

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

May 24, 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, Councilmember Anji Jorstad and Steve Ewing

ELECTED OFFICIALS ABSENT: Mayor Brett Gailey

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**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.

**Approval of Agenda**

MOTION. Councilmember Tageant made a motion, seconded by Councilmember Dickinson, to approve the agenda without the Data Transfer Solutions Contract. The motion passed 7-0-0-0.

**Citizen Comments**

Kirk Peterson, Volunteers of America.

Mr. Peterson invited Council to the Volunteers of America breakfast on June 8, 2022.

**Council Business**

Councilmember Dickinson attended the Senior Center Board meeting.

Councilmember Daughtry attended the Snohomish County Cities Dinner and the last SCCIT meeting. He gave an update to the Council on the Trestle project.

Councilmember Petershagen attended the last Planning Commission meeting.

Councilmember Ewing attended the Youth Advisory Council Meeting.

**City Department Report**

Planning and Community Development Update – Director Russ Wright

**Guest Business**

Donation Recognition and Drone Presentation

Commander Thomas thanked Snohomish Valley Roofing for their generous donation.

Introduction of New Employees:

Joel Case, Crew Worker  
Mitch Anderson, Crew Worker  
Adam Blanc, Crew Worker

**Consent Agenda**

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

The consent agenda included the following:

- 2022 Vouchers
- City Council Workshop Meeting Minutes of May 3, 2022
- City Council Regular Meeting Minutes of May 10, 2022
- City Council Workshop Meeting Minutes of May 17, 2022
- Police Officer Lateral Hiring Incentives

**Public Hearing**

Lakeview Flats Development Agreement (LUA2022-0036) / Resolution 2022-08

Director Wright explained that Lakeview Flats, LLC applied for a Development Agreement on March 7, 2022, to construct a 17,128 square foot, three-story mixed-use building at 1800 Main Street on real property owned by the City. The project is within the Downtown Lake Stevens Subarea. Revised application materials were received by the city on April 28, 2022, including a project narrative, a revised site plan, revised SEPA checklist and a revised Planned Action Checklist. The city received a traffic report on May 4, 2022. The building would include three tenant spaces, with proposed restaurant uses, and six residential units. The applicant has applied for separate administrative design review and construction plan applications, pending approval of the development agreement. The proposed development by Lakeview Flats, LLC will require their purchase of real property from the City together with their lease (with option to purchase) of additional real property from the City for construction of a parking lot necessary to augment parking needs for the mixed-use building.

Staff, the City Attorney and representatives of Lakeview Flats, LLC have been coordinating the terms of the development agreement, the terms of sale and lease terms for the project property. A purchase and sale agreement and lease with option to purchase are attached to the Development Agreement as exhibits. Approval of the Development Agreement requires approval of the purchase and sale and lease agreements. Staff briefed City Council at its March 22, 2022, meeting about the scope of the project.

City staff provided required notice for the project on May 14, 2022, per Lake Stevens Municipal Code (LSMC) 14.16B.630. The SEPA official issued a Planned Action Certificate on May 18, 2022, for the development agreement and subsequent project actions. Finding of fact and consistency with Lake Stevens Municipal Code (LSMC)

14.16C.055 Development Agreements / Decision Criteria are provided in Resolution 2022-08. The agreement runs with the land and will be binding on the parties and their successors.

Council President Ewing opened the public hearing for comment.

There were no public comments.

Council President Ewing closed the public hearing for comment.

Council and staff engaged in a discussion. Council asked staff to come back with revised language to address the parking.

**MOTION.** Councilmember Tageant made a motion, seconded by Councilmember Daughtry, to continue the public hearing to June 14, 2022. The motion passed 7-0-0-0.

**Executive Session**

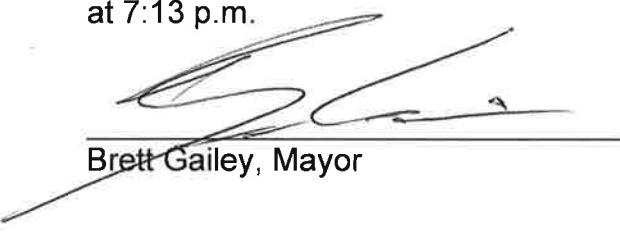
The meeting recessed to executive session at 6:54 p.m. to discuss Potential Litigation per RCW 42.30.110 (1) (i) for approximately 15 minutes. There will be no action.

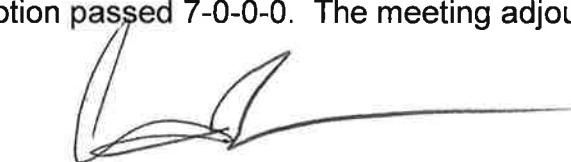
**Reconvene to Regular Session**

The meeting reconvened to regular session at 7:13 p.m.

**Adjournment:**

**MOTION.** Councilmember Frederick made a motion, seconded by Councilmember Tageant, to adjourn the meeting. The motion passed 7-0-0-0. The meeting adjourned at 7:13 p.m.

  
Brett Gailey, Mayor

  
Kelly M. Chelin, City Clerk - *Caitlin Weaver, Deputy City Clerk*