

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

Tuesday, June 8, 2021
By Remote Participation via Zoom

CALL TO ORDER: 6:00 p.m. by Mayor Brett Gailey

ELECTED OFFICIALS PRESENT: Mayor Brett Gailey, Councilmembers Kim Daughtry, Gary Petershagen, Shawn Frederick, Mary Dickinson, Anji Jorstad, Marcus Tageant and Steve Ewing

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 Anya Warrington, City Clerk Kelly Chelin, Senior Planner David Levitan and City Attorney Greg Rubstello

Call to Order:

The Mayor called the meeting to order at 6:00 p.m.

Pledge of Allegiance:

Mayor Gailey led the Pledge of Allegiance.

Roll Call:

All Councilmembers were present.

Approval of Agenda:

Councilmember Daughtry added the appointment of Brian McManus to the Civil Service Commission to the agenda. He also asked that the Youth Council Recognition be moved to the June 22, 2021 agenda.

MOTION. Councilmember Tageant made a motion, seconded by Councilmember Ewing, to approve the agenda as modified. The motion passed 7-0-0-0.

Citizen Comments:

Melissa Knaak, Lake Stevens.

Ms. Knaak thanked the Library and the City for all of the work on the Civic Center Alternatives and urged the Council to look at all comments.

Council Business:

Councilmember Tageant stated that he attended the last Veterans Commission Meeting. The Commission is working on their next newsletter and also a report to the City Council at an upcoming meeting.

Councilmember Petershagen reported that he has been cleaning up graffiti in the City. He suggested a hotline for citizens to call if they witness any graffiti activity. He also suggested a public information notice go out reminding people that fireworks are illegal in the parks.

Councilmember Dickinson also commented that fireworks are and can be an issue.

Councilmember Jorstad extended an apology to the BIPOC community. She apologized for volunteering to help with the Community Advisory Council. She stated that she is rescinding her offer to help with the Community Advisory Council and will continue to push for a DEIA Commission.

Councilmember Frederick stated that he attended the last Veterans Commission meeting and Youth Advisory Council meeting. He stated that the State opening of June 30 is approaching.

Councilmember Ewing thanked everything for the work on the Farmers Market. He attended the last Planning Commission and Youth Advisory Council meeting.

Councilmember Daughtry also attended the same meetings previously mentioned. He has been busy with a lot of work as the Chair of Community Transit.

Mayor Business:

Mayor Gailey echoed comments about the Farmers Market and the work Sarah Jensen has done. He stated the City is still looking for seasonal workers in Public Works. Lastly, the City received ARPA funds and staff will be working on the best course of action with those funds.

City Department Report:

IT Director Troy Stevens reported that the cameras are up at Davies Beach.

Finance Director Barb Stevens presented an updated finance report to the Council.

Guest Business:

Police Chief Awards. Chief Dyer presented two lifesaving awards to Lisa Neisinger and Christopher Winters.

Introduction of Ocean Chapman, Aquafest Queen. Mayor Gailey introduced Ms. Chapman to the Council. Dixie Behn also spoke to why Ms. Chapman was selected.

Lean Graduation Recognition. Lori Erickson, the LEAN Trainer, congratulated the employees that finished the LEAN training.

Introduction of Inci Yarkut, Code Enforcement Officer. Building Official Ryan Mumma introduced the City's new Code Enforcement Officer.

Consent Agenda:

MOTION: Councilmember Daughtry made a motion, seconded by Councilmember Jorstad, to approve the consent agenda. The motion passed 7-0-0-0.

The consent agenda included the following:

Vouchers

Council Meeting Minutes of May 25, 2021

Run for Your Life Event

Revised LRSC Facilities Use Agreement

Calliope Consulting Agreement for City-wide Lean services

Appoint Brian McManus to the Civil Service Commission Effective Immediately

Public Hearing:**Amendments to LSMC 14.44.097, Marijuana Facilities (LUA2020-0189)**

Senior Planner Levitan explained that the public hearing tonight is to consider a citizen-initiated land use code amendment regarding marijuana facilities. The Planning Commission held a public hearing on the proposal on May 5, 2021, which was continued to May 19, 2021. Among other changes, the Commission's recommendation includes a new 1,000-foot buffer between marijuana facilities and family day care providers; a new 17,000 square foot citywide limit on standalone marijuana processors; and a revised 54,000 square foot citywide limit on marijuana producers.

In November 2012, Washington voters approved Initiative 502, which decriminalized the production, manufacturing, processing, packaging, delivery, distribution, sale or possession of marijuana for recreational use. State regulations for marijuana facilities were subsequently created under Chapter 69.50 of the Revised Code of Washington (RCW), which are administered by the Washington State Liquor and Cannabis Board (WSLCB). RCW 69.50.331(8) requires licensed marijuana producers, processors and retailers to be located at least 1,000 feet away from, measured as the shortest straight-line distance from the property line of the proposed marijuana facility to the property line of the second property, the following protected uses:

- Elementary or secondary school
- Playground
- Recreation center or facility
- Child care center
- Public park
- Public transit center
- Library
- Game arcade (where admission is not restricted to persons age 21 or older)

In February 2014, the City Council adopted Ordinance 908, which established city regulations for marijuana facilities as codified in Lake Stevens Municipal Code (LSMC) Section 14.44.097. The regulations were further amended in May 2016 via Ordinance 958. Marijuana facilities are only permitted in the city's Light Industrial (LI) and General Industrial (GI) zoning districts, and require an administrative conditional use permitting for production and processing.

Staff's recommendation is to approve Ordinance No. 1119 amending LSMC Sections 14.44.097 and 14.08.010 or consider one of the identified alternatives.

Council engaged in discussion.

Mayor Gailey opened the public comment portion of the hearing at 7:33 p.m.

Sue Fernald, Lake Stevens. Ms. Fernald urged the Council to pass the Ordinance.

Janice Huxford, Lake Stevens. Ms. Huxford asked the Council to do some homework on this issue.

Mayor Gailey closed the public hearing at 7:39 p.m.

MOTION. Councilmember Jorstad made a motion, seconded by Councilmember Ewing, to continue the Ordinance until the fee discussion on July 6, 2021. The motion failed 2-3-2-0 with Councilmember Jorstad and Councilmember Ewing voting in favor, Councilmember Daughtry, Councilmember Petershagen and Councilmember Tageant opposed and Councilmember Frederick and Councilmember Dickinson abstaining.

MOTION. Councilmember Petershagen made a motion, seconded by Councilmember Tageant, to approve Ordinance 1119 supporting the Planning Commission's recommendation. The motion passed 4-2-1-0 with Councilmember Daughtry, Councilmember Petershagen, Councilmember Dickinson and Councilmember Tageant voting in favor, Councilmember Jorstad and Councilmember Ewing opposed and Councilmember Frederick abstaining.

Action Items:

Civic Center Alternatives

Director Wright explained that the City of Lake Stevens, Sno-Isle Libraries and the Lake Stevens Sewer District have met regularly with the Stowe team over the last several months. To date the following deliverables have been completed:

- A community survey was published and summarized
- An updated city and library needs assessment
- Draft market analysis
- Financing and delivery options
- High-level cost estimate

The City Council and Sno-Isle Library have been briefed on the project at different occasions. A community open house was held to go over the project results. A community survey has published to solicit information from the public on a preferred site plan option.

At its May 04, 2021 meeting, the City Council Meeting reviewed the three draft alternatives for the civic campus. The alternatives included a shared space option, a compact footprint option and separate building option. Council did not reach consensus on a preferred alternative but voiced support for the shared space or separate building options. Community survey results indicated a preference for separate buildings. Sno-Isle representatives prefer separate spaces (or a nominal connection) for a variety of reasons including flexibility in use, individual funding limitations, desire to own their own building, potential different timelines and delivery approaches. Sno-Isle remains committed to a civic campus with for shared grounds, parking and site infrastructure. Staff met with the Miller Hull design team to discuss a hybrid option that builds on elements of prior alternatives and contemplates the primary connection to be a shared plaza area. The hybrid option is most like Option 1 but with separated buildings. This alternative also includes a café space that could be attached to City Hall or on an individual building pad as another site amenity to activate the space.

Council engaged in a discussion.

MOTION. Councilmember Daughtry made a motion, seconded by Councilmember Frederick, to move forward with a Civic Center/Library with Alternative 4 as the primary goal. The motion passed 6-1-0-0 with Councilmember Jorstad opposed.

Due to the lateness of the evening, this item will be rescheduled to a future meeting:

Code Enforcement Procedures

Recess to Executive Session:

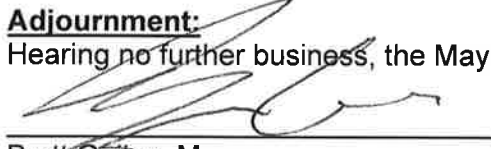
The meeting recessed to executive session at 8:39 p.m. per RCW 42.30.110 1 (b) to discuss Property Acquisition for approximately 15 minutes. Action may follow.

The meeting reconvened to regular session at 8:47 p.m.

MOTION. Councilmember Daughtry made a motion, seconded by Councilmember Frederick to authorize the Mayor to sign a Purchase and Sale Agreement for Lot 21 and Lot 22 Glenwood Division to the Costco Corporation. The motion passed 6-0-1-0 with Councilmember Tageant abstaining due to personal reasons.

Adjournment:

Hearing no further business, the Mayor adjourned the meeting at 8:49 p.m.



Brett Gailey, Mayor

Kelly M. Chelin, City Clerk