAID SOUTHWEST LINE 150.82 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF LOT 7, SAID PLAT OF VERNON PARK, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 00°10'58" EAST ALONG THE WEST LINE OF SAID LOT 7 A DISTANCE OF 552.98 FEET; THENCE NORTH 48°13'32" EAST 177.08 FEET TO A POINT ON THE NORTHEAST LINE OF SAID LOT 7, SAID POINT BEING 656.6 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 7, THE POINT OF BEGINNING; THENCE RETRACING THE LAST DESCRIBED LINE SOUTH 48°13'32" WEST 3.50 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 3.50 FEET SOUTHWEST OF SAID NORTHEAST LINE; THENCE NORTH 43°10'06" WEST ALONG SAID PARALLEL LINE 4.74 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 03.50 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 24.26 FEET THROUGH A CENTRAL ANGLE OF 16°30'52" TO A POINT ON SAID NORTHEAST LINE; THENCE ON A NON-TANGENT LINE SOUTH 43°10'06" EAST ALONG SAID NORTHEAST LINE 28.75 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

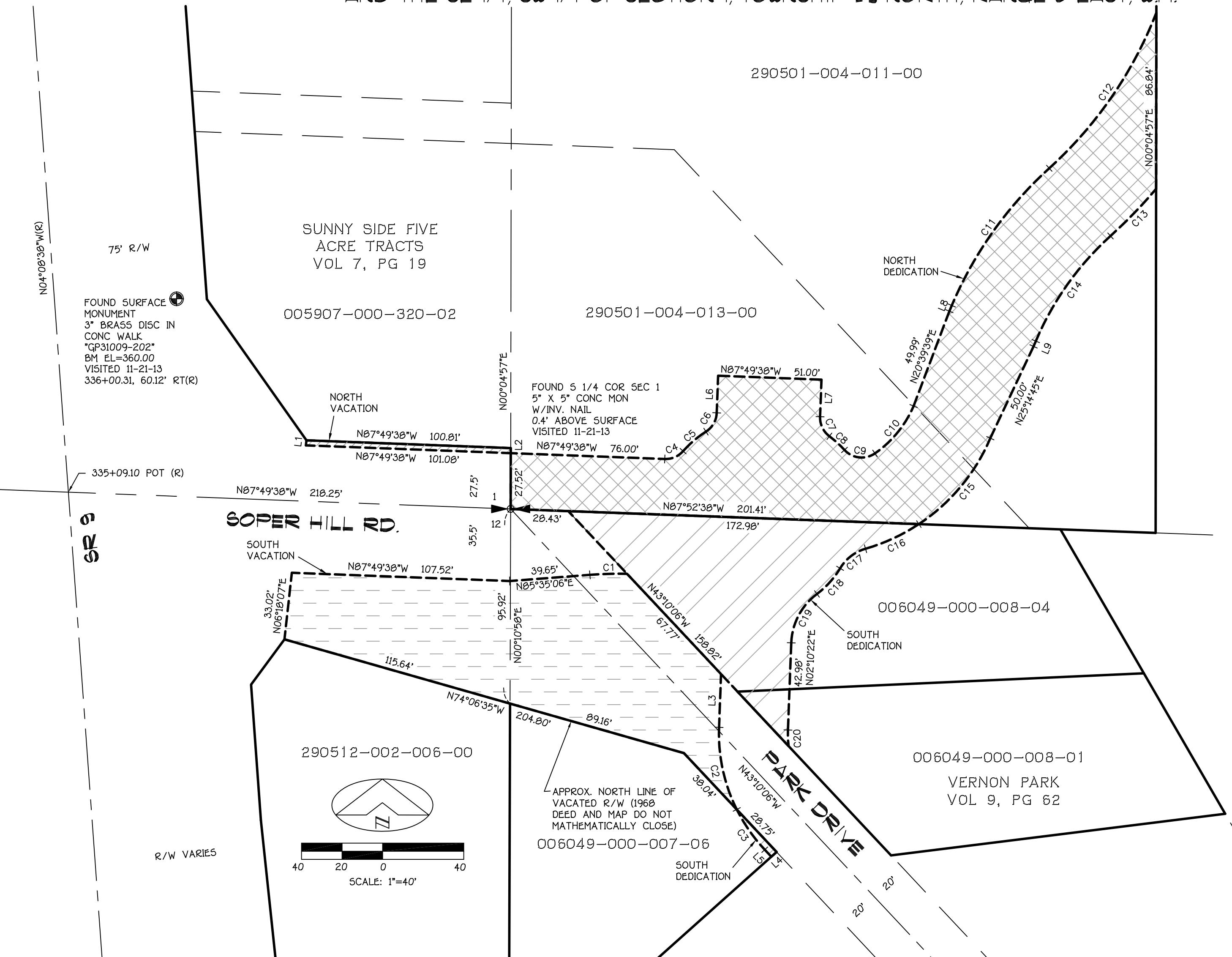
HAVING AN AREA OF 7,557 SQUARE FEET, MORE OR LESS.



PREP: 12-23-2016  
REV: 12-12-2017  
ASL  
MSG  
2 OF 2  
213160

# ATTACHMENT 2

A PORTION OF THE NE 1/4, NW 1/4 OF SECTION 12, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.  
AND THE NW 1/4, NE 1/4 OF SECTION 12, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.  
AND THE SE 1/4, SW 1/4 OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.



LINE	BEARING	DISTANCE
L1	N06°18'07"E	2.51'
L2	N00°04'57"E	2.50'
L3	N02°10'22"E	26.28'
L4	N48°13'32"E	3.50'
L5	N43°10'06"W	4.74'
L6	N02°10'22"E	18.30'
L7	N02°10'22"E	18.28'
L8	N22°57'12"E	3.05'
L9	N22°57'12"E	2.85'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	187.50'	5°36'08"	18.33'
C2	83.50'	28°41'36"	41.82'
C3	83.50'	16°38'52"	24.26'
C4	11.50'	50°38'31"	10.16'
C5	53.50'	15°55'40"	14.87'
C6	11.50'	55°17'09"	11.10'
C7	11.50'	55°19'15"	11.10'
C8	53.50'	10°45'25"	10.04'
C9	11.50'	82°19'48"	16.52'
C10	54.50'	32°03'26"	30.49'
C11	192.50'	24°53'42"	83.64'
C12	202.50'	26°34'56"	93.95'
C13	247.50'	7°29'09"	32.34'
C14	147.50'	24°53'42"	64.09'
C15	95.50'	33°31'41"	55.88'
C16	95.50'	17°26'29"	29.07'
C17	21.50'	43°09'55"	16.20'
C18	43.50'	22°34'06"	17.13'
C19	31.50'	51°11'43"	28.15'
C20	49.50'	9°15'02"	7.99'

## SURVEY REFERENCES

(R) WSDOT RECORD OF SURVEY AFN 201301095001  
WSDOT RIGHT OF WAY PLAN: SR9, SOPER HILL VIC. TO SR92 VIC, JUNE 10, 2009  
WSDOT RECORD OF SURVEY AFN 200801315002

## BASIS OF BEARING

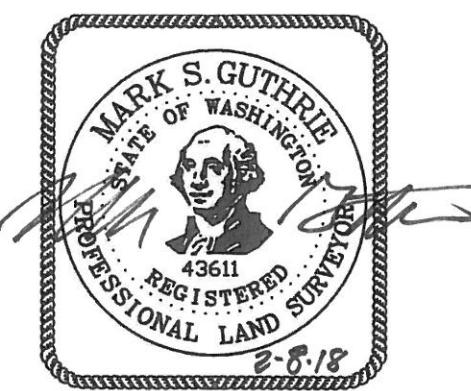
WSDOT RECORD OF SURVEY AFN 201301095001

## SURVEY NOTES

EQUIPMENT: 5" ELECTRONIC TOTAL STATION AND/OR TOPCON GB 500 RTK GPS

METHOD: FIELD TRAVERSE AND/OR RTK GPS

THE CLOSURES OF THIS FIELD TRAVERSE CONDUCTED DURING THIS SURVEY MEET OR EXCEED THE MINIMUM CLOSURE STANDARDS STATED IN WAC 332-130-090.



**RIGHT-OF-WAY VACATION & DEDICATION**  
LUA2016-0201  
**SURVEY EXHIBIT FOR SOPER HILL LLLP**  
**CITY OF LAKE STEVENS**  
SNOHOMISH COUNTY, WASHINGTON

PREP: 12-23-2016  
REV: 02-08-2017  
ASL  
MSG  
1 OF 2  
213160

**A PORTION OF THE NE 1/4, NW 1/4 OF SECTION 12, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.  
AND THE NW 1/4, NE 1/4 OF SECTION 12, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.  
AND THE SE 1/4, SW 1/4 OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.**

**LEGAL DESCRIPTIONS - VACATIONS**

**NORTH**

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1; THENCE NORTH 00°04'57" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 30.02 FEET TO THE SOUTHEAST CORNER OF TRACT 320, SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF THE AUDITOR OF SNOHOMISH COUNTY, WASHINGTON, THE POINT OF BEGINNING; THENCE NORTH 07°49'38" WEST ALONG THE SOUTH LINE OF SAID TRACT 100.81 FEET TO A POINT ON THE EAST RIGHT-OF-WAY MARGIN OF STATE ROUTE 9 AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 20100270653, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; THENCE SOUTH 06°10'07" WEST ALONG SAID MARGIN 2.51 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 27.50 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 07°49'38" EAST ALONG SAID PARALLEL LINE 101.08 FEET TO A POINT ON SAID EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°04'57" EAST ALONG SAID EAST LINE 2.50 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

HAVING AN AREA OF 252 SQUARE FEET, MORE OR LESS.

**SOUTH**

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 29 NORTH, RANGE 5 EAST W.M. AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12; THENCE SOUTH 00°10'58" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER 95.92 FEET TO A POINT ON THE NORTH LINE OF THE PARTIAL VACATION OF SOPER HILL ROAD AS VACATED UNDER SNOHOMISH COUNTY COMMISSIONER'S RECORD VOLUME 48, PAGE 160, THE POINT OF BEGINNING; THENCE NORTH 74°06'35" WEST ALONG SAID NORTH LINE 115.64 FEET TO A POINT ON THE EAST RIGHT-OF-WAY MARGIN OF STATE ROUTE 9 AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 20100209006, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; THENCE NORTH 06°10'07" EAST ALONG SAID MARGIN 33.02 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 35.50 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 07°49'38" EAST ALONG SAID PARALLEL LINE 107.52 FEET; THENCE NORTH 05°35'06" EAST 0.35 FEET TO A POINT ON SAID EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE CONTINUE NORTH 05°35'06" EAST 39.29 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 187.50 FEET; THENCE WESTERLY ALONG SAID CURVE 18.33 FEET THROUGH A CENTRAL ANGLE OF 05°36'08" TO A POINT ON THE NORTHEAST RIGHT-OF-WAY MARGIN OF PARK DRIVE AS SHOWN ON THE PLAT OF VERNON PARK, RECORDED IN VOLUME 9 OF PLATS, PAGE 62, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; THENCE ON A NON-TANGENT LINE SOUTH 43°10'06" EAST ALONG SAID MARGIN 67.77 FEET; THENCE LEAVING SAID MARGIN SOUTH 02°10'22" WEST 26.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 03.50 FEET; THENCE SOUTHERLY ALONG SAID CURVE 41.02 FEET THROUGH A CENTRAL ANGLE OF 28°41'36" TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY MARGIN OF SAID PARK DRIVE; THENCE NON-TANGENT LINE NORTH 43°10'06" WEST ALONG SAID MARGIN 38.04 FEET TO A POINT ON SAID NORTH LINE OF THE PARTIAL VACATION OF SOPER HILL ROAD; THENCE NORTH 74°06'35" WEST ALONG SAID NORTH LINE 89.16 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

HAVING AN AREA OF 12,252 SQUARE FEET, MORE OR LESS.

**LEGAL DESCRIPTIONS - DEDICATIONS**

**NORTH**

THAT PORTION OF THE WEST 310.04 FEET OF THE SOUTH 645.77 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1; THENCE NORTH 00°04'57" EAST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 27.52 FEET; THENCE SOUTH 07°49'38" EAST 76.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 11.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 10.16 FEET THROUGH A CENTRAL ANGLE OF 50°38'31" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 35.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS NORTH 42°20'09" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE 14.87 FEET THROUGH A CENTRAL ANGLE OF 15°55'40" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 11.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 32°32'29" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE 11.10 FEET THROUGH A CENTRAL ANGLE OF 55°17'09"; THENCE NORTH 02°10'22" EAST 10.30 FEET; THENCE AT RIGHT ANGLES SOUTH 07°49'38" EAST 51.00 FEET; THENCE AT RIGHT ANGLES SOUTH 02°10'22" WEST 18.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 11.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 11.10 FEET THROUGH A CENTRAL ANGLE OF 55°19'15" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 35.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS NORTH 36°51'07" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE 10.04 FEET THROUGH A CENTRAL ANGLE OF 10°45'25" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 11.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 47°36'32" WEST; THENCE EASTERLY ALONG SAID CURVE 16.52 FEET THROUGH A CENTRAL ANGLE OF 82°19'48" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 54.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 34°43'16" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE 30.49 FEET THROUGH A CENTRAL ANGLE OF 32°03'26"; THENCE ON A NON-TANGENT LINE NORTH 20°39'39" EAST 49.99 FEET; THENCE NORTH 22°57'12" EAST 3.05 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 192.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 83.64 FEET THROUGH A CENTRAL ANGLE OF 24°53'42" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 202.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 42°09'06" EAST; THENCE ALONG SAID CURVE 93.99 FEET THROUGH A CENTRAL ANGLE OF 26°34'56" TO A POINT ON THE EAST LINE OF SAID WEST 310.04 FEET; THENCE ON A NON-TANGENT LINE SOUTH 00°04'57" WEST ALONG SAID EAST LINE 86.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 247.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 49°38'15" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE 32.34 FEET THROUGH A CENTRAL ANGLE OF 07°29'09" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 147.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS NORTH 42°09'06" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE 64.09 FEET THROUGH A CENTRAL ANGLE OF 24°53'42"; THENCE SOUTH 22°57'12" WEST 2.05 FEET; THENCE SOUTH 25°14'45" WEST 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 95.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 67°00'16" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE 55.00 FEET THROUGH A CENTRAL ANGLE OF 33°31'41" TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 07°52'38" WEST ALONG SAID SOUTH LINE 201.41 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

HAVING AN AREA OF 17,957 SQUARE FEET, MORE OR LESS.

**SOUTH**

THAT PORTION OF LOT 8, VERNON PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 62, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

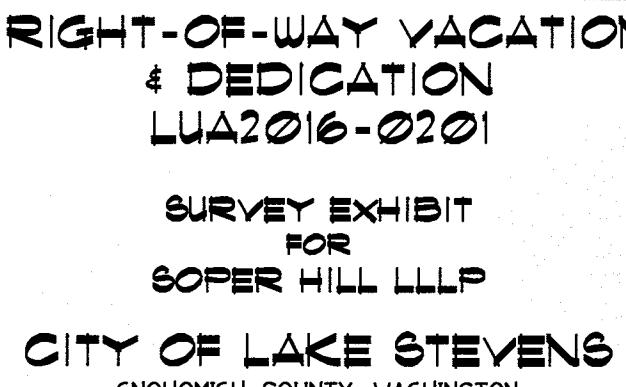
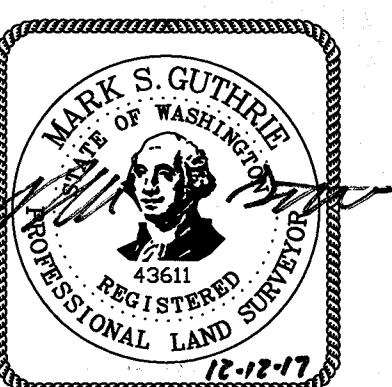
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 07°52'38" EAST ALONG THE NORTH LINE OF SAID LOT 8 A DISTANCE OF 172.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 95.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 33°28'35" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE 29.07 FEET THROUGH A CENTRAL ANGLE OF 17°26'29" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 21.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS NORTH 16°02'06" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE 16.20 FEET THROUGH A CENTRAL ANGLE OF 43°09'55" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 43.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 59°12'01" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE 17.13 FEET THROUGH A CENTRAL ANGLE OF 22°34'06" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 31.50 FEET AND TO WHICH POINT A RADIAL LINE BEARS NORTH 36°37'55" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE 28.15 FEET THROUGH A CENTRAL ANGLE OF 51°11'43"; THENCE SOUTH 02°10'22" WEST 42.98 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 49.50 FEET; THENCE SOUTHERLY ALONG SAID CURVE 7.99 FEET THROUGH A CENTRAL ANGLE OF 09°15'02" TO A POINT ON THE SOUTHWEST LINE OF SAID LOT 8; THENCE ON A NON-TANGENT LINE NORTH 43°10'06" WEST ALONG SAID SOUTHWEST LINE 150.82 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF LOT 7, SAID PLAT OF VERNON PARK, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 00°10'58" EAST ALONG THE WEST LINE OF SAID LOT 7 A DISTANCE OF 552.98 FEET; THENCE NORTH 48°13'32" EAST 177.08 FEET TO A POINT ON THE NORTHEAST LINE OF SAID LOT 7, SAID POINT BEING 656.6 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 7, THE POINT OF BEGINNING; THENCE RETRACING THE LAST DESCRIBED LINE SOUTH 48°13'32" WEST 3.50 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 3.50 FEET SOUTHWEST OF SAID NORTHEAST LINE; THENCE NORTH 43°10'06" WEST ALONG SAID PARALLEL LINE 4.74 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 03.50 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 24.26 FEET THROUGH A CENTRAL ANGLE OF 16°38'52" TO A POINT ON SAID NORTHEAST LINE; THENCE ON A NON-TANGENT LINE SOUTH 43°10'06" EAST ALONG SAID NORTHEAST LINE 28.75 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

HAVING AN AREA OF 7,557 SQUARE FEET, MORE OR LESS.



PREP: 12-23-2016  
REV: 12-12-2017  
ASL  
MSG  
2 OF 2  
213160

**A.S.P.I.**5205 South 2<sup>nd</sup> Ave., Suite A Everett, WA 98203**Land Surveying & Planning**

Tele: (425) 252-1884 Fax: (425) 339-0269

December 12, 2017

Russ Wright  
 City of Lake Stevens Planning and Community Development  
 1812 Main Street  
 Lake Stevens, WA 98258

**RE: Soper Hill Commercial ROW Vacation Preliminary Appraisal**

UWA 2016-020

Mr. Wright:

The following is a preliminary appraisal for the Soper Hill Commercial ROW Vacation (Exhibit "A"). The proposal includes two areas of vacation; North Vacation Area and South Vacation Area. LSMC 14.16C.095(e)(1) outlines the methodology used in this appraisal:

*"The assessed value of comparable abutting property shall be obtained from the records of the Snohomish County assessor. The average of said values, on a square foot basis, shall be applied to the right-of-way which is proposed for vacation."*

### **North Vacation Area**

Abutting Parcel Numbers: 005907-000-320-02  
 290501-004-013-00

#### 005907-000-320-02 (Exhibit "B"):

Use Code: 910 Undeveloped (Vacant) Land  
 Size (Gross): 21,093 SF (0.48 acres)  
 Assessed Value: \$82,500.00  
 Value/SF: \$3.91/SF

#### 290501-004-013-00 (Exhibit "C"):

Use Code: 910 Undeveloped (Vacant) Land  
 Size (Gross): 30,264 SF (0.69 acres)  
 Assessed Value: \$1,300.00  
 Value/SF: \$0.04/SF

#### Assessed Value of North Vacation Area:

Size (Gross): 252 SF (0.01 acres)  
 Average Value/SF (B & C): \$1.98/SF  
**Assessed Value:** **\$498.96**

**South Vacation Area**

Abutting Parcel Numbers: 290512-002-006-00  
006049-000-007-06  
006049-000-008-04

**290512-002-006-00 (Exhibit "D"):**

Use Code: 910 Undeveloped (Vacant) Land  
Size (Gross): 67,689 SF (1.55 acres)  
Assessed Value: \$132,300.00  
Value/SF: \$1.95/SF

**006049-000-007-06 (Exhibit "E"):**

Use Code: 111 Single Family Residence - Detached  
Size (Gross): 14,113 SF (0.32 acres)  
Assessed Value: \$202,400.00  
Value/SF: \$14.34/SF

**006049-000-008-04 (Exhibit "F"):**

Use Code: 111 Single Family Residence - Detached  
Size (Gross): 17,713 SF (0.41 acres)  
Assessed Value: \$223,800.00  
Value/SF: \$12.63/SF

**Assessed Value of South Vacation Area:**

Size (Gross): 12,252 SF (0.28 acres)  
Average Value/SF (D, E, F): \$9.64/SF  
**Assessed Value:** **\$118,109.28**

**Total Assessed Value of area to be vacated:** **\$118,608.24**

**North Dedication Area**

Parcel Numbers: 290501-004-013-00  
290501-004-011-00

**290501-004-013-00 (Exhibit "C"):**

Use Code: 910 Undeveloped (Vacant) Land  
Size (Gross): 30,264 SF (0.69 acres)  
Assessed Value: \$1,300.00  
Value/SF: \$0.04/SF  
Area to be dedicated: 9,316 SF (0.21 acres)  
**Assessed Value:** **\$372.64**

**290501-004-011-00 (Exhibit "G"):**

Use Code: 910 Undeveloped (Vacant) Land  
Size (Gross): 175,247 SF (4.02 acres)  
Assessed Value: \$713,300.00  
Value/SF: \$4.07/SF  
Area to be dedicated: 8,641 SF (0.20 acres)  
**Assessed Value:** **\$35,168.87**

**South Dedication Area**

Parcel Numbers: 006049-000-008-04  
006049-000-008-01  
006049-000-007-06

**006049-000-008-04 (Exhibit "F"):**

Use Code: 111 Single Family Residence - Detached  
Size (Gross): 17,713 SF (0.41 acres)  
Assessed Value: \$223,800.00  
Value/SF: \$12.63/SF  
Area to be dedicated: 7,132 SF (0.16 acres)  
**Assessed Value:** **\$90,077.16**

**006049-000-008-01 (Exhibit "H"):**

Use Code: 111 Single Family Residence - Detached  
Size (Gross): 14,539 SF (0.33 acres)  
Assessed Value: \$228,400.00  
Value/SF: \$15.71/SF

Area to be dedicated: 352 SF (0.01 acres)  
**Assessed Value:** **\$5,529.92**

006049-000-007-06 (Exhibit "E"):

Use Code: 111 Single Family Residence - Detached  
Size (Gross): 14,113 SF (0.32 acres)  
Assessed Value: \$202,400.00  
Value/SF: \$14.34/SF  
Area to be dedicated: 73 SF (0.002 acres)  
**Assessed Value:** **\$1,046.82**

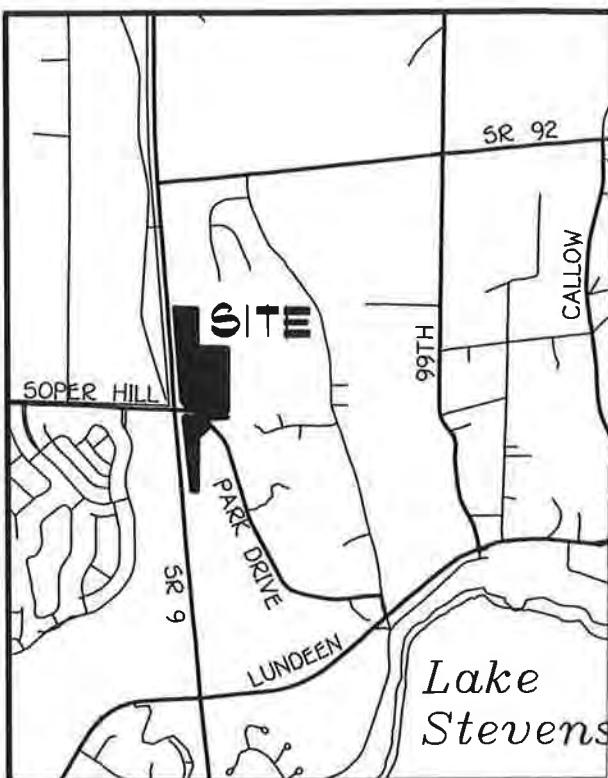
**Total Assessed Value of area to be dedicated:** **\$132,894.88**

If you have any questions please feel free to call or e-mail me.

Sincerely,  
ALPHA SUBDIVISION PRO'S, INC.



Andrew S. Lofstedt



VICINITY MAP

SCALE: 1" = 2,000'

**RIGHT-OF-WAY EXHIBIT  
FOR  
SOPER HILL COMMERCIAL**

**CITY OF LAKE STEVENS  
SNOHOMISH COUNTY, WASHINGTON**

12-07-2017

ASL, MSG

213160

**A.S.P.I.**



**5205 S 2ND AVE, SUITE A  
EVERETT, WA 98203  
(425) 252-1884**



## Property Account Summary

12/12/2017

Parcel Number	00590700032002	Property Address	UNKNOWN UNKNOWN , UNKNOWN,
---------------	----------------	------------------	----------------------------

### General Information

Property Description	Section 1 Township 29 Range 5 Quarter SW - SUNNYSIDE FIVE ACRE TRS BLK 000 D-02 - THAT PTN TR 320 LY E OF E BDY S/HY 1A AKA HWY 9 & LY SLY OF FDL BEG INT C/L S/HY NO 15-A AKA VERNON RD TAP WH IS180FT ELY OF & MEAS PERP TO C/L OF CO RD KNOWN AS PARK DR IN SEC 12-29-5 TH NWLY ALG LN 180FT ELY OF & PLT C/L SD PARK DR TO INT OF SD LN WITH C/L OF S/HY 1-A IN SEC 1-29-5 TERM OF SD LN LESS RD R/WTO ST OF WA PER WD REC AFN 201008270653
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	00408

### Property Characteristics

Use Code	910 Undeveloped (Vacant) Land
Unit of Measure	Acre(s)
Size (gross)	0.45

### Related Properties

No Related Properties Found
-----------------------------

### Parties

Role	Percent	Name	Address
Taxpayer	100	KJORSVIK WALTER/PETRA	1312 E LAKESHORE DR, LAKE STEVENS, WA 98258
Owner	100	KJORSVIK WALTER & PETRA	1312 E LAKESHORE DR, LAKE STEVENS, WA 98258-9742 United States

### Property Values

Value Type	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014	Tax Year 2013
Taxable Value Regular	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500
Exemption Amount Regular					
Market Total	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500
Assessed Value	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500
Market Land	\$82,500	\$82,500	\$82,500	\$82,500	\$82,500
Market Improvement					
Personal Property					

### Active Exemptions

No Exemptions Found

## Events

Effective Date	Entry Date-Time	Type	Remarks
10/16/2014	10/16/2014 11:32:06	Excise Processed	Temporary Excise: T014265 Finalized to: E042865
10/15/2014	10/20/2014 10:39:00	Property Assigned To Transfer/Sale	Property Assigned to Transfer/Sale. Filing No.: E042865, Statutory Warranty Deed by sasset
10/15/2014	10/20/2014 10:37:00	Owner Added	Property Transfer Filing No.: E042865 10/15/2014 by sasset
10/15/2014	10/20/2014 10:37:00	Owner Terminated	Property Transfer Filing No.: E042865 10/15/2014 by sasset
10/15/2014	10/20/2014 10:37:00	Owner Terminated	Property Transfer Filing No.: E042865 10/15/2014 by sasset
10/15/2014	10/16/2014 11:32:00	Excise Processed	Property Transfer Filing No.: T014265, submitted by eREET 10/15/2014 by ASCEREET
10/08/2010	10/08/2010 10:45:00	Tax Bill Recalculation	Value Modification for 2010 performed by straml
09/21/2010	09/21/2010 10:42:00	Property Characteristic Changed	2010 Surface Water Units changed from 0.48 to 0.45 by sascaf
09/21/2010	09/21/2010 10:42:00	Property Characteristic Changed	2010 Size (gross) changed from 0.48 to 0.45 by sascaf
09/21/2010	09/21/2010 10:42:00	Property Characteristic Changed	2011 Surface Water Units changed from 0.48 to 0.45 by sascaf
09/21/2010	09/21/2010 10:42:00	Property Characteristic Changed	2011 Size (gross) changed from 0.48 to 0.45 by sascaf
09/21/2010	09/21/2010 10:42:00	Value Modification	Type: Value Change Due to Segregation/Merger, Status: Approved, Tax Year: 2011 by sascaf
09/21/2010	09/21/2010 10:41:00	Value Modification	Type: Value Change Due to Segregation/Merger, Status: Approved, Tax Year: 2010 by sascaf
09/08/2010	09/08/2010 09:32:00	Value Modification	Type: Value Change Due to Segregation/Merger, Status: Under Review, Tax Year: 2010 by sascaf
08/05/2010	08/27/2010 14:45:00	Excise Processed	Property Transfer Filing No.: 417351, Warranty Deed 08/05/2010 by strdlg
07/08/2009	09/08/2009 11:42:00	Owner Added	Property Transfer Filing No.: 130740 07/08/2009 by sasset
07/08/2009	09/08/2009 11:42:00	Owner Terminated	Property Transfer Filing No.: 130740 07/08/2009 by sasset
07/08/2009	09/08/2009 11:42:00	Property Assigned To Transfer/Sale	Property Assigned to Transfer/Sale. Filing No.: 130740, Quit Claim Deed by sasset
07/08/2009	09/08/2009 11:40:00	Owner Added	Property Transfer Filing No.: 130739 07/08/2009 by sasset
07/08/2009	09/08/2009 11:40:00	Property Assigned To Transfer/Sale	Property Assigned to Transfer/Sale. Filing No.: 130739, Quit Claim Deed by sasset
07/08/2009	08/28/2009 11:04:00	Taxpayer Changed	Property Transfer Filing No.: 130740 07/08/2009 by strphb
07/08/2009	08/28/2009 11:03:00	Taxpayer Changed	Property Transfer Filing No.: 130739 07/08/2009 by strphb
07/08/2009	08/28/2009 10:51:00	Excise Processed	Property Transfer Filing No.: 130740, Quit Claim Deed 07/08/2009 by strphb
07/08/2009	08/28/2009 10:46:00	Excise Processed	Property Transfer Filing No.: 130739, Quit Claim Deed 07/08/2009 by strphb
12/04/2006	12/04/2006 15:34:00	Property Characteristic Changed	2007 State Forest Fire Units changed from 0.01 to by sascab
12/04/2006	12/04/2006	Property Characteristic	2007 State Forest Fire Units changed from 0.01 to by sascab

	15:25:00	Changed	
10/13/2006	10/13/2006 12:03:00	Property Characteristic Changed	2007 State Forest Fire Units changed from 0.01 to by sascab
01/31/2006	01/31/2006 16:37:00	Annexation Completed For Property	CTYLNKS ORD 719 - GREENSPACE - CAM WEST-added to annexation by batch process 87,261. by sascab
06/14/2004	06/14/2004 15:28:00	Taxpayer Changed	Party/Property Relationship by strsjb

**Tax Balance**

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#) 2017

**Distribution of Current Taxes**

District	Rate	Amount	Voted Amount	Non-Voted Amount
CITY OF LAKE STEVENS	1.35	\$111.51	\$0.00	\$111.51
FIRE DISTRICT 08 LAKE STEVENS	1.68	\$138.77	\$26.53	\$112.24
LAKE STEVENS SCHOOL DIST NO 4	4.14	\$341.44	\$341.44	\$0.00
SNO-ISLE INTERCOUNTY RURAL LIBRARY	0.42	\$34.27	\$0.00	\$34.27
SNOHOMISH COUNTY-CNT	0.88	\$72.53	\$0.00	\$72.53
STATE	2.03	\$167.27	\$0.00	\$167.27
SNOHOMISH CONSERVATION DISTRICT		\$5.02	\$0.00	\$5.02
<b>TOTAL</b>	<b>10.49</b>	<b>\$870.81</b>	<b>\$367.97</b>	<b>\$502.84</b>

**Pending Property Values**

Pending Tax Year	Market Land Value	Market Improvement Value	Market Total Value	Current Use Land Value	Current Use Improvement	Current Use Total Value
2018	\$82,500.00	\$0.00	\$82,500.00	\$0.00	\$0.00	\$0.00

**Levy Rate History**

Tax Year	Total Levy Rate
2016	11.283548
2015	12.145206
2014	13.074286

**Real Property Structures**

Description	Type	Year Built	More Information
No Real Property Structures Found			

**Receipts**

Date	Receipt No.	Amount Applied	Amount Due
04/24/2017 16:32:00	<a href="#">9396763</a>	\$870.81	\$13,780.41
03/27/2017 11:51:00	<a href="#">9203877</a>	\$528.80	\$8,322.99
04/18/2016 14:31:00	<a href="#">8699093</a>	\$467.96	\$21,276.51
10/30/2015 11:32:00	<a href="#">8568583</a>	\$503.50	\$4,822.87
04/15/2015 11:31:00	<a href="#">8133900</a>	\$503.50	\$20,610.58
10/17/2014 10:48:00	<a href="#">7842755</a>	\$541.83	\$541.83
03/13/2014 00:00:00	<a href="#">7531100</a>	\$541.82	\$1,083.65
09/17/2013 09:15:00	<a href="#">7274271</a>	\$572.58	\$572.58
04/10/2013 10:12:00	<a href="#">7042256</a>	\$1,405.39	\$1,977.97
09/18/2012 13:37:00	<a href="#">6735443</a>	\$1,256.14	\$1,256.14

**Sales History**

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Grantor(Seller)	Grantee(Buyer)	Other Parcels
07/08/2009	08/28/2009		\$0.00	130739	QC	M	JENKINS BETTY E ESTATE	JENKINS JOHN PAUL TRUSTEE	No
07/08/2009	08/28/2009		\$0.00	130740	QC	M	JENKINS BETTY E ESTATE	JENKINS MELVIN PAUL	No
10/15/2014	10/16/2014		\$1,250,000.00	E042865	W	M	JENKINS MELVIN ESTATE/JENKINS BETTY	KJORSVIK WALTER & PETRA	No

### Property Maps

Neighborhood Code	Township	Range	Section	Quarter	Parcel Map
5209000	29	05	01	SW	<a href="#">View parcel maps for this Township/Range/Section</a>



## Property Account Summary

12/12/2017

Parcel Number	29050100401300	Property Address	UNKNOWN UNKNOWN , UNKNOWN,
---------------	----------------	------------------	----------------------------

### General Information

Property Description	SEC 01 TWP 29 RGE 05THAT PTN W 318.04FT OF S 645.77FT OF SW1/4 SE1/4 LY SLY OF FDL BEG INT C/L S/HY NO 15-A AKA VERNON RD IN SEC 12-29-5 BEING ON THE E LN SD SEC TH SWLYALG C/L VERNON RD TAP WH IS 180FT ELYOF & MEAS PERP TO C/L OF CO RD KNOWN AS PARK DR IN SEC 12-29-5 TH NWLY ALG LN 180FT ELY OF & PLT C/L SD PARK DR TO INT OF SD LN WITH C/L OF S/HY 1-A INSEC 1-29-5 & TERM OF SD LN
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	00408

### Property Characteristics

Use Code	910 Undeveloped (Vacant) Land
Unit of Measure	Acre(s)
Size (gross)	0.65

### Related Properties

No Related Properties Found
-----------------------------

### Parties

Role	Percent	Name	Address
Taxpayer	100	KJORSVIK WALTER/PETRA	1312 E LAKESHORE DR, LAKE STEVENS, WA 98258
Owner	100	KJORSVIK WALTER & PETRA	1312 E LAKESHORE DR, LAKE STEVENS, WA 98258-9742 United States

### Property Values

Value Type	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014	Tax Year 2013
Taxable Value Regular	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300
Exemption Amount Regular					
Market Total	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300
Assessed Value	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300
Market Land	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300
Market Improvement					
Personal Property					

### Active Exemptions

No Exemptions Found
---------------------

**Events**

Effective Date	Entry Date-Time	Type	Remarks
10/16/2014	10/16/2014 11:32:06	Excise Processed	Temporary Excise: T014265 Finalized to: E042865
10/15/2014	10/20/2014 10:39:00	Property Assigned To Transfer/Sale	Property Assigned to Transfer/Sale. Filing No.: E042865, Statutory Warranty Deed by sasset
10/15/2014	10/20/2014 10:37:00	Owner Terminated	Property Transfer Filing No.: E042865 10/15/2014 by sasset
10/15/2014	10/20/2014 10:37:00	Owner Terminated	Property Transfer Filing No.: E042865 10/15/2014 by sasset
10/15/2014	10/20/2014 10:37:00	Owner Added	Property Transfer Filing No.: E042865 10/15/2014 by sasset
10/15/2014	10/16/2014 11:32:00	Excise Processed	Property Transfer Filing No.: T014265, submitted by eREET 10/15/2014 by ASCEREET
07/08/2009	09/08/2009 11:42:00	Property Assigned To Transfer/Sale	Property Assigned to Transfer/Sale. Filing No.: 130740, Quit Claim Deed by sasset
07/08/2009	09/08/2009 11:42:00	Owner Terminated	Property Transfer Filing No.: 130740 07/08/2009 by sasset
07/08/2009	09/08/2009 11:42:00	Owner Added	Property Transfer Filing No.: 130740 07/08/2009 by sasset
07/08/2009	09/08/2009 11:40:00	Property Assigned To Transfer/Sale	Property Assigned to Transfer/Sale. Filing No.: 130739, Quit Claim Deed by sasset
07/08/2009	09/08/2009 11:40:00	Owner Added	Property Transfer Filing No.: 130739 07/08/2009 by sasset
07/08/2009	08/28/2009 11:04:00	Taxpayer Changed	Property Transfer Filing No.: 130740 07/08/2009 by strphb
07/08/2009	08/28/2009 11:03:00	Taxpayer Changed	Property Transfer Filing No.: 130739 07/08/2009 by strphb
07/08/2009	08/28/2009 10:51:00	Excise Processed	Property Transfer Filing No.: 130740, Quit Claim Deed 07/08/2009 by strphb
07/08/2009	08/28/2009 10:46:00	Excise Processed	Property Transfer Filing No.: 130739, Quit Claim Deed 07/08/2009 by strphb
10/13/2006	10/13/2006 14:46:00	Property Characteristic Changed	2007 State Forest Fire Units changed from 0.65 to by sascab
01/31/2006	01/31/2006 17:02:00	Tax Code Area Change	Property Maintenance Changed TCA from 03194 TO 05048 for tax year 2006. by sascab
01/31/2006	01/31/2006 16:53:00	Tax Code Area Change	Property Maintenance Changed TCA from 05048 TO 03194 for tax year 2006. by sascab
01/31/2006	01/31/2006 16:37:00	Annexation Completed For Property	CTYLNK ORD 719 - GREENSPACE - CAM WEST-added to annexation by batch process 87,261. by sascab
06/14/2004	06/14/2004 15:25:00	Taxpayer Changed	Party/Property Relationship by strsjb

**Tax Balance**

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): 2017

**Distribution of Current Taxes**

District	Rate	Amount	Voted Amount	Non-Voted Amount
CITY OF LAKE STEVENS	1.35	\$1.76	\$0.00	\$1.76
FIRE DISTRICT 08 LAKE STEVENS	1.68	\$2.19	\$0.42	\$1.77
LAKE STEVENS SCHOOL DIST NO 4	4.14	\$5.38	\$5.38	\$0.00
SNO-ISLE INTERCOUNTY RURAL LIBRARY	0.42	\$0.54	\$0.00	\$0.54

SNOHOMISH COUNTY-CNT	0.88	\$1.14	\$0.00	\$1.14
STATE	2.03	\$2.64	\$0.00	\$2.64
SNOHOMISH CONSERVATION DISTRICT		\$5.03	\$0.00	\$5.03
<b>TOTAL</b>	<b>10.49</b>	<b>\$18.68</b>	<b>\$5.80</b>	<b>\$12.88</b>

### Pending Property Values

Pending Tax Year	Market Land Value	Market Improvement Value	Market Total Value	Current Use Land Value	Current Use Improvement	Current Use Total Value
2018	\$1,300.00	\$0.00	\$1,300.00	\$0.00	\$0.00	\$0.00

### Levy Rate History

Tax Year	Total Levy Rate
2016	11.283548
2015	12.145206
2014	13.074286

### Real Property Structures

Description	Type	Year Built	More Information
No Real Property Structures Found			

### Receipts

Date	Receipt No.	Amount Applied	Amount Due
04/24/2017 16:32:00	9396763	\$18.68	\$13,780.41
04/18/2016 14:31:00	8699093	\$19.70	\$21,276.51
04/15/2015 11:31:00	8133900	\$20.82	\$20,610.58
03/14/2014 00:00:00	7534698	\$22.02	\$22.02
04/10/2013 13:37:00	7042431	\$50.35	\$50.35

### Sales History

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Grantor(Seller)	Grantee(Buyer)	Other Parcels
07/08/2009	08/28/2009		\$0.00	130740	QC	M	JENKINS BETTY E ESTATE	JENKINS MELVIN PAUL	No
07/08/2009	08/28/2009		\$0.00	130739	QC	M	JENKINS BETTY E ESTATE	JENKINS JOHN PAUL TRUSTEE	No
10/15/2014	10/16/2014		\$1,250,000.00	E042865	W	M	JENKINS MELVIN ESTATE/JENKINS BETTY	KJORSVIK WALTER & PETRA	No

### Property Maps

Neighborhood Code	Township	Range	Section	Quarter	Parcel Map
5209000	29	05	01	SE	View parcel maps for this Township/Range/Section



Online Government Information &amp; Services

## Property Account Summary

12/12/2017

Parcel Number	29051200200600	Property Address	UNKNOWN UNKNOWN , UNKNOWN,
---------------	----------------	------------------	----------------------------

## General Information

Property Description	Section 12 Township 29 Range 05 Quarter NW N 840 FT OF E1/2 NE1/4 NW1/4 LY E OF S/HY LESS RD TGW PTN VAC RD SUR 1536 LY ADJ TO & ABTG UPON SD TR LESS TH PTN CONVYD TO ST OF WA FOR RD R/W PER SWDAFN 201002090086
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	00408

## Property Characteristics

Use Code	910 Undeveloped (Vacant) Land
Unit of Measure	Acre(s)
Size (gross)	1.47

## Related Properties

No Related Properties Found

## Parties

Role	Percent	Name	Address
Taxpayer	100	SOPER HILL LLLP	1312 E LAKE SHORE DR, LAKE STEVENS, WA 98258
Owner	100	SOPER HILL LLLP	1312 E LAKE SHORE DR, LAKE STEVENS, WA 98258

## Property Values

Value Type	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014	Tax Year 2013
Taxable Value Regular	\$132,300	\$111,000	\$82,000	\$78,600	\$65,100
Exemption Amount Regular					
Market Total	\$132,300	\$111,000	\$82,000	\$78,600	\$65,100
Assessed Value	\$132,300	\$111,000	\$82,000	\$78,600	\$65,100
Market Land	\$132,300	\$111,000	\$82,000	\$78,600	\$65,100
Market Improvement					
Personal Property					

## Active Exemptions

No Exemptions Found

## Events

Effective Date	Entry Date-Time	Type	Remarks
10/05/2015	10/14/2015 14:49:00	Owner Added	Property Transfer Filing No.: 1087607 10/05/2015 by sasset
10/05/2015	10/14/2015 14:49:00	Owner Terminated	Property Transfer Filing No.: 1087607 10/05/2015 by sasset
10/05/2015	10/12/2015 09:32:00	Excise Processed	Property Transfer Filing No.: 1087607, Quit Claim Deed 10/05/2015 by strjin
10/05/2015	10/12/2015 09:32:00	Taxpayer Changed	Property Transfer Filing No.: 1087607 10/05/2015 by strjin
07/02/2014	07/02/2014 09:07:19	Excise Processed	Temporary Excise: T010201 Finalized to: E038883
06/25/2014	07/02/2014 09:07:00	Excise Processed	Property Transfer Filing No.: T010201, submitted by eREET 06/25/2014 by ASCEREET
10/01/2013	10/01/2013 13:16:33	Excise Processed	Temporary Excise: T001797 Finalized to: E030704

09/30/2013	10/23/2013 14:17:00	Owner Added	Property Transfer Filing No.: E030704 09/30/2013 by sascaf
09/30/2013	10/23/2013 14:17:00	Owner Terminated	Property Transfer Filing No.: E030704 09/30/2013 by sascaf
09/30/2013	10/01/2013 13:16:00	Excise Processed	Property Transfer Filing No.: T001797, submitted by eREET 09/30/2013 by ASCEREET
08/14/2013	10/04/2013 12:07:00	Owner Added	Property Transfer Filing No.: 1032494 08/14/2013 by sascaf
08/14/2013	10/04/2013 12:07:00	Owner Terminated	Property Transfer Filing No.: 1032494 08/14/2013 by sascaf
08/14/2013	08/15/2013 11:20:00	Excise Processed	Property Transfer Filing No.: 1032494, Quit Claim Deed 08/14/2013 by strtjg
08/14/2013	08/15/2013 11:20:00	Taxpayer Changed	Property Transfer Filing No.: 1032494 08/14/2013 by strtjg
05/19/2010	05/19/2010 12:50:00	Tax Bill Recalculation	Value Modification for 2010 performed by straml
05/04/2010	05/04/2010 12:41:00	Property Characteristic Changed	2010 Surface Water Units changed from 1.80 to 1.47 by sasdas
05/04/2010	05/04/2010 12:41:00	Property Characteristic Changed	2010 Size (gross) changed from 1.80 to 1.47 by sasdas
05/04/2010	05/04/2010 11:42:00	Value Modification	Type: Value Change Due to Segregation/Merger, Status: Approved, Tax Year: 2010 by sasdas
04/30/2010	04/30/2010 10:27:00	Value Modification	Type: Value Change Due to Segregation/Merger, Status: Under Review, Tax Year: 2010 by sasdas
01/27/2010	02/09/2010 09:32:00	Excise Processed	Property Transfer Filing No.: 227364, Warranty Deed 01/27/2010 by strgss
10/13/2006	10/13/2006 14:50:00	Property Characteristic Changed	2007 State Forest Fire Units changed from 0.01 to by sascab
06/28/2006	07/26/2006 14:02:00	Owner Added	Property Transfer Filing No.: 300638 06/28/2006 by sasset
06/28/2006	07/26/2006 14:02:00	Owner Terminated	Property Transfer Filing No.: 300638 06/28/2006 by sasset
06/28/2006	07/26/2006 14:02:00	Owner Terminated	Property Transfer Filing No.: 300638 06/28/2006 by sasset
06/28/2006	07/26/2006 14:02:00	Owner Terminated	Property Transfer Filing No.: 300638 06/28/2006 by sasset
06/28/2006	07/26/2006 14:00:00	Owner Added	Property Transfer Filing No.: 300634 06/28/2006 by sasset
06/28/2006	07/26/2006 14:00:00	Owner Added	Property Transfer Filing No.: 300634 06/28/2006 by sasset
06/28/2006	07/26/2006 14:00:00	Owner Terminated	Property Transfer Filing No.: 300634 06/28/2006 by sasset
06/28/2006	07/17/2006 16:49:00	Taxpayer Changed	Property Transfer Filing No.: 300638 06/28/2006 by strbaw
06/28/2006	07/03/2006 15:01:00	Excise Processed	Property Transfer Filing No.: 300638, Quit Claim Deed 06/28/2006 by strbjp
06/28/2006	07/03/2006 14:58:00	Excise Processed	Property Transfer Filing No.: 300637, Quit Claim Deed 06/28/2006 by strbjp
06/28/2006	07/03/2006 14:55:00	Excise Processed	Property Transfer Filing No.: 300636, Quit Claim Deed 06/28/2006 by strbjp
06/28/2006	07/03/2006 14:53:00	Excise Processed	Property Transfer Filing No.: 300635, Quit Claim Deed 06/28/2006 by strbjp
06/28/2006	07/03/2006 14:49:00	Excise Processed	Property Transfer Filing No.: 300634, Quit Claim Deed 06/28/2006 by strbjp
01/31/2006	01/31/2006 16:37:00	Annexation Completed For Property	CTYLKS ORD 719 - GREENSPACE - CAM WEST-added to annexation by batch process 87,261. by sascab

**Tax Balance****Installments Payable**

Tax Year	Installment	Earliest Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due	Select to Pay
2016	Delinquent	10/31/2016	\$628.77	\$138.32	\$767.09	\$767.09	Select
2017	1 and 2	04/30/2017	\$1,393.48	\$264.76	\$1,658.24	\$2,425.33	Select

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): 2017

**Distribution of Current Taxes**

District	Rate	Amount	Voted Amount	Non-Voted Amount
CITY OF LAKE STEVENS	1.35	\$178.82	\$0.00	\$178.82
FIRE DISTRICT 08 LAKE STEVENS	1.68	\$222.53	\$42.54	\$179.99
LAKE STEVENS SCHOOL DIST NO 4	4.14	\$547.54	\$547.54	\$0.00
SNO-ISLE INTERCOUNTY RURAL LIBRARY	0.42	\$54.95	\$0.00	\$54.95
SNOHOMISH COUNTY-CNT	0.88	\$116.32	\$0.00	\$116.32
STATE	2.03	\$268.25	\$0.00	\$268.25
SNOHOMISH CONSERVATION DISTRICT		\$5.07	\$0.00	\$5.07
<b>TOTAL</b>	<b>10.49</b>	<b>\$1,393.48</b>	<b>\$590.08</b>	<b>\$803.40</b>

**Pending Property Values**

Pending Tax Year	Market Land Value	Market Improvement Value	Market Total Value	Current Use Land Value	Current Use Improvement	Current Use Total Value
2018	\$166,600.00	\$0.00	\$166,600.00	\$0.00	\$0.00	\$0.00

**Levy Rate History**

Tax Year	Total Levy Rate
2016	11.283548
2015	12.145206
2014	13.074286

**Real Property Structures**

Description	Type	Year Built	More Information
No Real Property Structures Found			

**Receipts**

Date	Receipt No.	Amount Applied	Amount Due
04/18/2016 14:31:00	8699093	\$628.77	\$21,276.51
10/30/2015 11:32:00	8568583	\$500.49	\$4,822.87
04/15/2015 11:31:00	8133900	\$1,770.73	\$20,610.58
10/14/2013 11:03:00	7307976	\$452.37	\$452.37
05/06/2013 00:00:00	7235867	\$452.37	\$904.74
10/26/2012 00:00:00	6843098	\$630.60	\$630.60
05/02/2012 00:00:00	6694652	\$630.59	\$1,261.19

**Sales History**

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Grantor(Seller)	Grantee(Buyer)	Other Parcels
06/28/2006	07/03/2006		\$0.00	300638	QC	S	FLICKNER/TAFF/PHILABAUM	MCS DEV LLC	No
06/28/2006	07/03/2006		\$0.00	300637	QC	S	FLICKNER LAURIE	FLICKNER MARVIN H	No
06/28/2006	07/03/2006		\$0.00	300636	QC	S	PHILABAUM DANIEL	PHILABAUM SHIRLEY E	No
06/28/2006	07/03/2006		\$0.00	300635	QC	S	TAFF WILLIAM	TAFF CHERYL	No
06/28/2006	07/03/2006		\$25,000.00	300634	QC	S	BURNS ANN LOUISE & DON	FLICKNER/TAFF/PHILABAUM	No
08/14/2013	08/15/2013		\$0.00	1032494	QC	S	MCS DEV LLC	PHILABAUM SHIRLEY & DANIEL	No
09/30/2013	10/01/2013		\$55,000.00	E030704	W	S	PHILABAUM SHIRLEY E	KJORSVIK WALTER	No
06/25/2014	07/02/2014		\$5,000.00	E038883	QC	S	POPE RESOURCES	KJORSVIK WALTER & PETRA	No
10/05/2015	10/12/2015		\$27,500.00	1087607	QC	S	KJORSVIK WALTER K & PETRA	SOPER HILL LLLP	No

**Property Maps**

Neighborhood Code	Township	Range	Section	Quarter	Parcel Map
2616000	29	05	12	NW	View parcel maps for this Township/Range/Section



## Property Account Summary

12/12/2017

Parcel Number	00604900000706	Property Address	2730 SOPER HILL RD, LAKE STEVENS, WA 98258-4235
---------------	----------------	------------------	---

### General Information

Property Description	VERNON PARK BLK 000 D-06 - TH PTN LOT 7 DAF BAAP ON PARK DR656.6 FT N OF SE COR SD LOT AS MEAS ALG SD DR TH SWLY TO W LN SD LOT AAP 552.98 FT N OF SW COR SD LOT TH NLY ALG W LN SD LOT TO INT OF W LN SD LOT& PARK DR TH SLY TPB LESS SOPER HILL RDSURV NO 1536 PER AF NO 615017 QCD 280- 565 ON 2/3/36 TGW PTN SOPER HILL RD SURV 1536 LY ADJ TO & ABTG UPON SD TR VAC PER COMM RECORDS V 48 P 160 9/30/68
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	00408

### Property Characteristics

Use Code	111 Single Family Residence - Detached
Unit of Measure	Acre(s)
Size (gross)	0.4

### Related Properties

No Related Properties Found

### Parties

Role	Percent	Name	Address
Taxpayer	100	SOPER HILL LLLP	1312 E LAKE SHORE DR, LAKE STEVENS, WA 98258
Owner	100	SOPER HILL LLLP	1312 E LAKE SHORE DR, LAKE STEVENS, WA 98258

### Property Values

Value Type	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014	Tax Year 2013
Taxable Value Regular	\$202,400	\$189,100	\$188,300	\$161,900	\$148,800
Exemption Amount Regular					
Market Total	\$202,400	\$189,100	\$188,300	\$161,900	\$148,800
Assessed Value	\$202,400	\$189,100	\$188,300	\$161,900	\$148,800
Market Land	\$99,100	\$87,700	\$81,900	\$69,300	\$54,000
Market Improvement	\$103,300	\$101,400	\$106,400	\$92,600	\$94,800
Personal Property					

### Active Exemptions

No Exemptions Found

### Events

Effective Date	Entry Date-Time	Type	Remarks
10/05/2015	10/14/2015 14:00:00	Owner Added	Property Transfer Filing No.: 1087468 10/05/2015 by sasset
10/05/2015	10/14/2015 14:00:00	Owner Terminated	Property Transfer Filing No.: 1087468 10/05/2015 by sasset
10/05/2015	10/08/2015 15:20:00	Excise Processed	Property Transfer Filing No.: 1087468, Quit Claim Deed 10/05/2015 by strtg
10/05/2015	10/08/2015 15:20:00	Taxpayer Changed	Property Transfer Filing No.: 1087468 10/05/2015 by strtg
08/26/2015	08/26/2015 08:42:22	Excise Processed	Temporary Excise: T027419 Finalized to: E055614
08/19/2015	09/14/2015 16:00:00	Owner Terminated	Party/Property Relationship by sasset

08/19/2015	09/14/2015 16:00:00	Owner Added	Property Transfer Filing No.: E055614 08/19/2015 by sasset
08/19/2015	09/14/2015 16:00:00	Owner Added	Property Transfer Filing No.: E055614 08/19/2015 by sasset
08/19/2015	09/14/2015 16:00:00	Owner Terminated	Property Transfer Filing No.: E055614 08/19/2015 by sasset
08/19/2015	09/14/2015 16:00:00	Owner Terminated	Property Transfer Filing No.: E055614 08/19/2015 by sasset
08/19/2015	09/14/2015 16:00:00	Owner Terminated	Property Transfer Filing No.: E055614 08/19/2015 by sasset
08/19/2015	08/26/2015 08:42:00	Excise Processed	Property Transfer Filing No.: T027419, submitted by eREET 08/19/2015 by ASCEREET
07/12/2006	07/14/2006 10:02:00	Excise Processed	Property Transfer Filing No.: 205927, Quit Claim Deed 07/12/2006 by strbjp
07/12/2006	07/14/2006 09:59:00	Excise Processed	Property Transfer Filing No.: 205926, Quit Claim Deed 07/12/2006 by strbjp
07/06/2006	07/14/2006 10:04:00	Excise Processed	Property Transfer Filing No.: 205928, Quit Claim Deed 07/06/2006 by strbjp
07/05/2006	10/24/2007 14:07:00	Owner Terminated	Party/Property Relationship by sasmjt
07/05/2006	10/24/2007 14:07:00	Owner Added	Party/Property Relationship by sasmjt
07/05/2006	10/24/2007 14:06:00	Owner Added	Party/Property Relationship by sasmjt
07/05/2006	10/24/2007 14:04:00	Owner Added	Party/Property Relationship by sasmjt
07/05/2006	07/21/2006 15:01:00	Taxpayer Changed	Property Transfer Filing No.: 205925 07/05/2006 by straml
07/05/2006	07/14/2006 09:56:00	Excise Processed	Property Transfer Filing No.: 205925, Statutory Warranty Deed 07/05/2006 by strbjp
01/31/2006	01/31/2006 16:37:00	Annexation Completed For Property	CTYLKS ORD 719 - GREENSPACE - CAM WEST-added to annexation by batch process 87,261. by sascab

**Tax Balance****Installments Payable**

Tax Year	Installment	Earliest Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due	Select to Pay
2016	Delinquent	10/31/2016	\$1,121.37	\$246.18	\$1,367.55	\$1,367.55	Select
2017	1 and 2	04/30/2017	\$2,233.09	\$423.23	\$2,656.32	\$4,023.87	Select

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): 2017

**Distribution of Current Taxes**

District	Rate	Amount	Voted Amount	Non-Voted Amount
CITY OF LAKE STEVENS	1.35	\$273.57	\$0.00	\$273.57
FIRE DISTRICT 08 LAKE STEVENS	1.68	\$340.45	\$65.09	\$275.36
LAKE STEVENS SCHOOL DIST NO 4	4.14	\$837.66	\$837.66	\$0.00
SNO-ISLE INTERCOUNTY RURAL LIBRARY	0.42	\$84.07	\$0.00	\$84.07
SNOHOMISH COUNTY-CNT	0.88	\$177.95	\$0.00	\$177.95
STATE	2.03	\$410.37	\$0.00	\$410.37
LAKE STEVENS CITY WMA		\$104.00	\$0.00	\$104.00
SNOHOMISH CONSERVATION DISTRICT		\$5.02	\$0.00	\$5.02
<b>TOTAL</b>	<b>10.49</b>	<b>\$2,233.09</b>	<b>\$902.75</b>	<b>\$1,330.34</b>

**Pending Property Values**

Pending Tax Year	Market Land Value	Market Improvement Value	Market Total Value	Current Use Land Value	Current Use Improvement	Current Use Total Value
2018	\$120,200.00	\$110,900.00	\$231,100.00	\$0.00	\$0.00	\$0.00

**Levy Rate History**

Tax Year	Total Levy Rate
2016	11.283548
2015	12.145206
2014	13.074286

**Real Property Structures**

Description	Type	Year Built	More Information
1 Story	Dwelling	1968	View Detailed Structure Information

**Receipts**

Date	Receipt No.	Amount Applied	Amount Due
04/18/2016 14:31:00	<a href="#">8699093</a>	\$1,121.37	\$21,276.51
10/30/2015 11:32:00	<a href="#">8568583</a>	\$1,197.98	\$4,822.87
04/15/2015 00:00:00	<a href="#">8130222</a>	\$1,197.98	\$2,395.96
10/27/2014 00:00:00	<a href="#">7895805</a>	\$1,112.88	\$1,112.88
04/16/2014 00:00:00	<a href="#">7618933</a>	\$1,112.87	\$2,225.75
10/28/2013 00:00:00	<a href="#">7392019</a>	\$1,082.70	\$1,082.70
04/25/2013 00:00:00	<a href="#">7127814</a>	\$1,082.70	\$2,165.40
10/26/2012 00:00:00	<a href="#">6855151</a>	\$1,233.12	\$1,233.12
04/26/2012 00:00:00	<a href="#">6586559</a>	\$1,233.11	\$2,466.23

**Sales History**

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Grantor(Seller)	Grantee(Buyer)	Other Parcels
07/05/2006	07/14/2006		\$260,000.00	205925	W	S	SONDERLAND DAVID M & KAREN T	FLICKNER/TAFF/PHILABAUM	No
07/06/2006	07/14/2006		\$0.00	205928	QC	S	PHILABAUM DANIEL L	PHILABAUM SHIRLEY E	No
07/12/2006	07/14/2006		\$0.00	205926	QC	S	FLICKNER LAURIE	FLICKNER MARVIN H	No
07/12/2006	07/14/2006		\$0.00	205927	QC	S	TAFF WILLIAM	TAFF CHERYL ANN	No
08/19/2015	08/26/2015		\$220,500.00	E055614	W	S	PHILABAUM/FLICKNER/TAFF	KJORSVIK WALT/CUSSEN HARRY	No
10/05/2015	10/08/2015		\$0.00	1087468	QC	S	KJORSVIK/CUSSEN	SOPER HILL LLLP	No

**Property Maps**

Neighborhood Code	Township	Range	Section	Quarter	Parcel Map
2616000	29	05	12	NE	<a href="#">View parcel maps for this Township/Range/Section</a>



## Property Account Summary

12/12/2017

Parcel Number 00604900000804 | Property Address 2731 SOPER HILL RD, LAKE STEVENS, WA 98258-4235

### General Information

Property Description	VERNON PARK BLK 000 D-04 - A PTN LOT 8 DAF BEG NW COR SD LOT TH S45*07 40E ALG W LN SD LOT 121.97 FT TH N85*04 57E 199.97 FT TH N32*03 40W 82 FT TO NLY LN SD LOT TH N89* 51 11W ALG SD LN 241.73 FT TO TPB
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	00408

### Property Characteristics

Use Code	111 Single Family Residence - Detached
Unit of Measure	Acre(s)
Size (gross)	0.42

### Related Properties

No Related Properties Found

### Parties

Role	Percent	Name	Address
Taxpayer	100	SOPER HILL LLLP	1312 E LAKE SHORE DR, LAKE STEVENS, WA 98258
Owner	100	SOPER HILL LLLP	1312 E LAKE SHORE DR, LAKE STEVENS, WA 98258

### Property Values

Value Type	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014	Tax Year 2013
Taxable Value Regular	\$223,800	\$209,600	\$191,600	\$165,700	\$153,000
Exemption Amount Regular					
Market Total	\$223,800	\$209,600	\$191,600	\$165,700	\$153,000
Assessed Value	\$223,800	\$209,600	\$191,600	\$165,700	\$153,000
Market Land	\$102,400	\$90,600	\$81,900	\$70,200	\$55,800
Market Improvement	\$121,400	\$119,000	\$109,700	\$95,500	\$97,200
Personal Property					

### Active Exemptions

No Exemptions Found

### Events

Effective Date	Entry Date-Time	Type	Remarks
11/25/2014	11/25/2014 09:54:01	Excise Processed	Temporary Excise: T015615 Finalized to: E044178
11/19/2014	12/02/2014 14:00:00	Owner Added	Property Transfer Filing No.: E044178 11/19/2014 by sasset
11/19/2014	12/02/2014 14:00:00	Owner Terminated	Property Transfer Filing No.: E044178 11/19/2014 by sasset
11/19/2014	11/25/2014 09:54:00	Excise Processed	Property Transfer Filing No.: T015615, submitted by eREET 11/19/2014 by ASCEREET
01/31/2006	01/31/2006 16:37:00	Annexation Completed For Property	CTYLLKS ORD 719 - GREENSPACE - CAM WEST-added to annexation by batch process 87,261. by sascab

**Tax Balance****Installments Payable**

Tax Year	Installment	Earliest Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due	Select to Pay
2016	Delinquent	10/31/2016	\$1,237.03	\$271.62	\$1,508.65	\$1,508.65	<input type="checkbox"/>
2017	1 and 2	04/30/2017	\$2,457.66	\$465.91	\$2,923.57	\$4,432.22	<input type="checkbox"/>

[Installments Payable/Paid for Tax Year \(Enter 4-digit Year, then Click-Here\):](#)

2017

**Distribution of Current Taxes**

District	Rate	Amount	Voted Amount	Non-Voted Amount
CITY OF LAKE STEVENS	1.35	\$302.49	\$0.00	\$302.49
FIRE DISTRICT 08 LAKE STEVENS	1.68	\$376.44	\$71.97	\$304.47
LAKE STEVENS SCHOOL DIST NO 4	4.14	\$926.22	\$926.22	\$0.00
SNO-ISLE INTERCOUNTY RURAL LIBRARY	0.42	\$92.96	\$0.00	\$92.96
SNOHOMISH COUNTY-CNT	0.88	\$196.76	\$0.00	\$196.76
STATE	2.03	\$453.77	\$0.00	\$453.77
LAKE STEVENS CITY WMA		\$104.00	\$0.00	\$104.00
SNOHOMISH CONSERVATION DISTRICT		\$5.02	\$0.00	\$5.02
<b>TOTAL</b>	<b>10.49</b>	<b>\$2,457.66</b>	<b>\$998.19</b>	<b>\$1,459.47</b>

**Pending Property Values**

Pending Tax Year	Market Land Value	Market Improvement Value	Market Total Value	Current Use Land Value	Current Use Improvement	Current Use Total Value
2018	\$124,200.00	\$131,200.00	\$255,400.00	\$0.00	\$0.00	\$0.00

**Levy Rate History**

Tax Year	Total Levy Rate
2016	11.283548
2015	12.145206
2014	13.074286

**Real Property Structures**

Description	Type	Year Built	More Information
1 Story	Dwelling	1968	<a href="#">View Detailed Structure Information</a>

**Receipts**

Date	Receipt No.	Amount Applied	Amount Due

12/12/2017

Page 140

\$21,276.51

04/18/2016 14:31:00	<a href="#">8699093</a>	\$1,237.02	\$21,276.51
10/30/2015 11:29:00	<a href="#">8568578</a>	\$1,218.02	\$5,552.21
04/15/2015 11:31:00	<a href="#">8133900</a>	\$1,218.02	\$20,610.58
10/28/2014 00:00:00	<a href="#">7935961</a>	\$1,137.72	\$1,137.72
03/27/2014 00:00:00	<a href="#">7551546</a>	\$1,137.71	\$2,275.43
09/24/2013 00:00:00	<a href="#">7281481</a>	\$1,111.73	\$1,111.73
03/28/2013 00:00:00	<a href="#">7013824</a>	\$1,111.72	\$2,223.45
10/05/2012 00:00:00	<a href="#">6752329</a>	\$1,264.26	\$1,264.26
04/06/2012 00:00:00	<a href="#">6485909</a>	\$1,264.26	\$2,528.52

### Sales History

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Grantor(Seller)	Grantee(Buyer)	Other Parcels
11/19/2014	11/25/2014		\$250,000.00	E044178	W	S	NELSON DUANE R & KATHY L	SOPER HILL LLLP	No

### Property Maps

Neighborhood Code	Township	Range	Section	Quarter	Parcel Map
2616000	29	05	12	NE	<a href="#">View parcel maps for this Township/Range/Section</a>



## Property Account Summary

12/12/2017

Parcel Number	29050100401100	Property Address	UNKNOWN UNKNOWN , UNKNOWN,
---------------	----------------	------------------	----------------------------

### General Information

Property Description	SEC 01 TWP 29 RGE 05RT-5A) THAT PTN W 318.04FT OF S 645.77FT OF SW1/4 SE1/4 LY NLY OF FDL BEG INT C/L S/HY NO 15-A VERNON RD IN SEC 12-29-5 BEING ON THE E LN SD SEC TH SWLY ALG C/L VERNON RD TAP WH IS 180FTELY OF & MEAS PERP TO C/L OF CO RD KNOWN AS PARK DR IN SEC 12-29-5 TH NWLY ALG LN 180FT ELY OF & PLT C/L SD PARK DR TO INT OF SD LN WITH C/L OF S/HY 1-AIN SEC 1-29-5 & TERM OF SD LN
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	00408

### Property Characteristics

Use Code	910 Undeveloped (Vacant) Land
Unit of Measure	Acre(s)
Size (gross)	4.10

### Related Properties

No Related Properties Found
-----------------------------

### Parties

Role	Percent	Name	Address
Taxpayer	100	KJORSVIK WALTER/PETRA	1312 E LAKESHORE DR, LAKE STEVENS, WA 98258
Owner	100	KJORSVIK WALTER & PETRA	1312 E LAKESHORE DR, LAKE STEVENS, WA 98258-9742 United States

### Property Values

Value Type	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014	Tax Year 2013
Taxable Value Regular	\$713,300	\$713,300	\$713,300	\$713,300	\$713,300
Exemption Amount Regular					
Market Total	\$713,300	\$713,300	\$713,300	\$713,300	\$713,300
Assessed Value	\$713,300	\$713,300	\$713,300	\$713,300	\$713,300
Market Land	\$713,300	\$713,300	\$713,300	\$713,300	\$713,300
Market Improvement					
Personal Property					

### Active Exemptions

No Exemptions Found
---------------------

**Events**

Effective Date	Entry Date-Time	Type	Remarks
10/16/2014	10/16/2014 11:32:06	Excise Processed	Temporary Excise: T014265 Finalized to: E042865
10/15/2014	10/20/2014 10:39:00	Property Assigned To Transfer/Sale	Property Assigned to Transfer/Sale. Filing No.: E042865, Statutory Warranty Deed by sasset
10/15/2014	10/20/2014 10:37:00	Owner Terminated	Property Transfer Filing No.: E042865 10/15/2014 by sasset
10/15/2014	10/20/2014 10:37:00	Owner Terminated	Property Transfer Filing No.: E042865 10/15/2014 by sasset
10/15/2014	10/20/2014 10:37:00	Owner Added	Property Transfer Filing No.: E042865 10/15/2014 by sasset
10/15/2014	10/16/2014 11:32:00	Excise Processed	Property Transfer Filing No.: T014265, submitted by eREET 10/15/2014 by ASCEREET
08/08/2013	08/08/2013 14:25:00	Annexation Completed For Property	SWRLKS RES 861-added to annexation by batch process 170,705. by SASCJH
07/08/2009	09/08/2009 11:42:00	Property Assigned To Transfer/Sale	Property Assigned to Transfer/Sale. Filing No.: 130740, Quit Claim Deed by sasset
07/08/2009	09/08/2009 11:42:00	Owner Terminated	Property Transfer Filing No.: 130740 07/08/2009 by sasset
07/08/2009	09/08/2009 11:42:00	Owner Added	Property Transfer Filing No.: 130740 07/08/2009 by sasset
07/08/2009	09/08/2009 11:40:00	Property Assigned To Transfer/Sale	Property Assigned to Transfer/Sale. Filing No.: 130739, Quit Claim Deed by sasset
07/08/2009	09/08/2009 11:40:00	Owner Added	Property Transfer Filing No.: 130739 07/08/2009 by sasset
07/08/2009	08/28/2009 11:04:00	Taxpayer Changed	Property Transfer Filing No.: 130740 07/08/2009 by strphb
07/08/2009	08/28/2009 11:03:00	Taxpayer Changed	Property Transfer Filing No.: 130739 07/08/2009 by strphb
07/08/2009	08/28/2009 10:51:00	Excise Processed	Property Transfer Filing No.: 130740, Quit Claim Deed 07/08/2009 by strphb
07/08/2009	08/28/2009 10:46:00	Excise Processed	Property Transfer Filing No.: 130739, Quit Claim Deed 07/08/2009 by strphb
10/13/2006	10/13/2006 14:46:00	Property Characteristic Changed	2007 State Forest Fire Units changed from 4.1 to by sascab
01/31/2006	01/31/2006 17:05:00	Tax Code Area Change	Property Maintenance Changed TCA from 03162 TO 05044 for tax year 2006. by sascab
01/31/2006	01/31/2006 16:49:00	Tax Code Area Change	Property Maintenance Changed TCA from 05044 TO 03162 for tax year 2006. by sascab
01/31/2006	01/31/2006 16:37:00	Annexation Completed For Property	CTYLKS ORD 719 - GREENSPACE - CAM WEST-added to annexation by batch process 87,261. by sascab

**Tax Balance**

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): 2017

**Distribution of Current Taxes**

District	Rate	Amount	Voted Amount	Non-Voted Amount
CITY OF LAKE STEVENS	1.35	\$964.10	\$0.00	\$964.10
FIRE DISTRICT 08 LAKE STEVENS	1.68	\$1,199.78	\$229.37	\$970.41
LAKE STEVENS SCHOOL DIST NO 4	4.14	\$2,952.08	\$2,952.08	\$0.00
SNO-ISLE INTERCOUNTY RURAL LIBRARY	0.42	\$296.29	\$0.00	\$296.29

SNOHOMISH COUNTY-CNT	0.88	\$627.12	\$0.00	\$627.12
STATE	2.03	\$1,446.28	\$0.00	\$1,446.28
SNOHOMISH CONSERVATION DISTRICT		\$5.20	\$0.00	\$5.20
<b>TOTAL</b>	<b>10.49</b>	<b>\$7,490.85</b>	<b>\$3,181.45</b>	<b>\$4,309.40</b>

## Pending Property Values

Pending Tax Year	Market Land Value	Market Improvement Value	Market Total Value	Current Use Land Value	Current Use Improvement	Current Use Total Value
2018	\$713,300.00	\$0.00	\$713,300.00	\$0.00	\$0.00	\$0.00

## Levy Rate History

Tax Year	Total Levy Rate
2016	11.283548
2015	12.145206
2014	13.074286

## Real Property Structures

Description	Type	Year Built	More Information
No Real Property Structures Found			

## Receipts

Date	Receipt No.	Amount Applied	Amount Due
04/24/2017 16:32:00	<a href="#">9396763</a>	\$7,490.85	\$13,780.41
03/27/2017 11:51:00	<a href="#">9203877</a>	\$4,550.38	\$8,322.99
04/18/2016 14:31:00	<a href="#">8699093</a>	\$4,026.87	\$21,276.51
10/30/2015 11:29:00	<a href="#">8568578</a>	\$4,334.19	\$5,552.21
04/15/2015 11:31:00	<a href="#">8133900</a>	\$4,334.18	\$20,610.58
10/17/2014 10:49:00	<a href="#">7842757</a>	\$4,665.55	\$4,665.55
03/13/2014 00:00:00	<a href="#">7531101</a>	\$4,665.54	\$9,331.09
09/17/2013 09:14:00	<a href="#">7274270</a>	\$4,931.41	\$4,931.41
04/10/2013 10:13:00	<a href="#">7042259</a>	\$12,104.13	\$17,035.54
09/18/2012 13:34:00	<a href="#">6735442</a>	\$10,812.73	\$10,812.73

## Sales History

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Grantor(Seller)	Grantee(Buyer)	Other Parcels
07/08/2009	08/28/2009		\$0.00	130740	QC	M	JENKINS BETTY E ESTATE	JENKINS MELVIN PAUL	No
07/08/2009	08/28/2009		\$0.00	130739	QC	M	JENKINS BETTY E ESTATE	JENKINS JOHN PAUL TRUSTEE	No
10/15/2014	10/16/2014		\$1,250,000.00	E042865	W	M	JENKINS MELVIN ESTATE/JENKINS BETTY	KJORSVIK WALTER & PETRA	No

## Property Maps

Neighborhood Code	Township	Range	Section	Quarter	Parcel Map
5209000	29	05	01	SE	<a href="#">View parcel maps for this Township/Range/Section</a>



Online Government Information &amp; Services

## Property Account Summary

12/12/2017

Parcel Number **00604900000801** | Property Address **2727 SOPER HILL RD , LAKE STEVENS, WA 98258-4235**

### General Information

Property Description	VERNON PARK BLK 000 D-01 - TH PTN LOT 8 DAF BEG NW COR SD LOT THS45*07 40E ALG W LN SD LOT 121.97 FT TO TPB TH CONT S45*07 40E 110.65 FT TH N80*45 52E 165.42 FT TH N32* 03 40W 80 FT TH S85*04 57W 199.97FT TO TPB & LESS CO RD
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	00408

### Property Characteristics

Use Code	<b>111 Single Family Residence - Detached</b>
Unit of Measure	Acre(s)
Size (gross)	<b>0.34</b>

### Related Properties

No Related Properties Found

### Parties

Role	Percent	Name	Address
Taxpayer	100	DUCE JOHN G	2727 SOPER HILL RD, LAKE STEVENS, WA 98258-4235 United States
Owner	100	DUCE JOHN G	2727 SOPER HILL ROAD, EVERETT, WA 98205 United States

### Property Values

Value Type	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014	Tax Year 2013
Taxable Value Regular	\$228,400	\$211,400	\$248,600	\$216,800	\$194,900
Exemption Amount Regular					
Market Total	\$228,400	\$211,400	\$248,600	\$216,800	\$194,900
Assessed Value	<b>\$228,400</b>	\$211,400	\$248,600	\$216,800	\$194,900
Market Land	\$110,300	\$97,600	\$80,100	\$68,400	\$52,200
Market Improvement	\$118,100	\$113,800	\$168,500	\$148,400	\$142,700
Personal Property					

**Active Exemptions**

No Exemptions Found

**Events**

Effective Date	Entry Date-Time	Type	Remarks
01/31/2006	01/31/2006 16:37:00	Annexation Completed For Property	CTYLKS ORD 719 - GREENSPACE - CAM WEST-added to annexation by batch process 87,261. by sascab

**Tax Balance****Installments Payable**

Tax Year	Installment	Earliest Due Date	Principal	Interest, Penalties and Costs	Total Due	Cumulative Due	Select to Pay
2017	1 and 2	10/30/2017	\$1,252.97	\$159.78	\$1,412.75	\$1,412.75	Select

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#) **Distribution of Current Taxes**

District	Rate	Amount	Voted Amount	Non-Voted Amount
CITY OF LAKE STEVENS	1.35	\$308.71	\$0.00	\$308.71
FIRE DISTRICT 08 LAKE STEVENS	1.68	\$384.18	\$73.45	\$310.73
LAKE STEVENS SCHOOL DIST NO 4	4.14	\$945.26	\$945.26	\$0.00
SNO-ISLE INTERCOUNTY RURAL LIBRARY	0.42	\$94.87	\$0.00	\$94.87
SNOHOMISH COUNTY-CNT	0.88	\$200.80	\$0.00	\$200.80
STATE	2.03	\$463.10	\$0.00	\$463.10
LAKE STEVENS CITY WMA		\$104.00	\$0.00	\$104.00
SNOHOMISH CONSERVATION DISTRICT		\$5.02	\$0.00	\$5.02
<b>TOTAL</b>	<b>10.49</b>	<b>\$2,505.94</b>	<b>\$1,018.71</b>	<b>\$1,487.23</b>

**Pending Property Values**

Pending Tax Year	Market Land Value	Market Improvement Value	Market Total Value	Current Use Land Value	Current Use Improvement	Current Use Total Value
2018	\$133,700.00	\$127,500.00	\$261,200.00	\$0.00	\$0.00	\$0.00

**Levy Rate History**

Tax Year	Total Levy Rate
2016	11.283548
2015	12.145206
2014	13.074286

**Real Property Structures**

Description	Type	Year Built	More Information
1 Story w/Basement	Dwelling	1967	<a href="#">View Detailed Structure Information</a>

**Receipts**

Date	Receipt No.	Amount Applied	Amount Due
10/27/2017 00:00:00	<a href="#">9568106</a>	\$0.00	\$1,252.97
04/28/2017 00:00:00	<a href="#">9410446</a>	\$1,252.97	\$2,505.94
11/03/2016 00:00:00	<a href="#">9150224</a>	\$1,247.18	\$1,247.18
05/09/2016 00:00:00	<a href="#">8892390</a>	\$1,247.17	\$2,494.35
10/30/2015 00:00:00	<a href="#">8570792</a>	\$1,564.16	\$1,564.16
05/04/2015 00:00:00	<a href="#">8331871</a>	\$1,564.16	\$3,128.32
11/05/2014 00:00:00	<a href="#">8051003</a>	\$1,471.77	\$1,471.77
05/07/2014 00:00:00	<a href="#">7789036</a>	\$1,471.76	\$2,943.53
11/08/2013 09:29:00	<a href="#">7506683</a>	\$1,401.25	\$5,673.97
05/09/2013 14:03:00	<a href="#">7249216</a>	\$7,365.01	\$18,537.09

## Sales History

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Grantor(Seller)	Grantee(Buyer)	Other Parcels
No Sales History Found									

## Property Maps

Neighborhood Code	Township	Range	Section	Quarter	Parcel Map
2616000	29	05	12	NE	<a href="#">View parcel maps for this Township/Range/Section</a>

## ATTACHMENT 4

**CITY OF LAKE STEVENS  
Lake Stevens, Washington  
ORDINANCE NO. 992**

**AN ORDINANCE OF THE CITY OF LAKE STEVENS PROVIDING FOR A  
RIGHT-OF-WAY VACATION OF APPROXIMATELY 12,077 SQUARE FEET  
OF LAND AND A DEDICATION OF APPROXIMATELY 25,085 SQUARE  
FEET OF LAND BETWEEN THE KJVORSIK PROPERTIES (PARCEL  
NUMBERS 00590700032002, 29050100401300, 29051200200600,  
00604900000706 and 00604900000804) AND ADJACENT CITY RIGHT-OF-  
WAY LOCATED OFF SOPER HILL ROAD AND SR-9.**

**WHEREAS**, the City of Lake Stevens is the owner of public right-of-way located east of the intersection of Soper Hill Road and SR-9; and

**WHEREAS**, Walter Kjorsvik is the owner of Parcel Numbers 00590700032002, 29050100401300, 29051200200600, 00604900000706 and 00604900000804 and did petition the City Council to vacate portions of Soper Hill Road, described and shown in **Exhibit A**, in accordance with the provisions of Lake Stevens Municipal Code (LSMC) 14.16C.095; and

**WHEREAS**, Walter Kjorsvik proposed to dedicate portions of his property to the city of Lake Stevens to compensate the city for the proposed vacation of portions of Soper Hill Road, described and shown in **Exhibit A**; and

**WHEREAS**, Right-of-way vacations are Type V (quasi-judicial) land use permits subject to public notice and a public hearing before the City Council; and

**WHEREAS**, Planning and Community Development staff prepared a staff report for City Council's consideration describing the project and provided an analysis, conclusions and recommendations in coordination with the Public Works Department; and

**WHEREAS**, Public notice for the land use action and hearing was provided by publication in the Everett Herald, mailing postcards to residents within 300-feet of the properties; and posting the site on March 14, 2017, in accordance with Chapter 14.16B LSMC, Part V; and

**WHEREAS**; The Lake Stevens City Council held a public hearing on March 28, 2017 to receive public comment and testimony, in accordance with Chapter 14.16B LSMC, Part V; and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE  
STEVENS, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** The City Council hereby adopts the following findings and conclusions, in addition to the analysis, conclusions and recommendations contained in the staff report dated March 28, 2017 in support of the proposed request:

ANALYSIS:

1. The city received a Type V application and supporting materials on December 28, 2016, identified as File No. LUA2016-0201, which staff deemed complete on January 13, 2017.
2. The city provided public notice for the land use action and hearing by publication in the Everett Herald, mailing postcards to residents within 300-feet of the properties, posting the notice on city campus bulletin boards, publishing on the city website and posting the site on March 14, 2017 in accordance with Chapter 14.16B LSMC, Part V.
3. LSMC 14.16C.095 establishes the procedure and decision criteria for right-of-way vacations. The applicant provided a narrative responding to LSMC 14.16C.095 with the application.
  - a. Mr. Harry Cussen, on behalf of Mr. Walter Kjorsvik, petitioned the city to consider a right-of-way vacation of approximately 12,072 square feet. Mr. Kjorsvik proposes to dedicate a compensatory amount of property to the city totaling approximately 25,085 square feet
  - b. The application contains the signature of Walter Kjorsvik, the adjacent property owner.
  - c. A draft ordinance is attached (subject to the City Attorney's approval), for City Council's consideration.
  - d. The applicant has provided a survey and legal descriptions for the affected portions of the properties under review. The city's consulting engineer, CHS Engineers, has stated that no substantive discrepancies exist in the legal descriptions or survey.
  - e. The applicant has provided documentation for the assessed value of the adjacent property on a square foot basis established using Snohomish County Assessor's information. The Public Works Director has found the valuations to be fair and accurate.
  - f. Decision Criteria pursuant to LSMC 14.16C.095(f):
    - 1) This criterion is not applicable, as the property does not adjoin any fresh water body.
    - 2) Responses to City Council criteria for deciding upon the petition:
      - i. The realignment and frontage improvements to Soper Hill Road will assure safer travel for both pedestrians and vehicles.
      - ii. The construction of a round-about will provide improved vehicle circulation.
      - iii. The ROW vacation does not adversely affect the public need and will provide an opportunity for infill development.
      - iv. The ROW is not contemplated or needed for a future public use.
      - v. No abutting owner will become landlocked nor will any abutting owner have their access substantially impaired.
    - 3) The total assessed value of the area proposed to be vacated is \$82,376.08. The total assessed value of the area to be dedicated to the city is \$209,894.88.
  - g. The ordinance upon approval will be recorded with Snohomish County along with the record of survey

**CONCLUSIONS:**

1. The proposal has met the procedural and noticing requirements for Type V permits per Chapters 14.16A and 14.16B LSMC.
2. The proposal meets the criteria to approve a Right-of-Way vacation per LSMC 14.16C.095.
3. The Public Works Department has verified that the assessed values are fair and accurate.
4. The city's consulting engineer has verified that no substantive discrepancies exist in the legal descriptions or survey.

**Section 2.** Conditioned on the compensatory dedication of land required in Section 3 hereof, the city of Lake Stevens does hereby vacate the portions of Soper Hill Road, described and shown in **Exhibit A** to Walter Kjorsvik, the adjacent landowner, to become part of his parcels. Recording of this ordinance in accordance with Section 5 hereof shall confirm satisfaction of the condition to this right-of-way vacation; and

**Section 3.** Walter Kjorsvik or successor agrees to dedicate a compensatory amount of property to the city totaling approximately 25,085 square feet; and

**Section 4.** Reservation of Utility and Access Easement. The above-described property shall be vacated subject to reservation of a utility and access easement under and through the property for all existing utilities connecting to the public right-of-way.

**Section 5.** Pursuant to LSMC 14.16C.095 (g) the City Clerk or designee will confirm that Walter Kjorsvik or successor shall and has recorded the record of survey for the right-of-way vacation and certified copy of Ordinance 992 and any part thereof and returned conformed copies of the same to the Lake Stevens Planning and Community Development Department. Walter Kjorvsik or successor shall be responsible for all recording costs; and

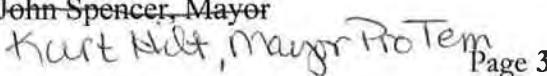
**Section 6.** Severability. If any section, subsection, sentence, clause, phrase or work of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase or word of this ordinance; and

**Section 7.** Effective Date. This Ordinance shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

**ADOPTED** by the City Council and **APPROVED** by the Mayor this 28<sup>th</sup> day of March, 2017.

CITY OF LAKE STEVENS

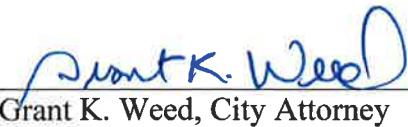
By:

  
John Spencer, Mayor  
  
Kurt Hilt, Mayor Pro Tem

ATTEST/AUTHENTICATED:

By:   
Kathy Pugh, Deputy City Clerk

APPROVED AS TO FORM:

By:   
Grant K. Weed, City Attorney

1st and Final Reading: March 28, 2017

Date of Publication: March 31, 2017

Effective Date: April 5, 2017

## **EXHIBIT A**

### **RECORD OF SURVEY FOR RIGHT-OF-WAY VACATION**



**LEGAL DESCRIPTIONS - VACATIONS**

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.  
MATERIALS, ETC., ON THE

COMMENCING THE SOUTH QUARTER CORNER OF SAID SECTION<sup>1</sup>, THENCE NORTH 00°00'57" AT LONGITUDE ONE OF SAID SOUTHEAST QUARTER 30.02 FEET TO THE SOUTHEAST CORNER OF TRACT 202, SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF THE AUDITOR OF SISKIYOU COUNTY, WASHINGTON, THE POINT OF BEGINNING, THENCE NORTH 07°45'57" WEST ALONG THE SOUTH LINE OF SAID TRACT 100.01 FEET TO A POINT ON THE EAST SIGHT-OF-WAY MARGIN OF STATE ROUTE 9 AS CONVECTED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S NUMBER 2008-27852; THENCE NORTH 07°45'57" WEST ALONG THE SIGHT-OF-WAY MARGIN OF STATE ROUTE 9 100.01 FEET TO A POINT ON THE EAST SIGHT-OF-WAY MARGIN OF STATE ROUTE 9 AS CONVECTED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S NUMBER 2008-27853; THENCE NORTH 07°45'57" EAST ALONG SAID PARALLEL LINE 102.44 FEET TO A POINT ON SAID EAST LINE OF SAID SOUTHEAST QUARTER, THENCE NORTH 07°45'57" EAST ALONG SAID EAST LINE 150.00 FEET TO THE POINT OF BEGINNING, SITUATE IN THE COUNTY OF SISKIYOU, STATE OF WASHINGTON.

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 23 NORTH, RANGE 5 EAST WH AND  
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTH QUARTER CORNER OF SAD SECTION 12;  
THENCE SOUTH 87°49'36" WEST ALONG THE EAST LINE OF SAD NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, 99.92 FEET TO A POINT  
ON THE NORTH LINE OF THE PARTIAL VACATION OF SPRUCE HILL ROAD AS VACATED UNDER SNOHOMISH COUNTY COMMISSIONER'S RECORD  
VOLUME 46, PAGE 160, THE POINT OF BEGINNING;  
THENCE NORTH 74°16'37" WEST ALONG THE NORTHERN LINE OF SAD 106.64 FEET TO A POINT ON THE EAST SIDE OF MARY MARGIN OF STATE ROUTE 9  
THENCE NORTH 74°16'37" WEST ALONG THE NORTHERN LINE OF SAD 106.64 FEET TO A POINT ON THE NORTHERN LINE OF SAD 33.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 35.00 FEET SOUTH OF  
THE NORTHERN LINE OF SAD NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12;  
THENCE SOUTH 87°49'36" EAST ALONG SAD PARALLEL LINE 107.81 FEET TO A POINT ON SAD EAST LINE OF THE NORTHEAST QUARTER OF  
THE NORTHEAST QUARTER;  
THENCE CONTINUE SOUTH 87°49'36" EAST 92.00 FEET TO THE BEGINNING OF A CONVEYANCE CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF  
18.50 FEET;  
THENCE SOUTHEAST ALONG SAD CURVE 19.56 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 19.50 FEET;  
THENCE SOUTHEAST ALONG SAD 57.40 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 19.50 FEET;  
THENCE SOUTHEAST ALONG SAD CURVE 103.90 FEET THROUGH A CENTRAL ANGLE OF 180°;  
THENCE SOUTHEAST ALONG SAD 37.46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 80.00 FEET;  
THENCE SOUTHEAST ALONG SAD CURVE 27.22 FEET THROUGH A CENTRAL ANGLE OF 192°22'20" TO A POINT ON THE SOUTHEAST;  
RIGHT-OF-WAY LINE OF PARK DRIVE;  
THENCE NORTH ASTOUND WEST ALONG SAD HARBON 0.91 FEET TO A POINT ON THE SOUTHEASTLY EXTENSION OF SAD NORTH LINE OF SAD;  
PARTIAL VACATION THENCE NORTH 74°06'35" WEST ALONG SAD SOUTHEASTLY EXTENSION AND SAD NORTH LINE 69.16 FEET TO THE POINT OF BEGINNING;  
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON  
HAVING AN AREA OF 10.525 SQUARE FEET, MORE OR LESS.

HAVING AN AREA OF 17,710 SQUARE FEET, MORE OR LESS  
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**LEGAL DESCRIPTION - SUBDIVISION**

THAT PORTION OF THE WEST 3204 FEET OF THE SOUTH 645.77 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF

A circular seal with a decorative border. The outer ring contains the text "MARK S. GUTIERREZ" at the top and "STATE OF WASHINGTON SURVEYOR GENERAL" at the bottom. The inner circle features a central figure, possibly a Native American, surrounded by the words "THEODORE J. HORNIG CO. PHOTOGRAFIC". At the bottom of the inner circle, the date "1901" is visible.



This page left blank intentionally



**LAKE STEVENS CITY COUNCIL  
STAFF REPORT**

**Council Agenda Date:** February 12, 2018

**Subject:** Downtown Subarea Plans Preferred Alternative Selection

<b>Contact Person/ Department:</b>	<b>Russ Wright</b> , Community Development Director	<b>Budget Impact:</b>	Capital Improvement/ Service Costs
--	--	---------------------------	---------------------------------------

---

**RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:** Review and discuss the subarea plan alternatives and make a motion directing staff to prepare final documents for a preferred land use alternative for the Downtown Lake Stevens Subarea.

---

**SUMMARY:**

Over the past few months, Council has been briefed on the fundamental concepts, land use / zoning, proposed infrastructure improvements and potential environmental impacts related to the draft subarea plan alternatives (Attachment A). Following formal direction from Council on the preferred alternative, Staff will prepare final documents for the subarea plan including the Final Environmental Impact Statement, Final Subarea Plan and development regulations. City Council can consider any of the Draft Alternatives or decide on a hybrid alternative.

**BACKGROUND:**

- The city held multiple public meetings throughout 2017 covering the fundamental concepts and SEPA for the Downtown Lake Stevens Subarea Plan;
- The city issued a SEPA Determination of Significance for the subarea July 5, 2017;
- The city held a Public Scoping Meeting to introduce the development alternatives on July 18, 2017;
- The scoping period ended July 26, 2017 – one comment was received from the Tulalip Tribes;
- The city issued the DEIS on January 5, 2018;
- The city held a public meeting on January 17, 2018 to discuss DEIS land use alternatives and impacts;
- The public comment ended on February 6, 2018 – 2 public comments (Attachment B) were received and a summary of public comments from the open house are included (Exhibit C); and
- Staff briefed Council on the Draft EIS Alternatives on February 6, 2018.

**SEPA ANALYSIS**

At the Council briefing staff reviewed the fundamental plan concepts (North Cove Park Expansion, Street Improvements, Retail Expansion, construction of a Regional Attractor, Retail/Public Parking and Front Door Entry from Grade Road) (Attachment D); Land Use Framework and Zoning (Attachment E); Density of Residential and Commercial Development; Utilities including sewer and stormwater; Natural Resources and Transportation. Staff also reviewed the purpose of the EIS process, areas of analysis and potential impacts with Council.

## General Topics

- Earth – no impacts
- Air Quality – no impacts
- Environmental Health – no unmitigated impacts
- Aesthetics – no unmitigated impacts
- Historic Resources – no unmitigated impacts
- Noise & Vibration – no unmitigated impacts
- Public Services – no unmitigated impacts

## Specific Topics

- Land Use, Population, Housing & Employment
- Transportation
- Utilities
- Water Resources
- Plants & Animals

The draft plan indicates that there will be no significant impacts that cannot be mitigated through a combination of code adherence or planned infrastructure improvements. The two primary infrastructure improvements include a traffic light at 20<sup>th</sup> Street NE and Main Street to support the High Growth Alternative and upgrading sewer infrastructure under any development scenario.

Downtown Lake Stevens Subarea Alternatives				
Land Use	Existing <sup>1</sup> (Gross sq. ft.)	No Action (Gross sq. ft.)	Low Growth <sup>2</sup> (Gross sq. ft.)	High Growth <sup>3</sup> (Gross sq. ft.)
Park	1.67 acres	1.67 acres	4.1 acres	4.1 acres
Retail/Commercial	73,365	15,000	40,000	170,000
Office	30,000 <sup>4</sup>	50,000	20,000	50,000
Community Facilities	40,000 <sup>5</sup>	40,000	11,150	21,150
Housing	112 - 300 DU <sup>6</sup>	180 DU	240 DU	600 DU
Hotel	0	0	50 rooms	100 rooms
Open Space	3.9 acres	3.9 acres	3.9 acres	3.9 acres
Public Parking	95 <sup>7</sup>	95	270 spaces	465 spaces

- Existing Conditions represent the existing development within the greater downtown area.
- Under the No Action Alternative, existing zoning would be maintained and development would occur at its current rate assuming no infrastructure improvements.
- Under the Low Growth Alternative moderate street-oriented commercial uses would occur along Main Street. Residential densities would be required to meet a minimum density of 15 units per acre.

<sup>1</sup> The existing conditions, analyzed by Leland Consulting, include a broader area than the current plan boundaries.

<sup>2</sup> Retail / Commercial and Office thresholds based on a floor to area ratio of 0.25.

<sup>3</sup> Retail / Commercial and Office thresholds based on a floor to area ratio of 0.50.

<sup>4</sup> Includes school district offices.

<sup>5</sup> Includes the Police Station, Fire Station, City Hall, Community Center, Family Center, Boys and Girls Club and Post Office.

<sup>6</sup> The 112 units are within the proposed subarea boundaries, the 300 number encompasses a larger area.

<sup>7</sup> Existing public parking includes City Hall, Library/Community Center and Boat Launch

- Under the High Growth Alternative increased street-oriented commercial uses would occur along Main Street and fronting Grade Road. Residential densities would have a maximum density of 50 units per acre. This alternative would establish downtown as a local and regional destination for shopping and recreation with a Conference Center and Boutique Hotel.
- Under all alternatives, the city would construct the elements identified in the Fundamental Concepts to revitalize downtown. Also under all alternatives a Planned Action ordinance would be adopted, which would constitute the SEPA review for future development projects.

Council discussed the proposed growth assumptions, role of parking and ensuring consistency with the Shoreline Master Program regulations. Following the workshop, City Council was generally supportive of the High Growth Alternative as a preferred alternative to revitalize development, support commercial growth and create a vibrant downtown.

#### **STAFF RECOMMENDATION**

Adopt the High Growth strategy as it will provide the most flexibility for the potential redevelopment and revitalization of Downtown Lake Stevens over the next 20 years.

---

**APPLICABLE CITY POLICIES:** Subarea plans related to the Comprehensive Plan pursuant to RCW 36.70A.080 (Growth Management Policy Act – Optional Elements) and Environmental Impact Statements pursuant to WAC 197-11, Part Four and Chapter 16.16 LSMC (State Environmental Policy Act - Environmental Impact Statements)

---

**BUDGET IMPACT:** Subarea revenue and capital improvement / service costs

---

#### **ATTACHMENTS:**

- A. Downtown Lake Stevens Draft Environmental Impact Statement
- B. Comment Letters
- C. Comments Summary
- D. Fundamental Concepts
- E. Proposed Land Use and Zoning Maps

# Lake Stevens



## Downtown Subarea Plan EIS

Draft January 2018  
Ordinance No. xxx

## Contents

I. Fact Sheet.....	3	2. Impacts .....	18
II. Summary .....	4	3. Mitigation Measures .....	19
A. Environmental Requirements of the Proposal.....	4	4. Unavoidable Adverse Impacts.....	19
B. Planned Action Ordinance.....	4	D. Transportation.....	19
C. SEPA Procedures and Public Involvement .....	5	1. Affected Environment .....	19
D. Scope of Review .....	5	2. Impacts .....	22
1. Earth .....	6	3. Mitigation Measures .....	27
2. Air Quality.....	6	4. Unavoidable Adverse Impacts.....	28
3. Hazardous Materials/Environmental Health.....	6	E. Utilities .....	28
4. Aesthetics .....	7	1. Affected Environment .....	28
5. Historic and Cultural Resources .....	7	2. Impacts .....	29
6. Noise and Vibration.....	7	3. Mitigation Measures .....	30
7. Public Services .....	8	4. Unavoidable Adverse Impacts.....	31
III. Alternatives Analyzed .....	8	V. Applicable Regulations and Commitments .....	32
A. Alternative 1 – No Action Alternative .....	11	VI. References .....	38
B. Alternative 2 – Low Growth Alternative .....	11		
C. Alternative 3 – High Growth Alternative.....	11		
IV. Affected Environment, Potential Impacts and Mitigation Measures .	11		
A. Water Resources .....	11		
1. Affected Environment .....	11		
2. Impacts .....	15		
3. Mitigation Measures .....	15		
4. Unavoidable Adverse Impacts.....	16		
B. PLANTS AND ANIMALS .....	16		
1. Affected Environment .....	16		
2. Impacts .....	17		
3. Mitigation Measures .....	17		
4. Unavoidable Adverse Impacts.....	18		
C. Land Use, Population, Housing and Employment.....	18		
1. Affected Environment .....	18		

## Tables and Figures

Table 1. EIS Alternatives.....	9
Figure 2: Study Area Growth by Alternative .....	10
Table 5. Intersection Level of Service Definitions .....	22
Table 6. Existing Pm Peak Hour Level of Service .....	22
Table 7. 2035 No Action Alternative Pm Peak Hour Level of Service .....	23
Table 8. 2035 No Action and Low/High Growth Alternative Pm Peak Hour Level of Service and Delay.....	24
Table 9 Main Street/20th Street Ne – Signal Mitigation (2035 Pm Peak Hour) .....	27

## Figures

Figure 1. Subarea Land Uses .....	<b>Error! Bookmark not defined.</b>
Figure 2. Study Area Growth by Alternative.....	10
Figure 3. Existing Wetlands and Streams .....	<b>Error! Bookmark not defined.</b>
Figure 4. Study Area Intersection, Transit Network, and Pedestrian Facilities.....	21
Figure 5. Study Intersection LOS for No Action, Low Growth, and High Growth .....	26

## Appendices

Appendix A: <i>Department of Ecology List of Sites/Facilities Database for the Downtown Lake Stevens Study Area.</i> October 2017
Appendix B: <i>AMEC Foster Wheeler, Phase I Environmental Site Assessment, 2017</i>
Appendix C: <i>Fehr &amp; Peers Traffic Study, April 2017</i>



## NOTICE OF PUBLICATION & AVAILABILITY OF DRAFT EIS

**Issuance Date:** January 6, 2018

**Project Name (No.):** Downtown Lake Stevens Subarea Plan

**Proponent:** City of Lake Stevens

**Applicant:** City of Lake Stevens, 1812 Main Street, P.O. Box 257, Lake Stevens, WA 98258

**Description of Proposal:** The city is considering the following actions, as part of the SEPA Draft Environmental Impact Statement (EIS): adoption of a subarea plan and designation of the subarea as a planned action. The Draft EIS has been prepared to comply with the requirements of the State Environmental Policy Act (SEPA).

**Project Location:** The Downtown Lake Stevens Subarea, roughly 200 acres centered along Main Street, bound by the lake to the west, wetland areas to the east, Lakeshore Drive to the south and 22<sup>nd</sup> Street NE to the North.

**Contact Person:** Russ Wright **Email:** [rwright@lakestevenswa.gov](mailto:rwright@lakestevenswa.gov) **Phone:** (425) 212-3315

**SEPA Responsible Official:** Russ Wright, Community Development Director, City of Lake Stevens

**Copies of Draft EIS:** Interested parties may purchase copies of the Draft EIS from the city of Lake Stevens in printed and CD formats at the Permit Center, 1812 Main Street, Lake Stevens, WA. The document will also be accessible at <http://www.lakestevensdowntown.com>. Copies are also available for review at the Lake Stevens Library located at 1804 Main Street.

**Comments on Draft EIS:** The city must receive written comments on the Draft EIS by **5 PM, February 6, 2018**, by mail, email or fax to:

Russ Wright, SEPA Responsible Official  
City of Lake Stevens  
P.O. Box 257  
Lake Stevens, WA 98258  
(425) 212-3315  
[rwright@lakestevenswa.gov](mailto:rwright@lakestevenswa.gov)

**Open House/Public Meeting:** The city will hold an open house on the Draft EIS on **January 17, 2018 beginning at 6:00 PM** at the Lake Stevens Community Center (1808 Main Street, Lake Stevens WA 98258).

Thank you for your interest in the Lake Stevens Downtown Subarea Plan.

**SEPA Responsible Official**

*Russ Wright*

**Russ Wright**, Community Development Director

## I. Fact Sheet

### Project Title

Lake Stevens Downtown Subarea Plan Draft EIS

### Proponent

City of Lake Stevens

### Proposed Action & Alternatives

The following actions are legislative in nature and require public hearing(s), recommendation by the Planning Commission and approval by the City Council.

1. Adoption of a final Lake Stevens Downtown Subarea Plan, pursuant to Revised Code of Washington (RCW) 36.70A.080. The adopted subarea plan would amend the Lake Stevens Comprehensive Plan and become a separate element.
2. Revising and adopting new zoning classifications and building codes as applicable; amend the zoning map to reflect these changes.
3. Adoption of the Planned Action ordinance, pursuant to the State Environmental Policy Act (SEPA, RCW 43.21C.031) and the Washington Administrative Code (WAC, 197-11-164 through 197-11-172), for the purposes of subsequent individual development projects within the subarea.

The EIS considers three alternatives with variations of intensities of growth within the subarea, as follows:

- Alternative 1, No Action: Required by SEPA, would maintain the existing zoning as designated in the current Comprehensive Plan.
- Alternative 2, Low Growth: assumes a moderate concentration of street-oriented retail/commercial uses and housing within single-use and some mixed-use development along Main Street and the intersection of 20th Street NE/Grade Road.
- Alternative 3, High Growth: assumes an increased concentration of street-oriented retail/commercial uses and housing within

mixed-use projects along Main Street and the intersection of 20th Street NE/Grade Road.

### Location

The City of Lake Stevens is located in Snohomish County, approximately six miles east of Downtown Everett. The Lake Stevens Downtown Subarea is roughly 200 acres centered along Main Street, bound by the lake to the west, wetland areas to the east, Lakeshore Drive to the south and 22nd Street NE to the north.

### Lead Agency

City of Lake Stevens Planning & Community Development Department

### Responsible Official

Russ Wright

### Contact Person

For additional information, please contact:  
Russ Wright, Community Development Director  
City of Lake Stevens  
P.O. Box 257  
Lake Stevens, WA 98258  
(425) 212-3315  
[rwright@lakestevenswa.gov](mailto:rwright@lakestevenswa.gov)

### Draft EIS Principal Authors & Contributors

The Draft EIS was prepared under the direction of the City of Lake Stevens. Below are the firms and entities that participated in the preparation of the Draft EIS.

- Crandall Arambula – lead to the Subarea Plan effort.
- ESA – preparation of the EIS/Planned Action Ordinance.
- Fehr & Peers – traffic and transportation analysis.

## Location of Background Material

Lake Stevens Planning & Community Development Department  
Permit Center  
1812 Main Street  
Lake Stevens, WA 98258

## Previous Environmental Review

City of Lake Stevens Comprehensive Plan 2015

## Date of Draft EIS Issuance

January 6, 2018

## Comment Period/Public Meeting

The City will accept comments on the Draft EIS until 5 PM on **February 6, 2018**. Interested parties or affected agencies may submit comments by mail, email or fax to:

Russ Wright, SEPA Responsible Official  
City of Lake Stevens  
P.O. Box 257  
Lake Stevens, WA 98258  
(425) 212-3315  
[rwright@lakestevenswa.gov](mailto:rwright@lakestevenswa.gov)

The City has scheduled a public meeting for the Draft EIS **January 17, 2018** at 6:00 pm at the Lake Stevens Community Center, which is located at 1808 Main Street, Lake Stevens WA 98258. Interested citizens will have an opportunity to obtain further information about the subarea plan and EIS, and to provide comments on the Draft EIS.

## Cost and Availability of Document

Copies of the Draft EIS and/or notices of availability have been distributed to the agencies, tribes, organizations and individuals noted in the Distribution List.

The Draft EIS is available for review at the Lake Stevens Planning and Community Development Department, at the address above, and at the Lake Stevens Library, located at 1804 Main Street, in downtown Lake Stevens and on the City's website at  
<http://www.lakestevensdowntown.com>.

Interested parties or affected agencies may purchase printed copies or compact discs (CDs) of the Draft EIS from the City, pursuant to the City's adopted fees resolution.

## II. Summary

### A. Environmental Requirements of the Proposal

As outlined in the proposed Downtown Lake Stevens Subarea Plan, the city of Lake Stevens (City) is preparing a subarea plan and a planned action for Downtown Lake Stevens that involves revitalizing and expanding its historic core (City of Lake Stevens, 2017a). The State Environmental Policy Act (SEPA) requires development proposed under the planned action to be addressed by a detailed review in an Environmental Impact Statement (EIS) (Revised Code of Washington [RCW] 43.21C.031). The purpose of this EIS is to provide an environmental analysis of the Downtown Lake Stevens Subarea proposal (also see Section I.A, *Planning Process*, of the Downtown Subarea Plan). Future projects that exceed the parameters set forth in the subarea proposal would need additional environmental analysis, either as an individual project, an addendum or supplemental EIS.

### B. Planned Action Ordinance

The planned action designation provides a framework for development in the Downtown Lake Stevens Subarea. It allows each development proposal or phase within the Downtown Lake Stevens Subarea Plan to forego further environmental review under SEPA if the project meets the description of projects designated as a planned action by ordinance or resolution; the probable significant adverse environmental impacts were adequately addressed in this EIS; and the project includes any conditions or mitigation measures outlined in the ordinance or resolution. Future

## December 2017 Draft EIS

proposals, however, would be subject to application notification and permit process requirements.

This planned action EIS identifies potential impacts and appropriate mitigation measures that the City or project applicants would have to meet to qualify as a project under the planned action process.

Applications for development in the Downtown Lake Stevens Subarea will be evaluated by city staff for compliance. The City will determine if the application meets the criteria in the Planned Action Ordinance, the application is a type of project anticipated in the EIS and if it meets the conditions and mitigation requirements of the planned action.

## C. SEPA Procedures and Public Involvement

This Draft EIS is an information document, developed to ensure that the public, agencies, decision makers and other interested parties are informed about any potential significant environmental impacts expected from the proposed Downtown Lake Stevens Subarea Plan alternatives. This Draft EIS was prepared in compliance with SEPA (Chapter 43.21C of the RCW), the state SEPA rules (Chapter 197-11 of the Washington Administrative Code [WAC]) and the City's SEPA Procedures (Lake Stevens Municipal Code [LSMC 16.04]).

The Downtown Subarea Plan EIS is a programmatic evaluation of impacts from the proposed Downtown Subarea Plan. It is intended to provide decision makers with information on potential impacts that could result from implementation of projects outlined in the plan, along with mitigation strategies to ensure that implementation of the planned action would not have significant impacts.

The City published a Determination of Significance (DS) on July 5, 2017. Agencies, affected tribes and members of the public were invited to comment on the scope of the EIS, including potential project alternatives, probable significant adverse impacts and mitigation measures. The scoping period ended on July 26, 2017.

The City held a public scoping meeting on July 18, 2017, from 6:00 pm to 8:00 pm at the Lake Stevens Community Center, at 1808 Main Street in Lake Stevens. A brief presentation was given by city staff and the consultant team on the Downtown Subarea Plan, the SEPA process and ways to provide input on the project. Approximately 35 people attended the meeting. Participants were given an opportunity to ask questions and provide comments about the plan and the process. Comments and questions were mainly focused on traffic, parking and critical areas.

The City received one scoping letter, from the Tulalip Tribes. The letter requested coordination between the Tulalip Tribes and the City on assessing potential impacts to critical areas and Catherine Creek, which is located out of the property boundaries. The City will coordinate with the Tulalip Tribes on a project-by-project basis to ensure resources associated with critical areas and Catherine Creek are protected.

## D. Scope of Review

The City of Lake Stevens identified the Downtown Subarea Plan in the 2015–2035 Final Comprehensive Plan (2015) as a focus of mixed-use development within the City (Goal 2.5). The area is currently characterized by low-intensity commercial and residential development. The historic town center, adjacent to the northwestern tip of the lake, includes the City's municipal buildings, a small commercially zoned area and a larger residential area.

Potential issues were eliminated from detailed study in the EIS based on review of existing environmental information and conclusions that projects under the Planned Action Ordinance were not likely to have a significant impact on those elements of the environment, therefore not warranting a full review under SEPA. Those elements and the rationale for not analyzing them further in this EIS, are described below. For further information on mitigation measures that would be implemented during the permitting process to ensure no adverse impacts occur, please see Section V, *Applicable Regulations and Commitments*. Planned action applicants shall comply with all adopted regulations where applicable including those listed in the EIS and those not included in the EIS.

## 1. Earth

As discussed in the Lake Stevens Comprehensive Plan, the Downtown Lake Stevens area has a varied topography along the lakefront. Soils in the study area consist of Mukilteo muck and Tokul gravelly medial loam, with 0-8 percent slopes. Mapped portions of the Downtown Lake Stevens Subarea contain geologically hazardous areas in the form of steep slopes (City of Lake Stevens, 2012).

There would be no change to development regulations regarding development of geologically hazardous areas. The LSMC regulates areas that are geologically hazardous due to risk of soil erosion. Compliance with existing regulations would be sufficient to avoid significant impacts. Therefore, no adverse impacts are anticipated that cannot be mitigated. Proposals that could not be mitigated would not be eligible for permitting.

## 2. Air Quality

The proposal would produce typical air pollution sources in the study area, including vehicular traffic, retail and commercial uses and residential (wood-burning devices), the largest emissions being vehicular and residential wood burning (City of Lake Stevens, 2011).

The City coordinates with the Puget Sound Clean Air Agency (PSCAA) to ensure compliance with the Environmental Protection Agency's (EPA) Clean Air Act. The City requires PSCAA review of all demolition permit applications to reduce levels of fine particulates and air toxins from construction site activity. The City also coordinates commercial building permit applications that propose emissions with PSCAA as a fellow project reviewer and when applicable as a SEPA lead. This public agency coordination moves the City toward its goal of improving air quality and playing an active role in reducing the impacts of climate change in the Puget Sound region (City of Lake Stevens, 2015).

Potential air quality impacts would be limited to construction, which are not anticipated to be significant for any of the alternatives. Construction contractors would be required to comply with all relevant federal, state

and local air quality rules. In addition, implementation of best management practices (BMPs) would reduce emissions related to the construction phase of the project. No adverse impacts are anticipated that cannot be mitigated.

## 3. Hazardous Materials/Environmental Health

Both federal and state regulations apply to the management of hazardous materials in Washington State. According to the Washington State Department of Ecology (Ecology) Facility/Site database, which includes location or operations of interest to Ecology that have an active or potential impact on the environment, there are approximately 5 listed sites/facilities within the study area that have previously been identified and are at different levels of remediation. See Appendix A for the list of listed sites/facilities within the study area. Future development or redevelopment on sites within the study area that contain hazardous materials would be required to comply with all applicable state and federal regulations, including the Model Toxics Control Act (MTCA). The MTCA would require remedial action (or continued remedial action) and may include additional soil excavations and treatments. New development and redevelopment would be required to meet standards for voluntary clean-up if subject parcels have lower levels of contaminants or are known to have contamination potential. Therefore, compliance with existing regulations would be sufficient to avoid significant impacts. No adverse impacts are anticipated that cannot be mitigated. Planned action applicants shall comply with all adopted regulations where applicable, including those listed in the EIS and those not included in the EIS. A Phase 1 Environmental Site Assessment (ESA) was conducted for the Lake Stevens City Hall Campus Property, a 3.57-acre property within the study area (AMEC Foster Wheeler, 2017). The report concluded environmental conditions of concern included:

- The historical use of the site as a lumber mill in the early 1900s through 1925;
- The historical presence of a UST on the site, reportedly removed in 1992, as well as the potential presence of a heating oil UST closed in place on the site;
- The historical presence of a UST just to the north of the site and

the associated groundwater contamination present in 1990;

- The presence of the Lake Stevens Mini Mart USTs to the north of the site, which has been in operation since at least 1962, has the potential to impact the site.

#### 4. Aesthetics

As discussed in Section I.E, *Existing Conditions* of the Downtown Subarea Plan, the aesthetic character of the Downtown Lake Stevens area is a mixture of residential types, commercial developments, and small office spaces with a variety of architectural aesthetic types. The future character of visual impacts on the study area will depend on the architectural and urban design features incorporated into the development.

The proposal would result in both new development and redevelopment that will change the existing aesthetic conditions of the study area. New development may increase the amount of ambient light and glare produced in the study area by introducing new building and street lighting. The impact would depend on the scope, intensity and location of these changes. Existing plans and regulations, as well as those potentially implemented as a result of the Downtown Subarea Plan (e.g., Design Guidelines), would mitigate potential impacts; therefore, no significant unavoidable adverse impacts are anticipated.

#### 5. Historic and Cultural Resources

Proposed developments have the potential to impact historic and cultural resources. The most likely properties for potential impact are known above-ground resources in the area and unknown subsurface resources. Any unidentified historical elements within the North Cove Park would be preserved or relocated. A Cultural Resources Literature Review was prepared for the redevelopment of the Civic Campus and Boat Launch Project (Amec Foster Wheeler, 2017). The report identified 16 historic parcels (22 buildings) within the greater downtown area of potential effect (APE). For a list and description of historic properties, see Table 3 in Appendix B. The status of other properties will need to be determined at the time of re-development.

Snohomish County has an active Certified Local Government (CLG) program. Administered by the Washington State Department of Archaeology and Historic Preservation (DAHP), the CLG program is a nationwide program that offers financial and technical assistance to local governments in the preservation of irreplaceable historic and cultural resources. Snohomish County would be responsible for enforcing state or local preservation laws, reviewing National Register nominations and facilitating public participation in historic preservation activities (Snohomish County Code [SCC] Chapter 30.32D). In addition, future development would be required to comply with the federal Archaeological Resources Protection Act of 1979, National Historic Preservation Act of 1966 (as amended), federal Archaeological and Historic Preservation Act of 1974, federal Native American Graves and Repatriation Act, Washington State Governor's Executive Order 05-05 and RCW 68.60 Abandoned and Historic Cemeteries and Historic Graves.

No adverse impacts are anticipated that cannot be mitigated through existing codes and regulations.

#### 6. Noise and Vibration

Development within the study area would require construction activity, which would produce temporary increases in noise levels in the form of traffic and equipment use. LSCM Chapter 9.56 establishes limits on noise levels and durations of noise crossing property boundaries. Prior to construction, projects within the study area would need City approval, which may require implementation of noise control plans for construction activities.

Under each alternative, traffic volumes are anticipated to increase by 2035. Moving and idling traffic associated with traffic increases typically results in higher ambient noise levels. The highest overall volume increases would occur on the Main Street / 20th Street NE intersection under both Action Alternatives, where level of service (LOS) standards would decrease to LOS F. However, measures identified in Section IV.D, *Transportation*, would mitigate LOS to acceptable levels. Therefore, no

## December 2017 Draft EIS

adverse impacts to noise and vibration are anticipated that cannot be mitigated.

### 7. Public Services

The proposal has the potential for greater increases in the demand for police and fire protection, as well as a greater localized demand for educational services and recreation opportunities, due to the planned increase in density and population within the subarea. Existing fire, police, schools, recreation and other services are currently adequate, or can be expanded as needed, without the need for additional facilities. In addition, the length of the planning period and the time required for development of the study area would give service providers the opportunity to update plans and respond appropriately. No adverse impacts are anticipated that cannot be mitigated.

## III. Alternatives Analyzed

The Downtown Lake Stevens Subarea plan is a key tool for the city to revitalize and expand its core downtown area. Specifically, the plan will create a framework to refine the area's land uses and zoning; analyze required improvements to the street network and other capital facilities; establish a vision for upgrading the aesthetic environment; and help attract new businesses and residents. The plan's vision for revitalization provides the foundation for developing a planned action, establishing regulations and standards, and identifying desired outcomes necessary to realize the overall vision for the downtown, North Cove Park and the lakefront and direct its subsequent redevelopment. Additionally, the plan will provide conceptual guidance as to the intent of subsequent regulations and actions.

The plan concept for downtown Lake Stevens respects existing development patterns, reflects community desires, real estate market trends and projected growth capacity. Existing healthy or desirable uses are strengthened while sites with potential for infill and redevelopment are maximized. The anticipated development capacity of the downtown is represented through an analysis of two Action Alternatives that include

a low-development scenario and a high-development scenario to compare growth assumptions to a no-action scenario in this EIS.

There would be no change in the growth projections; however, growth would still occur under the No Action Alternative in accordance with the current zoning. The land use characteristics of the different growth alternatives are shown in **Table 1** and land uses are portrayed in **Figure 1**, EIS Alternatives. As shown, depending on the alternative, the proposed density of each land use would change, but the general land use patterns of each alternative within the study area are not changing.

Central plan concepts emphasize the expansion of North Cove Park to create direct visual and physical access to Lake Stevens and the reconstruction of Main Street as a destination for pedestrian friendly and street-oriented retail storefronts. The plan's proposed land use framework provides an emphasis on establishing distinctive mixed-use housing and commercial areas and providing for community-oriented facilities that have historically defined the downtown.

The alternatives analyzed in the EIS are described in Section IV, *Plan Concept*, of the Downtown Subarea Plan and are portrayed in **Figure 2**, Study Area Growth by Alternative, below. The EIS compares the alternatives in relation to the potential environmental impacts.

Figure 1. Subarea Land Uses

Land Use	Existing (Gross Sq. Ft.)	No Action (Gross Sq. Ft.)	Low Growth Alternative (Gross Sq. Ft.)	High Growth Alternative (Gross Sq. Ft.)
Park	1.67 acres	1.67 acres	4.1 Acres	4.1 Acres
Retail/Commercial	74,000	15,000	40,000	170,000
Office	30,000	50,000	20,000	50,000
Community Facilities	60,000	40,000	11,150	21,150
Housing	447 DU	180 DU	240 DU	600 DU
Hotel	0	0	50 rooms	100 rooms
Open Space	--	3.9 Acres	3.9 Acres	3.9 Acres
Public Parking	--	--	270 Spaces	465 Spaces



Retail Emphasis (RE)	2.4 acres
Commercial Emphasis (CE)	7 acres
Housing Emphasis (HE)	3.9 acres
Housing Transition (HT)	2.7 acres
Community Facilities (CF)	3.9 acres
North Cove Park (P)	4.7 acres
Open Space (OS)	3.6 acres
Public Parking Sites	
Subarea Boundary	

Figure 2: Study Area Growth by Alternative



## A. Alternative 1 – No Action Alternative

Alternative 1, also referred to as the No Action Alternative, would maintain the existing zoning as designated in the current Comprehensive Plan. The Planned Action Ordinance would not be enacted, nor would any new Goals or Policies be adopted.

There would be no change in the growth projections; however, growth would still occur under the No Action Alternative in accordance with the current zoning. The current growth projections are shown in **Table 1**, EIS Alternatives.

## B. Alternative 2 – Low Growth Alternative

Development within the subarea for the EIS alternatives was based on the following assumptions:

- Commercial and Retail uses calculated at 0.25 (Low) to .50 (High) Floor Area Ratio (FAR)
- Residential densities calculated at 15 (Low) to up to 50 (High) dwelling units per acre.

Under Alternative 2 growth targets would be above the existing Comprehensive Plan assumptions except for an increased North Cove Park and the addition of a hotel (**Figure 1**, Alternative 2 – Low Growth Alternative Land Use). Alternative 2 redevelopment and population growth would be higher than the existing Comprehensive Plan projections as expressed in the No Action Alternative (**Table 1**, EIS Alternatives).

Alternative 2 – Low Growth assumes a moderate concentration of street-oriented retail/commercial uses and housing within single-use and some mixed-use development along Main Street and the intersection of 20th Street NE/Grade Road. Limited infill and some redevelopment would occur along 20th Street NE and portions of Main Street with most new development occurring on existing vacant parcels along Grade Road,

125<sup>th</sup> Avenue and redevelopment of city owned parcels adjacent to North Cove Park. The projected Alternative 2 (Low) growth rate for future development in the Downtown subarea is identified in **Table 1** EIS Alternatives.

## C. Alternative 3 – High Growth Alternative

Alternative 3 – High Growth Alternative assumes an increased concentration of street-oriented retail/commercial uses and housing within mixed-use projects along Main Street and the intersection of 20th Street NE/Grade Road. This concentration will establish the downtown as a local and regional destination for shopping, daily use needs and recreation. Improvements to North Cove Park and access to the lake offer a distinct amenity that is highly desirable for retail, commercial and housing redevelopment. Development is to occur within vacant sites and redevelopment of existing sites within proximity to North Cove Park along Main Street and at the highly visible intersection of Grade Road and 20th Street NE. The projected Alternative 3 (High) growth rate for future development in the Downtown subarea is identified in **Table 1**, EIS Alternatives.

## IV. Affected Environment, Potential Impacts and Mitigation Measures

### A. Water Resources

#### 1. Affected Environment

##### Groundwater

According to the Lake Stevens Comprehensive Plan, the aquifer is in the northeastern portion of the City, outside the study area (City of Lake Stevens, 2015). “Aquifer sensitivity” is an indication of the potential for spills or releases from surface activities to infiltrate to and contaminate groundwater. Snohomish County records indicate that the sensitivity of the aquifer to pollution from surface activities is low, because depth to groundwater in most of the study area is over 69 feet and because local

## December 2017 Draft EIS

soils have limited permeability (NRCS, 2016).

While no public water systems near Lake Stevens currently use groundwater as a primary source, the study area contains private water wells that serve development that is not connected to a public water supply. The City does not maintain records of the exact locations of private wells; however, Ecology maintains well log records for legally established resource protection and water supply wells, including

approximate locations. According to Ecology records, three Snohomish County PUD #1 wells exist at the northeastern portion of the study area on Hartford Drive. Several resource protection wells exist in the northeast corner of Lake Stevens (DNR, 2017). The City's Critical Areas regulations (Chapter 14.88 LSCM) do not define or map aquifer recharge areas and do not categorize them as geologic hazard areas.

## Surface Water

Surface water features within the study area include Lake Stevens, Catherine Creek, and a portion of a single, unnamed fish-bearing stream (DNR, 2017), locally designated as Stevens Creek. Lake Stevens is fed by Stevens, Lundein, Kokanee and Stitch creeks and drains to Catherine Creek and the Pilchuck River. The shorelines of Lake Stevens are densely developed and classified as a Shoreline of Statewide Significance (Lake Stevens Health Report, 2017; Lake Stevens SMP, 2013). Catherine Creek is a shoreline of the state (Lake Stevens SMP, 2013).

Portions of the City lie within three major drainage basins: the Lake Stevens drainage basin, the Sunnyside Creek drainage basin and the Pilchuck River drainage basin (City of Lake Stevens, 2015). Ultimately, all surface waters in the City drain to the Puget Sound, either directly via Ebey Slough or via the Pilchuck and Snohomish rivers. Stevens Creek and Catherine Creek are direct tributaries to the Pilchuck river (Lake Stevens Health Report, 2017).

## Wetlands

Wetlands are widespread throughout the City of Lake Stevens, with

several large complexes along streams, including Catherine Creek, Lundein Creek and Stevens Creek, as well as a number of unnamed streams that drain into or provide drainage from Lake Stevens. Wetlands in the study area include both freshwater emergent wetlands and freshwater forested/shrub wetlands. Wetlands within (or bordering) the study are outlined in **Table 2**, Rated Wetlands and Buffer Widths and shown in **Figure 3**, Wetlands and Buffers in the Study Area.

Based on a reconnaissance survey, presumed wetland classifications in the study area range from Unclassified to Category III. Wetlands within the study area are almost exclusively surrounded by urban development: roads, commercial and residential development (**Figure 3**). Wetlands W1/North Cove Park, W5, W6, W11, W12, W13/17/19, and W14 are receiving stormwater inputs from adjacent roads, parking lots and residential developments. Verification of wetland boundaries and classification will need to be undertaken at the project level. Notable characteristics of existing and potential wetlands observed during field research include the following:

- Wetland W5 is a very large wetland complex, with just the northern portion in the study area. The hydrology includes a permanently flowing creek (Tributary to Steven's Creek) and both permanently and seasonally flooded areas. There is also beaver activity within the wetland. Dominant species include: hardhack and red osier dogwood. Habitat features include: snags, amphibian habitat and beaver activity.
- Wetlands W6 and W27 are contiguous with no separating features. There is open water, with a depth greater than 5 feet, present in the center of the wetland. The wetland is permanently flooded and includes areas of saturation and seasonal flooding. A tributary of Stevens Creek flows through the wetland. Dominant species include: hardhack, reed canarygrass, black cottonwood, Oregon ash, and paper birch on the edges. Habitat features include: snags, large woody debris, and possible amphibian habitat.
- Wetland W10 mostly consists of lawn grass and some soft rush. It

is seasonally saturated and has small seasonal puddles, less than 6 inches deep. Anecdotal evidence suggests this potential wetland is a fill site. Further verification will be required at the project level.

- Wetland W11 is directly connected to Stevens Creek through a culvert under 124<sup>th</sup> Avenue NE (Hartford Drive) and appears to experience seasonal flooding, with the area directly surrounding the existing structure being saturated. Dominant species include: red alder, black cottonwood, hardhack, pacific willow, nootka rose, red-osier, dogwood, cattail, soft rush, creeping buttercup, and reed canarygrass. Habitat features include: snags and large woody debris.
- Wetland W12 is seasonally flooded and saturated and is connected directly to Lake Stevens. Dominant species include: Oregon ash, black cottonwood and red osier dogwood. Habitat features include snags and large woody debris.
- Wetlands W13, W17 and W19 are contiguous with no separating features, suggesting they are one unit. They are connected to a Steven's Creek tributary along the western edge of W17 and experience seasonal flooding and saturation. Dominant species include: black cottonwood, pacific willow, red osier dogwood, hardhack and canarygrass. Habitat features include snags.
- Wetland W14 is seasonally flooded, but otherwise saturated. The tributary to Steven's Creek flows through the wetland. Dominant species include: paper birch, Oregon ash, black cottonwood, hardhack, red osier dogwood, rose cattail, western hemlock and reed canarygrass. Habitat features include snags and large woody debris.

Figure 3. Existing Wetlands and Streams

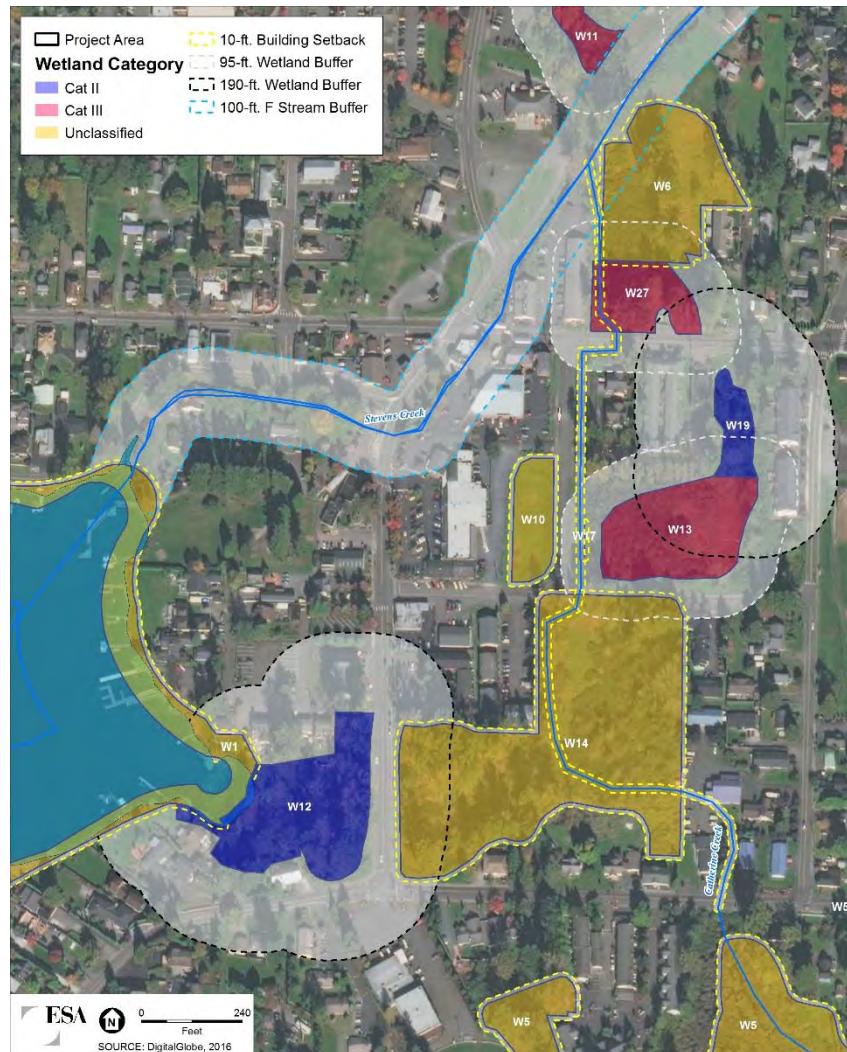
Table 3. Rated Wetlands and Buffer Widths

Wetland Inventory Number	Rating*	Buffer Width
Portions of W1 (North Cove Park)	Unclassified	10 feet**
Portions of W5	Unclassified	10 feet**
W6	Unclassified	10 feet**
W10	Unclassified	10 feet**
Portions of W11	Cat III	35-95 feet
W12	Cat II	45-190 feet
W13	Cat III	35-95 feet
W14	Unclassified	10 feet**
W17	Unclassified	10 feet**
W19	Cat II	45-190 feet
W27	Cat III	35-95 feet

Source: Lake Stevens Critical Areas Atlas, 2012; LSCM 14.88.830(a); 2017 Field Inventory Verification.

\*Based on the wetland function rating. The low/high range is on the intensity of the proposed land use.

\*\* Based on buffer requirement for all critical area buffers under LSCM 14.88.285 or 2013 Lake Stevens Shoreline Master Program for wetlands within the shoreline jurisdiction.



## Frequently Flooded Areas

The City has two Special Flood Hazard Areas around Lake Stevens and along a portion of Catherine Creek. Floodplains are confined to the areas around Lake Stevens. The study area contains lands that lie within the Federal Emergency Management Agency (FEMA) 100-year floodplain, Zone A (no base flood elevations determined) and Zone X (500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and protected by levees) (FEMA, 1999).

## 2. Impacts

### No Action Alternative

Future development under the No Action Alternative would occur under existing zoning and standards and the framework for development under the Downtown Subarea Plan would not be carried out. Impacts to water resources would be regulated under the current critical areas code.

### Development Alternatives

#### Groundwater

Groundwater depth is greater than 69-feet, aquifer sensitivity is considered low and no designated aquifer recharge zones or wellhead protection areas are located in Lake Stevens. Therefore, no significant impacts related to groundwater are anticipated.

#### Surface Water

Under each of the development alternatives, redevelopment and new development would occur, resulting in stormwater discharges to surface waters. Surface water resource impacts would result from an increase in impervious surface in the study area, which would increase stormwater runoff. The study area contains an unnamed stream and abuts the Lake Stevens water body; all runoff from the study area that is not infiltrated on-site eventually discharges to these water bodies.

#### Wetlands

The impacts of development upon adjacent wetlands can affect the health of the wetlands and threaten their functions including: flood control, groundwater recharge and discharge, water quality improvement, shoreline stabilization, fish and wildlife habitat,

recreational and educational opportunities and aesthetic values (Department of Ecology, 1992). Methods to reduce impacts to wetlands from adjacent development include providing a buffer around the wetland, between the development and the wetland. The current rated wetlands and buffers are according to the *2004 Washington State Department of Ecology Wetland Rating Systems* and should be re-rated to the 2014 version. It is likely that existing development has caused increased runoff, subsequently causing the existing critical areas to become larger and the buffers smaller.

Development under each of the alternatives could affect established wetlands and buffers by increasing impervious surface and subsequently generating additional stormwater runoff, altering the hydrology and potentially adversely affecting wetland plant and animal species. Additionally, development could affect areas that are subject to frequent floods by increasing the impervious surface, as described above. Due to the amount of development proposed under each alternative, Alternative 3 would likely affect more water resources than Alternatives 1 or 2.

## 3. Mitigation Measures

Implementation of mitigation measures, Low Impact Development (LID) standards and BMPs included in LSMC 11.06 and 14.64 (Part II), and the Department of Ecology's *Stormwater Manual for Western Washington*, including water storage and water quality measures, would minimize effects on surface water resources. Additionally, incorporation of LID techniques into road profiles and site development will occur on a project-by-project basis as feasible.

The following Low Impact Development (LID) BMPs Minimum Requirements 1-5 would apply to new and replaced hard surfaces and land disturbed from new development, and some redevelopments, within the subarea (depending on the type and size):

1. Preparation of Stormwater Site Plans
2. Construction Stormwater Pollution Prevention (SWPP)
3. Source Control of Pollution

## December 2017 Draft EIS

4. Preservation of natural Drainage Systems and Outfalls
5. On-site Stormwater Management
6. Runoff Treatment
7. Flow Control
8. Wetlands Protection
9. Operation and Maintenance (Department of Ecology, 2012).

Examples of LID techniques for site development include:

- Bio retention cells;
- Swales and planters;
- Rain gardens;
- Urban trees;
- Amending construction site soils;
- Porous asphalt;
- Pervious concrete;
- Permeable plastic and concrete grid systems;
- Permeable pavers;
- Vegetated Roofs;
- Roof rainwater harvesting systems;
- Minimal excavation foundations;
- Filter strips;
- Constructed wetlands; and/or
- Subsurface gravel wetland (PSP and WSU Extension 2012).

Specific LID measures will be developed and applied, as appropriate, to the project and approved by the City prior to construction.

Implementation of LSMC 14.88, the City's Adopted Critical Areas Regulations for restrictions and allowed uses within critical areas and established buffers would protect wetlands. In addition, wetlands in the study area would be subject to protection under Section 404 of the Clean Water Act. Any development project that would impact wetlands must submit an application to the Army Corps of Engineers, including a mitigation plan. Additional mitigation to minimize environmental and physical impacts to wetlands and their associated buffers could include: mitigation banking, in-lieu fee (ILF) mitigation and/or off-site mitigation.

Wetland health can be measured in terms of water quality, hydrology and fish, wildlife and plant species diversity and abundance. Wetland buffers should be tailored for future development after identification of potential wetland and stream-related concerns on a site-specific basis. The city could consider amendments to the Critical Areas Code, such as different buffer widths within the Downtown Subarea, in order to address localized issues with wetlands, streams and associated buffers.

No adverse impacts to critical areas are anticipated that cannot be mitigated. For further information on mitigation measures that could be implemented during the permitting process and for the purpose of ensuring no adverse impacts, please see Section V, *Applicable Regulations and Commitments*.

## 4. Unavoidable Adverse Impacts

The application of appropriate development regulations and coordination with applicable agencies would mitigate potential impacts. Therefore, no significant unavoidable adverse impacts are anticipated under any of the alternatives relative to water resources.

## B. PLANTS AND ANIMALS

### 1. Affected Environment

#### Vegetation

The Lake Stevens area supports a variety of deciduous and coniferous trees, such as Douglas fir, spruce, hemlock, cedar, alder, cottonwood and maple. Native shrubs, grasses, herbs and wetland plants also occur in the greater City and study area, although much of the remaining habitat is disjointed and fractured due to urbanization (City of Lake Stevens, 2011). In addition to the SMP and existing Critical Areas Ordinance (2008), the city requires housing developments to dedicate Native Growth Protection Areas (NGPA) and other buffers around critical areas to preserve habitat and green spaces.

The Washington Natural Heritage Program (NHP), administered by the Washington State Department of Natural Resources (DNR), maintains an

inventory of species and ecosystems that are rare or are not widely distributed outside a specific area and that are targeted for conservation efforts. Review of the latest dataset indicates that no NHP plant species or ecosystems occur within the City of Lake Stevens or within the boundaries of the subarea (DNR, 2017).

## Wildlife

The Lake Stevens area supports a variety of wildlife species. While urbanization in the area has removed much native habitat for these creatures, common urban birds such as sparrows, robins, crows and starlings are likely to occur, as well as small mammals such as raccoons, opossum, skunks, mice, rats, moles, voles and shrews. Deer may also be present in less intensely developed portions of the City (Lake Stevens, 2011).

Washington Department of Fish and Wildlife (WDFW) data identify several monitored species within the City of Lake Stevens, including bald eagles and great blue heron. Two bald eagle nests have been identified northwest of the lake and a great blue heron colony is near the City's southwestern shoreline of the lake. Steelhead (a threatened species) and coho (a candidate species) have been documented within either the City or the Downtown Lake Stevens Subarea, as also described below. Freshwater emergent wetlands within the study area include the following: aquatic habitats/wetlands between 16th Street NE and 18th Street NE in the study area and between 18th Street NE and 20th Street NE, west of Main Street and Lake Stevens Cove Road, Hartford Drive and 20th Street NE (WDFW, 2017).

Because WDFW has designated these wetlands associated streams as potentially containing valuable habitat, it would qualify as a Fish and Wildlife Conservation Area under the City's Critical Areas Regulations and would be subject to protection under Chapter 14.88 LSMC.

## Fish

The Lake Stevens area supports a variety of fish species including trout (genus *Oncorhynchus*), kokanee salmon (*Oncorhynchus nerka*), bass, catfish and perch (City of Lake Stevens, 2010). WDFW has documented

the potential presence of steelhead (threatened), coho (candidate) and chum salmon, Chinook salmon, bull trout and pink salmon in an unnamed stream at the western portion of the study area that leads to Lake Stevens (WDFW, 2017).

## 2. Impacts

### No Action Alternative

Future development under the No Action Alternative would occur under existing zoning and standards and the framework for development under the Downtown Subarea Plan would not be carried out.

### Development Alternatives

Development of the subarea could result in further clearing of vegetation in the study area. Most of the extant vegetation in the study area exists in the wetlands, which are protected under the City's Critical Areas Regulations. Additionally, the Washington NHP indicates that no rare or protected plant species are present in the study area. All future development would be subject to the City's tree retention and protection code (Chapter 14.76.120 LSMC).

Development from implementation of the Downtown Subarea Plan could result in an increase in impervious surface and stormwater runoff (see Section IV.E, *Utilities*, below), which could have impacts to fish by degrading water quality. However, because all development and redevelopment would be required to comply with the current stormwater code, the project could result in improvements to water quality through upgrades to the current system. No impacts to fish species or their habitat are expected.

## 3. Mitigation Measures

There are no adverse impacts anticipated to plants and animals that cannot be mitigated through the permitting process. Several existing federal, state and city regulations would protect vegetation, wildlife and habitat reducing the potential for environmental impacts from development. Please see Section V, *Applicable Regulations and Commitments*.

## 4. Unavoidable Adverse Impacts

The application of appropriate development regulations would mitigate potential impacts. Therefore, no significant unavoidable adverse impacts are anticipated related to plants and animals.

# C. Land Use, Population, Housing and Employment

## 1. Affected Environment

### Lake Stevens Land Use Character

The existing land uses and character of the Downtown Lake Stevens Subarea are further described in Section I, *Introduction*, of the Downtown Subarea Plan.

### Subarea Land Uses & Zoning Designations

The subarea is part of the growth strategy described in the Comprehensive Plan. The growth strategy for the Downtown Lake Stevens Subarea Plan envisions a community center with a focus on serving as a mixed-use town center with civic and local-serving retail uses, as well as limited office and residential uses. Section I.D., *Purpose & Authority*, of the Downtown Subarea Plan outlines the relevant subarea goals and policies as they relate to the 2015 Lake Stevens Comprehensive Plan.

The pattern (location and distribution) of land uses within the Downtown Lake Stevens Subarea is reflective of City policies associated with the Comprehensive Plan and adopted zoning regulations. Land uses are shown on **Figure 1**, Subarea Land Use, and listed on **Table 1**. Existing zoning in the Downtown Subarea consists of Central Business (15.07 acres), Multi-Family Residential (1.92 acres), Waterfront Residential (2.83 acres) and Public/Semi-Public (7.44 acres).

### Shoreline Master Program

The city of Lake Stevens updated its original 1974 Shoreline Master Program (SMP) in 2013. Development regulations for the shoreline jurisdiction are included in the SMP. The study area contains shoreline residential and urban conservancy designations.

## Population, Housing and Employment

The study area includes a mix of residential types of housing, from single-family detached to multi-unit apartments (see Section I.E., *Residential*, of the Downtown Subarea Plan).

The Puget Sound Regional Council (PSRC) estimated employment at approximately 4,644 jobs in Lake Stevens in 2015, a growth of approximately 3,392 additional jobs since the estimated 1,252 jobs in 2005 (PSRC, 2017). The growth forecast for Lake Stevens in 2040 is expected to be 8,447 jobs (PSRC, 2016).

## 2. Impacts

### No Action Alternative

Future development under the No Action Alternative would occur under existing zoning and standards and the framework for development under the Downtown Subarea Plan would not be carried out. Projects would be implemented on an individual level without the overall goals and policies intended for the subarea and identified in the City's Comprehensive Plan.

### Development Alternatives

The proposed changes to land use pattern in the subarea would be consistent with the City's Comprehensive Plan and zoning. Land use changes that would result in an increase in density or intensity of development and a diversification of land uses are not considered adverse impacts. Potential impacts, such as land use conflicts between uses of different intensity, can be avoided or mitigated through the application of development regulations, as well as design guidelines and standards in place to ensure consistency between neighboring land uses.

The development alternatives would be incremental and result in greater intensity of land use including greater retail, commercial, employment and housing in the study area and introduce a larger range of housing choices in proximity to daily needs for goods and services, North Cove Park and the lake. The proximity of a mix of land uses provide benefits by reducing auto trips that preserve capacity within existing roadway infrastructure and contribute to health benefits associated with the

choice of walking or biking to nearby destinations.

In addition, the City would require that applicants under the planned action demonstrate consistency with the housing provisions in the Downton Lake Stevens Subarea Plan provisions when seeking building permits. Future development within the SMP boundaries must comply with applicable regulations for development. These are not considered adverse impacts; therefore, no impacts are anticipated for population, housing and employment.

### 3. Mitigation Measures

No impacts are anticipated; therefore, no mitigation is required. For further information on mitigation measures that would be implemented during the permitting process and for the purpose of ensuring no adverse impacts, please see Section V, *Applicable Regulations and Commitments*.

### 4. Unavoidable Adverse Impacts

The application of appropriate development regulations would mitigate potential impacts. Therefore, no significant unavoidable adverse impacts are anticipated relative to land use, population, housing and employment.

## D. Transportation

The analysis of this section is based primarily on the traffic study prepared for the Downtown Lake Stevens Subarea Plan by Fehr & Peers (2017), which is included in the DEIS as Appendix C.

### 1. Affected Environment

#### Existing Transportation Network

Downtown Lake Stevens is bordered by the lake to the west, 20th Street NE in the north, 16th Street NE in the south and 125th Avenue NE in the east. Main Street is the primary access roadway through Downtown and provides sidewalks and on-street parking. Grade Road, 20th Street NE, and 16th Street NE provide connections to major regional destinations and roadways in the area. Several minor streets intersect Main Street

leading to neighboring residential areas.

#### Existing Roadway Network

Several important regional and local roadways in the study area are described below.

##### State Route (SR) 92

Also called Granite Falls Highway, SR 92 is a two-lane highway stretching east of SR 9 along the northern edge of the City. The highway leads to the City of Granite Falls northeast of Lake Stevens and has an Average Daily Traffic (ADT) volume of roughly 14,000 vehicles just east of the SR 92 / Grade Road intersection. SR 92 provides access to Downtown Lake Stevens via Grade Road.

##### Grade Road

Grade Road is a north-south roadway connecting Downtown Lake Stevens with SR 92. The roadway has one lane in each direction with sidewalks along both sides of the roadway for some segments, but only a sidewalk or pedestrian shoulder on one side of the roadway along narrower segments. Community Transit Route 280 travels along Grade Road.

##### Main Street

Main Street is a north-south roadway providing access through the heart of the Downtown Subarea. The roadway has one lane in each direction and extends between 20th Street NE and 16th Street NE / E Lakeshore Drive. There are sidewalks along both sides of the street as well as on-street parking along some segments.

##### 20th Street NE

20th Street NE is an east-west arterial that extends to Lakeview Drive in the west and N Machias Road in the east. It provides one lane in each direction. Near the study area, there are sidewalks along one or both sides of the street providing pedestrian access to the Downtown Subarea and Mt. Pilchuck Elementary School.

##### 16th Street NE / E Lakeshore Drive

16th Street NE / E Lakeshore Drive forms the southern boundary of the Downtown Subarea and provides connections to residential areas south of the Downtown Subarea. It has one lane in each direction and sidewalks on both sides near the Main Street intersection. Further from

## December 2017 Draft EIS

the intersection, there are limited pedestrian facilities.

### Key Access Routes

20th Street NE and Grade Road are key access routes into and out of Downtown Lake Stevens. 20th Street NE provides access to Downtown for residents along the northern edge of the lake and to communities and travelers in West Lake Stevens and along SR 9. To the east, 20th Street NE serves as a connector to N Machias Road, which connects to SR 92 in the north. Grade Road also serves as an access point to Downtown Lake Stevens and offers a connection to drivers along SR 92. Both roadways are narrow, two-lane roadways that also serve nearby residential communities.

### Existing Traffic Operations

Proposed land use changes would most likely affect existing traffic operations of three intersections within the study area:

- 16th Street NE / Main Street
- 20th Street NE / Main Street
- SR 92 / Grade Road

**Figure 3** shows the location of the study intersections.

The Main Street intersections at 16th and 20th Streets NE are both all-way stop controlled. Traffic congestion is generally light to moderate during typical weekday PM peak hours at the intersections along Main Street. However, the SR 92 / Grade Road intersection experiences more delay. Due to the geometry of the intersection, vehicles frequently queue because of left-turning traffic from SR 92 onto the side streets and from the side streets onto SR 92. The SR 92 / Grade Road intersection has side-street stop control.

### Existing Transit Services

Downtown Lake Stevens is served by Community Transit. Transit service is typical for a smaller suburban community. There is one bus route, Route 280, which serves the Lake Stevens Downtown Subarea. **Figure 3** shows Route 280 in the study area.

Route 280 travels both directions between Granite Falls and Boeing in

Everett via SR 92, Grade Road, Main Street, 16th Street NE, and 20th Street NE. The route operates from 5 AM to 10 PM on weekdays, 7 AM to 9 PM on Saturdays, and 8 AM to 8 PM on Sundays. On weekdays and Saturdays, the buses operate with 30 minute headways while on Sundays, service is much less frequent with one bus every two hours.

### Existing Pedestrian and Bicycle System

Within the study area, sidewalks are provided along both sides of Main Street with connections to nearby residential areas. However, in most cases, sidewalks are only provided along one side of the roadway. At locations where there are no sidewalks, there are often paved shoulders.

**Figure 3** shows the locations of sidewalks and pedestrian facilities. Marked crosswalks are provided at some locations, but are not provided on all intersection legs.

**Figure 4. Study Area Intersection, Transit Network, and Pedestrian Facilities**



The Centennial Trail runs in a north-south alignment parallel to North Machias Road approximately half a mile to the east of Downtown Lake Stevens. It stretches from Pilchuck in the north to Snohomish in the

south. This trail provides non-motorized recreational access to residents of Lake Stevens.

Pedestrian activity in the Downtown Subarea is concentrated along Main Street and can vary depending on weather conditions. Bicycle activity is limited, primarily due to a lack of dedicated bicycle facilities and inconsistent widths of roadway shoulders.

### Parking

Typical of suburban commercial centers, the commercial lots in the Downtown Subarea have ample on-street and off-street parking.

### Safety

Collision data for the period between August 2011 and July 2016 shows collisions occurred at two of the study intersections.

Along Main Street within the Downtown Subarea 19 collisions occurred. The collisions were mainly due to driver error (e.g., inattention, distractions such as cell phone use and eating or drinking, failure to yield, and improper turning, etc.) with no obvious patterns that suggest a roadway design solution.

At SR 92 and Grade Road 35 collisions occurred. Of those, 28 were identified as rear-end collisions or collisions where a second vehicle entered the intersection from the side street. These collisions are likely related to the combination of the relatively high speed of the state route and the side-street stop control. Vehicles stopping in the roadway to make a left turn can create sudden slowdowns. Likewise, vehicles from the side streets must find adequate gaps in traffic and accelerate quickly to join the traffic flow. (Washington State Department of Transportation, 2017). See **Appendix C** for further details on collision data.

### Level of Service and Intersection Operations

Level of Service (LOS) is a qualitative description of traffic operations from the driver's perspective and is defined by intersection delay. It ranges from LOS A, with no congestion and little delay, to LOS F, with excessive congestion and delays. This evaluation uses Synchro/SimTraffic

traffic operations software and the 2010 Highway Capacity Manual (HCM) methodology for signalized and unsignalized intersections. For signals, all-way stop-controlled intersections and roundabouts, LOS is determined by the weighted average delay for all approaches of the intersection. For two-way stop controlled intersections, LOS is determined by the movement with the highest delay. Additional information on intersection LOS is shown in **Table 3**.

**Table 3. Intersection Level of Service Definitions**

<b>Description</b>	<b>Level of Service (LOS) Grade</b>	<b>Average Vehicle Delay (Seconds)</b>	
		<b>Signalized</b>	<b>Unsignalized</b>
No delay for stop-controlled approaches.	A	≤10	≤10
Operations with minor delay.	B	>10 and ≤20	>10 and ≤15
Operations with moderate delays.	C	>20 and ≤35	>15 and ≤25
Operations with increasingly unacceptable delays.	D	>35 and ≤55	>25 and ≤35
Operations with high delays, and long queues.	E	>55 and ≤80	>35 and ≤50
Operations with extreme congestion, very high delays and long queues unacceptable to most drivers.	F	>80	>50

Source: Highway Capacity Manual, Transportation Research Board, 2010

## Existing Intersection Volumes

The PM peak hour for the Downtown Subarea occurs between 4:15 PM and 5:15 PM. Daily volume counts were collected in September and

November 2016 along roadway segments that are considered key access points to Downtown Lake Stevens. Details of the count locations and count data may be found in **Appendix C**.

**Table 4** shows the existing level of service for each study intersection; the movement with the highest delay during the PM peak hour is noted in the table. Detailed calculations can be found in **Appendix C**.

**Table 4. Existing Pm Peak Hour Level of Service**

<b>ID</b>	<b>Intersection</b>	<b>Delay (seconds)</b>	<b>LOS</b>
1	16th Street NE / Main Street	10	A
2	20th Street NE / Main Street	12	B
3	SR 92 / Grade Road	81 (NB Approach)	F

Source: Fehr & Peers, 2017.

Based on the analysis of the current traffic count data, both intersections along Main Street are meeting the City's LOS standard. Vehicle traffic within the Downtown area operates with minimal delay, despite short queues of vehicles occasionally forming at the stop-controlled intersections.

The SR 92 / Grade Road intersection is operating at LOS F due to queuing caused by turning vehicles; particularly when a vehicle waited to make a left turn from SR 92 onto the side street, causing a queue of 10 to 15 vehicles.

## 2. Impacts

A transportation impact would occur if the proposed transportation network changes would:

- Cause a study intersection to operate below the LOS E standard

under the No Action Alternative;

- Cause a study intersection that operates acceptably under the 2035 No Action Alternative (LOS E or better), to operate unacceptably.
- Interfere with any existing or planned transit service;
- Interfere with any existing or planned pedestrian or bicycle facility;
- Interfere with any existing or planned parking facility
- Planned parking facilities do not meet the City's parking code; and/or
- Increase the rate of collisions.

### No Action Alternative

There would be street improvements made the Main Street / 20th Street intersection and the SR 92 / Grade Road intersection under the No Action Alternative.

#### Roadway Operations

**Table 5** summarizes the projected LOS under the 2035 No Action Alternative. Detailed calculations can be found in **Appendix C**.

**Table 5. 2035 No Action Alternative Pm Peak Hour Level of Service**

Intersection	Existing		2035 No Action	
	Delay (seconds)	LOS	Delay (seconds)	LOS
16th Street NE / Main Street	10	A	15	C
20th Street NE / Main Street	12	B	23	C
SR 92 / Grade Road <sup>1</sup>	<b>81</b> (NB Approach)	F	10	B

The approach or movement with the highest delay is listed in parentheses  
 Analyzed using Sidra 6.1 based on WSDOT's Sidra Policy Settings for roundabouts  
 Source: Fehr & Peers, 2017.

The City plans to improve the Main Street / 20th Street intersection with turn pockets or a roundabout by 2035. With left-turn pockets on only the eastbound and westbound approaches, the intersection is expected to meet the City's LOS standard and operate at LOS C.

The SR 92 / Grade Road intersection currently operates at an LOS F on the eastbound approach; this condition would be exacerbated as volumes grow into the future. However, this intersection is planned to be converted to a roundabout by 2035. With a roundabout in place, the intersection is expected to meet WSDOT's LOS standard and operate at LOS B.

Because all study intersections are expected to operate at LOS E or better with implementation of the Transit Improvement Program (TIP), no deficiencies are identified for autos, freight, or transit mobility.

#### Transit

Transit vehicle operations may be slower due to increased traffic congestion, which is an adverse impact. However, the level of additional delay is expected to be very minor so the impact is not expected to be significant.

#### Pedestrian and Bicycle System

The No Action Alternative would not interfere with any existing or planned pedestrian or bicycle facilities.

#### Parking

No parking facilities are expected to be eliminated or otherwise adversely affected under the No Action Alternative.

#### Safety

Planned transportation network changes are anticipated to improve the safety of existing facilities such as the proposed roundabout at the SR 92 / Grade Road intersection. Increased traffic volumes could create potential for additional traffic collisions; however, the rate of collisions is not expected to increase so no deficiency is identified.

## Development Alternatives

### Alternative 2 - Low Growth Roadway Operations

**Table 6** shows projected LOS under the Alternative 2- Low Growth compared to the No Action Alternative. Detailed calculations can be found in **Appendix C**.

Alternative 2 assumes the same intersection improvements as the No Action Alternative. These improvements include left-turn pockets along the eastbound and westbound approaches at the 20th Street NE / Main Street intersection and a roundabout improvement at SR 92 / Grade Road.

The general trends described in the No Action Alternative section would hold true under the Alternative 2-Low Growth. Compared to the No Action Alternative, the Alternative 2-Low Growth is expected to add only a small number of trips to the Downtown area increasing delays slightly. Both intersections along Main Street are expected to meet LOS standards and operate at LOS C.

**Table 6. 2035 No Action and Low/High Growth Alternative Pm Peak Hour Level of Service and Delay**

Intersection	2035 No Action	2035 Low Growth Alternative	2035 High Growth Alternative
16th Street NE / Main Street	C / 15	C / 16	D / 32
20th Street NE / Main Street	C / 23	C / 25	F / 127
SR 92 / Grade Road <sup>1</sup>	B / 10	B / 11	C / 21

1. Analyzed using Sidra 6.1 based on WSDOT's Sidra Policy Settings for roundabouts  
Source: Fehr & Peers, 2017.

Similarly, the SR 92 / Grade Road intersection is expected to meet WSDOT's LOS standards and operate at LOS B with the roundabout improvement.

Therefore, no significant adverse impacts to traffic operations are expected under the Alternative 2-Low Growth.

### Transit

Transit operations under the Alternative 2-Low Growth would be similar to the No Action Alternative with negligible increases to delay. Because the level of additional delay is expected to be minor, the impact is not considered to be significant.

### Pedestrian and Bicycle System

The Alternative 2- Low Growth includes new pedestrian and bicycle facilities on all major roadways within the study area extending the existing pedestrian and bicycle facilities. These facilities are anticipated to improve the pedestrian and bicycle environment as compared with the No Action Alternative. Therefore, no adverse impact to the pedestrian and bicycle system is identified.

### Parking

This alternative is expected to add 270 spaces as surface lots or at a parking garage. The parking is expected to serve the new retail development. Based on the City's parking code, the development is required to provide 100 to 200 parking spaces depending on the type of retail facilities. Given these requirements, the provided parking would meet the City's code under certain conditions. It is assumed that the details of the retail development and parking provision will be finalized with the City at a later date. Therefore, no adverse impacts to the parking system are identified.

### Safety

Planned transportation network changes are anticipated to improve the safety of existing facilities such as the proposed roundabout at the SR 92 / Grade Road intersection. Increased congestion and traffic volumes could create additional potential for traffic collisions; however, the rate of collisions is not expected to increase so no adverse impact is identified.

### Alternative 3- High Growth Alternative

#### Roadway Operations

**Table 6** shows the projected LOS under the Alternative 3-High Growth compared to the No Action Alternative. Detailed calculations can be found in **Appendix C**.

Alternative 3 assumes the same intersection improvements as the other two alternatives, including left-turn pockets along the eastbound and westbound approaches at the 20th Street NE / Main Street intersection and a roundabout improvement at SR 92 / Grade Road.

The increased traffic volumes generated by the additional land use of the Alternative 3-High Growth would exacerbate operations at already congested intersections. During the PM peak hour, this alternative is expected to cause the 20th Street NE / Main Street intersection to fall to LOS F due to increased traffic on Main Street. At the 16th Street NE / Main Street intersection, conditions would fall to LOS D, which is still acceptable under the City's standards for the Downtown area.

In the Alternative 3-High Growth, adding the left-turn pockets at 20th Street NE / Main Street would not provide enough additional capacity to maintain acceptable LOS. This constitutes a significant adverse traffic operations impact.

**Figure 4** displays the LOS results for the No Action, Low Growth, and Alternative 3-High Growth.

Figure 5. Study Intersection LOS for No Action, Low Growth, and High Growth



## Transit

Transit operations may be slower than the No Action Alternative due to increased traffic congestion. Although this is an adverse impact, the level of additional delay is expected to be minor so the impact is not considered to be significant.

## Pedestrian and Bicycle System

The Alternative 3-High Growth includes new pedestrian and bicycle facilities on all major roadways within the study area extending the existing pedestrian and bicycle facilities. These facilities are anticipated to improve the pedestrian and bicycle environment as compared with the No Action Alternative. Therefore, no adverse impact to the pedestrian and bicycle system is identified.

## Parking

This alternative is expected to add 465 parking spaces as surface lots or at a parking garage. The parking is expected to serve the new retail development. Based on the City's parking code, the development is required to provide 425 to 850 parking spaces depending on the type of retail facilities. Given these requirements, the provided parking would meet the City's code under certain conditions. It is assumed that the details of the retail development and parking provision will be finalized with the City at a later date. Therefore, no adverse impacts to the parking system are identified.

## Safety

Planned transportation network changes are anticipated to improve the safety of existing facilities such as the proposed roundabout at the SR 92 / Grade Road intersection. Increased congestion and traffic volumes could create additional potential for traffic collisions; however, the rate of collisions is not expected to increase so no adverse impact is identified.

## 3. Mitigation Measures

This section identifies potential mitigation measures that could be implemented to reduce the magnitude of the impacts located at the 20th Street NE / Main Street intersection which would operate below the LOS standard under the Alternative 3-High Growth.

## Downtown

All alternatives assumed widening to include a left-turn pocket on the eastbound and westbound approaches consistent with the City's 2017-2022 TIP. However, the 20th Street NE / Main Street intersection is expected to fall below the LOS standard under the Alternative 3-High Growth.

To mitigate the delay and improve the LOS at this intersection, several potential improvements were examined. Signalization of the intersection is most compatible with the redevelopment concept included in the Alternative 3-High Growth. The signal would improve the intersection to LOS B and provide pedestrian phases and crosswalks across all legs of the intersection (**Table 7**). No turn pockets would be required and the intersection would operate with less delay than under the No Action Alternative. This mitigation measure is compatible with the plans to create a pedestrian and bicycle friendly environment along Main Street and to enhance it as a retail destination for the community. Detailed calculations can be found in **Appendix C**.

The concepts currently included in the City's 2017–2022 TIP were also considered, but dismissed: addition of left-turn pockets on all approaches, or a roundabout. Of those options, only the roundabout is expected to resolve the LOS impact under the Alternative 3-High Growth. However, it is not compatible with the redevelopment plans due to the secondary impacts on adjacent land uses, critical areas, and the pedestrian and bicycle environment.

**Table 7 Main Street/20th Street Ne – Signal Mitigation (2035 Pm Peak Hour)**

Improvement	Action	
	Delay (seconds)	LOS
Add signal without left-turn pockets	18	B

Source: Fehr & Peers, 2017.

#### 4. Unavoidable Adverse Impacts

Implementation of identified mitigation measures would mitigate all identified impacts related to transportation. Therefore, no significant unavoidable adverse impacts are anticipated for transportation.

### E. Utilities

#### 1. Affected Environment

##### Stormwater and Drainage

New projects constructed in the City are required to meet the requirements of the 2005 State Department of Ecology Stormwater Management Manual for Western Washington, in compliance with the City's National Pollutant Discharge Elimination System (NPDES) municipal stormwater permit from Ecology and Lake Stevens Municipal Code (City of Lake Stevens, 2011) and the City's 2017 Stormwater Management Plan.

Drainage service in the study area is a mixture of public and private infrastructure. The city of Lake Stevens owns and maintains stormwater piping, ditches and catch basins along public streets, while smaller ditches and detention facilities created through plats or located on private property are the responsibility of individual property owners, homeowner associations, the City, or Snohomish County (City of Lake Stevens, 2011). Stormwater infrastructure is present throughout the study area and includes both an "undetermined" system and an "enclosed pipe system."

##### Water Supply

Snohomish County PUD #1, through its Lake Stevens Water System, provides public water service to customers in the city of Lake Stevens, as well as its UGA. The PUD purchases its water from the city of Everett and maintains 11 permanent connections to the city of Everett's water system, four of which are within the city limits. The PUD also maintains two permanent interties to the city of Marysville's water system (City of Lake Stevens, 2015).

The Lake Stevens Water System includes eight reservoirs for water storage with a combined capacity of 14 million gallons (MG) (City of Lake Stevens, 2015).

Water distribution infrastructure is available throughout the Downtown Subarea. Pipe diameters range from 4 inches to 24 inches, with the smaller pipes in the residential areas and the larger pipes in the commercial portions.

While no major improvements of the distribution system are currently planned within the study area, the PUD conducts an ongoing review of distribution piping throughout the water system for aging, damaged, or obsolete materials. They also update their Water Plan periodically to incorporate changes from the City's Comprehensive Plan and zoning regulations (City of Lake Stevens, 2011).

##### Sanitary Sewer

The Lake Stevens Sewer District (LSSD), established in 1957, provides sewer service to Lake Stevens, including the study area. Since 2005, the City and the District have operated as a Unified Sewer District and capital facilities planning for the sewer system is conducted jointly (City of Lake Stevens, 2010; City of Lake Stevens, 2011). The LSSD wastewater system includes a variety of facilities: collection and transmission lines, pump stations and force mains, wastewater treatment, effluent disposal and biosolids reuse citywide. Sewer infrastructure is available throughout the study area.

The Sewer District's sewer system infrastructure is organized into three categories: major gravity lines, main sewage Lift Stations (LS) and force mains (LSSD, 2016). The Sewer District's 2016 comprehensive plan contains a list of scheduled capital improvements, including a number of improvements planned to occur in the vicinity of the Downtown Lake Stevens Subarea (LSSD, 2016).

The Lake Stevens sewer system service area is organized around the trunk sewers and local collection system areas in nine basins (A-H, K) which are designated by geography. Basin E serves the northeast portion

of Lake Stevens. Basin E1 and E2, and their sub basins E1-7 (portion) E1-8 (portion); E2-1 (portion), E2-4 (portion) and E2-3 (portion) serve the study area.

The LSSD operates and maintains 29 lift stations. Within the study area, lift station LS2C is the lift station that would serve the project area. According to the lift station capacity analysis in the Sanitary Sewer Comprehensive Plan, lift station LS2C is forecasted to have inadequate capacity under existing conditions (LSSD, 2016).

Basin E1 is located in the eastern half of the north shore of Lake Stevens and receives flow from LS2C and several small lift stations, and flows to LS1C. Flow LS1C is significantly over capacity, which affects LS2C flows. Existing improvements to the system include making LS2C a regional station, with flow bypassing the collection system for LS1C and its force main (LSSD, 2016). Gravity flow capacity deficiencies were identified with current flows from LS2C to the east end of the Vernon Road East Trunk (eight segments totaling 2,074 feet). Upgrades of this segment will be carried out to extend the force main.

Basin E2 is also located in the northeast of Lake Stevens and is served by LS2C, the major trunk being the East Lake Shore Drive Trunk. The existing L2C2 does not have adequate capacity, however projects have been planned for 2018 to increase LS2C capacity from 700 gpm to 1,250 gpm in order to support the increased development density in the Downtown area. The planned projects will convert the station from a wet-well dry configuration to a submersible pump configuration. A second wet well will be added for some storage and operational considerations. The electrical system, including standby power equipment, will be replaced with allowance for anticipated future capacity increases. A 12-inch force main extension from LS2C to the existing unused force main beginning at LS1C will be completed, allowing bypass of all pumped flows presently tributary to the LS1C basin to the trunk downstream (LSSD, 2016). The Sewer District's treatment plant is located between Sunnyside Boulevard and SR 204 on 9th Street SE. The plant became operational in April 2012 and includes plans for improvements to accommodate

capacity increases from future development and growth in the service area. The phased improvements also anticipate new connections when existing septic systems convert to sanitary sewer following expanded sewer availability or when older systems fail. The facility has a treatment capacity of 5.01 MGD, which is adequate to meet projected demand through 2019. Phase II of the facility will increase treatment capability to 6.36 MGD, which is anticipated to provide adequate capacity through 2028 (City of Lake Stevens, 2011).

## Telecommunications

Telecommunications facilities (cable lines, electrical wires, fiber and optical fibers) exist throughout the city of Lake Stevens and the study area. Projects involving telecommunications facilities are regulated on a case-by-case basis and require coordinating between the City and service providers to ensure that land use planning and service capacity, design and equipment are compatible.

## Electrical

Snohomish County PUD #1, which purchases 80 percent of its power from the Bonneville Power Administration (BPA), serves the City of Lake Stevens. The remainder of the PUD's power is provided by a mix of renewable resources, which include output from the PUD's Jackson, Youngs Creek and Woods Creek hydroelectric projects and several long-term contracts for wind, landfill gas, biogas and biomass (City of Lake Stevens, 2015).

In addition to PUD facilities, BPA and Seattle City Light transmission lines pass through the City that constitute regional power transmission facilities. According to the PUD, there is ample capacity to meet existing demand (City of Lake Stevens, 2015).

## 2. Impacts

### No Action Alternative

Future development under the No Action Alternative would occur under existing zoning and standards and the framework for development under the Downtown Subarea Plan would not be carried out.

## Development Alternatives

### Stormwater, Drainage and Water

Impacts on stormwater and drainage could result from changes in the amount and quality of runoff from impervious surfaces in the study area. Under each of the Alternatives, the use of the study area would increase over time, potentially increasing the stormwater pollutant factors. Implementation of Alternative 3 - High Growth would likely result in a larger amount of impervious surface than the other alternatives; however, development under all of the alternatives would be required to comply with the current stormwater code. Redevelopment of existing uses could result in improvements to water quality through upgrades to the current system. Preferred stormwater options may include regional detention facilities and LID techniques on roadway and other impervious surfaces, such as parking lot design.

### Sewer

The proposal has the potential for greater increases in the demand for sewer services. The Sewer District's 2016 comprehensive plan contains a list of scheduled capital improvements that would assist with future capacity needs. Development under the proposed Downtown Subarea Plan would require joint planning between the City and the LSSD over the length of the planning period. The time required for development of the study area would give the LSSD and the City the opportunity to update plans and respond appropriately.

As identified in the Sanitary Sewer Comprehensive Plan, the planned LS2C upgrade to 1,250 gpm will not achieve the capacity necessary for existing predicted peak flows. Implementation of Alternative 2 (Low Growth) or Alternative 3 (High Growth) would create additional demand for services. Development or redevelopment of parcels resulting from implementation of the Downtown Subarea Plan would be required to replace or upgrade existing infrastructure on the property as needed to provide adequate service.

### Telecommunications

As discussed, projects requiring telecommunications facilities would be

evaluated on a project-by-project basis. New or replacement infrastructure to individual properties would be the responsibility of the developer.

### Electrical Utilities

Projects requiring electrical utilities would be evaluated on a project-by-project basis. As discussed above, there is currently enough capacity to meet existing and projected demand.

## 3. Mitigation Measures

When permitting development and redevelopment under the planned action, the City would require compliance with current standards for treatment and discharge of stormwater, which in most cases would be an improvement over the existing stormwater infrastructure. The City is currently operating under Ecology's 2012 Stormwater Management Manual for Western Washington. Therefore, a stricter permit review and application of an updated stormwater management code will promote protection of the City's lakes, streams and wetlands from stormwater runoff. Further, the promotion of Low Impact Development (LID) design strategies will also reduce the amount of impervious surface and pollutants within the study area.

Projects under the subarea plan would be required to comply with the Lake Stevens Sewer District Developer Project Standards. These are used in planning and constructing developer extensions within the District (LSSD, 2016).

For Basin E2, specifically LS2C capacity constraints, explore additional capacity or the benefit of controls modifications and/or wet well storage as a part of project design (LSSD, 2016).

As stated, all projects under the subarea plan would be required to meet the requirements of the 2012 State Department of Ecology Stormwater Management Manual for Western Washington.

No adverse impacts to utilities are anticipated that cannot be mitigated.

For further information on mitigation measures that would be implemented during the permitting process and for the purpose of ensuring no adverse impacts, please see Section V, *Applicable Regulations and Commitments*.

#### **4. Unavoidable Adverse Impacts**

The application of appropriate mitigation measures would mitigate potential impacts. Therefore, no significant unavoidable adverse impacts are anticipated relative to utilities.

## V. Applicable Regulations and Commitments

### Applicable Regulations and Commitments

#### EARTH

**Geological Assessments.** The City's critical area regulations require a geological assessment for any development proposal within 200 feet of a designated geologically hazardous area. Geological assessments must contain an analysis of the potential impacts to geologically hazardous areas resulting from the proposed development and identify appropriate mitigation measures to protect development and the geologically hazardous area (LSMC 14.88.630).

**Native Growth Protection Area.** LSMC 14.88.670 requires developers to place geologically hazardous areas not approved for alteration and their buffers in a native growth protection area; lawfully altered geologically hazardous areas are subject to a covenant of notification and indemnification/hold harmless agreement.

**Erosion Control Measures.** LSMC 14.64.130 requires the implementation of sedimentation and erosion control measures for any development that would entail land disturbance. The Public Works Director must review and approve erosion control plans.

#### AIR QUALITY

Potential air quality impacts would be limited to construction, which are not anticipated to be significant for any of the alternatives. Construction contractors would be required to comply with all relevant federal, state and local air quality rules. In addition, implementation of best management practices would also reduce emissions related to the construction phase of the project.

#### WATER RESOURCES

**Stormwater Management:** The City's municipal code requires the use of natural drainage systems to the extent feasible in order to preserve natural topography (LSMC 14.64.100). The Code also requires all new stormwater drainage systems to be constructed in accordance with the requirements of the Department of Ecology's *2012 Stormwater Management Manual for Western Washington* (LSMC 11.06.020 and LSMC 14.64.140).

**NPDES Phase II Municipal Stormwater Permit:** The Western Washington Phase II Municipal Stormwater Permit was issued in 2013 to implement the requirements of the Clean Water Act and the National Pollutant Discharge Elimination System as codified in Sections 11.06.020 and 14.64.140 of the City's municipal code. Local jurisdictions covered under the permit, including the City of Lake Stevens, are required to develop a stormwater management program designed to reduce the discharge of pollutants and protect water quality. In accordance with the requirements of the permit, the City of Lake Stevens has adopted a stormwater management plan focused on public education and outreach, detection and elimination of illicit stormwater discharge, controlling runoff generated by new development activities and prevention of pollution resulting from municipal activities. Continued implementation of the measures contained in the stormwater management program would reduce pollutant loading and improve water quality in the City's lakes, streams and wetlands.

**Critical Areas Regulations:** As described in the impact analysis, the City and study area contain varied critical areas, including wetlands and streams. Under all alternatives, future development will be subject to the adopted critical areas regulations found in Chapter 14.88 LSMC or the Lake Stevens Shoreline Master Program, including all applicable mitigation requirements and mitigation sequencing procedures. In particular, wetland mitigation is required to take the form of in-kind replacement of the impacted wetland functions and values; replacement wetlands must adhere to the design requirements of LSMC 14.88.840, including performance standards and mitigation ratios.

**Floodplain Development Permit:** Developers are required to acquire a Floodplain Development Permit for construction and/or development activities within the floodplain.

#### **Additional Mitigation Measures**

**Stormwater Detention:** For properties adjacent to identified wetlands and associated buffers, new development and redevelopment shall not result in an increased rate of runoff from the site to the wetland. To prevent alteration of established hydrologic wetland processes, the municipal code requires stormwater to be either detained or infiltrated onsite.

**Low Impact Development (LID):** The City should consider providing incentives in the subarea plan and new development regulations to encourage the use of LID techniques to reduce stormwater impacts. LID techniques could include bioretention and tree box filters.

**Critical Areas:** More detailed analysis -- including full delineation, classification and function assessment -- will be required in conjunction with development permitting for future projects that occur on sites containing critical areas.

#### **PLANTS AND ANIMALS**

##### **Endangered Species Act (ESA, 16 U.S.C. 1531-1544):**

The ESA provides for the conservation of threatened or endangered plant and animal species and their habitat. Any action taken, authorized, or funded by a federal agency is subject to review by the U.S. Fish and Wildlife Service (USFWS) or the U.S. National Oceanic and Atmospheric Administration (NOAA). The ESA also prohibits "taking" of any listed species.

**Washington State Water Pollution Control Act (90.48 RCW):** Chapter 90.48 of the Revised Code of Washington (RCW) prohibits discharge of any material that causes pollution into waters of the state. The Act applies the Washington Department of Ecology standards for Clean Water Act Section 404 permits to projects without a federal nexus.

**City of Lake Stevens Critical Areas Ordinance:** Chapter 14.88 of the Lake Stevens Municipal Code regulates development activities that occur in environmentally critical areas, including valuable vegetation, fish and wildlife habitat; geologically hazardous areas; wetlands; streams; frequently flooded areas; and fish and wildlife conservation areas. Development within a designated critical area is subject to additional development standards designed to preserve and protect sensitive natural resources from human influence.

**Tree Retention:** The City's land use code requires every development to retain significant trees and stands of trees that occur on the development site unless such retention would create an unreasonable burden on the developer or create a safety hazard. The code requires

that significant trees removed as part of a development project be replaced. This code also requires retained and replanted trees be protected during construction.

**Critical Areas Regulations:** As described in the impact analysis, future development in the study area, under all alternatives, has the potential to adversely affect plants and animals through clearing of vegetated areas. However, the City's critical areas regulations protect wetlands, riparian areas and other critical areas that provide habitat for plants and animals, by limiting the activities allowed within the critical area and establishing appropriate protective buffers and mitigation strategies for unavoidable impacts.

#### PUBLIC SERVICES

Future development under the No Action Alternative would occur under existing zoning and standards and the framework for development that the subarea plan would not be carried out.

Development regulations requiring emergency access, fire suppression systems and school and park impact mitigation fees to offset impacts to these services would be required for each development application within the study area.

#### AESTHETICS

##### *Visual Character*

**Development Regulations:** New zoning regulations in combination with specific design guidelines and standards would be adopted to implement the subarea plan. Regulations would address appropriate uses, height, setbacks and similar development parameters. The code could also include incentives, such as bonuses in height or intensity, in exchange for incorporating a menu of public amenities in new development. Existing landscaping standards would be modified to create the desired character for development sites, roads and for sidewalks and trails. Existing tree protection/replacement requirements could be strengthened to ensure the subarea maintains a desirable amount of vegetative cover.

**Design Guidelines and Standards:** Area-specific design guidelines and standards would ensure future development achieves a cohesive visual character and high-quality site planning, building design, lighting and signage.

##### *Views*

**Park & Open Space Planning:** The City will update its *Parks & Open Space Plan* to address needs created by planned residential growth in the Lake Stevens Center Subarea. In conjunction with future parks planning, the City may identify new parks or open space areas that provide views opportunities of scenic landscape features. New development in some portions of the subarea may also create public spaces that provide open views of the landscape.

**Design Guidelines and Standards:** In coordination with planning new parks and open spaces and identifying potential viewpoints, the City could consider adopting guidelines that identify when and how site plans or building design can incorporate elements to protect views from parks and other public spaces.

##### *Light & Glare*

**Development Regulations:** The City should consider adopting “dark sky” regulations to minimize lighting increases and night glow in the subarea.

**Design Guidelines and Standards:** Design guidelines to implement the subarea plan could provide guidance on avoiding light spillage, glare and shadow impacts through site planning, building design and landscaping. The guidelines and standards would specifically address lighting and signage.

## TRANSPORTATION

### *State*

**Growth Management Act (GMA):** The Growth Management Act (GMA), passed by the Washington State Legislature in 1990, has concurrency provisions to ensure that sufficient public facilities are available for new development. Cities must adopt Transportation and Capital Facilities elements in their Comprehensive Plans that identify facilities needed to accommodate projected growth. A funding program is also required. Funded projects scheduled to be completed within 6 years are assumed to be in place for purposes of evaluating development impacts and concurrency. Local jurisdictions must also set LOS standards. If the trips generated by a development will cause a facility to fall below the adopted LOS standard, the local government may deny permits for the project or change the LOS standard to allow the development. Changes may be made to a development proposal to meet the concurrency requirements, such as reducing project size or employing travel demand management to reduce the number of trips generated.

**Level of Service Standards for Washington State Highways:** WSDOT sets LOS standards for state highways in the Lake Stevens area. WSDOT considers LOS D or better conditions to be acceptable along SR 92.

### *Local*

**City of Lake Stevens Comprehensive Plan:** The Comprehensive Plan establishes LOS standards for intersections in the City. The City sets LOS E as the standard for acceptable operation along arterials and collectors, and LOS C as the standard for acceptable operations on local access roads.

## UTILITIES

### *Drainage*

**City of Lake Stevens Stormwater Ordinance:** Chapter 11.06 and Chapter 14.64 (Part II) of the Lake Stevens Municipal Code adopt the *Department of Ecology's 2012 Stormwater Management Manual for Western Washington*. Any project that meets or exceeds the thresholds defined in the manual for new impervious area, drainage system modifications, or redevelopment is subject to City review and permit approval.

**Ecology Stormwater Manual Adopted:** The City has adopted the *Department of Ecology's 2012 Stormwater Management Manual for Western Washington* as its minimum design standard for stormwater infrastructure. All development meeting the minimum thresholds is required to design associated stormwater infrastructure to be consistent with these standards.

**Low Impact Development Encouraged:** The City's stormwater ordinance states that Low Impact Development solutions, as defined and listed in the LID Technical Guidance Manual for Puget Sound, are acceptable and encouraged alternative standards for management of stormwater.

**Permitting Incentives for Low Impact Development:** To reduce the need for new stormwater conveyance infrastructure and protect water quality, the City should incentivize the use of LID techniques for onsite stormwater treatment and detention for appropriate projects. Incentives could include expedited development permit review or reduced permit fees.

#### Water

**Supply Upgrades:** Snohomish County PUD's *2011 Water System Plan* identifies necessary capital improvements to provide adequate water supply for the next 20 years.

**Storage Upgrades:** The PUD's *2011 Water System Plan* identifies a number of planned and budgeted capital improvements to storage capacity.

**Distribution Upgrades:** The PUD's ongoing water main replacement program annually evaluates aging pipes for replacement with a focus on the replacement of galvanized iron/steel and asbestos cement pipes.

**Joint Planning with Snohomish County PUD:** Upon adoption of a preferred alternative, the City should consult with Snohomish County PUD to establish a joint planning process for capital improvements necessary to serve anticipated development in the subarea.

**Design Review for Fire Flow:** The City and developers would coordinate development permit application with Snohomish County PUD and the Lake Stevens Fire Marshal to determine fire flow requirements based on project design. Upgrades to existing lines would be coordinated with Snohomish County PUD.

#### Sewer

**Planned Capital Improvements:** As described in the impact analysis, the Lake Stevens Sewer District adopted updates to its Comprehensive Plan in 2016, describing the capital improvements planned for the near future.

**Joint Planning with Lake Stevens Sewer District:** Upon adoption of a preferred alternative, the City should consult with the Lake Stevens Sewer District to establish a joint planning process for capital improvements necessary to serve anticipated development in the subarea, including new wastewater collection infrastructure and future expansions to the new treatment plant that may be necessary to accept projected flows from development under the subarea plan.

**Design Review for Wastewater Flows and Loads:** Because planned improvements to the wastewater system will be implemented in phases over several years, the Planned Action should establish size thresholds for new development that, when met or exceeded, would require

December 2017 Draft EIS

developers to initiate consultation with Lake Stevens Sewer District. Consultation would confirm that projected wastewater flows and loads from any proposed project would not exceed the treatment or conveyance capacity of the wastewater system existing at that time.

**HISTORIC AND CULTURAL RESOURCES**

Proposed development that could impact properties in the study area that are listed on national, state, or local historic registers must comply with Historic and Archaeological Resources code (Snohomish County Code Chapter 30.32D).

Archaeological testing must be completed for proposed projects that involve significant excavation or any changes made to the vegetation and landforms near existing waterways in the study area. Archaeological project monitoring is suggested for subsurface excavation and construction in these high probability areas. Complete a Washington State Historic Property Inventory form for each of the 22 buildings that meet the 50-year threshold. Carry out an archaeological survey within North Cove Park, if findings occur, consult DAHP and potentially require monitoring during construction relating to ground disturbance.

Under state law (RCW 27.53), prehistoric archaeological sites are protected in all cases. Historic archaeological sites must be determined eligible for listing in the Washington Heritage Register (WHR) (RCW 27.34.220) or National Register of Historic Places (NRHP) before they are considered protected. DAHP will make a final determination whether the resource is eligible or not eligible for register listing. If a resource that is considered protected cannot be avoided, the project proponent must apply for an archaeological excavation permit from DAHP (WAC 25-48-060) to conduct any activity that disturbs the site. DAHP will then provide the archaeological excavation permit application for review to the appropriate stakeholders and Tribes.

Under state law (RCW 27.44), archaeological resources identified during construction would need to be evaluated. If the resources are considered significant, any impacts on archaeological resources would require mitigation, which would likely entail archaeological investigation such as scientific excavation and analysis. For archaeological resources found during construction, an emergency archaeological excavation permit may be issued by DAHP and is typically received within three business days. It is possible that archaeological monitoring would be recommended for portions of the project; this work would be conducted under an Archaeological Resources Monitoring Plan.

**NOISE**

Current city regulations that address daytime/ nighttime construction and noise limits and implementation of control plans during occurrence of construction activities.

Adhere to noise standards used by WSDOT (for state of federal funds are used).

**LAND USE**

Implement critical areas regulations, contained in LSC Chapter 14.88.

Require consistency with housing Plan, Vision 2040.

## VI. References

AMEC Foster Wheeler. February 2017. Phase 1 Environmental Site Assessment.

AMEC Foster Wheeler. September 2017. Cultural Resources Literature Review.

City of Lake Stevens. 2011. Planning and Community Development Department. Floodplain Development Permit.  
<http://www.lakestevenswa.gov/DocumentCenter/Home/View/318>

City of Lake Stevens. 2011. Lake Stevens Center Subarea Plan DEIS. Weinman Consulting. December 2011.

City of Lake Stevens. 2012. Critical Areas Overview. Available: <<http://www.ci.lake-stevens.wa.us/DocumentCenter/View/1009>>. Accessed: August 2017.

City of Lake Stevens. 2013. Lake Stevens Shoreline Master Program. Approved May 31, 2013. Available: <<http://www.ecy.wa.gov/programs/sea/shorelines/smp/pdf/LakeStevensSMP.pdf>>. Accessed August 2017.

City of Lake Stevens. 2015. Lake Stevens Comprehensive Plan 2015-2035. Adopted September 2015.

City of Lake Stevens. 2017a. Downtown Lake Stevens Subarea Plan. Draft. April 2017.

City of Lake Stevens. 2017b. Lake Stevens Municipal Code. Available: <http://www.codepublishing.com/WA/LakeStevens/>

City of Lake Stevens. 2017c. City of Lake Stevens Stormwater Management Program. Available: <http://www.lakestevenswa.gov/DocumentCenter/View/5733>. Accessed: September 2017.

DAHP (Washington Department of Archaeology and Historic Preservation). Database, Lake Stevens Area. Accessed August 2017.

Department of Ecology. Stormwater Management Manual for Western Washington. August 2012. Available: <https://fortress.wa.gov/ecy/publications/documents/1210030.pdf>

Department of Ecology, State of Washington. 1992. Wetland Buffers: Use and Effectiveness, Publication #92-10. Available: <https://fortress.wa.gov/ecy/publications/publications/92010.pdf>. Accessed: December 2017.

Department of Ecology, State of Washington. 2017. Municipal Stormwater. Phase II Western Washington Municipal Stormwater Permit. Available: <http://www.ecy.wa.gov/programs/wq/stormwater/municipal/phaseIIWW/wwphiipermit.html>

Ecology (Washington State Department of Ecology). 2017. Facility/Site Database. Available: <<http://www.ecy.wa.gov/fs/>>. Accessed August 2017.

ESA Staff. Lake Stevens Critical Areas Field Visit. November 30, 2017.

FEMA (Federal Emergency Management Agency). 1999. FEMA Floodmap Service. Available: <<https://msc.fema.gov/portal/search#searchresultsanchor>>. Accessed: August 2017.

Transportation Research Board. Highway Capacity Manual (HCM). 2010.

Lake Stevens Health Report. April 2017. Available: <https://snohomishcountywa.gov/DocumentCenter/View/33534>. Accessed: October 3, 2017.

LSSD (Lake Stevens Sewer District). CHS Engineers, LLC. October 2016. Comprehensive Plan. Available: [http://www.lkstevenssewer.org/CompPlans/LSSD\\_2016\\_CSP\\_Chapter1to5.pdf](http://www.lkstevenssewer.org/CompPlans/LSSD_2016_CSP_Chapter1to5.pdf). Accessed: September 2017.

December 2017 Draft EIS

LSSD (Lake Stevens Sewer District). 2017. District Map and Piping Information. Available:  
[http://www.lkstevenssewer.org/Images/Misc/Lssd\\_base36x362017.pdf](http://www.lkstevenssewer.org/Images/Misc/Lssd_base36x362017.pdf). Accessed: August 2017.

NRCS (Natural Resources Conservation Service). 2016. SSURGO data downloader. Soils by subbasin. Available:  
<https://www.arcgis.com/home/item.html?id=a23eb436f6ec4ad6982000dbaddea5ea>. Accessed August 2017.

PSRC 2016. Puget Sound Regional Council (PSRC). 2016. Projections for Cities and Other Places: Land Use Vision Dataset, Forecast Products. Available: <https://www.psrc.org/projections-cities-and-other-places>. Accessed: August 2017.

PSRC (Puget Sound Regional Council). 2017. <https://www.psrc.org/data-and-resources/data-psrc>. Accessed: August 2017.

Puget Sound Partnership and Washington State University Extension. 2012. Low Impact Development: Technical Guidance Manual for Puget Sound. Available:  
[http://www.psp.wa.gov/downloads/LID/20121221\\_LIDmanual\\_FINAL\\_secure.pdf](http://www.psp.wa.gov/downloads/LID/20121221_LIDmanual_FINAL_secure.pdf)

Snohomish County Public Utility District #1. 2011. 2011 Water System Plan Update. Adopted June 2011.

Washington State Department of Natural Resources (DNR). 2017. Washington Department of Natural Resource Open Data. Hydrology (GIS Database). Available: <http://data-wadnr.opendata.arcgis.com/>. Accessed: September 2017.

WDFW (Washington State Department of Fish and Wildlife). 2017. PHS on the Web. Available:  
<<http://wdfw.wa.gov/mapping/phs/disclaimer.html>>. Accessed: August 2017

# Appendix A

Washington State Department of Ecology Facility/Site Database for Study  
Area

# Appendix B

AMEC Foster Wheeler, *Phase I Environmental Site Assessment, 2017*

# Appendix C

Fehr & Peers Traffic Study, April 2017



6406 Marine DR NW  
Tulalip, WA 98271  
360-716-4214

January 16, 2018

Russ Wright  
Community Development Director  
City of Lake Stevens Planning and Community Development  
1812 Main Street  
Lake Stevens, WA 98258

On behalf of The Tulalip Tribes we thank you for the opportunity to provide comments on this project and future proposals. We look forward to future correspondence and communication. These comments pertain to the City of Lake Stevens Downtown Subarea Plan Draft Environmental Impact Statement.

After reading the Draft Environmental Impact Statement new impervious structures are planned to be added near fish bearing type (F) waters. New impervious structures cause more polluted runoff to enter surface waters. The polluted runoff from impervious surfaces should be designed to be treated before entering surface waters. Coho adult and juvenile salmon migrate in the area and are highly sensitive to the pollutants in roadside runoff. To ensure proper stormwater treatment, please follow the guidelines set forth in the 2012 Stormwater Management Manual for Western Washington, as Amended in December 2014.

We thank you for the materials provided for our evaluation. I would also appreciate any new information on these permit reviews and changes to the proposals. I can be reached at (360) 716-4620.

Sincerely,

Zach Lamebull  
Ecologist  
The Tulalip Tribes

---

**From:** [Tom Williams](#)  
**To:** [Russell Wright](#)  
**Subject:** RE: Downtown Lake Stevens Subarea Plan - Draft Environmental Impact Statement  
**Date:** Thursday, January 18, 2018 8:12:55 AM

---

Hello Russell,

I wanted to add my thoughts and tell you I very much support Alternative #3 for Higher Growth. This plan truly revolutionizes Lake Stevens and it appears it has been very well thought out. So, please put my support down and I know many others that do as well....

I was unable to attend the meeting last night, were there positive reactions to this plan?

Thanks,  
Tom Williams

---

**From:** Russell Wright [mailto:[rwright@lakestevenswa.gov](mailto:rwright@lakestevenswa.gov)]  
**Sent:** Tuesday, January 9, 2018 8:34 AM  
**Subject:** FW: Downtown Lake Stevens Subarea Plan - Draft Environmental Impact Statement

Corrected Notice – Comment period ends **5 pm February 6, 2018**.

Russ Wright, *Community Development Director*

**City of Lake Stevens | Planning & Community Development**  
1812 Main Street | PO Box 257  
Lake Stevens, WA 98258-0257  
425.212.3315 | [rwright@lakestevenswa.gov](mailto:rwright@lakestevenswa.gov)

NOTICE: All emails and attachments sent to and from Lake Stevens are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

---

**From:** Russell Wright  
**Sent:** Monday, January 8, 2018 11:25 AM  
**Subject:** FW: Downtown Lake Stevens Subarea Plan - Draft Environmental Impact Statement

Citizen's Advisory Committee,

The city of Lake Stevens has issued a draft Environmental Impact Statement for the Downtown Lake Stevens Subarea Plan. All documents are available at the following website:  
<http://lakestevensdowntown.com/>.

A public meeting will be held on January 17, 2018 beginning at 6:00 PM at the Lake Stevens Community Center (1808 Main Street, Lake Stevens WA 98258) to discuss the plan and DEIS.

Comments are due by 5 pm February 6, 2016.

Best regards,

Russ Wright, *Community Development Director*

**City of Lake Stevens | Planning & Community Development**

1812 Main Street | PO Box 257

Lake Stevens, WA 98258-0257

425.212.3315 | [rwright@lakestevenswa.gov](mailto:rwright@lakestevenswa.gov)

NOTICE: All emails and attachments sent to and from Lake Stevens are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

# memorandum

date February 6, 2018

to Russ Wright, Community Development Director, City of Lake Stevens

cc

from Malia Bassett, AICP and Sharese Graham, ESA

subject Lake Stevens Downtown Subarea Plan Project - Draft EIS Public Comment Period  
Summary

## INTRODUCTION AND PURPOSE

This memorandum summarizes public comments received by the City of Lake Stevens (City) during the public comment period for the proposed Lake Stevens Downtown Subarea Plan, Draft Environmental Impact Statement (EIS). This process is being completed in compliance with the Washington State Environmental Policy Act (SEPA)<sup>1</sup>. Consistent with preparation of a Draft EIS, the City conducted a 30-day public comment period to receive input on the Lake Stevens Downtown Subarea Plan Draft EIS. This memorandum has been prepared to provide a record of the process and give a summary of the issues raised during the comment period.

## BACKGROUND

The City published a Determination of Significance (DS) on July 5, 2017. Agencies, affected tribes and members of the public were invited to comment on the scope of the EIS, including potential project alternatives, probable significant adverse impacts and mitigation measures. A public scoping meeting was held on July 18, 2017 and the scoping period ended on July 26, 2017. A summary of the scoping process and comments received is included in the Draft EIS.

## THE ENVIRONMENTAL IMPACT STATEMENT PROCESS

Based on input during the scoping process, potential environmental impacts were analyzed for the alternatives identified in the Draft Downtown Subarea Plan.

The City held a public meeting on January 18, 2017, from 6:00 pm to 8:00 pm at the Lake Stevens Community Center, at 1808 Main Street in Lake Stevens. A brief presentation was given by city staff and the consultant team on the Downtown Subarea Plan, the SEPA process, the major elements in the Draft EIS and ways to provide input on the Draft EIS. Participants were given an opportunity to ask questions and provide comments on the content of the Draft EIS. Comments and questions were mainly focused on traffic and critical areas.

<sup>1</sup> SEPA is codified by RCW 43.21C.120, and SEPA Rules by WAC 197-11-904.

The City of Lake Stevens will consider all comments received during the Draft EIS comment period and respond to them in the Final EIS.

#### **SUMMARY OF COMMENTS RECEIVED**

This summary is an overview of comments received between January 6, 2018 and February 6, 2018 through oral testimony received at the public meeting, as well as emails and mailed comment letters. Approximately thirty (30) people, other than staff, attended the public meeting. The focus of the public meeting was to obtain oral comments on the Draft EIS.

A total of approximately two (2) comment letters were received during the comment period ending February 6, 2018, excluding duplicates. Comments generally addressed concerns specific to design elements of the proposed alternatives of the project.

If additional comments related to the Lake Stevens Downtown Subarea Plan Draft EIS are received after the comment period, they may be considered by the City, but would not be included in this summary.

#### **PROJECT CONCERNS**

The dominant theme of both the comment letters and oral testimony was protection of critical areas and natural resources and traffic/transportation issues that could be associated with development of the Lake Stevens Downtown Subarea. Other concerns included: the presence of underground storage tanks or other hazardous materials on-site from previous site activities; concern over risk of flooding, flood storage and stormwater run-off; existing businesses and potential structure relocation; opportunities for pedestrian and bike access and sidewalk connectivity; community character and the design/scale of buildings; boat launch access at North Cove Park; economic impacts to local businesses and existing site users; land and shoreline use; and consistency with the comprehensive plan.

#### **ORGANIZATION DRAFT EIS COMMENT PROVIDERS**

Name	Organization
Zach Lamebull	Tulalip Tribe

#### **CITIZEN DEIS COMMENT PROVIDERS**

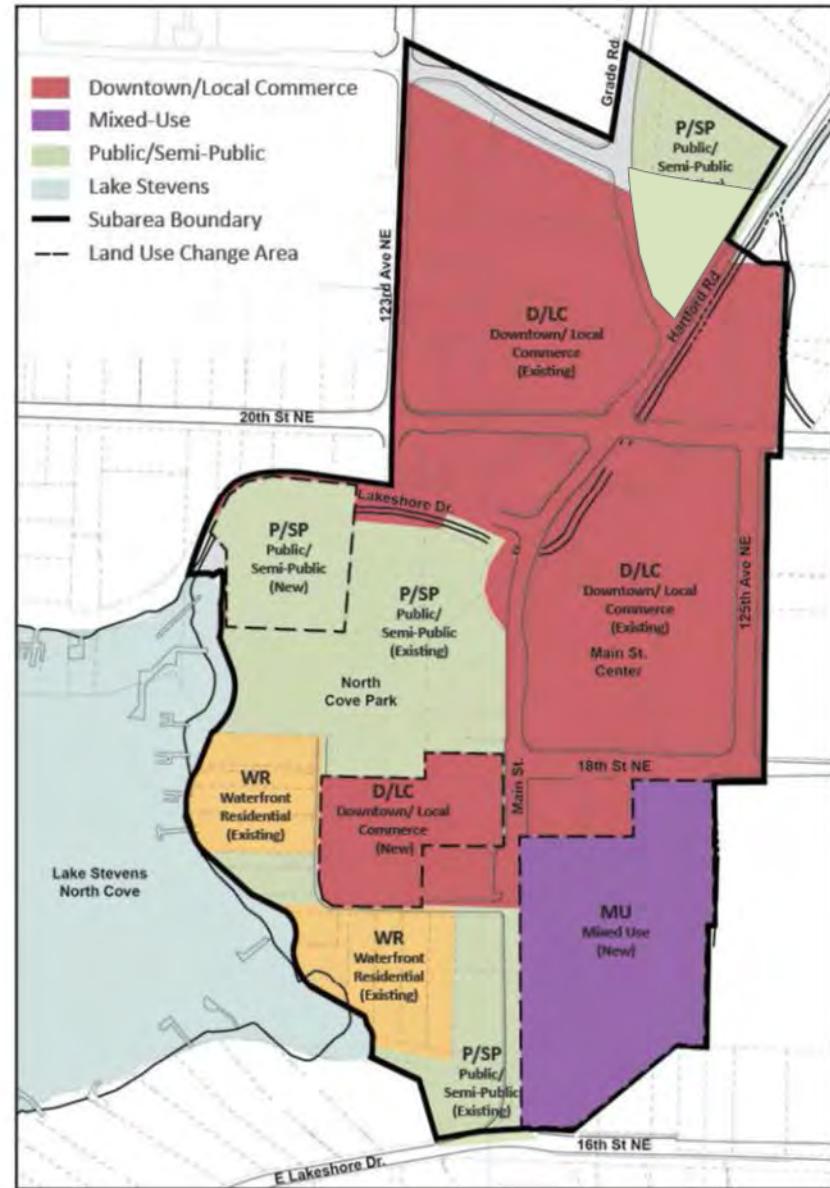
Name
Tom Williams

## Fundamental

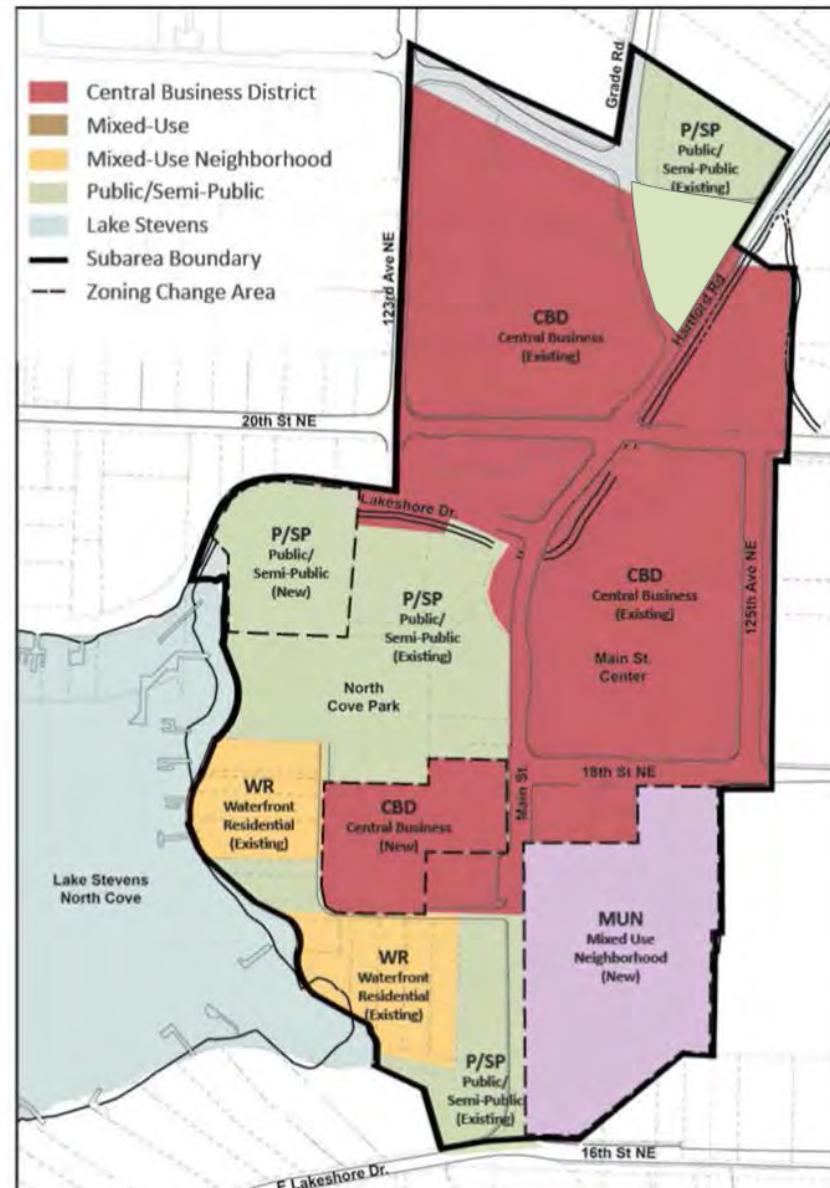
## Concept Diagram



Attachment E



**Proposed Land Use Designations**



**Proposed Zoning Districts**



LAKE STEVENS CITY COUNCIL

**STAFF REPORT**

**Council Agenda Date:** February 13, 2018

**Subject:** Final Plat – Daysala (Tyler) Subdivision (LUA2018-0005)

**Contact Person/Department:** Russell Wright /Melissa Place - Planning Dept. **Budget Impact:** N/A

---

**RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:**

1. **ACTION:** Hold a public meeting pursuant to LSMC 14.18.035(a); and
2. **MOTION:** Accept the Daysala (Tyler) subdivision and associated right-of-way dedication (LUA2018-0005) by motion.

---

**SUMMARY:** Public meeting and City Council acceptance of the final plat and associated right-of-way dedication for the Daysala Subdivision – a proposed 64-lot residential subdivision.

**BACKGROUND:** Final Plats are Type V Quasi-Judicial decisions per Table 14.16A-I. City Council accepts final plats, following a public meeting and dedication of right-of-way, when the subdivision's proponent has met municipal requirements for preliminary plats (Chapter 14.18 LSMC), completed applicable conditions of approval and met the requirements of Chapter 58.17 RCW.

The city determined the proposal qualifies as a Planned Action and additional SEPA review is not required. The city issued a Planned Action Certificate on September 26, 2016. The Design Review Board recommended approval of the project on October 18, 2016. The Hearing Examiner approved the preliminary plat on November 29, 2016. The city approved an early fill and grade permit on January 10, 2017. Construction plans for the project were approved on March 3, 2017. The city approved two administrative modifications (modifying lot lines, removal of two lots from 66 to 64 total lots, and placing driveways in access tracts) to the plat; one on February 23, 2017 and the second on May 17, 2017. The city received a pre-application for early review of the final plat on August 10, 2017 at which time staff, partner agencies and the city's surveying consultant reviewed and commented on the final project drawings and reports. The city received the application for final plat on January 18, 2018 (**Exhibit 1**) and the final plat has addressed the pre-application review comments.

**CONCLUSIONS:** Planning and Community Development have prepared a final subdivision recommendation for City Council's review and consideration along with the final plat map (**Exhibit 2**). Staff concludes the final subdivision meets the requirements of the Lake Stevens Municipal Code, conditions of approval and the requirements of Chapter 58.17 RCW (Subdivisions-Dedications).

1. The city has confirmed that all required improvements for subdivision approval have been installed, are pending installation or are financially secured as approved by the Public Works Director and the Community Development Director or designees.
2. The proposed subdivision documents submitted to the city of Lake Stevens meet all requirements of the preliminary plat approval (LUA2016-0117) and the city's standards for final plat approval (LUA2018-0005).

3. The subdivision, as proposed, is consistent with all applicable requirements, permit processing procedures and other applicable codes including public noticing (**Exhibits 3 and 4**).

## **RECOMMENDATION & CONDITIONS**

The Planning and Community Development Department recommends **APPROVAL**, of the Final Plat for the Daysala Subdivision along with dedication of right-of-way as shown in **Exhibit 2**, subject to the listed conditions:

1. The proponent or successor shall install/enhance landscaping along the perimeter of the plat (where applicable) fronting S. Lake Stevens Road to soften the appearance of the constructed retaining wall/fencing from public view in conformance with the Design Review Board's decision and other approved permits/plans for the subdivision. The city, in conjunction with the proponent, has identified the applicable areas as Tract 996, Tract 997, and landscaped areas adjacent to Lot 64, Lot 53, and Lot 8.
2. The proponent or successor shall receive traffic mitigation credits in exchange for constructing the off-site frontage improvements along S. Lake Stevens Road.
3. The proponent or successor shall record the approved subdivision (final plat) as depicted in **Exhibit 2** within 12 months of this approval – all recording fees shall be the obligation of the subdivision proponent.
4. The proponent or successor shall provide conformed copies of the approved final plat to the city of Lake Stevens after recording with Snohomish County.
5. The proponent or successor must complete all remaining items under the terms of the accepted financial securities in place including final paving, landscaping, and maintenance obligations.
6. The proponent or successor must comply with any federal, state, or local statutes, ordinances, or regulations applicable to this project. Failure to meet or maintain strict compliance with these regulations and conditions shall be grounds for revocation of this permit.

---

**APPLICABLE CITY POLICIES:** Chapter 14.18 LSMC - Subdivisions, Boundary Line Adjustments and Binding Site Plans and Chapter 14.16B LSMC

---

**BUDGET IMPACT:** None at the time of subdivision; however, the city will collect impact fees for schools, parks, and traffic when building permits are issued.

---

## **EXHIBIT LIST:**

1. Daysala Subdivision Final Plat Application, received January 18, 2018
2. Daysala Final Plat Map
3. Notice of Public Meeting
4. Affidavit of Notice



Planning and Community Development  
1812 Main Street, P O Box 257  
Lake Stevens WA 98258  
Phone Number (425) 377-3235



To Be Completed By Staff

Date of Application: \_\_\_\_\_

Staff Initials: \_\_\_\_\_

Permit Number: LUA 2018-0005

## TYPE IV, V AND VI - COUNCIL DECISIONS LAND USE DEVELOPMENT APPLICATION

### CHECK ONE

**TYPE IV – Quasi-judicial**

- Essential Public Facility
- Planned Neighborhood Development
- Rezone – Site Specific Zoning Map Amendment
- Secure Community Transition Facility
- Type IV Other:  
\_\_\_\_\_

**TYPE V – Quasi-judicial**

- Final Plats
- Plat Alterations
- Plat Vacations
- Right-of-Way Vacations
- Type V Other:  
\_\_\_\_\_

**TYPE VI – Legislative**

- Comprehensive Plan Amendment, Map and Text
- Development Agreements
- Land Use Code Amendments
- Rezones – Area Wide Zoning Map Amendments
- Type VI Other:  
\_\_\_\_\_

ARE ANY LOWER LEVEL PERMITS REQUIRED? Yes  No  Describe: \_\_\_\_\_

Property Information	Site Address: 10009 S. Lake Stevens Road, Lake Stevens, WA			
	Assessor Parcel No:00457000003001		Area of property	
	Square Feet:418,176		Acres: 9.6	
	Land Use Designation: High Density Residential		Zoning: High Urban Residential (HUR)	
	Number of Buildings on Site:/		Number to be Retained:	
Existing Impervious Surface Area:		Proposed Impervious Surface Area:		
Applicant	Name/Company: Lisa Cavell - MainVue Homes			
	Address:1110 112th Ave NE, Ste 202		City/State/Zip: Bellevue, WA 98004	
	Phone: (425) 646-4022		Applicants relationship to owner: Same	
	Fax:		Email: Lisa.Cavell@mainvuhomes.com	
Primary Contact	Name/Company: George Newman - Barghausen Consulting Engineers, Inc.			
	Address:18215 72nd Avenue S.		City/State/Zip: Kent, WA 98032	
	Phone: (425) 251-6222		Email: gnewman@barghausen.com	
	Fax: (425) 251-8782			



**To be completed by staff**

Date of Application: \_\_\_\_\_

Staff Initials: \_\_\_\_\_

Permit Number: \_\_\_\_\_

**STATEMENT OF OWNERSHIP/APPLICANT AUTHORITY**

I certify or declare under penalty of perjury under the laws of the state of Washington that:

1. This application is authorized by the all the land owners with authority to bind the land/property;
2. That the developer is operating under the landowner's authority;
3. That the developer and/or landowner is either an individual or a duly formed and qualified corporation, partnership, or other legal entity; and
4. That the person signing all applications or other legal documents is authorized by the legal entity and/or landowner to do so; and
5. That the application and submittals are true and correct to the best of my information.

**Applicant**

Signature: Lisa M. Cavell

Name: Lisa Cavell - MainVue Homes

Address: 1110 112th Ave NE, Ste 202

Bellevue, WA 98004

Phone: (425) 646-4022

Email address: Lisa.Cavell@mainvuhomes.com

**Property Owner(s)**

Signature: Lisa M. Cavell

Name: Lisa Cavell - MainVue Homes

Address: 1110 112th Ave NE, Ste 202

Bellevue, WA 98004

Phone: (425) 646-4022

Email address: Lisa.Cavell@mainvuhomes.com

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email address: \_\_\_\_\_

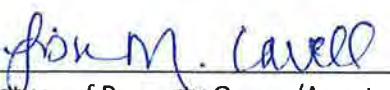
Property Owner	Name/Company: Lisa Cavell - MainVue Homes				
	Address: 110 112th Ave NE, Ste 202		City/State/Zip: Bellevue, WA 98004		
	Phone: (425) 646-4022		Email: Lisa.Cavell@mainvuelomes.com		
	Fax:				
Project Description	Grading Quantities		Cut:	Fill:	
	Proposed project/land use (attach additional sheets if necessary):				
Building Information	Gross Floor Area of Existing and Proposed Buildings:				
	Bldg 1:	Bldg: 2	Bldg 3:	Bldg 4:	Bldg 5:
	Gross Floor Area by Use of Buildings (please describe use as well as floor area):				
	Use 1:				
	Use 2:				
	Use3:				
	Use4:				

**You may not begin any activity** based on this application until a decision, including the resolution of any appeal, has been made. Conditions or restrictions may be placed on your permit if it is approved. After the City has acted on your application, you will receive notice of the outcome. If an appeal is filed, you may not begin any work until the appeal is settled. You may also need approvals from other agencies; please check this before beginning any activity.

This application expires 180 days after the last date that additional information is requested (LSMC 14316A.245)

If you suspect that your site contains a stream or wetland or is adjacent to a lake, you may need a permit from the state or federal government.

I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS APPLICATION IS TRUE, CORRECT AND COMPLETE.

  
Signature of Property Owner/Agent

11/29/17  
Date of Application

By affixing my signature I certify that I am the legal owner of the property for which this application is issued or an authorized agent of the owner.

**NOTE ON ENTERING PROPERTY**

The City of Lake Stevens may enter onto the property, which is the subject of this application during the hours of 7:00 a.m. to 5:00 p.m., Monday – Friday, for the sole purpose of inspecting the limited area of the property, which is necessary to process this application. In the event the City determines that such an inspection is necessary during a different time or day, the City employees or agents will contact applicant verbally or in writing at least 24 hours before entering.

**LEGAL DESCRIPTION**

**PARCEL A:**

TRACT 30, PLAT OF GLENWOOD, DIVISION A, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 46, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.  
EXCEPT THE NORTH 255 FEET THEREOF;  
TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED TRACT:  
THE WEST 20 FEET OF THE NORTH 255 FEET OF TRACT 30, PLAT OF GLENWOOD, DIVISION A, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 46, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

**PARCEL B:**

LOTS 31 AND 32, GLENWOOD DIVISION "A", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 46, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.  
EXCEPT THAT PORTION LYING NORTH OF THE SOUTH LINE OF THE CITY OF EVERETT WATER LINE EASEMENT AS LOCATED ACROSS SAID LOTS;  
AND ALSO EXCEPT THAT PORTION OF LOT 32 LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:  
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 32;  
THENCE WEST ALONG THE NORTH LINE OF SAID LOT 32 AND ALONG THE SOUTH LINE OF CERTAIN PROPERTY DEEDED TO THE COUNTY OF SNOHOMISH, FILE NO. 2125080, TO INTERSECT WITH A LINE WHICH IS 105 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 32, WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE;  
THENCE SOUTH 01°28'47" WEST PARALLEL TO THE EAST LINE OF SAID LOT 32, A DISTANCE OF 194.51 FEET;  
THENCE NORTH 88°56'10" WEST FOR 35.04 FEET;  
THENCE SOUTH 01°28'47" WEST FOR 222.19 FEET TO THE SOUTH LINE OF SAID LOT 32 THE SAME BEING THE NORTH LINE OF SOUTH LAKE STEVENS ROAD TO THE TERMINUS OF SAID LINE.  
ALL SITUATE THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

(PARCELS A AND B ARE ALSO KNOWN PARCEL 1 ADJUSTED OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITORS FILE NUMBER 9704010509).

**LEGAL DESCRIPTION****PARCEL A:**

TRACT 30, PLAT OF GLENWOOD, DIVISION A, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 46, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THE NORTH 255 FEET THEREOF;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED TRACT:

THE WEST 20 FEET OF THE NORTH 255 FEET OF TRACT 30, PLAT OF GLENWOOD, DIVISION A, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 46, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

**PARCEL B:**

LOTS 31 AND 32, GLENWOOD, DIVISION "A", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 46, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

EXCEPT THAT PORTION LYING NORTH OF THE SOUTH LINE OF THE CITY OF EVERETT WATER LINE EASEMENT AS LOCATED ACROSS SAID LOTS;

AND ALSO EXCEPT THAT PORTION OF LOT 32 LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 32;  
THENCE WEST ALONG THE NORTH LINE OF SAID LOT 32 AND ALONG THE SOUTH LINE OF CERTAIN PROPERTY DEEDED TO THE COUNTY OF SNOHOMISH, FILE NO. 2125080, TO INTERSECT WITH A LINE WHICH IS 105 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 32, WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE;  
THENCE SOUTH 01°28'47" WEST PARALLEL TO THE EAST LINE OF SAID LOT 32, A DISTANCE OF 194.51 FEET;  
THENCE SOUTH 08°56'10" WEST FOR 35.04 FEET;  
THENCE SOUTH 01°28'47" WEST FOR 222.19 FEET TO THE SOUTH LINE OF SAID LOT 32 THE SAME BEING THE NORTH LINE OF SOUTH LAKE STEVENS ROAD TO THE TERMINUS OF SAID LINE.

ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

(PARCELS A AND B ARE ALSO KNOWN PARCEL 1 ADJUSTED OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 9704010509).

**DEDICATION**

KNOW ALL MEN (PERSONS) BY THESE PRESENTS THAT MAINVUE WA LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

TRACTS 996, 997, 998 AND 999 ARE HEREBY GRANTED AND CONVEYED TO THE DAYSLA HOMEOWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF LAKE STEVENS. OWNERSHIP AND MAINTENANCE OF SAID TRACTS CONSISTENT WITH CITY CODE SHALL BE THE RESPONSIBILITY OF THE HOA UNLESS AND UNTIL TRACT OWNERSHIP BY ALL LOTS WITHIN THIS SUBDIVISION IS AUTHORIZED PURSUANT TO A FINAL PLAT ALTERATION. USE OF SAID TRACTS IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL PLAT. THE HOA AND THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION SHALL COMPLY WITH THOSE CITY REGULATIONS AND CONDITIONS OF FINAL SUBDIVISION APPROVAL SPECIFIED ON THE PLAT. THE HOA SHALL REMAIN IN EXISTENCE UNLESS AND UNTIL ALL LOTS WITHIN THE SUBDIVISION HAVE ASSUMED COMMON OWNERSHIP OF SAID TRACTS. IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACTS PREVIOUSLY OWNED BY THE HOA AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACTS. MEMBERSHIP IN THE HOA AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP, AND SHALL REMAIN AN APPURTEMENT TO AND INSEPARABLE FROM EACH LOT. THIS COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOA, THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACTS OR LOTS.

TRACT 993 IS A JOINT USE DRIVEWAY TRACT AND IS HEREBY GRANTED AND CONVEYED WITH AN EQUAL AND UNDIVIDED INTEREST TO THE OWNERS OF LOTS 7 AND 8, AND SHALL SHARE EQUALLY IN THE MAINTENANCE OF SAID TRACT.

TRACT 994 IS A JOINT USE DRIVEWAY TRACT AND IS HEREBY GRANTED AND CONVEYED WITH AN EQUAL AND UNDIVIDED INTEREST TO THE OWNERS OF LOTS 62 AND 64, AND SHALL SHARE EQUALLY IN THE MAINTENANCE OF SAID TRACT.

TRACT 995 IS A JOINT USE DRIVEWAY TRACT AND IS HEREBY GRANTED AND CONVEYED WITH AN EQUAL AND UNDIVIDED INTEREST TO THE OWNERS OF LOTS 53 AND 54, AND SHALL SHARE EQUALLY IN THE MAINTENANCE OF SAID TRACT.

PUBLIC DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF LAKE STEVENS, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE DRAINAGE EASEMENTS, FOR THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD AN ENCLOSED OR OPEN CHANNEL STORMWATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER UPON OR THROUGH THE DRAINAGE EASEMENT.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MAINVUE WA LLC.  
A DELAWARE LIMITED LIABILITY COMPANY  
BY: MAINVUE HOMES LLC.  
A DELAWARE LIMITED LIABILITY COMPANY

BY:  
ITS: MANAGER

Date/Time: 2/6/2018 12:06 PM  
Layout:SHEET 1  
Plot: 18329p101.dwg

File:P:\18000s\18329\Survey\plots\18329p101.dwg

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF BRIAN D. GILLOOLY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_M, AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_, AUDITOR'S FILE NO. \_\_\_\_\_, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

BY: \_\_\_\_\_  
AUDITOR, SNOHOMISH COUNTY

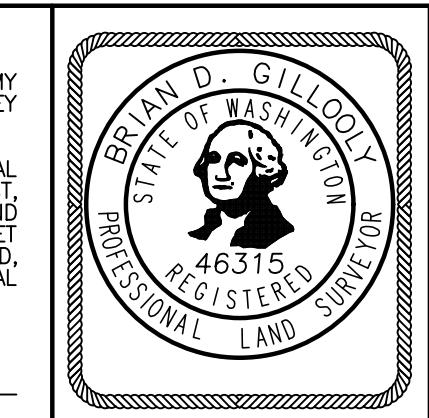
DEPUTY COUNTY AUDITOR

**LAND SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MAINVUE WA LLC.

I HEREBY CERTIFY THAT THE PLAT OF DAYSLA IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 6 EAST, W.M. AS REQUIRED BY THE STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

BRIAN D. GILLOOLY, PLS #46315 DATE



18215 72ND AVENUE S.  
KENT, WA 98032  
(425)251-6222  
(425)251-8782 FAX  
CIVIL ENGINEERING, LAND PLANNING,  
SURVEYING, ENVIRONMENTAL SERVICES

PORTION OF GOVT LOT 1 IN THE NW1/4, SECTION 30, T29N-R6E, W.M.,  
CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON

MAINVUE WA LLC.  
1110 112TH AVE. NE, SUITE 202  
BELLEVUE, WA 98004

DWN. BY KMA	DATE 5/15/17	JOB NO. 18329
CHKD. BY BDG	SCALE N/A	SHEET 1 OF 4

**10 FOOT FRONTAGE UTILITY EASEMENT**

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND ALL LOT OWNERS OF THE PLAT, UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE PROPOSED STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH PUBLIC AND PRIVATE STORM DRAINAGE, ELECTRICITY, TELEPHONE, GAS, TELEVISION CABLE, AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSE HEREIN STATED.

**RESTRICTIONS/COVENANTS**

1. TRACT 998 IS A DETENTION/OPEN SPACE TRACT AND IS HEREBY GRANTED AND CONVEYED TO THE DAYSLA HOMEOWNERS ASSOCIATION AND SHALL BE PERMANENTLY RESERVED FOR DETENTION, OPEN SPACE, AND RECREATIONAL PURPOSES. THE DAYSLA HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.

2. TRACT 999 IS A NATIVE GROWTH PROTECTION AREA (NGPA) TRACT AND IS HEREBY GRANTED AND CONVEYED TO THE DAYSLA HOMEOWNERS ASSOCIATION AND SHALL BE LEFT PERMANENTLY UNDISTURBED IN A SUBSTANTIALLY NATURAL STATE, NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR, EXCEPT REMOVAL OF HAZARDOUS TREES. THE ACTIVITIES AS SET FORTH IN LSCM 14.88.295 ARE ALLOWED WHEN APPROVED BY THE CITY.

3. TRACT 996 IS A SIGHT DISTANCE TRACT AND IS HEREBY GRANTED AND CONVEYED TO THE DAYSLA HOMEOWNERS ASSOCIATION. THERE SHALL BE NO VERTICAL SIGN OBSTRUCTIONS ABOVE THE "DRIVER'S EYE" PER THE "AASHTO GREEN BOOK" WITHIN TRACT 996.

4. THE DAYSLA HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTER AREAS WITHIN ALL RIGHTS-OF-WAY.

5. MITIGATION FEES FOR DIRECT IMPACTS TO PARKS (LSCM 14.120), SCHOOLS (LSCM 14.100) AND TRAFFIC (LSCM 14.112) ARE DUE AND SHALL BE PAID FOR ALL LOTS. THE PROPOSER OR SUCCESSOR SHALL PAY IMPACT FEES PRIOR TO OR AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH NEW SINGLE FAMILY RESIDENCES. MITIGATION FEES ARE THOSE IN EFFECT AT THE TIME OF PAYMENT.

6. LOTS 53, 54 AND 64 MAY BE REQUIRED A FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH IRC, IFC AND NFPA 13D.

7. TRACT 997 IS A LANDSCAPE TRACT AND IS HEREBY GRANTED AND CONVEYED TO THE DAYSLA HOMEOWNERS ASSOCIATION.

8. THE REAR 10 FEET OF LOTS 39 THROUGH 42 ARE SUBJECT TO PIPELINE EASEMENTS RECORDED UNDER AUDITOR'S FILE NOS. 457726 AND 1933270. THE OWNERS OF LOTS 39 THROUGH 42 SHALL NOT CONSTRUCT OR ERECT ANY BUILDING, WALL, ROCKERY, FENCE OR STRUCTURE OF ANY KIND, OR PLANT ANY TREES, WITHIN THE EASEMENT AREA.

9. THE ARTICLES OF INCORPORATION FOR THE DAYSLA HOMEOWNERS ASSOCIATION ARE ON FILE WITH THE SECRETARY OF STATE, STATE OF WASHINGTON, IN OLYMPIA.

10. THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER AUDITOR'S FILE NO. \_\_\_\_\_.

**ACKNOWLEDGMENT**

STATE OF WASHINGTON

SS. {

COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ OF MAINVUE WA LLC., A DELAWARE LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

PRINTED NAME

RESIDING AT

MY APPOINTMENT EXPIRES \_\_\_\_\_

**DRAINAGE FACILITY MAINTENANCE COVENANT**

WE, THE OWNERS AND CONTRACT PURCHASERS OF THE LANDS HEREIN PLATTED (GRANTOR), AGREE THAT THE OBLIGATIONS OF GRANTOR SHALL INURE TO THE BENEFIT OF AND BE BINDING UPON THE HEIRS, SUCCESSORS, AND ASSIGNS. GRANTOR AGREES THAT THIS COVENANT TOUCHES AND CONCERN THE LAND DESCRIBED HEREIN AND SHALL RUN WITH THE LAND.

GRANTOR BY EXECUTION OF THIS COVENANT ACKNOWLEDGES THAT THE BENEFITS OF THIS COVENANT INURE TO THE GRANTOR, DOWNSTREAM PROPERTY OWNERS, AND THE GENERAL PUBLIC, AND THAT THE CITY OF LAKE STEVENS (CITY) AS THIRD-PARTY BENEFICIARY OF THIS COVENANT HAS THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THIS COVENANT ON BEHALF OF DOWNSTREAM PROPERTY OWNERS AND THE GENERAL PUBLIC. CITY REQUIRES THIS COVENANT TO PROTECT PRIVATE AND PUBLIC PROPERTY, PRIVATE AND PUBLIC DRAINAGE INFRASTRUCTURE, AND NATURAL RESOURCES OF DOWNSTREAM PROPERTY OWNERS AND THE GENERAL PUBLIC.

GRANTOR, IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION, HEREBY COVENANTS TO PERFORM REGULAR MAINTENANCE UPON THE DRAINAGE FACILITIES INSTALLED, OR TO BE INSTALLED, UPON GRANTOR'S PROPERTY. REGULAR MAINTENANCE SHALL INCLUDE, AT A MINIMUM, ANNUAL INSPECTION OF THE STORMWATER DRAINAGE SYSTEM. AS APPLICABLE, THE SYSTEM SHALL INCLUDE THE STORMWATER CONVEYANCE SYSTEM PIPES, DITCHES, SWALES, AND CATCH BASINS; STORMWATER FLOW REGULATION SYSTEM DETENTION PONDS, VAULTS, PIPES, RETENTION PONDS, FLOW REGULATION AND CONTROL STRUCTURES, INFILTRATION SYSTEMS AND WATER QUALITY CONTROL SYSTEM.

THE SCOPE OF THIS COVENANT AND RIGHT OF ENTRY SHALL BE ADEQUATE TO PROVIDE FOR THE ACCESS, INSPECTION, AND MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM, AND SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

1. CITY SHALL HAVE THE PERPETUAL RIGHT OF ENTRY ACROSS ADJACENT LANDS OF THE GRANTOR FOR PURPOSES OF INSPECTING, AUDITING, OR CONDUCTING REQUIRED MAINTENANCE OF THE DRAINAGE FACILITY.

2. IF CITY INSPECTION DETERMINES THAT MAINTENANCE IS NOT BEING PERFORMED, CITY SHALL ENDEAVOR TO PROVIDE GRANTOR REASONABLE ADVANCE NOTIFICATION OF THE NEED TO PERFORM THE MAINTENANCE AND A REASONABLE OPPORTUNITY FOR GRANTOR TO PERFORM IT. IN THE EVENT THAT GRANTOR FAILS TO COMPLETE THE REQUIRED MAINTENANCE WITHIN A REASONABLE TIME PERIOD, CITY SHALL HAVE THE RIGHT TO PERFORM OR CONTRACT WITH OTHERS TO PERFORM IT AT THE SOLE EXPENSE OF THE GRANTOR. IF CITY IN ITS SOLE DISCRETION DETERMINES THAT AN IMMINENT OR PRESENT DANGER EXISTS, REQUIRED MAINTENANCE AND/OR REPAIR MAY BEGIN IMMEDIATELY AT GRANTOR'S EXPENSE WITHOUT PRIOR NOTICE TO GRANTOR. IN SUCH EVENT, CITY SHALL PROVIDE GRANTOR WITH A WRITTEN STATEMENT AND ACCOUNTING OF ALL WORK PERFORMED AND THE FEES, CHARGES, AND EXPENSES INCURRED IN MAKING SUCH REPAIRS. GRANTOR SHALL AGREE TO REIMBURSE CITY OR PAY CITY'S VENDORS DIRECTLY FOR ALL REASONABLE FEES, CHARGES, AND EXPENSES IDENTIFIED IN CITY'S STATEMENT.

3. IF CITY IS REQUIRED TO ACT AS A RESULT OF GRANTOR'S FAILURE TO COMPLY WITH THIS COVENANT, CITY MAY REMOVE ANY OBSTRUCTIONS AND/OR INTERFERENCES THAT IN THE SOLE OPINION OF CITY IMPAIR THE OPERATION OF THE DRAINAGE FACILITY OR THE MAINTENANCE THEREOF. GRANTOR AGREES TO HOLD CITY, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS, ACTIONS, SUITS, LIABILITY, LOSS, EXPENSES, DAMAGES AND JUDGMENTS OF ANY NATURE WHATSOEVER, INCLUDING COSTS AND ATTORNEY'S FEES, INCURRED BY THE REMOVAL OF VEGETATION OR PHYSICAL INTERFERENCE FROM THE DRAINAGE FACILITY.

4. WHEN EXERCISING THE MAINTENANCE PROVISIONS OF THE COVENANT, IN THE EVENT OF NONPAYMENT, CITY MAY BRING SUIT TO RECOVER SUCH COSTS, INCLUDING ATTORNEY'S FEES, AND UPON OBTAINING A JUDGMENT, SUCH AMOUNT SHALL BECOME A LIEN AGAINST THE PROPERTY OF GRANTOR AS PROVIDED IN RCW 4.56.190.

5. GRANTOR COVENANTS THAT ALL OF THE OWNERS, CONTRACT PURCHASERS AND LIEN HOLDERS OF THE PROPERTY DESCRIBED HEREIN HAVE SIGNED THE DEDICATION AND/OR DECLARATION OF THIS SUBDIVISION, THAT THEY HAVE THE RIGHT TO GRANT THIS COVENANT ON THE PROPERTY, AND THAT THE TITLE TO THE PROPERTY IS FREE AND CLEAR OF ANY ENCUMBRANCES WHICH WOULD INTERFERE WITH THE ABILITY TO GRANT THIS COVENANT.

**APPROVALS****SNOHOMISH COUNTY TREASURER CERTIFICATE**

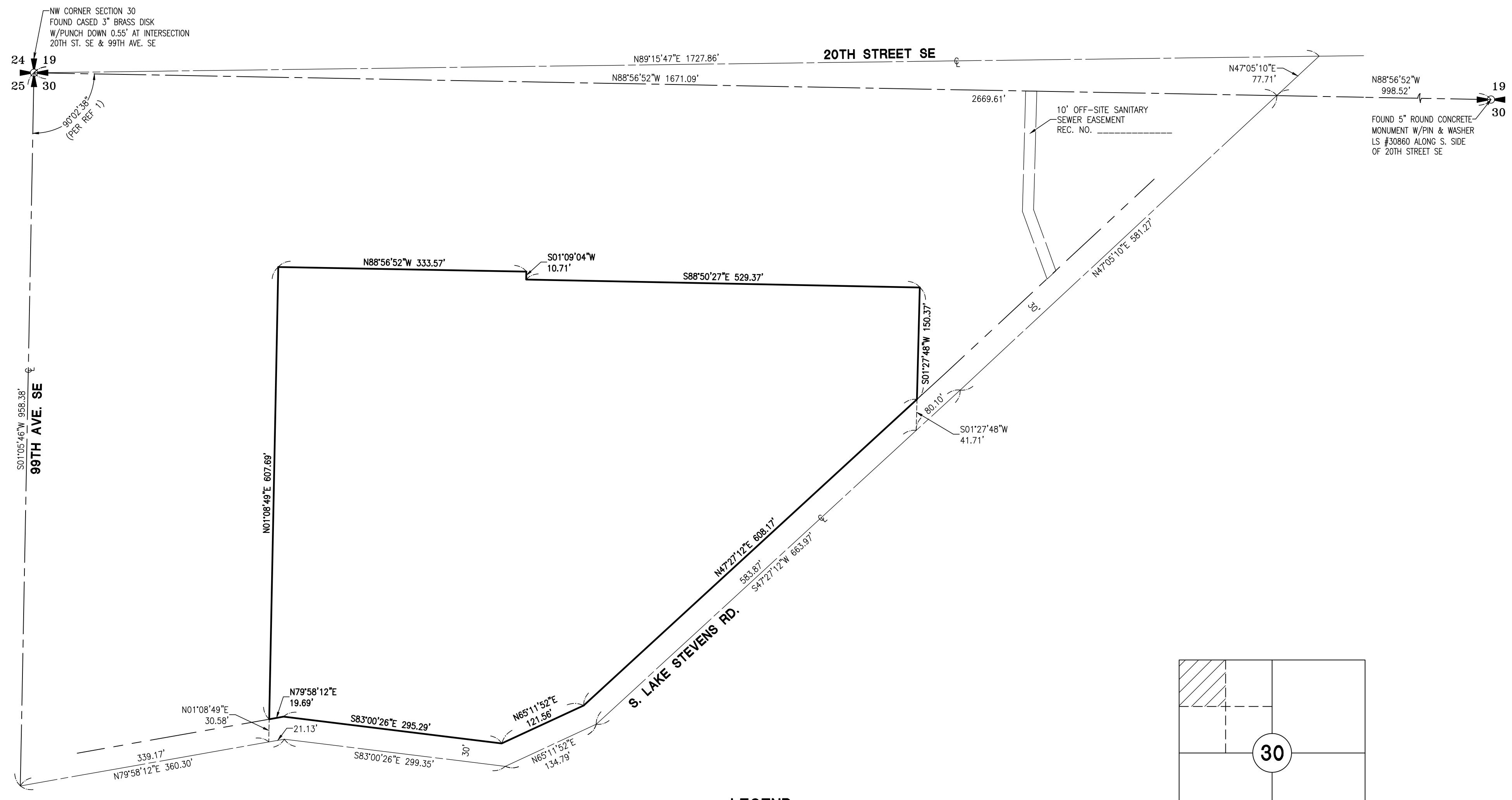
I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING \_\_\_\_\_ TAXES.

BY: \_\_\_\_\_  
TREASURER, SNOHOMISH COUNTY

DEPUTY COUNTY TREASURER

# DAYSLA

PORTION OF GOVT LOT 1 IN THE NW1/4, SECTION 30, T29N-R6E, W.M., CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON



## SURVEY INFORMATION

### HORIZONTAL DATUM:

HORIZONTAL DATUM FOR THIS SURVEY IS NAD 83/91. BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 30, BETWEEN TWO FOUND MONUMENTS, TAKEN AS SOUTH 88°56'52" EAST AS SHOWN.

### REFERENCE SURVEYS:

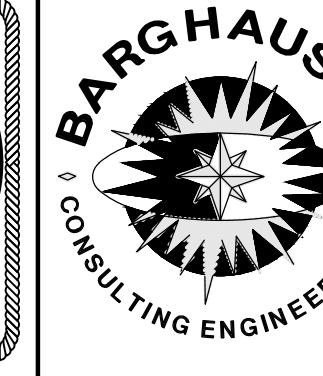
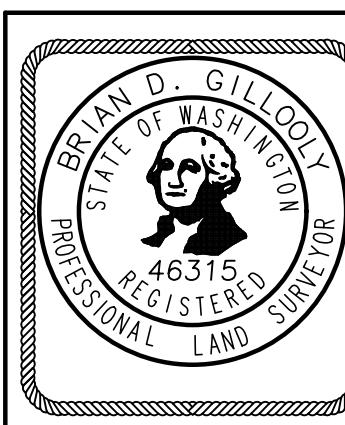
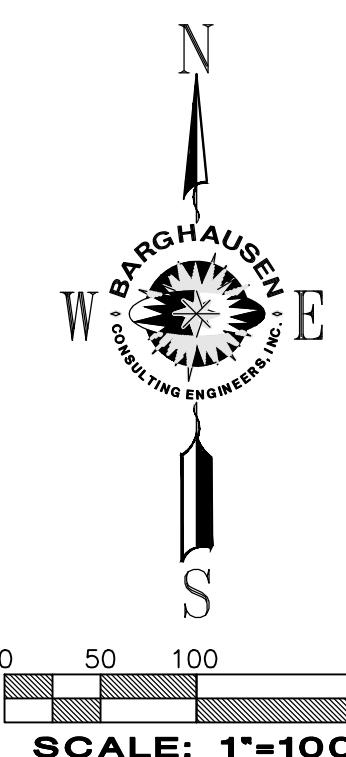
- ROS AFN. 200601315256 (REF 1)
- ROS AFN. 200502095395 (REF 2)
- ROS AFN. 200609255161 (REF 3)
- ROS AFN. 200707065007 (REF 4)

### DATE OF SURVEY:

THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING IN MARCH 2017. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN MARCH OF 2017.

### SURVEYOR'S NOTES:

1. ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET.  
2. THIS IS A FIELD TRAVERSE SURVEY. SPECTRA PRECISION FOCUS 30, TOPCON GR5 GPS AND SPECTRA PRECISION RANGER DATA COLLECTOR WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN W.A.C. 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS AND USED BY APPROPRIATELY TRAINED PERSONNEL.



18215 72ND AVENUE S.  
KENT, WA 98032  
(425)251-6222  
(425)251-8782 FAX  
CIVIL ENGINEERING, LAND PLANNING,  
SURVEYING, ENVIRONMENTAL SERVICES

PORTION OF GOVT LOT 1 IN THE NW1/4, SECTION 30, T29N-R6E, W.M.,  
CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON

MAINVUE WA LLC.  
1110 112TH AVE. NE, SUITE 202  
BELLEVUE, WA 98004

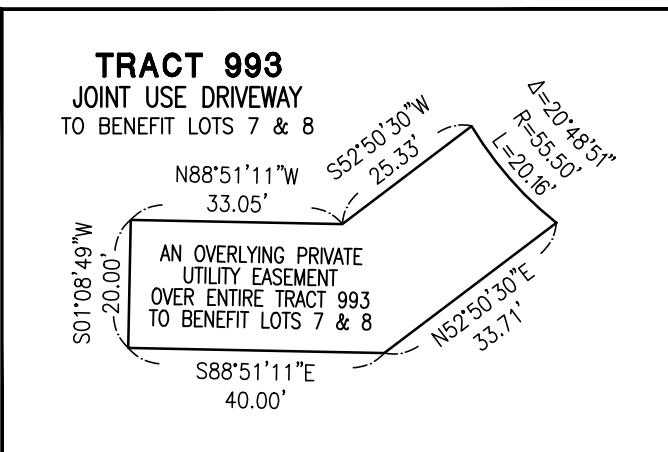
DWN. BY	KMA	DATE	5/15/17	JOB NO.	18329
CHKD. BY	BDG	SCALE	1" = 100'	SHEET	2 OF 4

LUA2018-0005



# DAYSLA

PORTION OF GOVT LOT 1 IN THE NW1/4, SECTION 30, T29N-R6E, W.M., CITY OF LAKE STEVENS, SNOHOMISH COUNTY, WASHINGTON



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	90'00"00"	20.00'	31.42'
C2	11'13'30"	190.00'	37.22'
C3	20'36'08"	30.50'	10.97'
C4	5'08'53"	55.50'	4.99'
C5	59'52'28"	55.50'	58.00'
C6	40'34'14"	55.50'	39.30'
C7	25'37'25"	55.50'	24.82'
C8	20'36'08"	30.50'	10.97'
C9	20'36'08"	30.50'	10.97'
C10	25'52'42"	55.50'	25.07'
C11	26'42'57"	55.50'	25.88'
C12	20'48'51"	55.50'	20.16'
C13	26'48'48"	55.50'	25.97'
C14	30'58'57"	55.50'	30.01'
C15	20'06'40"	30.50'	10.71'
C16	0'29'28"	30.50'	0.26'
C17	7'11'50"	190.00'	23.87'
C18	65'10'19"	20.00'	22.75'
C19	8'13'54"	190.00'	27.30'
C20	56'02'45"	20.00'	19.56'
C21	90'00'00"	20.00'	31.42'
C22	12'57'10"	140.00'	31.65'
C23	90'00'00"	20.00'	31.42'
C24	0'08'06"	125.00'	0.29'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C25	9'12'12"	125.00'	20.08'
C26	10'00'30"	125.00'	21.83'
C27	19'03'12"	125.00'	41.57'
C28	5'17'37"	125.00'	11.55'
C29	2'20'49"	125.00'	5.12'
C30	18'48'42"	125.00'	41.04'
C31	14'39'15"	125.00'	31.97'
C32	8'45'51"	125.00'	19.12'
C33	1'43'46"	125.00'	3.77'
C34	90'00'44"	20.00'	31.42'
C35	23'08'49"	140.00'	56.56'
C36	23'08'49"	140.00'	56.56'
C37	90'00'00"	20.00'	31.42'
C38	89'59'16"	20.00'	31.41'
C39	19'26'36"	75.00'	25.45'
C40	24'15'01"	75.00'	31.74'
C41	90'00'00"	20.00'	31.42'
C42	90'00'44"	20.00'	31.42'
C43	89'59'16"	20.00'	31.41'
C44	90'00'00"	20.00'	31.42'
C45	90'00'00"	24.00'	37.70'
C46	90'00'44"	24.00'	37.70'
C47	3'26'13"	190.00'	11.40'

LINE TABLE

LINE	DIST	BEARING
L1	21.97'	S88'50'27"E
L2	30.90'	S47'27'12"W
L3	27.42'	N47'27'12"E
L4	29.66'	N00'44'20"E

## EXISTING EASEMENTS

(PER CHICAGO TITLE COMPANY OF WASHINGTON SUBDIVISION GUARANTEE, ORDER NO. 500041307 DATED JANUARY 5, 2018 AT 8:00AM)

1. NOT APPLICABLE TO BE SHOWN ON SURVEY.

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: CITY OF EVERETT PURPOSE: PIPELINE RECORDING DATE: JULY 22, 1929 RECORDING NO.: 457726 (SHOWN)

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: EVERETT, A MUNICIPAL CORPORATION PURPOSE: RIGHT TO CONSTRUCT AND MAINTAIN PIPE LINE OR LINES RECORDING DATE: JULY 30, 1929 RECORDING NO.: 458264 (SHOWN)

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: EVERETT, A MUNICIPAL CORPORATION PURPOSE: RIGHT TO CONSTRUCT AND MAINTAIN PIPE LINE OR LINES RECORDING DATE: AUGUST 1, 1929 RECORDING NO.: 458436 (SHOWN)

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE RECORDING DATE: FEBRUARY 16, 1967 RECORDING NO.: 1933270 (SHOWN)

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: PUBLIC UTILITY DISTRICT NO. 1 OF SNOHOMISH COUNTY PURPOSE: UNDERGROUND ELECTRIC TRANSMISSION AND DISTRIBUTION LINE TOGETHER WITH RIGHT TO REMOVE BRUSH, TREES AND LANDSCAPING WHICH MAY CONSTITUTE A DANGER TO SAID LANDS RECORDING DATE: JANUARY 29, 1975 RECORDING NO.: 2372785 (SHOWN)

7. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF: EXECUTED BY: ELNA MAE WILLE AND: LA INVESTMENTS, A GENERAL PARTNERSHIP, CONSISTING OF JEFF AGOSTINELLI AND LARRY G. LIAN RECORDING DATE: JANUARY 4, 1991 RECORDING NO.: 9101040077 (NOT PLOTTABLE)

8. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY, RECORDING DATE: APRIL 17, 1991 RECORDING NO.: 9104175003 MATTERS SHOWN: LOCATION OF CITY OF EVERETT TRANSMISSION LINE NO. 2 (NOT PLOTTABLE)

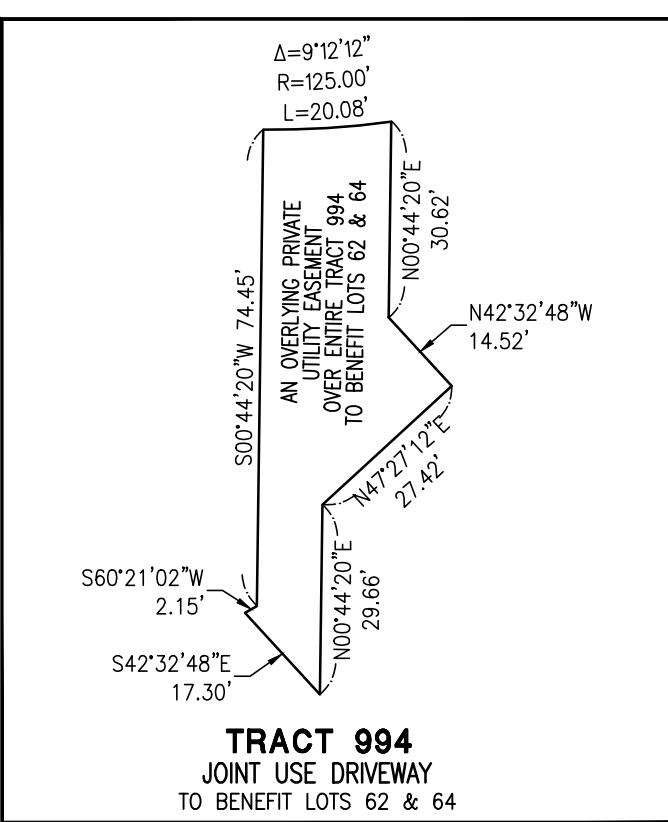
9. AFFIDAVIT OF BOUNDARY LINE ADJUSTMENT, AND THE TERMS AND CONDITIONS THEREOF: DATED: SEPTEMBER 23, 1996 RECORDING DATE: APRIL 1, 1997 RECORDING NO.: 9704010509 (NOT PLOTTABLE)

10. TWELVE MONTH NOTICE OF TERMINATE TENANCY ON CHANGE OF LAND USE AND POSSIBLE RIGHT OF RELOCATION ASSISTANCE, AND THE TERMS AND CONDITIONS THEREOF: RECORDING DATE: APRIL 27, 2006 RECORDING NO.: 200604270370 (NOT PLOTTABLE)

11. C47-1 TYLER DEVELOPER EXTENSION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: RECORDING DATE: NOVEMBER 10, 2016 RECORDING NO.: 201611100216 WE NOTE AN ADDENDUM TO C47-1 TYLER DEVELOPER EXTENSION AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 201707030338. (NOT PLOTTABLE) A TITLE TRANSFER OF DONATED FACILITIES HAS BEEN RECORDED UNDER AUDITOR'S FILE NO. 201801050301.

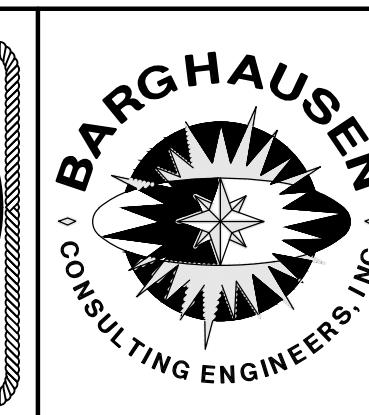
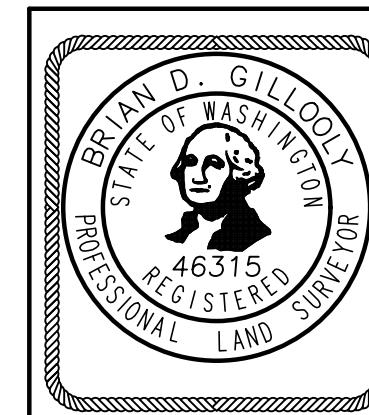
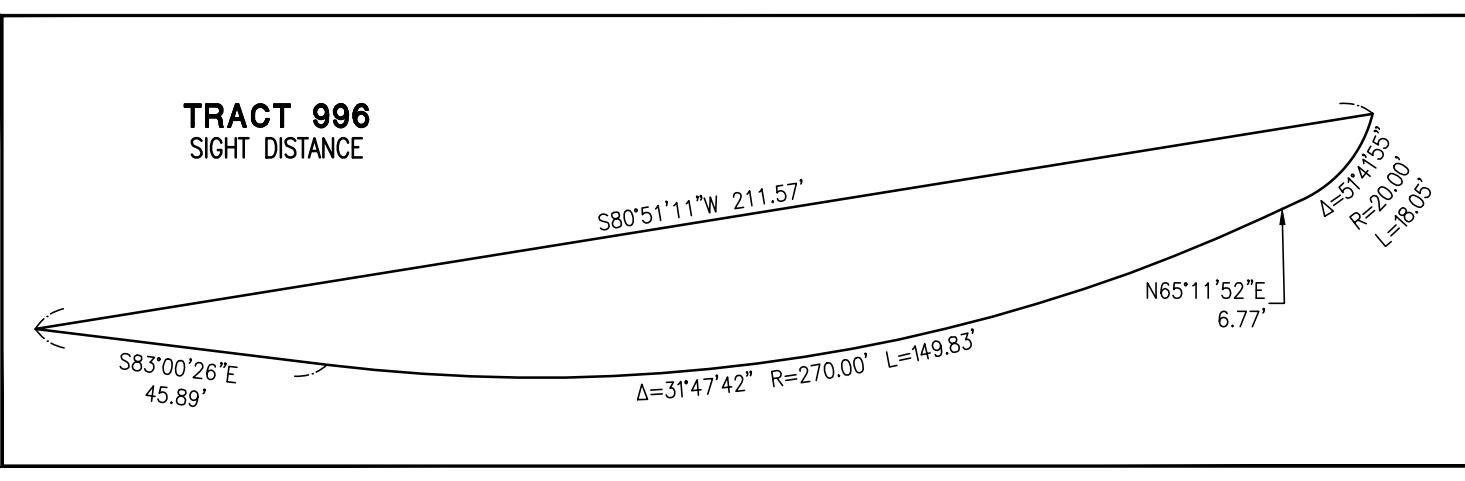
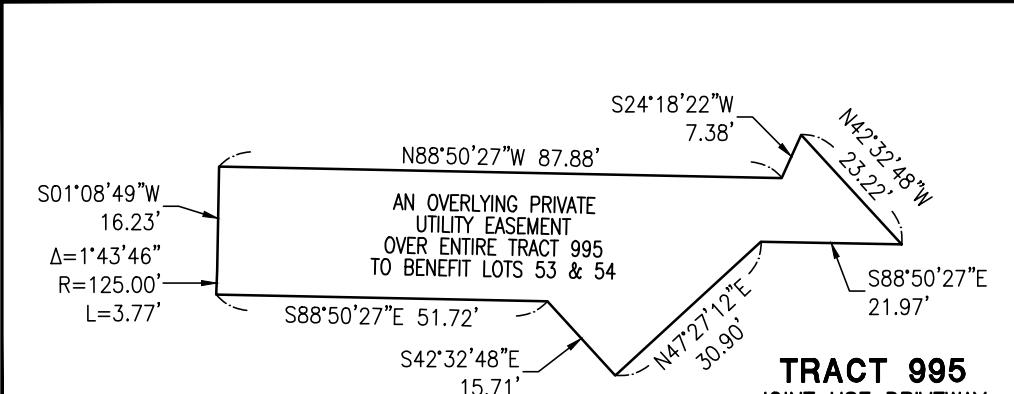
12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: PUGET SOUND ENERGY, INC. PURPOSE: GAS AND UTILITY DISTRIBUTION SYSTEM RECORDING DATE: 201709180462 RECORDING NO.: 201709180462 (10' "AS CONSTRUCTED" OVER FACILITIES)

13. NOT APPLICABLE TO BE SHOWN ON SURVEY.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C25	9'12'12"	125.00'	20.08'
C26	10'00'30"	125.00'	21.83'
C27	19'03'12"	125.00'	41.57'
C28	5'17'37"	125.00'	11.55'
C29	2'20'49"	125.00'	5.12'
C30	18'48'42"	125.00'	41.04'
C31	14'39'15"	125.00'	31.97'
C32	8'45'51"	125.00'	19.12'
C33	1'43'46"	125.00'	3.77'
C34	90'00'44"	20.00'	31.42'
C35	23'08'49"	140.00'	56.56'
C36	23'08'49"	140.00'	56.56'
C37	90'00'00"	20.00'	31.42'
C38	89'59'16"	20.00'	31.41'
C39	19'26'36"	75.00'	25.45'
C40	24'15'01"	75.00'	31.74'
C41	90'00'00"	20.00'	31.42'
C42	90'00'44"	20.00'	31.42'
C43	89'59'16"	20.00'	31.41'
C44	90'00'00"	20.00'	31.42'
C45	90'00'00"	24.00'	37.70'
C46	90'00'44"	24.00'	37.70'
C47	3'26'13"	190.00'	11.40'



18215 72ND AVENUE S.  
KENT, WA 98032  
(425)251-6222  
(425)251-8782 FAX  
CIVIL ENGINEERING, LAND PLANNING,  
SURVEYING, ENVIRONMENTAL SERVICES

PORTION OF GOVT LOT 1 IN THE NW1/4, SECTION 30, T29
---



## CITY OF LAKE STEVENS NOTICE OF PUBLIC MEETING Final Subdivision

**PROJECT NAME/ FILE NUMBER:** Daysala Final Plat / LUA2018-0005  
**APPLICANT:** George Newman on behalf of MainVue Homes  
**PROJECT LOCATION:** 10009 S. Lake Stevens Road, Lake Stevens, WA 98258 / APN# 00457000003001  
**DATE OF APPLICATION:** January 18, 2018  
**NOTICE OF PUBLIC MEETING ISSUED:** January 29, 2018  
**DATE/TIME OF PUBLIC MEETING:** **Tuesday, February 13, 2018 at 7:00 PM**  
**HEARING LOCATION:** Lake Stevens School District Educational Service Center  
(Administration Building)  
12309 22<sup>nd</sup> Street NE  
Lake Stevens, WA 98258

### PROPOSED PROJECT DESCRIPTION:

- Creation of a 64-lot plat in the High Urban Residential Zone on a 9.6-acre site, accessed from South Lake Stevens Road;
- Plat Approval Background- The City issued a Planned Action Determination on September 26, 2016. The Lake Stevens Hearing Examiner issued a decision of approval on November 29, 2016;
- The application for Final Plat approval was received on January 18, 2017 and determined to be complete at the time of submittal. The applicant has submitted the necessary financial securities and installed all required improvements prior to final plat approval; and
- Final Plat / Type V Decision - The Lake Stevens City Council will consider acceptance of the subdivision at a public meeting scheduled for Tuesday, February 13<sup>th</sup>, 2018 at 7 pm at the Lake Stevens School District Educational Service Center.

### PUBLIC REVIEW AND COMMENT:

Interested parties may submit written comments before the February 13<sup>th</sup>, 2018 meeting or testify at the public meeting. Comments can be submitted to City Hall, Attn: Melissa Place, PO Box 257, Lake Stevens, WA 98258 or by email at [mplace@lakestevenswa.gov](mailto:mplace@lakestevenswa.gov). Persons who submit written or oral testimony may appeal the decision.

The project file, including the site map and project narrative is available for review at the Permit Center, located behind City Hall, Monday-Friday 9:00 am- 4:00. Limited materials are available at:

<http://www.ci.lake-stevens.wa.us/index.aspx?nid=380>

For additional information please contact the Department of Community Development at 425-377-3223.

*It is the City's goal to comply with the American with Disabilities Act. The City offers its assistance to anyone with special needs, including the provision of TDD services.*



**CITY OF LAKE STEVENS  
NOTICE OF PUBLIC MEETING  
Final Subdivision**

Distribution:      Applicant  
                            Posted at City Hall, Subject Property and Website  
                            Mailed to property Owners within 300 feet of project site  
                            Published in Everett Herald

## EXHIBIT 4



### AFFIDAVIT OF NOTICE

Project Name: Daysala Final Plat - Notice of Public Meeting  
Project Number: LUA 2018-0005 Final Subdivision

<u>Place Posted</u>	<u>Date Posted</u>	<u>Signature</u>
1. Property	<u>1/29/18</u>	<u>Openly</u>
2. City Hall	<u>1/26/18</u>	<u>Openly</u>
3. Planning	<u>1/26/18</u>	<u>Openly</u>
4. Everett Herald	<u>1/29/18</u>	<u>Openly</u>
5. Mailings	<u>1/26/18</u>	<u>Openly</u>
6. Website	<u>1/28/18</u> <u>1/29/18</u>	<u>Openly</u> <u>Openly</u> <u>Openly</u> <u>Openly</u> <u>Openly</u> <u>Openly</u>



This page left blank intentionally



LAKE STEVENS CITY COUNCIL  
**STAFF REPORT**

**Council Agenda**

**Date:** February 13, 2018

**Subject:** NAI Puget Sound Properties Commercial Broker Agreement – 2018 Extension

<b>Contact Person/Department:</b>	<u>Jeanie L. Ashe, Economic Development Coordinator</u>	<b>Budget Impact:</b>	<u>Revenue from sales</u>
-----------------------------------	---	-----------------------	---------------------------

---

**RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:**

Authorize the Mayor to execute a 2018 Commercial Services Agreement with NAI Puget Sound Properties to provide commercial real estate services for surplus properties on the 20<sup>th</sup> Street SE corridor.

**SUMMARY/BACKGROUND:** Finding that the properties on the 20<sup>th</sup> Street Corridor (listed in attached agreement) were no longer useful to the City, Council passed Resolution No. 2016-18 to surplus real property along the 20<sup>th</sup> Street SE Corridor and authorizing staff to enter into an agreement with a commercial property broker.

The Mayor signed a 2017 commercial broker agreement with NAI Puget Sound Properties. The 2017 agreement with NAI Puget Sound Properties brokers gave Lake Stevens' 20<sup>th</sup> Street SE corridor a lot of exposure including:

- Marketing materials were developed and signs were posted on the city's surplus property;
- 114 letters were sent to property owners located next to or near the city's properties that are zoned for commercial development and could be feasibly be assembled;
- Direct communication with a variety of potential end-users including:
  - Grocery anchored neighborhood retail
  - Automotive retail
  - Stand-alone retail
  - Retail strip centers
  - Manufacturing.

The 2018 broker agreement will include one additional property that was inadvertently omitted from the 2017 commercial real estate services agreement: Parcel # 004570000002306 at 9306 20<sup>th</sup> St. SE.

**APPLICABLE CITY POLICIES:**

**BUDGET IMPACT:** Broker fees will be paid from sales. Revenue from sales will be put in a dedicated capital fund for infrastructure improvements within the 20<sup>th</sup> Street SE Corridor subarea

**ATTACHMENTS:**

- Exhibit A: NAI Puget Sound Properties Exclusive Sale Listing Agreement



**NAI Puget Sound Properties**  
600 108th Ave NE, Suite 340  
Bellevue, WA 98004  
Phone: (425) 586-5600  
Fax: (425) 455-9138

© Commercial Brokers  
Association 2011  
All Rights Reserved



CBA Form XS  
Exclusive Sale Listing  
Rev. 6/2011  
Page 1 of 7

### **EXCLUSIVE SALE LISTING AGREEMENT**

CBA Text Disclaimer: Text deleted by licensee indicated by strike.  
New text inserted by licensee indicated by small capital letters.

This Agreement is made by and between City of Lake Stevens (WA) ("Seller") and Puget Sound Properties Commercial Real Estate Services, LLC dba NAI Puget Sound Properties ("Firm"). Seller hereby grants to Firm the exclusive and irrevocable right to sell and to receipt for deposit in connection therewith, Seller's commercial real estate legally described as set forth on attached Exhibit A and commonly described as multiple tax parcels located on the 20<sup>th</sup> Street SE corridor, 73<sup>rd</sup> Avenue SE, and S Lake Stevens Road, City of Lake Stevens, Snohomish County, Washington (the "Property").

**1. DURATION OF AGREEMENT.** This Agreement shall commence on February 14, 2018 and shall expire at 11:59 p.m. on February 13, 2019.

**2. PRICE AND TERMS.** Seller agrees to list the Property at a price of [see attached schedule of prices for tax parcels, incorporated here by reference as Exhibit B] and shall consider offers that include the following terms:

Possession: Upon closing

Terms: All cash at closing, and/or terms and conditions acceptable to Seller

**3. DEFINITIONS.** As used in this Agreement, (a) "CBA" shall mean the Commercial Brokers Association; and (b) "sell" shall mean sell, contract to sell, enter into a contract to sell, exchange, lease for over 5 years, and/or enter into an option to purchase the Property. The phrases "this Agreement" and "during the term hereof" include separate, written extensions or renewals of this Agreement.

**4. AGENCY/DUAL AGENCY.** Seller authorizes Firm to appoint Talor Okada and Darrell Okada of NAI Puget Sound Properties as Seller's Listing Broker. This Agreement creates an agency relationship with Listing Broker and any of Firm's brokers who supervise Listing Broker's performance as Seller's agent ("Supervising Broker"). No other brokers affiliated with Firm are agents of Seller, except to the extent that Firm, in its discretion, appoints other brokers to act on Seller's behalf as and when needed. *MADELYN LOREEN OF RESOURCE CONSULTING GROUP, LLC WILL CO-BROKER WITH LISTING BROKER UNDER SEPARATE AGREEMENT BETWEEN BROKERS AND WILL BE CONSIDERED A LISTING BROKER PER THIS AGREEMENT.*

If the Property is sold to a buyer represented by one of Firm's brokers other than Listing Broker ("Buyer's Broker"), Seller consents to any Supervising Broker, who also supervises Buyer's Broker, acting as a dual agent. If the Property is sold to a buyer who Listing Broker also represents, Seller consents to Listing Broker and Supervising Broker acting as dual agents. Seller has received from Listing Broker the pamphlet entitled "The Law of Real Estate Agency."

If any of Firm's brokers act as a dual agent, Firm shall be entitled to the entire commission payable under this Agreement plus any additional compensation Firm may have negotiated with the buyer.

**5. PROPERTY OWNERSHIP AND INFORMATION.** Seller warrants that Seller has the right to sell the Property on the terms set forth in this Agreement and agrees to furnish and pay for a buyer's policy of title insurance showing marketable title to the Property. Seller also warrants that the Property information on the Property Information pages of this Agreement is correct, *TO THE BEST OF SELLER'S KNOWLEDGE*. Seller understands that Firm and other members of CBA will make representations to prospective buyers based solely on the Property information in this Agreement and agrees to indemnify and hold Firm and other members of CBA harmless in the event the foregoing warranties are incorrect. Seller confirms that following closing, the amount of the purchase price and any other terms of the sale of the Property shall



**NAI Puget Sound Properties**  
600 108th Ave NE, Suite 340  
Bellevue, WA 98004  
Phone: (425) 586-5600  
Fax: (425) 455-9138

© Commercial Brokers  
Association 2011  
All Rights Reserved



CBA Form XS  
Exclusive Sale Listing  
Rev. 6/2011  
Page 2 of 7

**EXCLUSIVE SALE LISTING AGREEMENT  
(CONTINUED)**

not be deemed confidential information and Seller authorizes disclosure of the same. Seller acknowledges receipt of a copy of this Agreement, with the Property Information pages of this Agreement fully filled in.

**6. CLOSING COSTS.** In addition to purchasing a buyer's policy of title insurance, Seller agrees to pay one-half of any escrow fees. ~~Rents, insurance, taxes, interest and reserves on assumed encumbrances are to be prorated between Seller and buyer as of the date of closing. A sale on real estate contract shall be on Form LPB45, currently distributed by title insurance companies.~~

**7. COMMISSION.** Firm shall be entitled to a commission if: (a) Seller sells the Property during the term of this Agreement; (b) Seller sells the Property within six months after the expiration or sooner termination of this Agreement to a person or entity that submitted an offer to purchase the Property during the term of this Agreement. ~~or that appears on any registration list provided by Firm pursuant to this Agreement or to an "Affiliate" of such a person or entity that submitted an offer or that appears on the registration list; (c) the Property is made unmarketable by Seller's voluntary act; or (d) Seller withdraws the Property from sale, or otherwise prevents Broker from selling it.~~ The commission shall be calculated as follows: Six percent (6%) of the sale price, payable at closing. Commissions shall be shared equally with the Buyer's Broker, if any, involved in a sale.

~~Firm shall submit any registration list to Seller within 15 days after the expiration or sooner termination of this Agreement and shall only include on the registration list persons or entities to whose attention the Property was brought through the signs, advertising or other action of Firm, or who received information secured directly or indirectly from or through Broker during the term of this Agreement. Seller shall provide the registration list to any other brokers that assist the Seller with this Property. "Affiliate" means, with respect to any person or entity that submitted an offer during the term of this Agreement or that appears on the registration list, any buyer which has more than a 10% ownership or voting interest in such an entity or any buyer in which more than 10% of the ownership or voting interests are owned or controlled by such a person or entity.~~

**8. FIRM/MULTIPLE LISTING.** Firm shall cause this listing to be published by CBA for distribution to all CBA members through CBA's listing distribution systems, *PROVIDING LISTING PRICES SHALL NOT BE PUBLISHED*. Firm shall cooperate with all other members of CBA in working toward the sale of the Property. Seller understands and agrees that all Property information contained in this Agreement or otherwise given to CBA becomes the Property of CBA, is not confidential, and will be given to third parties, including prospective buyers, other cooperating members of CBA who do not represent the Seller and, in some instances, may represent the buyer and other parties granted access to CBA's listing systems. ~~Seller agrees that Firm may record this Agreement.~~ Regardless of whether a cooperating member is the Firm of the buyer, the Seller, neither or both, the member shall be entitled to receive the selling office's share of the commission as designated by the listing office. **IT IS UNDERSTOOD THAT CBA IS NOT A PARTY TO THIS AGREEMENT, AND ITS SOLE FUNCTION IS TO FURNISH THE DESCRIPTIVE INFORMATION SET FORTH IN THIS LISTING TO ITS MEMBERS, WITHOUT VERIFICATION AND WITHOUT ASSUMING ANY RESPONSIBILITY FOR SUCH INFORMATION OR IN RESPECT TO THIS AGREEMENT.**

**9. ATTORNEY'S FEES.** In the event either party employs an attorney to enforce any terms of this Agreement and is successful, the other party agrees to pay a reasonable attorney's fee and any costs and expenses incurred. In the event of trial, venue shall be in the county in which the Property is located,



**NAI Puget Sound Properties**  
600 108th Ave NE, Suite 340  
Bellevue, WA 98004  
Phone: (425) 586-5600  
Fax: (425) 455-9138

© Commercial Brokers  
Association 2011  
All Rights Reserved



CBA Form XS  
Exclusive Sale Listing  
Rev. 6/2011  
Page 3 of 7

**EXCLUSIVE SALE LISTING AGREEMENT  
(CONTINUED)**

and the amount of the attorney's fee shall be as fixed by the court.

**10. ADDITIONAL TERMS.** In addition to the Property Information pages of this Agreement and Exhibit A (legal description), the following amendments or addenda (which are also attached hereto) are part of this Agreement: Properties will be listed on Broker's website, CoStar and other platforms typically used to promote the sale of properties. Marketing will commence no later than ten (10) days following full execution of this Agreement. Seller will incur no costs related to signage or marketing materials provided by Broker. Signage will be placed on many, if not all, properties in prominent locations, subject to approval of Seller. Broker will assist city as required and included in "Scope of Work" in the RFP for Commercial Real Estate Services 20th Street SE Corridor issued by Seller.

Listing Brokers acknowledge that the focus for their work will be on assembling properties that adjoin City surplus property providing greater value for individual properties and achieving the City's interest of a holistic development consistent with its vision for the 20th Street corridor.

Listing Brokers will work with the City to develop a comprehensive strategy and marketing plan to assemble properties along the 20th Street corridor. At a minimum, Listing Brokers will work with the City and its consultants to contact neighboring landowners, determining their level of interest in selling their property, responding to their key concerns and establish a dialogue with reluctant landowners and identify potential purchasers and developers who can purchase and develop the properties within a reasonable time frame; possibly creating a competitive bidding process among interested buyers/developers. Listing brokers will also provide guidance and assistance for preparing the property for sale, including support and disclosure documents and related items, when necessary.

Listing prices are not to be publicly listed.

Any Purchase and Sale Agreement(s) are to be drafted by the City or its attorney.

This Agreement will automatically extend for a period of six (6) months upon expiration of the term stated in Section 1, unless Seller notifies Firm on or before February 13, 2019, that the Agreement is terminated at the end of the initial term.



**NAI Puget Sound Properties**  
600 108th Ave NE, Suite 340  
Bellevue, WA 98004  
Phone: (425) 586-5600  
Fax: (425) 455-9138

© Commercial Brokers  
Association 2011  
All Rights Reserved



CBA Form XS  
Exclusive Sale Listing  
Rev. 6/2011  
Page 4 of 7

**EXCLUSIVE SALE LISTING AGREEMENT  
(CONTINUED)**

**SELLER**

---

Seller/Authorized Signature

Title: \_\_\_\_\_

Date: \_\_\_\_\_

---

Seller/Authorized Signature

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**FIRM**

Puget Sound Properties Commercial Real Estate  
Services, LLC  
dba NAI Puget Sound Properties  
(Office)

By: \_\_\_\_\_  
*SCOTT COOMBS, DESIGNATED BROKER*

Date: \_\_\_\_\_



**NAI Puget Sound Properties**  
600 108th Ave NE, Suite 340  
Bellevue, WA 98004  
Phone: (425) 586-5600  
Fax: (425) 455-9138

© Commercial Brokers  
Association 2011  
All Rights Reserved



CBA Form XS  
Exclusive Sale Listing  
Rev. 6/2011  
Page 5 of 7

**EXCLUSIVE SALE LISTING AGREEMENT**  
(CONTINUED)

**EXHIBIT A**  
(Legal Description)

1. Parcel #29052600207800:

Section 26 Township 29 Range 05 Quarter NW TH PTN NE1/4 NW1/4 SEC 26 TWP29N RGE 5E WM  
DAF THE S 130FT OF FDP CAAP ON N LN SD SUB 561FT W OF NE COR SD SUB TH S 30FT TH W  
20FT TO TPB TH CONT W PLT N LN SD SUB 75 FT TH S PLT E LN SD SUB 150FT TH E PLT N LN  
SD SUB 75FT TH N PLT E LN SD SUB 150FT TO TPB

2. Parcel #00431400300202:

EAST EVERETT 5 AC TR DIV A & B BLK 003 D-02 - S 150 FT OF E 135 FT OF W 165 FT OFFDT E1/2  
OF LOT 2 & W1/2 LOT 3

3. Parcel #00609500000700:

Section 23 Township 29 Range 05 Quarter SE WEGMAN PLAT BLK 000 D-00 - LOT 7 EXC TH PTN LY  
S AND E OF FDL COM SE COR SEC 23 TWP 29N RGE 5E WM FR WH S 1/4 COR BEARS N89\*52  
51W 2525.19FT TH N89\*52 51W ALG S LN SE 1/4 SD SEC 23 103.52FT TH N1\*13 00E 50.01FT TO  
TPB SD LN DESC TH S89\*52 51E 42.37FT TH N58\*22 47E 31.12FT TH N1\*13 00E 113.68FT TO N LN  
SD LOT 7 AND TERM SD LN DESC

4. Parcel #00457000001903:

Section 25 Township 29 Range 05 Quarter NW GLENWOOD DIV A BLK 000 D-03 - W 100FT OF N  
134FT LOT 19 SUBJ ESE CITY OF EVERETT LESS CO RD AKA LOT 1 OF SP 543 (12-77) REC AFN  
7803240336 LESS N 20FT TO SNO CO FOR RD PER SWD AFN 200808120590

5. Parcel #00473400000400:

Section 25 Township 29 Range 05 Quarter NE HILLSIDE HOMES BLK 000 D-00 TH PTN LOT 4 DAF:  
THE S 134.95FT OF SD LOT 4

6. Parcel #00470900003000:

Section 24 Township 29 Range 05 Quarter SE HEWITT HILLS DIV 1 BLK 000 D-00 - LOT 30 TGW TH  
PTN LOT 9 GLENWOOD DIV A LY WLY OF SD LOT 30 & SLY OF THE N LN SD LOT 30 PROJ WLY  
TO W LN OF SD LOT 9EXC CO ROADS AKA LOT 1 OF SNO CO BLA 03-108408-BA REC AFN  
200310071232 ALSO LESS PORTION TO SNO CO FOR RD PER SWD AFN 200803200536

7. Parcel #00457000000507:

Section 24 Township 29 Range 05 Quarter SE GLENWOOD DIV A BLK 000 D-07 - S 120 FT EXC E 180  
FT OF LOT 5 EXC SLY 15FT THOF TO SNO CO PER SWD REC AFN 200711020072



**NAI Puget Sound Properties**  
600 108th Ave NE, Suite 340  
Bellevue, WA 98004  
Phone: (425) 586-5600  
Fax: (425) 455-9138

© Commercial Brokers  
Association 2011  
All Rights Reserved



CBA Form XS  
Exclusive Sale Listing  
Rev. 6/2011  
Page 6 of 7

**EXCLUSIVE SALE LISTING AGREEMENT  
(CONTINUED)**

8. Parcel #00457000002802:

Section 25 Township 29 Range 05 Quarter NE GLENWOOD DIV A BLK 000 D-02 - BEG NE COR TR 28 TH S89\*02 10W 123.89 FT TH S00\*09 00W 75FT TH S89\*02 10W 25FT TH S00\*09 00W 20FT TH S89\*02 10W 60FT TO ELY LN OF W 110FT OF TR 28 TH N00\*09 00E ALG SD E LN OF W 110FT SD TR 95FT TO N LN SD TR TH E 85FT TO TPB LESS PTN TO CO FOR RD PER QCD VOL 36/618 & LESS PTN TO SNO CO FOR ADD RD R/W PER WD VOL 1601/79AUD FILE NO. 7909270217 DAF BEG AT NE COR SD TR 28 TH S89\*03 00W ALG S LN OF 20TH ST SE 123.89FT TO TPB TH CONT S89\*30 00W FOR 30FT TH S81\*27 37E 30.32FT TH N 5FT TO TPB ALSO LESS PTN TO SNO CO FOR RD PER SWD AFN 200709200667

9. Parcel #29061900302801:

Section 19 Township 29 Range 06 Quarter SW SEGD FOR TAX PURP ONLY, BLDG ONLY ON FDP: S 237FT W 355FT S1/2 SW1/4 GOVT LT 4 EXC E 180FT & EXC N 112FT S 237FT W 120FT & EXC W 30FT FOR CO RD ALSO EXC FDT BAAP 30FT N & 30FT E OF SW COR SEC 19 TPB TH N88\*33 13E 40FT TH N54\*00 28W 49.06FT TH S00\*33 06W 30FT TO TPB PER SWD TO SNO CO 1601/83 AF NO 7909270219 EXC TH PTN OF S 237FT OF W 355FT S1/2 SW1/4 GOVT LOT 4 SD SEC DAF: COM SW SEC COR SD SEC 19 FR WH W 1/4 COR SD SEC BEARS N1\*29 31E 2632.60FT TH ALG W LN SW1/4 SD SEC 50.04FT TH N89\*15 51E 120.09FT TO TPB TH CONT N89\*15 51E 55.05FT TH N1\*29 31E PLW W LN SW1/4 SD SEC 181.51FT TH N88\*56 52W 55.01FT TH S1\*29 31W 183.22FT TO TPB AS DEEDED TO SNO CO FOR RD R/W PER SWD AFN 200506090589 FOR RC 1261 & AS DELINEATED ON 20TH ST SE 91ST AVE SE TO S LK ST RD R/W PLAN, NOW GRANTED TO CITY LK ST PER CORR ORD NO 801 EFF DEC 31, 2009

9a. Parcel #29061900302100:

Section 19 Township 29 Range 06 Quarter SW SEGD FOR TAX PURP ONLY TH PTN OF S 237FT OF W 355FT S1/2 SW1/4 GOVT LOT 4 SD SEC DAF: COM SW SEC COR SD SEC 19 FR WH W 1/4 COR SD SEC BEARS N1\*29 31E 2632.60FT TH ALG W LN SW1/4 SD SEC 50.04FT TH N89\*15 51E 120.09FT TO TPB TH CONT N89\*15 51E 55.05FT TH N1\*29 31E PLW W LN SW1/4 SD SEC 181.51FT TH N88\*56 52W 55.01FT TH S1\*29 31W 183.22FT TO TPB

10. Parcel #00457000002306:

GLENWOOD DIV A BLK 000 D-06 - BEG NW COR LOT 23 TH SLY ALG W LN SD LOT 150FT TH ELY PLT N LN SD LOT 130FT TH NLY PLT W LN SD LOT 150FT TO N LN SD LOT TH WLY ALG N LN SD LOT 130FT TO TPB LESS CO RD & ALSO LESS TH PTN TO SNO CO PER SCC08-2-06701-5 FOR RD R/W.....commonly known as 9306 20th ST SE, Lake Stevens, WA



**NAI Puget Sound Properties**  
600 108th Ave NE, Suite 340  
Bellevue, WA 98004  
Phone: (425) 586-5600  
Fax: (425) 455-9138

© Commercial Brokers  
Association 2011  
All Rights Reserved



CBA Form XS  
Exclusive Sale Listing  
Rev. 6/2011  
Page 7 of 7

**EXCLUSIVE SALE LISTING AGREEMENT**  
(CONTINUED)

**EXHIBIT B**  
(SCHEDULE OF PRICES)

<b>PARCEL REFERENCE NUMBER</b>	<b>LISTING PRICE**</b>
1	\$
2	\$
3	\$
4	\$
5	\$
6	\$
7	\$
8	\$
9	\$
10	\$

*\*\* INITIAL MARKETING FOR ALL PARCELS WILL NOT INCLUDE A SET LISTING PRICE. HOWEVER, THE SELLER AND LISTING BROKERS WILL DOCUMENT AN ACCEPTABLE MINIMUM PRICE FOR EACH PARCEL THAT IS TO REMAIN CONFIDENTIAL BETWEEN SELLER AND LISTING BROKERS.*



**NAI Puget Sound Properties**  
600 108th Ave NE, Suite 340  
Bellevue, WA 98004  
Phone: (425) 586-5600  
Fax: (425) 455-9138

**EXCLUSIVE SALE LISTING AGREEMENT  
(CONTINUED)**

**EXHIBIT C**

(Property Information Pages)

1. Quit Claim Deed
2. Statutory Warranty Deed
3. Assessor Map

185680  
**NO EXCISE TAX  
REQUIRED**

**JUN 17 2016**

**KIRKE SIEVERS, Snohomish County Treasurer**

By KIRKE SIEVERS

When recorded return to:

SNOHOMISH COUNTY  
PROPERTY MANAGEMENT  
3000 ROCKEFELLER AVENUE M/S 404  
EVERETT, WA 98201

CONFORMED COPY  
201606170509 27 PGS  
06/17/2016 2:38pm \$99.00  
SNOHOMISH COUNTY, WASHINGTON

### **QUIT CLAIM DEED**

**Reference #:**

N/A

**Grantor:**

Snohomish County, a political subdivision of the State of Washington

**Grantee:**

City of Lake Stevens, a municipal corporation of the State of Washington

**Legal Description:**

See Exhibits A and B, **PTN OF LOT 19 GLENWOOD DN A**

**Assessor's Tax Parcel ID #:**

00457000001903; 00473400000400; 00457000002306; 00470900003000;  
00457000000804; 00457000000507; 00457000002802; 29061900302100;  
29061900302700; 00457100004902; 00431400300201; 00431400300202;  
00457000001600; 29052400301800; 29052600207800; 00604200000200;  
00609500000700; 00457100005000

None (county road), abuts: 0045700001901; 00457000002305;  
0045700000600; 0045700000603; 00431301001300; 00431301101100;  
00431301101300; 00609500000800; 00398500000500; 00398500001900;  
00457000001802; 00457000001801; 29052500200800; 29052500201000;  
29052600101300; 29052600101500; 29052600101200; 29052600101600;  
29052600101400; 29052600201500; 29052600104200; 29052600201800;  
00398500001800; 00823100000100; 29052600100600; 29052500200200

THE GRANTOR, SNOHOMISH COUNTY, a political subdivision of the State of Washington, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration paid in hand, hereby conveys and quit claims to THE GRANTEE, CITY OF LAKE STEVENS, a municipal corporation, of the State of Washington, all of the Grantor's right, title and interest in and to the following real property situated in the County of Snohomish, State of Washington, as more fully described on Exhibits A and B, subject to matters of record, and together with any interest therein which the Grantor may hereafter acquire.

DATED June 17, 2016.

GRANTOR: SNOHOMISH COUNTY, a  
political subdivision of the State of  
Washington

Marcia Isenberg

By: \_\_\_\_\_

Its: Marcia Isenberg  
Deputy Executive

Date: 6.17.16

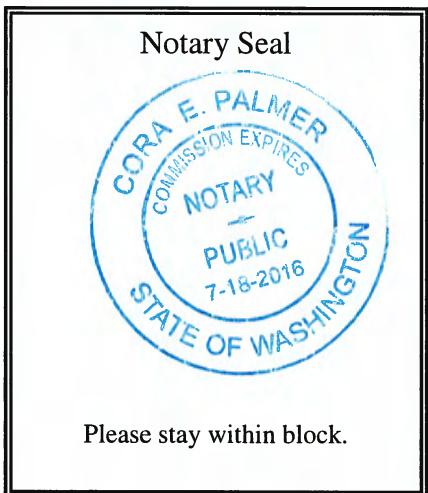
Approved As To Form:

Marcia Isenberg 06-16-16  
Deputy Prosecuting Attorney Date

STATE OF WASHINGTON )  
: §  
COUNTY OF SNOHOMISH )

On this 17<sup>th</sup> day of June, 2016, before me personally appeared  
Marcia Isenberg, to me known to be the Deputy Executive,  
of Snohomish County that executed the foregoing instrument, and acknowledged said instrument to be the  
free and voluntary act and deed of said political subdivision, for the uses and purposes therein mentioned,  
and on oath stated that she was duly elected, qualified and acting as said officer or member of the political  
subdivision, and that she was authorized to execute said instrument on behalf of said political subdivision.

GIVEN under my hand and official seal the day and year last above written.



Signature: Cora E. Palmer  
Notary (print name) Cora E. Palmer  
Notary Public in and for the State of Washington,  
residing at Sedro Woolley  
My commission expires 7/18/16

GRANTEE: CITY OF LAKE STEVENS  
ACCEPTED AND APPROVED:

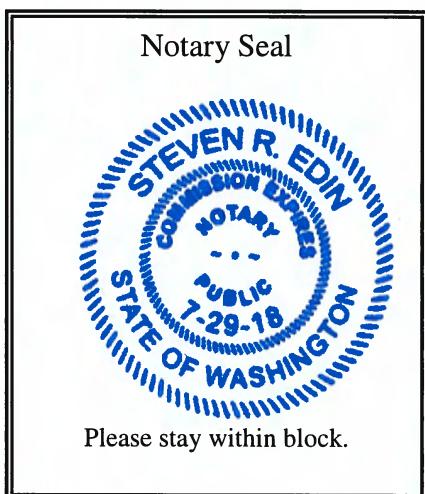
John F Spencer \_\_\_\_\_  
Date

By: JOHN F SPENCER  
Its: Mayor

STATE OF WASHINGTON )  
: §  
COUNTY OF SNOHOMISH )

On this 14<sup>th</sup> day of June, 2016, before me personally appeared  
John Spencer, to me known to be the mayor,  
of the City of Lake Stevens, that executed the foregoing instrument, and acknowledged said instrument to  
be the free and voluntary act and deed of said political subdivision, for the uses and purposes therein  
mentioned, and on oath stated that he was duly elected, qualified and acting as said officer or member of  
the political subdivision, and that he was authorized to execute said instrument on behalf of said political  
subdivision.

GIVEN under my hand and official seal the day and year last above written.



Signature: Steven R. Edin  
Notary (print name) Steven R. Edin  
Notary Public in and for the State of Washington,  
residing at Marysville, WA  
My commission expires 7-29-18

20<sup>TH</sup> Street SE (91<sup>ST</sup> Ave. SE to S. Lake Stevens Rd.)  
Survey 3691/RC 1261  
October 7, 2015

### **EXHIBIT "A"**

Reference: Right of Way Plan for 20th Street SE: 91st Ave SE to S. Lake Stevens Rd., on file in the office of the Snohomish County Engineer under Survey Number 3735, RC1261.

#### **PARCEL -042 (Parcel # 00457000001903)**

Lot 1 of Short Plat 54 (12-77) recorded under Recording Number 7803240336, being a portion of Lot 19, Plat of Glenwood Division "A", according to the plat thereof, recorded in Volume 7 of Plats, Page 46, records of Snohomish County, Washington.

**EXCEPT** the North 20.0 feet conveyed to County of Snohomish, recorded under Auditor's File Number 200808120590.

Containing an area of 11,400 square feet, more or less, according to the Right of Way Plan for 20th Street SE: 91st Ave SE to S. Lake Stevens Rd., on file in the office of the Snohomish County Engineer under Survey Number 3735, RC1319 and RC1261.

#### **PARCEL -043 (Adjacent to Parcel # 00457000001901)**

*Reference Document: Superior Court Cause No. 08-2-08290-1, Decree of Appropriation, dated 08-24-2010, AF# 201009140793 & 201302270087*

The North 10 feet of the following described Parcel:

Lot 1 of Short Plat ZA 881044SP recorded under Recording Number 8912130183, being a portion of Lot 19, Plat of Glenwood Division A, according to the plat thereof, recorded in Volume 7 of Plats, Page 46, records of Snohomish County, Washington.

Containing an area of 2,232 square feet, more or less.

**PARCEL -045** (Parcel # 00473400000400)

*Reference document: Quit Claim Deed AF# 200710260565*

Lot 4, Hillside Homes, according to the plat thereof recorded in Volume 24 of Plats, Pages 10, in Snohomish County Washington,

**EXCEPT** the North 5 feet, conveyed to Snohomish County for road by Deed recorded under Recording Number 2173989.

**EXCEPT** the South 10.00 feet of the North 15.00 feet of said Lot 4 for public road purposes.

Containing an area of 10,777 square feet, more or less, according to the Right of Way Plan for 20th Street SE: 91st Ave SE to S. Lake Stevens Rd., on file in the office of the Snohomish County Engineer under Survey Number 3735, RC1319 & RC1261.

**PARCEL -052** (Parcel # 00457000002306)

*Reference document: Quit Claim Deed AF# 200901300662*

All that portion of Tract 23, Plat of Glenwood Division A, according to the plat thereof, recorded in Volume 7 of Plats, Page 46, in Snohomish County, Washington, described as follows:

Beginning in the northwest corner of said Tract 23;  
Thence southerly along the west line of said Tract 23 for 150 feet;  
Thence easterly parallel to the north of said Tract for 130 feet;  
Thence northerly parallel to the west line of said Tract for 150 feet to the north line of said Tract;  
Thence westerly along the north line of said Tract for 130 feet to the True Point of Beginning.

LESS the portion of the property acquired by Snohomish County through the Superior Court Cause No. 08-2-06701-5.

**EXCEPT** any portion within the South 5.00 feet of the North 20.00 feet of said Tract 23.

Situate in the County of Snohomish, State of Washington.

Containing an area of 16,750 square feet, more or less, according to the Right of Way Plan for 20th Street SE: 91st Ave SE to S. Lake Stevens Rd., on file in the office of the Snohomish County Engineer under Survey Number 3735, RC1319 & RC1261.

**PARCEL -053** (Adjacent to Parcel # 00457000002305)

*Reference Document: Superior Court Cause No. 08-2-06699-0, Decree of Appropriation, dated 05-25-2010, AF# 201302270090*

All the property northerly and westerly of the following described line on “Parcel A”:

Commencing on the northeast corner of “Parcel A”, said point also known as County Engineer’s Station (hereinafter “CES”) 94+45.40, Right 30.0 feet; Thence south, along east property line of said parcel, 20.0 feet to CES 94+45.40, Right 50.00 feet and the True Point of Beginning; Thence N89°59'49"W, 117.70 feet to CES 93+27.70, Right 50.00 feet, Thence S46°11'52"W, 17.44 feet to CES 93+15.12, Right 62.07 feet, said point is also on the west property line of said parcel and the end of this line description.

**“Parcel A”:**

Portion of Tract 23 Plat of Glenwood Division “A”, according to the plat thereof, recorded in Volume 7 of Plats, Page 46, in Snohomish County, Washington.

Beginning at the northeast corner of said Tract 23; Thence south 130 feet along east boundary of said Tract 23; Thence west 130 feet; Thence north 130 feet to intersect with the north boundary of said Tract 23; Thence east 130 feet to the Point of Beginning.

Situate in the County of Snohomish, State of Washington.

Containing an area of 2,675 square feet, more or less according to the Right of Way Plan for 20th Street SE: 91st Ave SE to S. Lake Stevens Rd., on file in the office of the Snohomish County Engineer under Survey Number 3735, RC1319 & RC1261.

**PARCEL -021** (Parcel # 00470900003000)

Lot 30, Hewitt Hills Division No. 1, according to the plat thereof recorded in Volume 26 of Plats, Pages 38 and 39, in Snohomish County, Washington;

**TOGETHER WITH** that portion of Lot 9, Glenwood Division “A”, as recorded in Volume 7 of Plats, Page 46, records of Snohomish County, Washington, lying westerly of said Lot 30 and southerly of the north line of said Lot 30 projected westerly to the west line of said Lot 9;

Continued on next page

**EXCEPT** County Roads;

(Also known as Lot 1 of Boundary Line Adjustment recorded under Recording Number 200310071232);

**EXCEPT** that southerly portion of the above described parcel, by deed recorded under Snohomish County Auditor's File No. 200803200536.

Containing an area of 8,573 square feet, more or less, according to the Right of Way Plan for 20th Street SE: 91st Ave SE to S. Lake Stevens Rd., on file in the office of the Snohomish County Engineer under Survey Number 3735, RC1319 & RC1261.

**PARCEL -023** (Parcel # 00457000000804)

*Reference document: Superior Court Cause # 08-2-08286-3, Dated 06-23-11*

The South 299.45 feet of the following described parcel:

Lot 8, Plat of Glenwood Division "A", according to the plat thereof, recorded in Volume 7 of Plats, Page 46, in Snohomish County, Washington;

**EXCEPT** portion conveyed to State of Washington for Secondary State Highway No. 1A by deed recorded under Auditor's File No. 802970;

And **EXCEPT** any portion lying East of the West margin of State Highway;

And **EXCEPT** portion deeded to State of Washington by deeds recorded under Auditor's File No. 970768 and 1292252;

And **EXCEPT** the south 10 feet thereof deeded to Snohomish County for road purposes by deed recorded under Auditor's File No. 2147343.

Situate in the County of Snohomish, State of Washington.

Containing an area of 42,624 square feet, more or less according to the Right of Way Plan for 20th Street SE: 91st Ave SE to S. Lake Stevens Rd., on file in the office of the Snohomish County Engineer under Survey Number 3735, RC1319 & RC1261.

**Subject to:**

A 40.00 foot wide easement for ingress, egress, and utilities, being 20.00 feet wide on each side of the following described line:

**Continued on next page**

Commencing at the south quarter corner of Section 24, Township 29 North, Range 5 East, W.M. from which the southeast section corner thereof bears S89°59'49"E, a distance of 2554.08 feet;

Thence S89°59'49"E along the south line of the southeast quarter of said Section 24, being on the centerline of the 20th Street SE (Hewitt Ave. East), a distance of 1277.58 feet, to a point on the southerly extension of the west line of aforesaid parcel;

Thence N01°26'21"E along the extension of said west line, a distance of 40.01 feet to the southwest corner of said above described parcel and northerly margin of said 20th Street SE; Thence S89°59'49"E along said northerly margin, a distance of 19.54 feet to the True Point of Beginning (TPOB) of said centerline:

Thence N16°07'28"E, a distance of 82.26 feet;

Thence N07°42'55"E, a distance of 74.14 feet;

Thence N40°10'24"E, a distance of 72.45 feet;

Thence N20°48'03"E, a distance of 87.29 feet to the north line of the south 299.45 feet of aforesaid Lot 8, and the Terminus of this centerline description;

The sidelines of this easement shall be lengthened or shortened to terminate at the northerly margin of said 20<sup>th</sup> Street SE and the north line of the south 299.45 feet of aforesaid Lot 8.

Situate in the County of Snohomish, State of Washington.

Containing an area of 12,642 square feet, more or less, according to the Right of Way Plan for 20th Street SE: 91st Ave SE to S. Lake Stevens Rd., on file in the office of the Snohomish County Engineer under Survey Number 3735, RC1319 & RC1261

**PARCELS -027 & -028** (Adjacent to Parcels # 00457000000600 & # 00457000000603)

*Reference document: Superior Court Cause # 08-2-06696-5, Decree of Appropriation, AF# 201302270095*

The south fifteen (15) feet of the following described parcel:

Lots 1 AND 4 of Short Plat 523 (10-78) recorded under Recording Number 7812290356, being a portion of Lot 6, Plat of Glenwood Division "A", according to the plat thereof, recorded in Volume 7 of Plats, Page 46, in Snohomish County, Washington;

Containing an area of 1,225 square feet, more or less, according to the Right of Way Plan for 20th Street SE: 91st Ave SE to S. Lake Stevens Rd., on file in the office of the Snohomish County Engineer under Survey Number 3735, RC1319 & RC1261.

**PARCEL -029** (Parcel # 00457000000507)

The South 120 feet of Lot 5, Less the East 180 feet, Plat of Glenwood Division "A", according to the plat thereof, recorded in Volume 7 of Plats, Page 46, records of Snohomish County, Washington;

**EXCEPT** the Southerly 15 feet of said South 120 feet of Lot 5, to County of Snohomish for road, recorded under Snohomish County Auditor's File No. 200711020072.

Situate in the County of Snohomish, State of Washington

Containing an area of 11,388 square feet, more or less, according to the Right of Way Plan for 20th Street SE: 91st Ave SE to S. Lake Stevens Rd., on file in the office of the Snohomish County Engineer under Survey Number 3735, RC1319 & RC1261

**PARCEL -063** (Parcel # 0045700002802)

*Reference document: Statutory Warranty Deed AF# 200709200668*

All that portion of Tract 28, Plat of Glenwood Division "A", according to the plat thereof, recorded in Volume 7 of Plats, Page 46, in Snohomish County, Washington, described as follows:

Beginning at the northeast corner of said Tract 28,  
Thence S89°02'10"W, a distance of 123.89 feet to the TRUE POINT OF BEGINNING,  
Thence S00°09'00"W, a distance of 75 feet;  
Thence S89°02'10"W, a distance of 25 feet;  
Thence S00°09'00"W, a distance of 20 feet;  
Thence S89°02'10"W, 60 feet to the easterly line of the west 110 feet of said Tract, a distance of 95 feet to the north line of said tract,  
Thence east along said line a distance of 85 feet to the TRUE POINT OF BEGINNING,

EXCEPT that portion conveyed to Snohomish County recorded under Recording Number 7909270217,

AND EXCEPT the north 10 feet for East Hewitt Avenue,  
AND EXCEPT the portion conveyed to Snohomish County for road, recorded under Snohomish County Auditor's File No. 200709200667

Containing 6,264 square feet, more or less according to the Right of Way Plan for 20th Street SE: 91st Ave SE to S. Lake Stevens Rd., on file in the office of the Snohomish County Engineer under Survey Number 3735, RC1319 & RC1261.

**PARCEL -088** (Parcel # 29061900302100)

*Reference document: Statutory Warranty Deed AF# 200506090589*

The South 237 Feet of the West 355 feet of the South half of the Southwest quarter of Government Lot 4, Section 19, Township 29 North, Range 6 East, W M in Snohomish County, Washington,

**EXCEPT** The East 180 feet thereof, and

**EXCEPT** the North 112 feet of the South 237 feet of the West 120 feet thereof, and

**EXCEPT** the West 30 feet as conveyed to Snohomish County for Road by Deed recorded under Recording Number 176514, and

**EXCEPT** the South 30 feet as conveyed to Snohomish County for Road by Deed recorded under Recording Number 32209, and

**EXCEPT** portion of property herein described Deeded to Snohomish County per Deed recorded under Recording Number 7909270219

**EXCEPT** that portion lying south and west of the following described line:

Commencing at the southwest corner of aforesaid Section 19;

Thence N01°29'31"E along the west line of said Section, a distance of 125.00 feet to the south line of the North 112 feet of the South 237 feet of the southwest quarter of aforesaid Government Lot 4;

Thence S88°56'52"E along said south line, a distance of 30.00 feet to the True Point of Beginning (TPOB);

Thence continuing S88°56'52"E, a distance of 90.00 feet to the east line of the West 120 feet of said Government Lot 4;

Thence S01°29'31"W along said east line, a distance of 71.22 feet to a point 50.00 feet north of and perpendicular to the centerline of 20<sup>th</sup> Street SE;

Thence N89°15'51"E parallel with said centerline, a distance of 55.05 feet to the West line of the East 180 feet of the southwest quarter of said Government Lot 4, and the Terminus of this line description.

Containing an area of 10,031 square feet, more or less according to the Right of Way Plan for 20th Street SE: 91st Ave SE to S. Lake Stevens Rd., on file in the office of the Snohomish County Engineer under Survey Number 3735, RC1319 and RC1261.

Situate in the County of Snohomish, State of Washington.

**PARCEL -040** (Parcel # 29061900302700)

*Reference document: Superior Court Cause # 08-2-05761-3, AF# 201302270088*

That portion of the East 10 acres of aforesaid Government Lot 4, Section 19, Township 29 North, Range 6 East, W.M., described as follows:

Commencing at the southwest corner of said Section 19, being at the right-of-way centerline intersection of 20th Street SE (Hewitt Ave. East) and 99th Ave. SE, from which the east quarter section corner thereof, bears S88°56'52"E, 2669.60 feet;

Thence N89°15'51"E along the centerline of said 20<sup>th</sup> Street SE, a distance of 1004.59 feet more or less, to the west line of the east 10 acres of said Government Lot 4;

Thence N01°58'35"E along said west line, 30.03 feet to the northerly margin of said 20<sup>th</sup> Street SE, and the TRUE POINT OF BEGINNING (TPOB);

Thence continuing along said west line N01°58'35"E, 10.01 feet;

Continued on next page

Thence N89°15'51"E parallel with said northerly margin, 192.58 feet;

Thence N00°44'09"W, 47.64 feet;

Thence N18°11'19"E, 109.81 feet;

Thence N14°34'33"W, 158.50 feet;

Thence N00°33'31"E, 88.98 feet;

Thence N57°52'45"E, 166.23 feet;

Thence N02°08'13"E, 97.08 feet;

Thence S89°11'15"E, 25.01 feet more or less, to the east line to the east line of said Government Lot 4;

Thence S02°08'13"W, along said east line, 549.78 feet to the north line of the south 110.00 feet of said Government Lot 4;

Thence S88°56'52"W, along said north line, 50.01 feet to the west line of the east 50.00 feet of said Government Lot 4;

Thence S02°08'13"W along said west line, 39.74 feet more or less, to the northerly margin of aforesaid 20th Street SE;

Thence S89°15'51"W along said northerly margin, 285.00 feet to the TPOB.

Situate in the County of Snohomish, State of Washington.

Containing an area of 67,752 square feet, more or less.

**PARCEL -086** (Parcel # 00457100004902 & 00457100005000)

*Reference document: Statutory Warranty Deed AF# 201209120570*

The West 200.00 feet of the South 380.00 feet of Lot 49, and all of Lot 50, all being within the Plat of Glenwood Division B, according to the plat thereof, recorded in Volume 7 of Plats, Page 47, in Snohomish County, Washington;

Except that portion thereof lying within the right of way of Secondary State Highway 1A, (State Route 9).

Containing an area of 263,845 square feet, more or less, as shown on the approved Right-of-Way Plan for 20<sup>th</sup> St. SE, 91<sup>st</sup> Ave. SE to S. Lake Stevens Rd., Survey No. 3735, as approved by County Engineer on Jan. 11<sup>th</sup>, 2006.

Together with a 20.00 foot wide non-exclusive easement within said Lot 49 for the purpose of Ingress, egress, and utilities, over, under and upon the following described parcel:

Commencing at the southeast corner of said Lot 49;

Thence N89°06'27"W along the south line of said Lot 49, a distance of 118.28 feet, more or less, to the east line of the West 200.00 feet of said Lot 49;

Thence N01°10'34"E along the east line of the west 200.00 feet of said Lot 49, a distance of 380.00 feet to the north line of the South 380.00 feet of said Lot 49, and the True Point of Beginning (TPOB) of said 20.00 foot wide easement;

Thence N89°06'27"W parallel with the south line of said Lot 49, a distance of 20.00 feet;

Thence N06°26'53"W, 146.48 feet;

Thence N05°10'12"E, 123.75 feet;

Thence N10°01'23"W, 173.90 feet, more or less, to the southerly margin of South Lake Stevens Road;

Thence N57°00'15"E along the southerly margin of said road, 21.72 feet;

Thence S10°01'23"E, 182.37 feet;

Thence S05°04'31"W, 124.58 feet;

Thence S06°23'12"E, 149.43 feet to the TPOB.

Containing an area of 8,920 square feet, more or less.



20<sup>TH</sup> Street SE (U.S. 2 to 91<sup>ST</sup> Ave. SE)  
Survey 3735/RC1503 & 1504  
June 13, 2016

## EXHIBIT "B"

Reference: Right of Way Plan for 20th Street SE: U.S. 2 to 91<sup>st</sup> Ave. NE., on file in the office of the Snohomish County Engineer under Survey Number 3735, RC1503/RC1504.

**Parcel -001:** (Adjacent to Parcel # 00431301001300)

*Reference document: Statutory Warranty Deed AF# 201008240719*

All that portion of the following described parcel lying southerly of the northerly margin of 20<sup>th</sup> Street SE, said northerly margin being 50.00 feet from the centerline of 20th Street SE and referenced on the Right of Way Plan for 20th Street SE: U.S. 2 to 91<sup>st</sup> Ave SE, Right of Way Plan, dated May 2, 2008, on file in the office of the Snohomish County Engineer under Survey No. 3735.

Lots 13 through 15, inclusive, Block 10, East Everett, according to the plat thereof recorded in Volume 2 of Plats, Page 102, records of Snohomish County, Washington.

Except that portion conveyed to State of Washington, under Recording No. 9004100200.

And Except that portion vacated 3<sup>rd</sup> Street as would attach by operation of law per Quit Claim Deed recorded under Auditor's File No. 200610240236.

Containing an area of 1,079 square feet, more or less.

Situate in the County of Snohomish State of Washington.

**Parcel -003:** (Adjacent to Parcel # 00431301101100)

*Reference document: Statutory Warranty Deed AF# 201006110173*

The South 15.0 feet of the following described parcel:

Lot 12, Block 11, East Everett, according to the plat thereof recorded in Volume 2 of Plats, Page 102, records of Snohomish County, Washington, together with that portion of vacated 3<sup>rd</sup> Street and that portion of vacated alley in block 11 adjacent thereto which would attach by operation of law by Snohomish County Superior Court Cause No. 99-2-01806-9.

Situate in the County of Snohomish, State of Washington.

Containing an area of 2,451 square feet, more or less, as shown on the Right-of-Way Plan for 20<sup>th</sup> Street SE: U.S. 2 to 91st Ave SE, Survey No. 3735, as approved by County Engineer on May 2, 2008.

**Parcel -004:** (Adjacent to Parcel # 00431301101300)

*Reference document: Statutory Warranty Deed AF# 201011050261*

The South 15.0 feet of the following described parcel:

Lots 13 through 17, inclusive, in Block 11, East Everett, according to the plat recorded in Volume 2 of Plats at Page 102, in Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington

Containing 1,776 square feet, more or less, as shown on the Right-of-Way Plan for 20<sup>th</sup> Street SE: U.S. 2 to 91st Ave SE, Survey No. 3735, as approved by County Engineer on May 2, 2008.

**Parcel -012 & -013:** (Entire Parcel # 00431400300201 & 00431400300202)

*Reference document: Statutory Warranty Deed AF# 201011080229*

**Parcel A:**

The south 150 feet of the east 135 feet of the west 165 feet of the following described tract: The east half of Lot 2 and the west half of Lot 3, Block 3, East Everett Five Acre Tracts, according to the plat thereof recorded in Volume 5 of plats, Page(s) 36, records of Snohomish County, Washington.

**Parcel B:**

The east half of Lot 2 and the west half of Lot 3, Block 3, East Everett Five Acre Tracts, according to the plat thereof recorded in Volume 5 of plats, Page(s) 36, records of Snohomish County, Washington.

Except the south 150 feet of the east 135 feet of the west 165 feet thereof.  
Situate in the County of Snohomish, State of Washington.

Containing an area of 196,065 square feet, more or less, as shown on the Right-of-Way Plan for 20<sup>th</sup> Street SE: U.S. 2 to 91st Ave SE, Survey No. 3735, as approved by County Engineer on May 2, 2008.

**Parcel -016:** (Adjacent to Parcel # 00609500000800)

*Reference document: Statutory Warranty Deed AF# 201003190216*

The Southerly twenty (20.0) feet of the following Parcel A:

Parcel A:

Lot 8, Wegman Plat, as per plat recorded in Volume 21 of Plats, Page 83, records of Snohomish County, Washington.

Situate in the County of Snohomish, state of Washington.

Containing 1,471 square feet, more or less, as shown on the Right of Way Plan for 20<sup>th</sup> Street SE: U.S. 2 to 91st Ave S.E. on file in the office of Snohomish County Engineer under the Survey No. 3735.

**Parcel -024:** (Adjacent to Parcel # 00398500000500)

*Reference document: Statutory Warranty Deed AF# 201003110375*

All that portion of the following described Parcel A, lying southerly and easterly of the following described line:

Commencing at the southwest corner of Parcel A, said point is also on the margin of 20<sup>th</sup> Street SE;

Thence north 20 feet, along the west property line of said parcel to County Engineer's Station (hereinafter CES) 65+53.70, Left 50.0 feet and the TRUE POINT OF BEGINNING;

Thence S87°56'39"E 72.82 feet CES 66+98.52, Left 50 feet;

Thence N49°45'46"E 29.67 feet to CES 67+20.46, Left 69.97, said point is also on the east property line of said parcel and the end of the line description.

Parcel A:

Lot 5, Brunswick Division No. 1, according to the plat thereof recorded in Volume 27 of Plats, Page 86, records of Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington.

Containing an area of 1,984 square feet, more or less, as shown on the-Right of way Plan for 20th Street SE: U.S. 2 to 91st Ave. S.E., on file in the office of the Snohomish County Engineer under the Survey No. 3735.

**Parcel -025:** (Adjacent to Parcel # 00398500001800)

*Reference document: Statutory Warranty Deed AF# 200909170116*

That portion of Lot 18, Brunswick, Division No. 1, According to the Plat Thereof Recorded in Volume 27 of Plats, Page 86, in Snohomish County, Washington, lying Westerly and Southerly of the following described line:

Beginning at a point on the West line of said Lot 18, Brunswick, Division No. 1, said point being opposite County Engineer Station (hereinafter referred to as CES) 67+80.47, and 69.78 feet left therefrom;

Thence South  $48^{\circ}32'43''$  East a distance of 31.17 feet to a point opposite CES 68+04.56 and 50 feet left therefrom;

Thence Easterly, parallel with the Centerline of 20<sup>th</sup> St. SE to a point on the East line of said Lot 18, Brunswick, Division No. 1, at CES 69+23.67 and 50 feet left therefrom, and the end of this line description.

Containing an area of 2,964 square feet, more or less, as shown on the-Right of way Plan for 20th Street SE: U.S. 2 to 91st Ave. S.E., on file in the office of the Snohomish County Engineer under the Survey No. 3735.

**Parcel -026:** (Adjacent to Parcel # 00398500001900)

*Reference document: Statutory Warranty Deed AF# 201011050262*

The south 20.0 feet of the following described Parcel A:

**Parcel A:**

Lot 19, Brunswick Div. No. 1, according to the plat thereof, recorded in Volume 27 of Plats, Page 86, in Snohomish County, Washington.

Parcel B:

The east 5 feet of Lot 17, Brunswick Div. No. 1, according to the plat thereof, recorded in Volume 27 of Plats, Page 86, in Snohomish County, Washington.

EXCEPT the north 50 feet thereof.

(As disclosed by affidavit of Boundary Line Adjustment recorded January 28, 1992 under recording Number 9201280235.

Situate in the County of Snohomish, State of Washington.

Containing an area of 1,799 square feet, more or less, as shown on the Right of way Plan for 20th Street SE: U.S. 2 to 91st Ave. S.E., on file in the office of the Snohomish County Engineer under the Survey No. 3735.

**Parcels -028 & -029:** (Entire Parcel # 00457000001600 & 29052400301800)

*Reference document: Statutory Warranty Deed AF# 200808080309 & 201109060211*

Parcel A:

The west 2/3 of Lot 16, Plat of Glenwood Division "A", according to the plat thereof, recorded in Volume 7 of Plats, Page 46, in Snohomish County, Washington.

EXCEPT the south 20 feet thereof for 20<sup>th</sup> Street SE; recorded under Auditor's File No. 201109060211.

Containing an area of 276,079 square feet, more or less, as shown on the Right of Way Plan for 20th Street SE: US 2 to 91st Ave SE, on file in the office of the Snohomish County Engineer under Survey Number 3735.

TOGETHER WITH:

Parcel B:

The south 190 feet of the east 95 feet of the east half of the southwest quarter of the southwest quarter of Section 24, Township 29 North, Range 5 East of the W.M.;

EXCEPT the south 30 feet thereof for Hewitt Avenue East;

AND EXCEPT the south 20 feet thereof for 20<sup>th</sup> Street SE; recorded under Auditor's File No. 201109060211.

Containing an area of 13,298 square feet, more or less, as shown on the Right of Way Plan for 20th Street SE: US 2 to 91st Ave SE, on file in the office of the Snohomish County Engineer under Survey Number 3735.

Situate in the County of Snohomish, State of Washington.

**Parcel -031:** (Adjacent to Parcel # 00823100000100)

*Reference document: Statutory Warranty Deed AF# 200907160507*

All that portion of the following described Parcel "A", lying southerly and westerly of the following described line:

Beginning at the southeast property corner of Parcel "A", said point also being County Engineer's Station (hereinafter referred to as CES) 76+29.60, Left 40.0 feet;  
Thence north, along the east property line of said parcel 10.0 feet to CES 76+29.60, Left 50.0 feet and the TRUE POINT OF BEGINNING;  
Thence N87°56'39"W, 94.09 feet to CES 75+35.51, Left 50.0 feet;  
Thence N40°34'30"W, 34.43 feet to CES 75+12.19, Left 75.33 feet, said point is also on the west property line of said parcel and the end of this line description.

**"Parcel A":**

Lot 1, Quail Court, according to the plat thereof recorded in Volume 56 of Plats, Pages 29 through 32, inclusive, records of Snohomish County, Washington.

Situate in the County of Snohomish, State of Washington.

Containing an area of 1,331 square feet, more or less, as shown on the Right of Way Plan for 20th Street SE: US 2 to 91st Ave SE, on file in the office of the Snohomish County Engineer under Survey Number 3735.

**Parcel -032:** (Adjacent to Parcel # 00457000001802)

*Reference document: Statutory Warranty Deed AF# 201004020393*

That portion of the following described "Parcel A" lying North and West of a line described as follows:

Beginning at a point on the West line of said Parcel "A", said point being South of the

Northwest corner of said "Parcel A" a distance of 40 feet;  
Thence North 58°12'22" East a distance of 35.35 feet;

Thence East, parallel with the centerline of 20<sup>th</sup> St SE, to a point on the East line of said "Parcel A", said point being 20 feet South of the Northeast corner of said "Parcel A" and the end of this line description.

Containing an area of 2,931 square feet, more or less, as shown on the Right of Way Plan for 20th Street SE: US 2 to 91st Ave SE, on file in the office of the Snohomish County Engineer under Survey Number 3735.

**"Parcel A"**

The North 135 feet of the of the East 162 feet of Tract 18, plat of Glenwood Division "A", according to the plat thereof recorded in Volume 7 of plats, page 46, in Snohomish County, Washington.

Except the West 30 feet thereof conveyed to Snohomish County for road purposes by deed recorded under recording number 2014089.

Situate in the County of Snohomish, State of Washington.

**Parcel -033:** (Adjacent to Parcel # 00457000001801)

*Reference document: Statutory Warranty Deed AF# 201005210587*

That portion of the following described "Parcel A" lying Northerly and Easterly of a line, said line described as:

Beginning at a point on the West line of said "Parcel A", said point being 20 feet South of the Northwest corner of said "Parcel A";  
Thence Easterly, along the North line of said "Parcel A"; parallel with the centerline of 20<sup>th</sup> St SE a distance of 105.9 feet to a point opposite County

Engineer Station 76+28.73 and 50 feet right therefrom;  
Thence South 50°26'50" East a distance of 32.13 feet to a point on the East line of said "Parcel A", said point being 39.56 feet South of the Northeast corner of said "Parcel A" and the end of this line description.

Containing an area of 2,872 square feet, more or less, as shown on the Right of Way Plan for 20th Street SE: US 2 to 91st Ave SE, on file in the office of the Snohomish County Engineer under Survey Number 3735.

"Parcel A"

The North 135 feet of Lot 18, Plat of Glenwood Division "A", according to the plat thereof, recorded in Volume 7 of Plats, Page 46, in Snohomish County, Washington; Except the East 192 feet thereof.

**Parcels -035 & -036:** (Adjacent to Parcel # 29052500200800 & 29052500201000)

*Reference document: Statutory Warranty Deed AF# 201102140749*

That portion of the following described "Parcel A" lying Northerly and Easterly of the following described line:

Beginning at the Northwest corner of said "Parcel A"; Thence South along the West line of said "Parcel A" a distance of 20 feet; Thence Easterly, parallel with the centerline of 20<sup>th</sup> St SE a distance of 166.01 feet; Thence South 48°56'52" East a distance of 31.06 feet to a point on the East line of said "Parcel A", said point being 69.54 feet from the centerline of 20<sup>th</sup> St SE, opposite County Engineer Station 71+69.74, and the end of this line description, said area comprising 4034 square feet, more or less, as shown on the Right of Way Plan for 20th Street SE: US 2 to 91st Ave SE, on file in the office of the Snohomish County Engineer under Survey Number 3735;

Situate in the County of Snohomish, State of Washington.

"Parcel A"

The East 220.00 feet of the East 330 feet of the North 200.00 Feet of the Northwest One-Quarter (1/4) of the Northwest One-Quarter (1/4) Section 25, Township 29 North, Range 5 East, W.M.; Except the North 30.00 feet thereof dedicated as the Public for road by deed recorded in Volume 37 of Deeds on Page 78, Records of Snohomish County, State of Washington.

(Also known as Lot A of Short Plat Recorded May 4, 1981 under 'Auditor's File No. 8105040145).

**Parcel -037:** (Adjacent to Parcel # 29052500200200)

*Reference document: Statutory Warranty Deed AF# 200909170117*

The Northerly 20 feet of the following described Parcel "A":

"Parcel A"

The West 110 feet of the East 330 feet of the North 400 feet of the Northwest quarter of the Northwest quarter of Section 25, Township 29 North, Range 5 East, W.M. in Snohomish County, Washington;

Except the North 30 feet for County Road recorded in Volume 37 of Deeds on Page 78, Records of Snohomish County, State of Washington (Also known as Lot B of Short Plat 186(8-74) Recorded under Recording Number 8105040145.)

Containing an area of 2,200 square feet, more or less, as shown on the Right of Way Plan for 20th Street SE: US 2 to 91st Ave SE, on file in the office of the Snohomish County Engineer under Survey Number 3735.

**Parcel -044:** (Adjacent to Parcel # 29052600100600)

*Reference document: Statutory Warranty Deed AF# 200911090114*

The North 20.0 feet of the following described Parcel:

All that portion of the northwest quarter of northeast quarter of northeast quarter of Section 26, Township 29 North, Range 5 East, W.M., as described in Schedule A of Title Report Order No. 1020503, by Pacific Northwest Title Company of Snohomish County, with effective date of October 23, 2008, being more particularly described as follows:

Beginning at the northeast corner of said Section 26;  
Thence West 44 rods to the TRUE POINT OF BEGINNING;  
Thence South 40 rods;  
Thence West 8 rods;  
Thence North 40 rods;  
Thence East 8 rods to the Point of Beginning;

Except that portion thereof lying within the bounds of East Hewitt Avenue.

Situate in the County of Snohomish, Washington.

Containing an area of 2,640 square feet, more or less, as shown on the Right of Way Plan for 20th Street SE: US 2 to 91st Ave SE, on file in the office of the Snohomish County Engineer under Survey Number 3735.

**Parcel -049:** (Adjacent to Parcel # 29052600101300)

*Reference document: Custodial Transfer, County Council Motion No. 10-385*

That portion of the northeast quarter of Section 26, Township 29 North, Range 5 East, W.M., lying south of 20th Street SE, and shown as proposed Right-of-Way for Parcel 049

on the Right-of-Way Plan for 20<sup>th</sup> Street SE, U.S. 2 to 91<sup>st</sup> Ave. SE, Survey No. 3735, as approved by County Engineer on May 2, 2008, described as follows:

Commencing at the north quarter corner of said Section 26, Township 29 North, Range 5 East, W.M., from which the northeast section corner thereof bears S89°52'51"E, a distance of 2525.19 feet;

Thence S89°52'51" E along the north line of the northeast quarter of said Section 26, a distance of 1262.60 feet to the east line of the northwest quarter of the northeast quarter of Section 26;

Thence S01°43'15"W along said east line, a distance of 30.01 feet to the southerly margin of aforesaid 20<sup>th</sup> Street SE;

Thence N89°52'51 "W along said southerly margin, a distance of 20.01 feet to a point 20.00 feet west of the east line of the northwest quarter of the northeast quarter of said Section 26 and the **TRUE POINT OF BEGINNING**;

Thence S01°43'15"W parallel with said east line, a distance of 50.02 feet;

Thence S89°52'51"E parallel with said southerly margin of 20th Street SE, a distance of 71.49 feet;

Thence N23°23'41"W, a distance of 32.72 feet to the south line of the north 50.00 feet of the northeast quarter of said section 26;

Thence N89°52'51 "W parallel with the north line of the northeast quarter of said Section 26, a distance of 210.21 feet to the west line of the east half of the east half of the northwest quarter of the northeast quarter of Section 26;

Thence N01°40'10"E along said west line, a distance of 20.01 feet to the southerly margin of aforesaid 20<sup>th</sup> Street SE;

Thence S89°52'51"E along said southerly margin, a distance of 295.61 feet to the **TRUE POINT OF BEGINNING**.

Situate in the County of Snohomish, State of Washington.

Containing an area of 8,265 square feet, more or less, as shown on the Right of Way Plan for 20th Street SE: US 2 to 91stAve SE, on file in the office of the Snohomish County Engineer under Survey Number 3735.

**Parcels -050, -051 & -052:** (Adjacent to Parcel # 29052600101500, 29052600101200, 29052600104200 & 29052600101600)

*Reference document: Custodial Transfer, County Council Motion No. 10-385*

The north 20.00 feet of the following described parcels:

That portion of the northeast quarter of Section 26, Township 29 North, Range 5 East, W.M., lying south of 20<sup>th</sup> Street SE, and shown as proposed Right-of-Way for Parcels 050, 051, and 052 as shown on the Right-of-Way Plan for 20<sup>th</sup> Street SE, U.S. 2 to 9st Ave. SE, Survey No. 3735, as approved by County Engineer on May 2, 2008, described as follows:

**-052 (PARCEL C)**

The east half of the west half of the northwest quarter of the northeast quarter of Section 26, Township 29 North, Range 5 East, W.M., in Snohomish County, Washington;

Except the east 150 feet of the north half thereof;

Also except the north 30 feet thereof for road;

Also except the west 60 feet of the east 210 feet of the north 244 feet of the west half of the northwest quarter of the northeast quarter of said Section 26, Township 29 North, Range 5 East, W.M., in Snohomish County, Washington;

(being a portion of Parcel B of Short Plat no. SP 180 (5-76) recorded under recording no. 7610080283.)

**-051 (PARCEL E)**

The east 150 feet of the north 184 feet of the west half of the northwest quarter of the northeast quarter of Section 26, Township 29 North, Range 5 East, W.M.

Except the north 30 feet for road.

**-051 (PARCEL F)**

The east 150 feet of the north half of the west half of the northwest quarter of the northeast quarter of Section 26, Township 29 North, Range 5 East W.M.,

Except the north 184 feet thereof, and also, the west 60 feet of the east 210 feet of the north 244 feet of the west half of the northwest quarter of the northeast quarter of said Section 26, Except the north 30 feet for county road.

**Also together with**

**-050 (PARCEL G)**

A portion of the west half of the northeast quarter of the northwest quarter of the northeast quarter of Section 26, Township 29 North, Range 5 East, W.M., in Snohomish County, Washington, described as follows:

The south 20.00 feet of the north 50.00 feet, parallel and contiguous with the county road, being 30 feet in width, as recorded in Volume 37, page 178, Records of Snohomish County,

All Situate in the County of Snohomish, State of Washington.

Containing an area of 12,624 square feet, more or less, as shown as proposed Right-of-Way Plan for 20<sup>th</sup> Street SE, U.S. 2 to 9st Ave. SE, Survey No. 3735, as approved by County Engineer on May 2, 2008.

**Parcel -053:** (Adjacent to Parcel # 29052600101400)

*Reference document: Custodial Transfer, County Council Motion No. 10-385*

That portion of the northeast quarter of Section 26, Township 29 North, Range 5 East, W.M., lying south of 20th Street SE, and shown as proposed Right-of-Way for Parcel 053 on the Right-of-Way Plan for 20<sup>th</sup> Street SE, U.S. 2 to 91<sup>st</sup> Ave. SE, Survey No. 3735, as approved by County Engineer on May 2, 2008; described as follows:

Commencing at the north quarter corner of said Section 26, Township 29 North, Range 5 East, W.M., from which the northeast section corner thereof bears S89°52'51"E, a distance of 2525.19 feet;

Thence S89°52'51"E along the north line of the northeast quarter of said Section 26, a distance of 110.02 feet;

Thence S01°30'48"W, a distance of 30.01 feet to the southerly margin of aforesaid 20<sup>th</sup> Street

SE, and the **TRUE POINT OF BEGINNING**;

Thence S89°52'51"E along said southerly margin, a distance of 205.59 feet to the east line of the west half of the west half of the northwest quarter of the northeast quarter of Section 26; Thence S01°33'56"W along said east line, a distance of 20.01 feet;

Thence N89°52'51"W parallel with the north line of the Northeast Quarter of said Section 26, a distance of 207.81 feet;

Thence S49°28'22"W, a distance of 37.38 feet to the easterly margin of 75<sup>th</sup> Avenue SE; Thence N01°30'48"E along said easterly margin, a distance of 19.39 feet to the south line of said 20<sup>th</sup> Street SE;

Thence N64°56'54"E along the southerly margin of said 20<sup>th</sup> Street SE, a distance of 33.54 feet to a point which bears S01°30'48"W from the point of beginning;

Thence N01°30'48"E along said southerly margin, a distance of 10.69 feet to the **TRUE POINT OF BEGINNING**.

Situate in the County of Snohomish, State of Washington.

Containing an area of 4,513 square feet, more or less, as shown as proposed Right-of-Way Plan for 20<sup>th</sup> Street SE, U.S. 2 to 9st Ave. SE, Survey No. 3735, as approved by County Engineer on May 2, 2008.

**Parcel -057:** (Adjacent to Parcel # 29052600201500)

*Reference document: Statutory Warranty Deed AF# 201005130292*

The north 20.0 feet of the following described tract:

The north 204 feet of the west 131 feet of the east 328.5 feet of the northeast quarter of the northwest quarter of Section 26, Township 29 North, Range 5 East, W.M., records of the Snohomish County, Washington;

EXCEPT the north 30 feet thereof.

Situate in the County of Snohomish, State of Washington.

Containing an area of 2,620 square feet, more or less, as shown as proposed Right-of-Way Plan for 20<sup>th</sup> Street SE, U.S. 2 to 9st Ave. SE, Survey No. 3735, as approved by County Engineer on May 2, 2008.

**Parcel -061:** (Adjacent to Parcel # 29052600201800)

*Reference document: Statutory Warranty Deed AF# 201004190477*

The north 20.0 feet of the following described tract:

Beginning at a point on the north line 561 feet west of the northeast corner of the northeast corner of the northwest corner;

Thence west 95 feet;

Thence south 332 feet;

Thence east 8.25 feet;

Thence south 118 feet;

Thence east 86.75 feet;

Thence north 450 feet to the point of beginning;

Less County Road;

Also except the west 75 feet of the north 150 feet thereof, all located in Section 26, Township 29 North, Range 5 East, W.M.

Situate in the County of Snohomish, State of Washington.

Containing an area of 400 square feet, more or less, as shown as proposed Right-of-Way Plan for 20<sup>th</sup> Street SE, U.S. 2 to 9st Ave. SE, Survey No. 3735, as approved by County Engineer on May 2, 2008.

**Parcel -062:** (Parcel # 29052600207800)

*Reference document: Statutory Warranty Deed AF# 200910280149*

All that Portion of the northeast quarter of the northwest quarter of Section 26, Township 29 North, Range 5 East, W.M. in Snohomish County, Washington, described as follows:

Commencing at a point of the north line of said subdivision, 561 feet west of the northwest corner of said subdivision;  
Thence south 30 feet;  
Thence west 20 feet to the **TRUE POINT OF BEGINNING**;  
Thence continue west parallel to the north line of said subdivision 75 feet;  
Thence south parallel to the east line of said subdivision 150 feet;  
Thence east parallel to the north line of said subdivision 75 feet;  
Thence north parallel to the east line of said subdivision 150 feet to the **TRUE POINT OF BEGINNING**.

**EXCEPT** the North 20.00 feet thereof for 20<sup>th</sup> Street SE.

Containing an area of 9,751 square feet, more or less, as noted on the Right of Way Plan for 20th Street SE: U.S. 2 to 91st Ave SE, on file in the office of the Snohomish County Engineer under Survey No. 3735.

**Parcel -066:** (Entire Parcel # 00604200000200)

*Reference document: Statutory Warranty Deed AF# 200912300944*

All that portion of the following described Parcel A and Parcel B:

**Parcel A:**

Lots 2 and 3, Valley View Heights, according to the plat thereof recorded in Volume 12 of Plats, Page 42, records of Snohomish County, Washington.

Parcel B:

That part of the southwest quarter of the southwest quarter of Section 23, Township 29 North, Range 5 East, W.M., lying between said lots 2 and 3 and County road.

Except that portion of said parcels A and B conveyed to the State of Washington under Auditor's File No. 9002280756.

Situate in the County of Snohomish, State of Washington.

Containing an area of 37,276 square feet, more or less, as shown on the Right of Way Plan for 20th Street SE: U.S. 2 to 91<sup>st</sup> Ave S.E., on file in the office of the Snohomish County Engineer under Survey No. 3735.

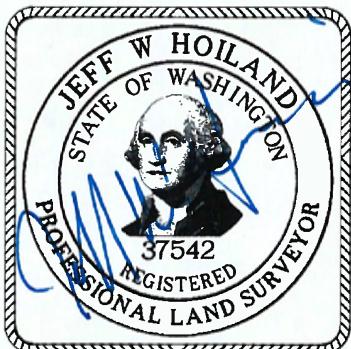
**Parcel -099:** (Parcel # 00609500000700)

*Reference document: Statutory Warranty Deed AF# 200709200287*

Lot 7, Wegman Plat, according to the plat thereof recorded in Volume 21 of Plats, Page 83, records of Snohomish County Washington;

Situate in the County of Snohomish, State of Washington

Containing an area of 10,454 square feet, more or less, as noted on the Right of Way Plan for 20th Street SE: U.S. 2 to 91<sup>st</sup> Ave S.E., on file in the office of the Snohomish County Engineer under Survey Number 3735.



6/13/2010

200506090589.001

296869

Return to  
Snohomish County Public Works  
Engineering Services - Right-of-Way  
2930 Wetmore Avenue  
Everett, WA 98201

NO EXCISE TAX  
REQUIRED

1 JUN 09 2005

BOB DANTINI, Snohomish County Treasurer

By BOB DANTINI

200506090589 2 PGS  
06-09-2005 03:09pm \$0.00  
SNOHOMISH COUNTY, WASHINGTON

## STATUTORY WARRANTY DEED

Reference No N/A  
Grantor Rarden, Michael F & Roberta C h&w  
Grantee County of Snohomish  
Legal Description Pt of Gov Lot 4, S19, T29, R6  
Assessor's Tax Parcel ID No 280519-003-021-00

Additional on page 3

In the matter of 20<sup>th</sup> St SE - 99<sup>th</sup> to S Lake Stevens Rd  
RC 1281  
Parcel No 088

The Grantor, Michael F. Rarden and Roberta C. Rarden, husband and wife for and in consideration of Ten and No/100 Dollars and other valuable consideration, in hand paid does hereby convey and warrant to the Grantee, County of Snohomish, a political subdivision of the State of Washington, fee simple title in and to the following described real estate and any after acquired interest therein, situated in Snohomish County, State of Washington, to the same extent and purpose as if the rights herein granted had been acquired under the Eminent Domain Statute of the State of Washington

The South 237 Feet of the West 355 feet of the South half of the Southwest quarter of Government Lot 4, Section, 19 Township 29 North, Range 6 East, W M in Snohomish County, Washington,

EXCEPT The East 180 feet thereof, and  
EXCEPT the North 112 feet of the South 237 feet of the West 120 feet thereof, and  
EXCEPT the West 30 feet as conveyed to Snohomish County for Road by Deed recorded under Recording Number 176514, and  
EXCEPT the South 30 feet as conveyed to Snohomish County for Road by Deed recorded under Recording Number 32209, and  
EXCEPT portion of property herein described Deeded to Snohomish County per Deed recorded under Recording Number 7809270219

Situate in the County of Snohomish, State of Washington

The undersigned hereby agrees to surrender possession of the lands and/or rights herein conveyed, granted, transferred and/or released upon receipt of payment from the grantee

It is understood and agreed that the delivery of this deed is tendered and that the terms and obligations hereof shall not become binding upon the County of Snohomish, State of Washington unless and until accepted and approved in writing by the Snohomish County Director of Public Works or County Engineer

The covenants shall run with the land and bind the Grantor and Grantor's heirs, successors and assigns

3 day of June, 2005

Michael F. Rarden  
Michael F. Rarden  
Roberta C. Rarden  
Roberta C. Rarden



1400-1/2

Page 1 of

1024 107

STATE OF WASHINGTON,		} ss							
COUNTY OF _____									
On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came to me known to be the _____ of the _____ Corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned and on oath stated that _____ he _____ w _____ authorized to execute said instrument, and that the seal affixed is the seal of said Corporation.									
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year in this certificate above written									
Notary Public in and for the State of Washington, residing at _____ My commission expires _____ (print name of notary)									
STATE OF WASHINGTON,		} ss							
COUNTY OF <u>Snohomish</u>									
On this <u>3rd</u> day of <u>June</u> , 20 <u>05</u> , before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came <u>Michael F Randa, Roberta C Randa, Husband &amp; wife</u> to me known to be the individual described in and who executed the within instrument and acknowledged to me that <u>they</u> signed and sealed the same as <u>their</u> free and voluntary act and deed for the uses and purposes therein mentioned.									
Witness my hand and seal the day and year first above written <u>Michael E McVay</u> Notary Public in and for the State of Washington, residing at <u>Everett WA</u> My commission expires <u>7-5-08</u> <u>Michael E McVay</u> (print name of notary)									
STATE OF WASHINGTON,		} ss							
COUNTY OF _____									
On this _____ day of _____, 20____, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally came to me known to be the individual described in and who executed the within instrument and acknowledged to me that _____ signed and sealed the same as _____ free and voluntary act and deed for the uses and purposes therein mentioned.									
Witness my hand and seal the day and year first above written									
Notary Public in and for the State of Washington, residing at _____ My commission expires _____ (print name of notary)									
Sur No _____	STATUTORY WARRANTY DEED FROM _____	} 20____							
TO COUNTY OF SNOHOMISH	FILED FOR RECORD AT REQUEST OF Department of Public Works								
<table border="1"><tr><td>DIR. OF PUBLIC WORKS APPROVALS</td></tr><tr><td>SNOHOMISH CO PUBLIC WORKS</td></tr><tr><td>ENGINEERING SERVICES</td></tr><tr><td>STEVEN E. THOMSEN, P.E.</td></tr><tr><td>COUNTY ENGINEER</td></tr><tr><td>G-7-5</td></tr><tr><td>DATE</td></tr></table>			DIR. OF PUBLIC WORKS APPROVALS	SNOHOMISH CO PUBLIC WORKS	ENGINEERING SERVICES	STEVEN E. THOMSEN, P.E.	COUNTY ENGINEER	G-7-5	DATE
DIR. OF PUBLIC WORKS APPROVALS									
SNOHOMISH CO PUBLIC WORKS									
ENGINEERING SERVICES									
STEVEN E. THOMSEN, P.E.									
COUNTY ENGINEER									
G-7-5									
DATE									
<table border="1"><tr><td>Approved by _____</td></tr><tr><td>Public Works Adminstrator</td></tr><tr><td>Checked by _____</td></tr></table>			Approved by _____	Public Works Adminstrator	Checked by _____				
Approved by _____									
Public Works Adminstrator									
Checked by _____									





This page left blank intentionally



LAKE STEVENS CITY COUNCIL  
**STAFF REPORT**

**Council Agenda**

**Date:** February 13, 2018

---

**Subject:** 20<sup>th</sup> Street SE Property Appraisals

---

<b>Contact</b>	Jeanie L. Ashe, Economic Development	<b>Budget</b>	
<b>Person/Department:</b>	Coordinator	<b>Impact:</b>	<u>\$12,500</u>

---

**RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:** Authorize the Mayor to execute a professional services agreement with Bruce C. Allen & Associates, Inc. dba Valbridge Property Advisors|Puget Sound to appraise eight-city owned surplus properties on 20<sup>th</sup> Street SE.

**SUMMARY/BACKGROUND:** Prior to the City of Lake Stevens' southwest annexation, Snohomish County acquired several parcels of real property along the 20<sup>th</sup> Street SE corridor for a road widening project. Snohomish County transferred the properties to Lake Stevens. Council determined that the 10 properties were not needed for present or future use and passed Resolution 2016-18 authorizing Council to surplus the real property along the 20<sup>th</sup> Street SE corridor and authorized the Mayor or designee to convey or sell real property.

Sale procedures for surplus property include determining the fair market value and minimum acceptable price of a property. A professional services agreement to appraise the City's 20<sup>th</sup> Street SE corridor properties will fulfill the requirement for determining fair market value.

Valbridge will provide restricted appraisals for best and highest use. The properties with abandoned houses will be appraised for land value only. Two of the City's ten surplus properties have been appraised in the previous six months.

---

**APPLICABLE CITY POLICIES:** LSMC 2.98

---

**BUDGET IMPACT:** This is a budgeted expense for 2018.

---

**ATTACHMENTS:**

- Exhibit A: Professional Services Agreement

**BPROFESSIONAL SERVICES AGREEMENT BETWEEN  
CITY OF LAKE STEVENS, WASHINGTON  
AND CONSULTANT NAME  
FOR CONSULTANT SERVICES**

**THIS AGREEMENT** ("Agreement") is made and entered into by and between the City of Lake Stevens, a Washington State municipal corporation ("City"), and Bruce C. Allen & Associates, Inc., a Washington corporation, dba Valbridge Property Advisors | Puget Sound, ("Consultant").

**NOW, THEREFORE**, in consideration of the terms, conditions, covenants and performances contained herein, the parties hereto agree as follows:

**ARTICLE I. PURPOSE**

The purpose of this Agreement is to provide the City with consultant services regarding the appraisal of city-owned properties as described in Article II. The general terms and conditions of the relationship between the City and the Consultant are specified in this Agreement.

**ARTICLE II. SCOPE OF SERVICES**

The Scope of Services is attached hereto as **Exhibit "A"** and incorporated herein by this reference ("Scope of Services"). All services and materials necessary to accomplish the tasks outlined in the Scope of Services shall be provided by the Consultant unless noted otherwise in the Scope of Services or this Agreement. All such services shall be provided in accordance with the standards of the Consultant's profession.

**ARTICLE III. OBLIGATIONS OF THE CONSULTANT**

**III.1 MINOR CHANGES IN SCOPE.** The Consultant shall accept minor changes, amendments, or revision in the detail of the Scope of Services as may be required by the City when such changes will not have any impact on the service costs or proposed delivery schedule. Extra work, if any, involving substantial changes and/or changes in cost or schedules will be addressed as follows:

**Extra Work.** The City may desire to have the Consultant perform work or render services in connection with each project in addition to or other than work provided for by the expressed intent of the Scope of Services in the scope of services. Such work will be considered as extra work and will be specified in a written supplement to the scope of services, to be signed by both parties, which will set forth the nature and the scope thereof. All proposals for extra work or services shall be prepared by the Consultant at no cost to the City. Work under a supplemental agreement shall not proceed until executed in writing by the parties.

**III.2 WORK PRODUCT AND DOCUMENTS.** The work product and all documents produced under this Agreement shall be furnished by the Consultant to the City, and upon completion of the work shall become the property of the City, except that the Consultant may retain one copy of the work product and documents for its records. The Consultant will be responsible for the accuracy of the work, even though the work has been accepted by the City.

In the event that the Consultant shall default on this Agreement or in the event that this Agreement shall be terminated prior to its completion as herein provided, all work product of the Consultant, along with a summary of work as of the date of default or termination, shall become the property of the City.

Upon request, the Consultant shall tender the work product and summary to the City. Tender of said work product shall be a prerequisite to final payment under this Agreement. The summary of work done shall be prepared at no additional cost to the City.

Consultant will not be held liable for reuse of documents produced under this Agreement or modifications thereof for any purpose other than those authorized under this Agreement without the written authorization of Consultant.

**III.3 TERM.** The term of this Agreement shall commence upon execution of this agreement by all parties and shall terminate at midnight, December 31, 2018. The parties may extend the term of this Agreement by written mutual agreement.

**III.4 NONASSIGNABLE.** The services to be provided by the Consultant shall not be assigned or subcontracted without the express written consent of the City.

**III.5 EMPLOYMENT.**

a. The term “employee” or “employees” as used herein shall mean any officers, agents, or employee of the of the Consultant.

b. Any and all employees of the Consultant, while engaged in the performance of any work or services required by the Consultant under this Agreement, shall be considered employees of the Consultant only and not of the City, and any and all claims that may or might arise under the Workman's Compensation Act on behalf of any said employees while so engaged, and any and all claims made by any third party as a consequence of any negligent act or omission on the part of the Consultant or its employees while so engaged in any of the work or services provided herein shall be the sole obligation of the Consultant.

c. Consultant represents, unless otherwise indicated below, that all employees of Consultant that will provide any of the work under this Agreement have not ever been retired from a Washington State retirement system, including but not limited to Teacher (TRS), School District (SERS), Public Employee (PERS), Public Safety (PSERS), law enforcement and fire fighters (LEOFF), Washington State Patrol (WSPRS), Judicial Retirement System (JRS), or otherwise. (Please indicate No or Yes below)

No employees supplying work have ever been retired from a Washington state retirement system.

Yes employees supplying work have been retired from a Washington state retirement system.

In the event the Consultant indicates “no”, but an employee in fact was a retiree of a Washington State retirement system, and because of the misrepresentation the City is required to defend a claim by the Washington State retirement system, or to make contributions for or on account of the employee, or reimbursement to the Washington State retirement system for benefits paid, Consultant hereby agrees to save, indemnify, defend and hold City harmless from and against all expenses and costs, including reasonable attorney's fees incurred in defending the claim of the Washington State retirement system and from all contributions paid or required to be paid, and for all reimbursement required to the Washington State retirement system. In the event Consultant affirms that an employee providing work has ever retired from a Washington State retirement system, said employee shall be identified by Consultant, and such retirees shall provide City with

all information required by City to report the employment with Consultant to the Department of Retirement Services of the State of Washington.

### III.6 INDEMNITY.

a. **Indemnification / Hold Harmless.** Consultant shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the acts, errors or omissions of the Consultant in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.

b. Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability, including the duty and cost to defend, hereunder shall be only to the extent of the Consultant's negligence.

c. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties.

d. **Public Records Requests.**

In addition to Paragraph IV.3 b, when the City provides the Consultant with notice of a public records request per Paragraph IV. 3 b, Consultant agrees to save, hold harmless, indemnify and defend the City its officers, agents, employees and elected officials from and against all claims, lawsuits, fees, penalties and costs resulting from the consultants violation of the Public Records Act RCW 42.56, or consultant's failure to produce public records as required under the Public Records Act.

e. The provisions of this section III.6 shall survive the expiration or termination of this agreement.

### III.7 INSURANCE.

a. **Insurance Term.**

The Consultant shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.

b. **No Limitation.**

Consultant's maintenance of insurance as required by the agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

c. **Minimum Scope of Insurance - Consultant shall obtain insurance of the types described below:**

- (1) Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability

coverage.

- (2) Commercial General Liability insurance shall be written at least as broad on ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap, independent contractors and personal injury and advertising injury. The City shall be named as an additional insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement at least as broad as ISO CG 20 26.
- (3) Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
- (4) Professional Liability insurance appropriate to the Consultant's profession.

d. **The minimum insurance limits shall be as follows:**

Consultant shall maintain the following insurance limits:

- (1) Comprehensive General Liability. \$1,000,000 combined single limit per occurrence for bodily injury personal injury and property damage; \$2,000,000 general aggregate.
- (2) Automobile Liability. \$1,000,000 combined single limit per accident for bodily injury and property damage.
- (3) Workers' Compensation. Workers' compensation limits as required by the Workers' Compensation Act of Washington.
- (4) Professional Liability/Consultant's Errors and Omissions Liability. \$1,000,000 per claim and \$1,000,000 as an annual aggregate.

e. **Notice of Cancellation.** In the event that the Consultant receives notice (written, electronic or otherwise) that any of the above required insurance coverage is being cancelled and/or terminated, the Consultant shall immediately (within forty-eight (48) hours) provide written notification of such cancellation/termination to the City.

f. **Acceptability of Insurers.** Insurance to be provided by Consultant shall be with insurers with a current A.M. Best rating of no less than A:VII, or if not rated by Best, with minimum surpluses the equivalent of Best A:VII rating.

g. **Verification of Coverage.** In signing this agreement, the Consultant is acknowledging and representing that required insurance is active and current. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Consultant before commencement of the work. Further, throughout the term of this Agreement, the Consultant shall provide the City with proof of insurance upon request by the City.

h. **Insurance shall be Primary - Other Insurance Provision.** The Consultant's insurance coverage shall be primary insurance as respect the City. The Consultant's Automobile

Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be primary insurance as respect the City. Any Insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.

i. **Claims-made Basis.** Unless approved by the City all insurance policies shall be written on an "Occurrence" policy as opposed to a "Claims-made" policy. The City may require an extended reporting endorsement on any approved "Claims-made" policy.

j. **Failure to Maintain Insurance** Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five business days' notice to the Consultant to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.

k. **City Full Availability of Consultant Limits**

If the Consultant maintains higher insurance limits than the minimums shown above, the City shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the Consultant, irrespective of whether such limits maintained by the Consultant are greater than those required by this contract or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by the Consultant.

**III.8 DISCRIMINATION PROHIBITED AND COMPLIANCE WITH EQUAL OPPORTUNITY LEGISLATION.** The Consultant agrees to comply with equal opportunity employment and not to discriminate against client, employee, or applicant for employment or for services because of race, creed, color, religion, national origin, marital status, sex, sexual orientation, age or handicap except for a bona fide occupational qualification with regard, but not limited to, the following: employment upgrading; demotion or transfer; recruitment or any recruitment advertising; layoff or terminations; rates of pay or other forms of compensation; selection for training, rendition of services. The Consultant further agrees to maintain (as appropriate) notices, posted in conspicuous places, setting forth the provisions of this nondiscrimination clause. The Consultant understands and agrees that if it violates this nondiscrimination provision, this Agreement may be terminated by the City, and further that the Consultant will be barred from performing any services for the City now or in the future, unless a showing is made satisfactory to the City that discriminatory practices have been terminated and that recurrence of such action is unlikely.

**III.9 UNFAIR EMPLOYMENT PRACTICES.** During the performance of this Agreement, the Consultant agrees to comply with RCW 49.60.180, prohibiting unfair employment practices.

**III.10 LEGAL RELATIONS.** The Consultant shall comply with all federal, state and local laws and ordinances applicable to work to be done under this Agreement. The Consultant represents that the firm and all employees assigned to work on any City project are in full compliance with the statutes of the State of Washington governing activities to be performed and that all personnel to be assigned to the work required under this Agreement are fully qualified and properly licensed to perform the work to which they will be assigned. This Agreement shall be interpreted and construed in accordance with the laws of Washington. Venue for any litigation commenced relating to this Agreement shall be in Snohomish County Superior Court.

### **III.11 INDEPENDENT CONTRACTOR.**

- a. The Consultant and the City understand and expressly agree that the Consultant is an independent contractor in the performance of each and every part of this Agreement. The Consultant expressly represents, warrants and agrees that his status as an independent contractor in the performance of the work and services required under this Agreement is consistent with and meets the six-part independent contractor test set forth in RCW 51.08.195 or as hereafter amended. The Consultant, as an independent contractor, assumes the entire responsibility for carrying out and accomplishing the services required under this Agreement. The Consultant shall make no claim of City employment nor shall claim any related employment benefits, social security, and/or retirement benefits.
- b. The Consultant shall be solely responsible for paying all taxes, deductions, and assessments, including but not limited to federal income tax, FICA, social security tax, assessments for unemployment and industrial injury, and other deductions from income which may be required by law or assessed against either party as a result of this Agreement. In the event the City is assessed a tax or assessment as a result of this Agreement, the Consultant shall pay the same before it becomes due.
- c. The City may, during the term of this Agreement, engage other independent contractors to perform the same or similar work that the Consultant performs hereunder.
- d. Prior to commencement of work, the Consultant shall obtain a business license from the City.

**III.12 CONFLICTS OF INTEREST.** The Consultant agrees to and shall notify the City of any potential conflicts of interest in Consultant's client base and shall obtain written permission from the City prior to providing services to third parties where a conflict or potential conflict of interest is apparent. If the City determines in its sole discretion that a conflict is irreconcilable, the City reserves the right to terminate this Agreement.

**III.13 CITY CONFIDENCES.** The Consultant agrees to and will keep in strict confidence, and will not disclose, communicate or advertise to third parties without specific prior written consent from the City in each instance, the confidences of the City or any information regarding the City or services provided to the City.

### **III.14 SUBCONTRACTORS/SUBCONSULTANTS.**

- a. The Consultant shall be responsible for all work performed by subcontractors/subconsultants pursuant to the terms of this Agreement.
- b. The Consultant must verify that any subcontractors/subconsultants they directly hire meet the responsibility criteria for the project. Verification that a subcontractor/subconsultant has proper license and bonding, if required by statute, must be included in the verification process. The Consultant will use the following Subcontractors/Subconsultants or as set forth in Exhibit N/A:

---

---

---

c. The Consultant may not substitute or add subcontractors/subconsultants without the written approval of the City.

d. All Subcontractors/Subconsultants shall have the same insurance coverages and limits as set forth in this Agreement and the Consultant shall provide verification of said insurance coverage.

## **ARTICLE IV. OBLIGATIONS OF THE CITY**

### **IV.1 PAYMENTS.**

a. The Consultant shall be paid by the City for services rendered under this Agreement as described in the Scope of Services and as provided in this section. In no event shall the compensation paid to Consultant under this Agreement exceed \$12,500.00 without the written agreement of the Consultant and the City. Such payment shall be full compensation for work performed and services rendered and for all labor, materials, supplies, equipment and incidentals necessary to complete the work. In the event the City elects to expand the scope of services from that set forth in Exhibit A, the City shall pay Consultant a mutually agreed amount.

b. The Consultant shall submit a monthly invoice to the City for services performed in the previous calendar month in a format acceptable to the City. The Consultant shall maintain time and expense records and provide them to the City upon request.

c. The City will pay timely submitted and approved invoices received before the 20th of each month within thirty (30) days of receipt.

**IV.2 CITY APPROVAL.** Notwithstanding the Consultant's status as an independent contractor, results of the work performed pursuant to this Agreement must meet the approval of the City, which shall not be unreasonably withheld if work has been completed in compliance with the Scope of Services and City requirements.

### **IV.3 MAINTENANCE/INSPECTION OF RECORDS.**

a. The Consultant shall maintain all books, records, documents and other evidence pertaining to the costs and expenses allowable under this Agreement in accordance with generally accepted accounting practices. All such books and records required to be maintained by this Agreement shall be subject to inspection and audit by representatives of the City and/or the Washington State Auditor at all reasonable times, and the Consultant shall afford the proper facilities for such inspection and audit. Representatives of the City and/or the Washington State Auditor may copy such books, accounts and records where necessary to conduct or document an audit. The Consultant shall preserve and make available all such books of account and records for a period of three (3) years after final payment under this Agreement. In the event that any audit or inspection identifies any discrepancy in such financial records, the Consultant shall provide the City with appropriate clarification and/or financial adjustments within thirty (30) calendar days of notification of the discrepancy.

#### **b. Public Records.**

The parties agree that this Agreement and records related to the performance of the Agreement are with limited exception, public records subject to disclosure under the Public Records Act RCW 42.56. Further, in the event of a Public Records Request to the City, the City may provide the Consultant with a copy of the Records Request and the Consultant shall provide

copies of any City records in Consultant's possession, necessary to fulfill that Public Records Request. If the Public Records Request is large the Consultant will provide the City with an estimate of reasonable time needed to fulfill the records request.

## ARTICLE V. GENERAL

V.1 **NOTICES.** Notices to the City and Consultant shall be sent to the following addresses:

**To the City:**

City of Lake Stevens  
Attn: City Clerk  
1812 Main Street (Physical address)  
Post Office Box 257 (Mailing address)  
Lake Stevens, WA 98258  
Telephone: 425-334-1012

**To the Consultant:**

Bruce C. Allen & Associates, Inc., a  
Washington corporation, dba Valbridge  
Property Advisors | Puget Sound  
Attn: Robert J. Macaulay  
2707 Colby Avenue, Suite 100  
Everett, WA 98201  
Telephone: 425-258-2611

Receipt of any notice shall be deemed effective three (3) days after deposit of written notice in the U.S. mail with proper postage and address.

V.2 **TERMINATION.** The right is reserved by the City to terminate this Agreement in whole or in part at any time upon ten (10) calendar days' written notice to the Consultant.

If this Agreement is terminated in its entirety by the City for its convenience, the City shall pay the Consultant for satisfactory services performed through the date of termination in accordance with payment provisions of Section IV.1.

V.3 **DISPUTES.** The parties agree that, following reasonable attempts at negotiation and compromise, any unresolved dispute arising under this Agreement may be resolved by a mutually agreed-upon alternative dispute resolution of arbitration or mediation.

V.4 **EXTENT OF AGREEMENT/MODIFICATION.** This Agreement, together with attachments or addenda, represents the entire and integrated Agreement between the parties and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be amended, modified or added to only by written instrument properly signed by both parties.

**V.5 SEVERABILITY.**

a. If a court of competent jurisdiction holds any part, term or provision of this Agreement to be illegal or invalid, in whole or in part, the validity of the remaining provisions shall not be affected, and the parties' rights and obligations shall be construed and enforced as if the Agreement did not contain the particular provision held to be invalid.

b. If any provision of this Agreement is in direct conflict with any statutory provision of the State of Washington, that provision which may conflict shall be deemed inoperative and null and void insofar as it may conflict, and shall be deemed modified to conform to such statutory provision.

V.6 **NONWAIVER.** A waiver by either party hereto of a breach by the other party hereto of any covenant or condition of this Agreement shall not impair the right of the party not in default to avail

itself of any subsequent breach thereof. Leniency, delay or failure of either party to insist upon strict performance of any agreement, covenant or condition of this Agreement, or to exercise any right herein given in any one or more instances, shall not be construed as a waiver or relinquishment of any such agreement, covenant, condition or right.

**V.7 FAIR MEANING.** The terms of this Agreement shall be given their fair meaning and shall not be construed in favor of or against either party hereto because of authorship. This Agreement shall be deemed to have been drafted by both of the parties.

**V.8 GOVERNING LAW.** This Agreement shall be governed by and construed in accordance with the laws of the State of Washington.

**V.9 VENUE.** The venue for any action to enforce or interpret this Agreement shall lie in the Superior Court of Washington for Snohomish County, Washington.

**V.10 COUNTERPARTS.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same Agreement.

**V.11 AUTHORITY TO BIND PARTIES AND ENTER INTO AGREEMENT.** The undersigned represent that they have full authority to enter into this Agreement and to bind the parties for and on behalf of the legal entities set forth below.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

CITY OF LAKE STEVENS

By: \_\_\_\_\_  
John Spencer, Mayor

BRUCE C. ALLEN & ASSOCIATES, INC., A  
WASHINGTON CORPORATION, DBA  
VALBRIDGE PROPERTY ADVISORS |  
PUGET SOUND

By: \_\_\_\_\_

*Printed Name and Title*

Approved as to Form:

By: \_\_\_\_\_  
Grant K. Weed, City Attorney

EXHIBIT A



Corporate Office	2927 Colby Avenue	18728 Bothell Way NE	419 Berkeley Avenue
Smith Tower	Suite 100	Suite B	Suite A
506 2nd Avenue	Everett, WA 98201	Bothell, WA 98011	Fircrest, WA 98466
Suite 1001	425-258-2611 phone	425-450-4040 phone	253-274-0099 phone
Seattle, WA 98104	425-252-1210 fax	425-688-1819 fax	425-688-1819 fax
206-209-3016 phone			
425-688-1819 fax			

valbridge.com

February 1, 2018

Ms. Jeanie L. Ashe  
Economic Development Coordinator  
**City of Lake Stevens**  
1812 Main Street  
Lake Stevens, WA 98258

**RE: Proposal for appraisal of land value only for eight properties situated along the 20<sup>th</sup> Street SE corridor vicinity, Lake Stevens, WA Bid No. 44753.**

Dear Ms. Ashe:

Thank you for the opportunity to provide appraisal and consulting services for the above-referenced properties. The primary scope of work involves estimating market value of the fee simple interest in the land value only for each of the eight properties in "as is" condition. The purpose of the appraisals is to determine the market value for each property.

The restricted format appraisals will be developed, and the reports prepared in accordance with, and subject to, the requirements of the Code of Professional Ethics of the Appraisal Institute and Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation.

The table on the following page shows the properties to be included. Our total estimated fee for above services will not exceed \$12,500 for the eight appraisals. If services beyond this scope, including additional hearing preparation and testimony, time expended will be billed separately at our current hourly rates of \$150 per hour for Holly Heck and \$350 per hour for Robert J. Macaulay, MAI. Our estimated delivery time is 5 to 6 weeks from the date of engagement.



February 1, 2018  
Ms. Jeanie L. Ashe  
Page 2

Parcel #		Address	Zoning	Size (Acre)
1	290526-002-078-00	N/A	MUN	0.22
2	006095-000-007-00	8229 20 <sup>th</sup> Street SE	BD	0.21
3	004734-000-004-00	9106 20 <sup>th</sup> Street SE	CD	0.25
4	004570-000-023-06	9306 20 <sup>th</sup> Street SE	CD	0.40
5	004570-000-005-07	9805 20 <sup>th</sup> Street SE	NB	0.29
6	004570-000-028-02	9816 20 <sup>th</sup> Street SE	NB	0.19
7	290619-003-028-01	1925 99 <sup>th</sup> Street SE	LB	0.00 (?)
8	290619-003-021-00	1925 99 <sup>th</sup> Street SE	LB	0.23

We typically provide an electronic copy; however, if you desire hardcopies, let us know. Please sign below and return this proposal. Our receipt of the signed letter will formalize this agreement.

We're looking forward to working with on this matter. If you have any questions, please feel free to call or email me.

Respectfully submitted,  
**VALBRIDGE PROPERTY ADVISORS|MACAULAY & ASSOCIATES**

A handwritten signature in blue ink that appears to read "Robert J. Macaulay, MAI".

Robert J. Macaulay, MAI  
WA State Certified - General Appraiser No. 1100557

---

Client signature

---

Date



LAKE STEVENS CITY COUNCIL  
**STAFF REPORT**

**Council Agenda Date:** February 13, 2018

**Subject:** Resolution 2018-06

**Contact Person/Department:** John Dyer, Chief of Police      **Budget Impact:** N/A

---

**RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:**

Approve Resolution 2018-06 supporting an equitable funding system for a new countywide 911 Emergency Radio System.

---

**SUMMARY/BACKGROUND:**

Lake Stevens contracts with Snohomish 911, to provide dispatch services to the Lake Stevens Police Department (they also provide dispatch services to the Lake Stevens Fire Department). Snohomish 911 uses equipment (such as towers and radio equipment) to provide those services. This equipment is supplied and maintained by SERS (Snohomish County Emergency Radio System).

On January 8, 2018, Ralph Krusey made a presentation to the Lake Stevens City Council. In his discussion he outlined the state of the equipment maintained by SERS. The current radio system was purchased in 2001. It is at the end of its serviceable life. The technology is outdated, it is having trouble keeping up with expanding needs, it is malfunctioning at an increased rate, and after 2020, the manufacturer will no longer support it with spare parts.

- An example of these problems occurred on January 12<sup>th</sup>, when our equipment malfunctioned for 16 minutes, resulting in field units not being able to communicate with the dispatch center.

SERS is currently funded through assessments to individual jurisdictions. The estimated cost of replacing the SERS equipment would be cost prohibitive through the assessment process (between one and two million dollars to Lake Stevens). The only practical way to fund this need is through a countywide solution.

The presented resolution would support the County taking a countywide approach to funding for a new 911 Emergency radio system.

---

---

**BUDGET IMPACT:** The city SERS assessment for 2017 was **\$67,541**

---

**ATTACHMENTS:**

- Exhibit A: Resolution 2018-06

## **EXHIBIT A**

### **CITY OF LAKE STEVENS LAKE STEVENS, WASHINGTON**

#### **RESOLUTION NO. 2018-006**

#### **A RESOLUTION OF THE CITY OF LAKE STEVENS, WASHINGTON, SUPPORTING EQUITABLE FUNDING OF A NEW COUNTYWIDE 911 EMERGENCY RADIO SYSTEM.**

**WHEREAS**, public safety depends on having reliable and effective emergency 911 radio communications; and

**WHEREAS**, the Snohomish County Emergency Radio System, has since 1999 provided a dependable and reliable 911 emergency radio service enabling our first responders to effectively respond to emergency 911 call dispatches in our city's neighborhoods and surrounding community; and

**WHEREAS**, SERS has two decades of technical expertise in developing, acquiring, installing, operating, maintaining, and managing the countywide emergency radio system; and

**WHEREAS**, independent expert analysis by a national consultant has determined that a new replacement P25 radio system using modern digital technology will substantially enhance future communications capability and provide better audio voice quality for simulcast, two-way interoperable emergency communications; and

**WHEREAS**, other counties of similar size in our region have already taken action to fund and replace their outdated 800 MHz radio systems with a new P25 digital radio system; and

**WHEREAS**, SERS, with Snohomish County, engaged in a competitive bidding procurement process to select a qualified vendor to provide a new, countywide P25 radio system; and

**WHEREAS**, the preliminary estimated cost of a new radio system is projected at \$75 million and exceeds the existing revenue and budget sources of most local governments and agencies within Snohomish County.

#### **NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE STEVENS, WASHINGTON, AS FOLLOWS:**

The City of Lake Stevens supports taking necessary actions as soon as possible to replace the outdated SERS emergency radio system. The City of Lake Stevens respectfully urges that Snohomish County elected officials approve the resources necessary to purchase, design, and install a new, digital, countywide P25 911 emergency radio system. The City of Lake Stevens supports the County taking actions necessary to authorize a countywide equitable funding source for the new 911 emergency radio system.

PASSED by the City Council of the City of Lake Stevens this \_\_\_\_\_ day of February, 2018.

---

John Spencer, Mayor

ATTEST:

---

Kathy Pugh, City Clerk

APPROVED AS TO FORM:

---

Grant K. Weed, City Attorney



This page left blank intentionally



LAKE STEVENS CITY COUNCIL  
**STAFF REPORT**

**Council Agenda**

**Date:** February 13, 2018

**Subject:** Approve New Human Resources Generalist/Executive Assistant Position

<b>Contact</b>	Gene Brazel, City Administrator	<b>Budget</b>	\$79,632 + 1x
<b>Person/Department:</b>	<u>Teri Smith, Human Resources Director</u>	<b>Impact:</b>	<u>office setup</u>

---

**RECOMMENDATION(S)/ACTION REQUESTED OF COUNCIL:** **Approve a new Human Resources Generalist/Executive Assistant Position and draft job description.**

**SUMMARY/BACKGROUND:** At the February 6, 2018 City Council Workshop staff requested that Council consider the creation of a new Human Resources Generalist/Executive Assistant position to provide support to the Human Resources Director 75% of the time and to the Mayor and City Administrator 25% of the time. The position and job duties were reviewed and discussed in detail, and Council requested that the position also support the Council at 10%, primarily to provide continuity in communications. The attached draft position description has been updated to reflect Council's request, and the request will be included in the final job description. Annual cost would be \$79,632 for salary and benefits, plus one time office setup expenses of approximately \$2,450. A budget amendment and final Position Description will be brought forward for Council approval.

---

**APPLICABLE CITY POLICIES:**

---

**BUDGET IMPACT:** **\$79,632 plus one time office setup expenses of approximately \$2,450.**

---

**ATTACHMENTS:**

- Exhibit A: Draft Position Description

City Council Workshop & Regular <b>Department</b>	Meeting 2/13/2018 <b>Human Resources</b> Page 280
<b>Priority of Request</b> (1-4)	1

## ATTACHMENT A

### **2018 Departmental Budget Request for New or Additional Position**

*Please attach backup documentation*

<b>Position Title</b>	Human Resources Generalist/Executive Assistant
Department - Duties	Split 75/25 as HR/Exec Asst. <b>HR:</b> This position will provide para-professional level support to the HR functions in recruiting, onboarding, retaining, and developing our current workforce; assist with benefits administration; labor relations support; wellness committee and safety committee liaison. Assist with research and recommendations. <b>Exec Asst:</b> Performs administrative support of a highly complex and responsible nature to the city administrator, mayor and city council. Exercises significant independent judgment. Exercises considerable discretion in processing important and highly confidential information.
Desired Experience Level (Pay Scale Step)	Grade-NR23: \$4,994 - \$6,320/month
<b>Cost – Year 1 - Salary</b>	\$ 56,880 (9 months)
<b>Cost – Year 1 – Benefits (Benefits average 40% of Salary)</b>	\$22,752
Additional Setup Needs –  (office space, equipment, clothing, vehicle, staff development, cell phone, computer)	Computer \$1,200 Desk \$1,000 Chair 250
<b>Estimated Cost of Additional Needs</b> (List individually)	
Ongoing annual cost - (Average Increase 3%-5% Annually)	
Direct Supervisor?	H.R. Director
Supervisory Duties?	No
Permanent position ( Yes or No )	Yes
Full time or part time	Full Time
Start date	April 1, 2018

Describe how the position will benefit the City. For instance, what goals, programs and / or projects will the new employee undertake?

See attached job description.

Other essential information:

### **Full Description of Duties:**

#### **HR Specialist/Executive Asst**

This position performs as an HR generalist 75% of the time and as an Executive Assistant to the City Administrator and Mayor 15% of the time and to the City Council 10% of the time. As an HR specialist: performs para-professional and technical duties in the area of benefits administration; assists with implementation of recruitment and selection processes; performs contract data analysis in support of labor negotiations; participates in labor negotiations and assists with contract administration; assists with the maintenance of the City's classification and compensation system; assists with the city's performance management system; conducts research across the human resources spectrum and provides recommendations; and provides internal human resources consultation services to employees. The incumbent chairs the wellness and safety committees; assists with leave of absences in compliance with state and federal laws and regulations; conducts new hire orientations and exit interviews; and performs data entry and filing duties. As an Executive Assistant: responsible for coordinating scheduling for the Mayor and City Administrator and ensure that the City Administrator is kept informed on all matters requiring attention. An important task is the handling of sensitive and delicate internal and public relations situations with a high degree of firmness and cordiality. The incumbent is required to exercise considerable initiative and judgment.

Education: associate's degree in human resources, business administration, labor relations, organizational development or related field. Bachelor's degree, preferred.

Experience: 2 years of human resources experience.

Certification(s): SHRM-CP or PHR, preferred