

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

December 9, 2025, 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. Mayor Brett Gailey

ELECTED OFFICIALS PRESENT: Council President Donoghue, Councilmembers Gary Petershagen, Kim Daughtry, Anji Jorstad and Kymm Shipman

ELECTED OFFICIALS ABSENT: Councilmembers Steve Ewing and Nathan Packard.

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**Call to Order**

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

**Pledge of Allegiance**

**Roll Call**

All Councilmembers were present except Councilmember Ewing and Councilmember Packard.

**MOTION.** Councilmember Shipman made a motion, seconded by Councilmember Donoghue, to excuse Councilmember Ewing and Councilmember Packard. The motion passed 5-0-0-2.

**Approval of Agenda**

**MOTION.** Councilmember Jorstad made a motion, seconded by Councilmember Daughtry, to approve the agenda as presented. The motion passed 5-0-0-2.

**Guest Business**

Community Transit Zip Shuttle Update

Snohomish County Regional Drug Task Force

**Citizen Comments**

There were no comments.

**Council Business**

**Mayor's Business**

**Consent Agenda**

**MOTION.** Councilmember Jorstad made a motion, seconded by Councilmember Daughtry, to approve the consent agenda. The motion passed 5-0-0-2.

The consent agenda included the following:

- 2025 Vouchers
- City Council Meeting Minutes of November 18, 2025
- City Council Meeting Minutes of November 25, 2025
- 2025 Budget Amendment No. 2 - Ordinance 1204

### **Public Hearing**

#### **Continuation of STEP and Co-Living Housing Code Amendments (LUA2025-0182)**

The Mayor opened the public hearing.

Principal Planner Levitan explained that this is a continued public hearing for LUA2025-0182, a city-initiated land use code amendment to revise definitions, permissible uses, development standards and supplementary use regulations for STEP housing and co-living housing.

Staff's recommendation is to approve the updated Ordinance 1209 which includes minor revisions requested by councilmembers during the December 2 public hearing related to the definition of transitional housing.

The hearing was opened for public comments. There were no comments.

The Mayor closed the public hearing.

Council discussed the Ordinance.

**MOTION.** Councilmember Jorstad made a motion, seconded by Councilmember Daughtry, to approve Ordinance 1209 as submitted.

**AMENDMENT TO THE MOTION.** Councilmember Petershagen made an amendment to the motion, seconded by Councilmember Donoghue, to include the transitional housing type 2 application permitting process, amending Section 14.44.100. The motion passed 3-2-0-2 with Councilmember Daughtry and Councilmember Jorstad opposed.

**FRIENDLY AMENDMENT.** Councilmember Donoghue made a motion, seconded by Councilmember Daughtry, to amend Section 5, Table 14.40-I and Section 7, Table 14.72-I to the Ordinance. The motion passed 3-2-0-2 with Councilmember Daughtry and Councilmember Jorstad opposed.

**ORIGINAL MOTION VOTE.** The motion passed 3-2-0-2 with Councilmember Daughtry and Councilmember Jorstad opposed.

(Note: After the meeting concluded, it was determined by the City Attorney that the Ordinance required 4 votes therefore it did not pass and will come back to the December 16, 2025 meeting)

Code Amendments - Chapters 14.08 – Definitions, 14.110 – Concurrency Management System, and 14.112 LSMC – Traffic Impact Mitigation Fees

The Mayor opened the public hearing.

Planning Manager Schmidt stated that the Council needs to hold this public hearing, take public testimony and consider the Planning Commission's recommendation on LUA2025-0073 and LUA 2025-0082 a city-initiated land use code amendment, to revise Chapters 14.08 – Definitions, 14.110 – Concurrency Management System, and 14.112 LSMC – Traffic Impact Mitigation Fees, consider an exemption or a reduction of impact fees for affordable housing per LSMC 14.112.030. and approve Ordinance 1212.

The hearing was opened for public comments. There were no comments.

It was noted by City Clerk Chelin that an email was received earlier from Tom Hansen that was forwarded to the Council.

The Mayor closed the public hearing.

Council discussed the Ordinance.

MOTION. Councilmember Jorstad made a motion, seconded by Councilmember Shipman, to approve Ordinance 1212 to include 100% total traffic impact fee reduction for affordable housing. The motion passed 4-1-0-2 with Councilmember Donoghue opposed.

MOTION. Councilmember Donoghue made a motion, seconded by Councilmember Daughtry, to extend the meeting to 8:15 p.m. The motion passed 4-1-0-2 with Councilmember Jorstad opposed.

Phase I Process Code Amendments (LUA2023-0188)

Principal Planner Levitan stated that the Council needs to hold a public hearing, take public testimony and consider the Planning Commission's recommendation on LUA2023-0188, a city-initiated land use code amendment to revise multiple LSMC chapters related to process code improvements, such as permit review timelines, permit review processes, and the use of clear and objective language and approve Ordinance 1211 which reflects the Planning Commission's recommendation on the proposed code amendments.

The hearing was opened for public comments. There were no comments.

The Mayor closed the public hearing.

Council discussed the Ordinance.

**MOTION.** Councilmember Daughtry made a motion, seconded by Councilmember Jorstad, to approve Ordinance 1211 to approve Phase I Process Code Amendments (LUA2023-0188). The motion passed 5-0-0-2.

**Action Items**

**Ordinance 1210 Elimination of Petty Cash Revolving Fund**

Finance Director Stevens explained that Ordinance No 1210 Repeals Ordinance 282 and LSMC Chapter 3.40 involving the Petty Cash Revolving Fund.

**MOTION.** Councilmember Jorstad made a motion, seconded by Councilmember Donoghue, to approve Ordinance 1210. The motion passed 5-0-0-2.

**Interlocal Agreement with the City of Arlington for Joint Grant Administration**

Finance Director Stevens recommended that the Council authorize the Mayor to execute the Interlocal Agreement between the City of Lake Stevens and the City of Arlington to administer a joint Office of Public Defense Grant.

**MOTION.** Councilmember Jorstad made a motion, seconded by Councilmember Donoghue to authorize the Mayor to execute the Interlocal Agreement between the City of Lake Stevens and the City of Arlington. The motion passed 5-0-0-2.

**MOTION.** Councilmember Daughtry made a motion, seconded by Councilmember Jorstad, to authorize the City to Enter into Grant Agreement No. IAA26059 with WA Office of Public Defense. The motion passed 5-0-0-2.

**Amendment No. 5 to Agreement with Feldman & Lee, P.S. for Public Defense Social Service Program**

**MOTION.** Councilmember Jorstad made a motion, seconded by Councilmember Shipman, to approve Amendment No. 5 to the Professional Services Agreement with Feldman & Lee, P.S. for Public Defense Social Services Program. The motion passed 5-0-0-2.

**Discussion Items**

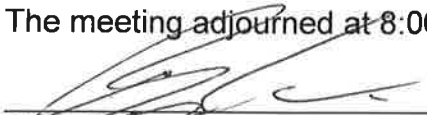
**Lakeview Flats Termination of Development Agreement Resolution No. 2022-08**

Planning Manager Schmidt recommended that the Council discuss Resolution 2025-12 to terminate the Development Agreement for Lakeview Flat and bring it back for approval on December 16, 2025. This Resolution will come back as an action item at the next meeting.

**Adjournment**

MOTION. Councilmember Donoghue made a motion, seconded by Councilmember Jorstad, to adjourn the meeting. The motion passed 5-0-0-2.

The meeting adjourned at 8:06 p.m.

  
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Brett Gailey, Mayor  
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Kelly M. Chelin, City Clerk