

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

December 16, 2025, at 6:30 p.m.

Hybrid Meeting - By Remote Participation via Zoom & in Person at City Hall,  
Conference Room A

CALL TO ORDER: 6:30 p.m. Mayor Brett Gailey

ELECTED OFFICIALS PRESENT: Councilmembers Ryan Donoghue, Gary Petershagen, Kim Daughtry, Anji Jorstad and Kymm Shipman, Steve Ewing and Nathan Packard.

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**Call to Order**

Mayor Gailey called the meeting to order at 6:30 p.m.

**Pledge of Allegiance**

**Roll Call**

All Councilmembers were present.

**Approval of the Agenda**

**MOTION.** Councilmember Petershagen made a motion, seconded by Councilmember Ewing, to move item 10G. from the consent agenda (Two Appointments to the Planning Commission) to the action agenda. The motion passed 7-0-0-0.

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

**Citizen Comments**

**Jerry Stumbaugh, Senior Center.** Jerry spoke reported on the Senior Center and upcoming holiday dinner.

**Amy Lewandowski, Lake Stevens.** Amy thanked the outgoing Councilmembers for their service.

**Council Business**

**Thank you to Outgoing Councilmembers Kim Daughtry, Gary Petershagen and Steve Ewing**

Mayor Gailey presented the outgoing Councilmembers with a plaque.

**Break for Cake/Refreshments**

The Council took a break from 6:25 p.m. to 6:40 p.m.

**Mayor's Business**

### **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:

- 2025 Vouchers
- City Council Meeting Minutes of December 2, 2025
- City Council Meeting Minutes of December 9, 2025
- Resolution to Approve Lake Stevens Annex to Snohomish County Comprehensive Emergency Management Base Plan
- Contract Amendment with New Restoration and Recovery Services (Aqualis)
- Cancel December 23, 2025 Council Meeting
- Eagle Ridge Grant Agreement

### **Action Items**

#### **Two Appointments to the Planning Commission**

Councilmember Petershagen stated that an email was received from Councilmember-Elect Tosha Edwards about concerns with the appointments. Council asked Councilmember-Elect Edwards to speak to her concerns. Council engaged in a discussion.

**MOTION.** Councilmember Jorstad made a motion, seconded by Councilmember Daughtry, to appoint James Sauls to the Planning Commission, Position 2 with a term expiring December 31, 2026 and Amy Lewandowski to the Planning Commission, Position 7 with a term expiring December 31, 2027. The motion passed 7-0-0-0.

### **Public Hearing**

#### **Ripperger Development Agreement (LUA2025-0050)**

Principal Planner Levitan stated that this hearing is scheduled in order to take public testimony on LUA2025-0050, a development agreement that establishes the framework, land use review processes, development regulations and responsibilities for a proposed transfer of density between the KNA site on 99th Ave SE and the SLR site on S Lake Stevens Rd. and adopt the findings outlined in the staff report, approve land use application # LUA2025-0050, and authorize the Mayor to sign the development agreement which would then be recorded with Snohomish County.

Mayor Gailey opened the hearing for public comment.

**Ryan Larsen, Applicant.** Ryan spoke in favor of the staff report and findings.

**Sally Jo Sebring, Lake Stevens.** Sally Jo spoke against the agreement.

**Dave Brooks, Lake Stevens.** Dave spoke against the agreement.

**Gary B (spelling not confirmed), Lake Stevens.** Gary spoke against the agreement.

Christina Brooks, Lake Stevens. Cristina spoke against this agreement.

**MOTION.** Councilmember Daughtry made a motion, seconded by Councilmember Donoghue, to adopt the findings outlined in the staff report, approve land use application # LUA2025-0050, and authorize the Mayor to sign the development agreement shown in Attachment 1, which would then be recorded with Snohomish County. The motion passed 6-1-0-0.

**MOTION.** Councilmember Donoghue made a motion, seconded by Councilmember Shipman, to extend the meeting to 8:30 p.m. The motion passed 5-2-0-0 with Councilmember Ewing and Councilmember Jorstad opposed.

### **Action Items**

#### **Resolution No. 2025-13 – Naming the Marcus Tageant Interpretive Trail**

**MOTION.** Councilmember Jorstad made a motion, seconded by Councilmember Shipman, to approve Resolution No. 2025-13 to name the interpretive public trail at the new city campus the “Marcus Tageant Interpretive Trail.” The motion passed 7-0-0-0.

#### **Bid Award for the Lake Stevens Historical Museum and Retail Building**

**MOTION.** Councilmember Daughtry made a motion, seconded by Councilmember Shipman, to approve Valdez Construction as the selected contractor for the Lake Stevens Historical Museum and Retail Building as the low bidder and adopt a final project budget, not to exceed \$5,380,901, for construction costs, soft costs and supplemental costs, subject to a future budget amendment. The motion passed 7-0-0-0.

#### **Lakeview Flats Development Agreement Termination — Resolution 2025-12**

**MOTION.** Councilmember Ewing made a motion, seconded by Councilmember Daughtry, to approve Resolution 2025-15 to repeal Resolution 2022-08 and terminate the development agreement with Lakeview Flats, LLC. The motion passed 5-2-0-0 with Councilmember Jorstad and Councilmember Donoghue opposed.

#### **131st Ave Infrastructure Improvements Construction Contract Award**

**MOTION.** Councilmember Jorstad made a motion, seconded by Councilmember Donoghue, to authorize the Mayor to sign the public works contract with Reece Construction for the construction of the 131st Ave Infrastructure Improvements Project. The motion passed 7-0-0-0.

#### **Revised Action to Adopt Ordinance 1209 (STEP and Co-Living Housing)**

Principal Planner Levitan asked the Council to approve either the original or revised Ordinance 1209 (Attachment 1 or Attachment 2 in the packet). He stated that the required findings and conclusions are summarized in the December 2 Council staff report.

MOTION. Councilmember Petershagen made a motion, seconded by Councilmember Donoghue, to approve Ordinance 1209, Attachment 2. The motion passed 5-2-0-0 with Councilmember Jorstad and Councilmember Packard opposed.

**Adjournment**

MOTION. Councilmember Shipman made a motion, seconded by Councilmember Donoghue, to adjourn the meeting. The motion passed 7-0-0-0.

The meeting adjourned at 8:10 p.m.

  
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Brett Gailey, Mayor  
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Caitlin Weaver, Deputy City Clerk