

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

March 22, 2022, at 6:00 p.m.

Hybrid Meeting - By Remote Participation via Zoom & in Person at The Mill Building

CALL TO ORDER: 6:00 p.m. by Council President Ewing

ELECTED OFFICIALS PRESENT: Councilmembers Kim Daughtry, Gary Petershagen, Shawn Frederick, Mary Dickinson, Marcus Tageant and Steve Ewing

ELECTED OFFICIALS ABSENT: Mayor Brett Gailey and Councilmember Anji Jorstad

STAFF MEMBERS PRESENT: City Administrator Gene Brazel, Finance Director Barb Stevens, Community Development Director Russ Wright, Public Works Director Aaron Halvorson, Police Chief Jeff Beazizo, Human Resources Director Anya Warrington, City Clerk Kelly Chelin and City Attorney Greg Rubstello.

Call to Order:

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

Pledge of Allegiance:

The Council President led the Pledge of Allegiance.

Roll Call:

All Councilmembers were present except Councilmember Jorstad.

MOTION. Councilmember Petershagen made a motion, seconded by Councilmember Daughtry, to excuse Councilmember Jorstad. The motion passed 6-0-0-1.

Approval of Agenda:

MOTION. Councilmember Dickinson made a motion, seconded by Councilmember Tageant, to approve the agenda as submitted. The motion passed 6-0-0-1.

Citizen Comments:

Raquel (last name not confirmed)

Rachel stated that her creamy business is coming soon to downtown Lake Stevens.

Bryan Lewandowski, Lakeview Flats LLC

Mr. Lewandowski introduced himself as the applicant for the project. He is building a three-story mixed-use building on Mill Spur.

Amy Lewandowski, Lakeview Flats LLC

Ms. Lewandowski explained that community is everything and they are excited for this project.

Antionette Morales-Tanner, Sno-Isle Library.

Ms. Morales-Tanner reported on some exciting projects coming up at the library.

Kevin (last name not confirmed)

Kevin asked the Council to keep tax dollars in the City. He stated that Lakeview Flats was a great addition to the City.

Council Business:

Councilmember Dickinson reported that the Kiwanis will be putting on an egg hunt this year. She is working with Sno-Isle Library for more diverse tools at the library. She attended the school board meeting and masks are now optional for students. She attended the Senior Center Board meeting. Lastly, Aquafest will be July 29 and July 30, 2022.

Councilmember Tageant attended the utility committee meeting today. The sewer district is conducting a rate study and it's unfortunately going to be a big rate increase. He also stated that he would like to work with Councilmember Daughtry on a pickle ball tournament at Aquafest.

Councilmember Petershagen attended the Planning Commission meeting where the comp plan docket was discussed. He also attended the utility committee meeting today.

Councilmember Daughtry attended the last Youth Advisory Council meeting. They will be conducting a Leadership Summit in May.

Councilmember Frederick attended the last Veterans Commission and Youth Advisory Council meetings.

Guest Business:

Lake Stevens Community Resource Center – Tina Mandella and Lynsey Gagnon of Volunteers of America

City Department Report

Introduce Chris Jones, the City's new Public Works Storm Supervisor

Consent Agenda:

MOTION. Councilmember Tageant made a motion, seconded by Councilmember Frederick, to approve the consent agenda. The motion passed 6-0-0-1.

The consent agenda included the following:

- Vouchers
- Interlocal Government Agreement Between the City of Everett, Snohomish County and the Cities of Snohomish and King Counties for In-Service Training Sessions
- Professional Services Agreement for Parks & Recreation Director Recruitment
- SR9/SR204 RAB Gateway Sign Base Construction Agreement with WSDOT
- Revised Distribution of Vessel Registration Fee Agreement

Public Hearing:

Ratification of 2022 Comprehensive Plan Docket

Planning Manager Levitan explained that under the Growth Management Act, the city can amend its Comprehensive Plan and Future Land Use Map, with a few exceptions, through an annual docket process. The purpose of this public hearing is to provide a list of city-initiated map and text amendments and citizen-initiated map amendments for the Council's consideration in setting the 2022 Comprehensive Plan Docket through Resolution 2022-02. The proposed docket includes items identified by the Council for review, technical updates and mandatory updates for some elements, as well as one citizen-initiated map amendment.

The Planning Commission held a public hearing on March 16, 2022, where it reviewed proposals for seven city-initiated text amendments (T-1 – T-7), two citizen-initiated map amendments (M-1 and M-2), and one city-initiated map amendment (M-3). At the conclusion of the public hearing, the Planning Commission voted by a 6-1 margin to recommend that the City Council ratify the 2022 docket to include all proposals except for map amendment M-2. The Planning Commission agreed with staff that proposal M-2 – which requests a land use change and associated rezone for a vacant parcel on a currently residential cul-de-sac (97th Dr SE) that was assigned a Commercial land use designation as part of the 2019 Comprehensive Plan docket – did not meet the ratification criteria. However, the Commission did agree that the entirety of 97th Dr SE should be analyzed as part of docket proposal M-3 to assess the most appropriate land use and zoning designations. The one nay vote wished to include proposal M-2 in the docket.

Text Amendments Recommended for Docket

- T-1 - Chapter 2 - Land Use Element
- T-2 - Shoreline Master Program
- T-3 - Chapter 5 – Parks, Recreation and Open Space Element
- T-4 - Chapter 7 - Public Services and Utilities Element
- T-5 - Chapter 9 - Capital Facilities Element
- T-6 – Administrative Updates
- T-7 – 20th St SE Corridor Subarea Plan.

Map Amendments Recommended for Docket

- M-1 - Amend land use designation of two parcels at 10510 and 10520 20th St from High

Density Residential to Commercial with concurrent rezone from R8-12 to Commercial (citizen-initiated).

M-3 - Explore potential changes to land use designations within the eastern portion of the 20th St SE Corridor subarea to reassess appropriate land uses along the corridor and explore ways to better accommodate projected population and employment growth targets (city-initiated).

Map Amendments NOT Recommended for Docket

M-2 - Amend land use designation of one parcel at 2229 97th Dr SE from Commercial to High Density Residential with concurrent rezone from Commercial District to R8-12 (citizen-initiated).

Council President Ewing opened the public hearing at 6:57 p.m.

Darron Pyper

Mr. Pyper asked the Council to rezone the property back to residential. He also stated he's not getting the Planning Commission emails.

Brian McManus

Mr. McManus thanked the Council for their support and stated these changes were critical.

Council President Ewing closed the public hearing at 7:00 p.m.

MOTION. Councilmember Daughtry made a motion, seconded by Councilmember Frederick, to approve Resolution 2022-02 to set the 2022 Comprehensive Plan Docket. The motion passed 6-0-0-1.

Discussion Items:

Lakeview Flats Development Agreement (LUA2022-0036)

Director Wright explained that the Lake Stevens City Council passed Resolution 2020-25 to surplus property off Main Street and Mill Spur. Staff has been coordinating with Lakeview Flats LLC (Lakeview) on a proposed real estate transaction for this property. Concurrently, Lakeview has applied for a Development Agreement to establish the terms for development of the site.

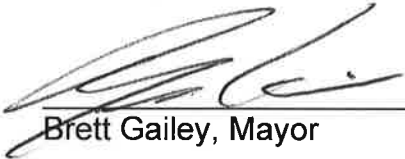
Under the City's municipal code, Development Agreements are Type VI applications subject to City Council review and approval. The applicant has provided a project narrative, site plan and conceptual elevations with the Development Agreement. Under state law, Development Agreements are designed to provide certainty between the city and the developer. The staff has coordinated with Lakeview and the City Attorney on the terms of the development agreement pursuant to the requirements of LSMC 14.16C.055 and RCW 36.70B.170 through 36.70B.210.

Following the execution of the Development Agreement, Lakeview proposes to submit a development plan for a mixed-use building that will include a mix of commercial/retail space and residential units. As part of the development, Lakeview will construct and lease the adjacent city property as a parking lot.

Staff will issue a Notice of Application for the project, issue a SEPA threshold determination for the project and advertise the public hearing. The staff anticipates holding a public hearing in April. Subject to public comment, additional information and the threshold determination, final adjustments to the development agreement may occur.

Adjournment:

MOTION. Councilmember Tageant made a motion, seconded by Councilmember Dickinson, to adjourn the meeting. The motion passed 6-0-0-1. The meeting adjourned at 7:09 p.m.


Brett Gailey, Mayor
Kelly M. Chelin, City Clerk