

CITY COUNCIL MEETING AGENDA



City of Lake Stevens Vision Statement

By 2030, we are a sustainable community around the lake with a vibrant economy, unsurpassed infrastructure and exceptional quality of life.

May 23, 2023 - 6:00 PM

HYBRID COUNCIL MEETING WITH TWO WAYS TO PARTICIPATE:

In Person: The Mill, Sawyers Room, 1808 Main Street, Lake Stevens

OR Join Zoom Meeting: <https://us02web.zoom.us/j/85951465967> or call in at (253) 215-8782, Meeting ID 85951465967

1. **Call to Order**
2. **Pledge of Allegiance** Mayor
3. **Roll Call**
4. **Approval of Agenda** Council President
5. **Guest Business**
 - A. New Police Records Specialist Britney Ryan
 - B. 2023 Legislative Session Report Trevor Justin, City's Lobbyist
6. **Citizen Comments**
7. **Council Business** Council President
8. **Mayor's Business**
9. **City Department Report**
10. **Consent Agenda**
 - A. 2023 Vouchers Barb Stevens
 - B. City Council Meeting Minutes of May 9, 2023 Kelly Chelin
 - C. Memorandums of Understanding with LS Police Guild - Juneteenth Anya Warrington
11. **Discussion Items**
 - A. Lake Stevens Industrial Center Infrastructure and Market Analysis Final Report Overview Christi Schmidt
 - B. Draft Climate Sustainability Plan Melissa Place
12. **Adjourn**

THE PUBLIC IS INVITED TO ATTEND

The City of Lake Stevens strives to provide accessible opportunities for individuals with disabilities. Please contact Human Resources, City of Lake Stevens ADA Coordinator, (425) 622-9400, at least five business days prior to any City meeting or event if any accommodations are needed. For TDD users, please use the state's toll-free relay service, (800) 833-6384, and ask the operator to dial the City of Lake Stevens City Hall number.

NOTICE: All proceedings of this meeting are audio recorded, except Executive Sessions.

City of Lake Stevens Final Report

Washington State 2023 Legislative Session

The 2023 Legislative Session was scheduled as a long, 105-day session that began Monday, January 9, 2023, and concluded on-time on Sunday, April 23, 2023. It was an action-packed session that saw the passage of several major policies as well as the state's three biennial budgets: the Operating, Capital, and Transportation budgets.

Democrats continued to control the agenda in Olympia with strong majorities in both the House (58-40) and Senate (29-20) as well as control of the executive branch. This year, there were 22 newly elected legislators (and 3 additional returning from retirement), and this was a unique year for returning legislators elected in 2020 as well, given this was their first time working from the Capitol campus in Olympia as the previous two years were conducted virtually.

2,302 bills were introduced over the course of the 105-day session. 494 bills passed the legislature and have been sent to the Governor to be signed into law. Between now and May 16, the Governor will review bills passed by the legislature and choose one of three options: 1) sign the bill into law 2) veto the entire bill 3) partially veto the bill by removing entire sections. The Governor does not have line-item veto authority which means removing sentences or words. Once signed, bills become effective on July 23, 2023, unless provisions of the bill note otherwise.

	Bills Introduced	Passed the Legislature
House	1162	273
Senate	1141	221
Total for 2023	2303	494

City of Lake Stevens Priority Wins for the 2023 Session

The City of Lake Stevens had multiple successes in the 2023 legislative session. Top priority wins include:

- ✓ \$1.123m secured in the final Capital Budget to renovate the Cedarwood Clubhouse
- ✓ \$764k secured in the Capital Budget for the Lake Stevens Historical Museum
- ✓ Passage of Police Pursuits legislation ([SB 5352](#))
- ✓ Passage of 'doxing' legislation (the unauthorized publication of personal info) ([HB 1335](#))
- ✓ The Blake Bill ([SB 5536](#)) – to be determined!
 - The City was pleased with the version that passed the Senate chamber, and has advocated that version of the bill or one with similar components pass during the special session (more below).

Blake Decision and Special Session

While the legislature adjourned on time, one significant issue was left unresolved. During the final hours of the 2023 Legislative Session, lawmakers discussed and ultimately failed to find agreement on addressing the Blake Decision, which is the 2021 State Supreme Court decision which struck down Washington state's criminal statute prohibiting possession of a controlled substance. The final version of the bill, which was negotiated in conference, failed to muster sufficient votes to pass out of the House of Representatives. In the following days, Governor Inslee left little doubt there will be a special session this summer. The Governor shared that legislators need to work out a compromise and then he will call a special session, which has now been announced to begin May 16 – the current policy on the topic expires July 1 of this year. It's important to note that when the Governor calls a special session, while the intent may be for one issue only, any items can

be discussed. With that said, the message has been clear that this special session will focus on the Blake issue specifically.

Biennial Budgets

After each chamber released and passed their respective biennial budgets (Operating, Capital, and Transportation), budget leaders retreated behind closed doors to negotiate the differences between the House and Senate versions of the budgets. This year, negotiations concluded in the final hours of session with Capital and Transportation Budgets released to the public on Friday, April 21 and the Operating Budget on Saturday, April 22 – with just over twenty-four hours prior to the end of session. Below are highlights of each budget:

Adopted 2023-2025 Operating Budget

The Operating Budget is a two-year plan that pays for the day-to-day operations of state government, including K-12 schools, human services, higher education, the prison system, public safety, and more. The final budget appropriates \$69.8 billion for the biennium. It adds \$4.7 billion in new spending, and leaves approximately \$3 billion in reserves, and does not rely on new taxes or fees. As noted in a Democratic [press release](#), notable investment include:

- **K-12 Education and Higher Education:**
 - \$521 million for salary adjustment and healthcare cost increase for K-12 educators
 - \$417 million for special education students
 - \$85 million to expand access to free meals for students
 - \$91 million to expand Early Childhood Education and Assistance Program slots and increase rates
 - \$48 million to increase funding for health care workforce and training
 - \$90 million for low-interest graduate student loans
 - \$13 million to expand access to the Washington College Grant and dual credit programs
- **Housing, Human Services, and Poverty Reduction**
 - \$95 million in food assistance programs
 - \$44 million to fund an 8% increase to Temporary Assistance for Needy Families (TANF); Aged, Blind, or Disabled (ABD); and other cash assistance programs
 - \$35 million to increase support for foster care
 - \$140 million for emergency housing and rental assistance
 - \$150 million for the covenant homeownership program
 - \$60 million for encampment response and outreach
 - \$26 million for increased funding to the Housing and Essential Needs program
 - \$40 million to fund the Working Families Tax Credit
- **Public Health, Behavioral Health, Long-Term Care, and Developmental Disabilities:**
 - \$76 million in foundational public health services
 - \$80 million to increase rates for health care workers, targeting primary care and pediatricians
 - \$24 million for reproductive health services and security measures
 - \$270 million for a rate increase for behavioral health providers
 - \$122 million for additional behavioral health bed capacity
 - \$142 million to expand substance use disorder prevention and treatment
 - \$21 million for behavioral health crisis, outreach, and diversion programs
 - \$28 million for youth behavioral health
 - \$80 million to increase homecare worker rates for individual providers
 - \$152 million for adult family home collective bargaining agreements
 - \$59 million for patient transitions out of acute care hospitals
 - \$108 million to meet Trueblood obligations to improve the state's competency evaluation and restoration services

- **Increased rates for providers and workers, including:**
 - Nursing home rates — \$107 million
 - Assisted living rates — \$56 million
 - Supported living rates — \$17 million
 - Employment and community inclusion — \$24 million
- **Climate Commitment Act and Natural Resources:**
 - \$406 million in Climate Commitment Act investments
 - \$45 million for forest health and wildfire protection
 - \$39 million for biodiversity protection
 - \$36 million for salmon habitat and recovery

Links to the 2023-2025 Operating Budget: [Text of the Budget](#) & [Summary Documents](#)

Adopted 2023-2025 Capital Budget

The Capital Budget is the state's construction budget, and typically includes investments to state and local agencies for buildings and infrastructure projects, such as public schools and universities, parks, prisons, but does not include transportation construction. This budget operates over the same two year period as the Operating Budget. The final budget authorizes \$9 billion in total budgeted funds, of which \$4.7 billion is debt limit bonds for the 2023-25 biennium. The remaining amounts are \$947 million in federal funds, \$328 million in Model Toxic Control Accounts, \$717 million in Climate Commitment Accounts, \$295 million in alternate financing authorizations, \$275 million in State Common School Construction Account, and \$1.8 billion in all other funds. Approximately \$95 million in bond capacity is reserved for a supplemental capital budget.

Notable investments include:

- **Behavioral Health: \$884 million**
- **Affordable Housing & Home Upgrades: \$693.7 million**
 - Affordable housing investments include (\$570 million)
 - \$400 million to the Housing Trust Fund;
 - \$60 million to connect affordable housing developments to infrastructure;
 - \$50 million for projects designed to increase the supply and affordability of transit-oriented housing;
 - \$40 million for the Housing Finance Commission Land Acquisition Program;
 - \$14.5 million for youth shelters and housing; and
 - \$5 million for landlord mitigation.
 - Home upgrade investments include (\$124 million):
 - \$83.2 million in federal authority to implement the Home Efficiency Rebates Program;
 - \$35 million in weatherization and home health improvements to homes occupied by low-income households; and
 - \$6 million for the Low-Income Rural Rehabilitation Grant Program.
- **Human Services: \$407 million**
- **Education: \$872 million** is provided for K-12 education across the state, including \$588 million in state matching grants for the School Construction Assistance Program.
- **Higher Education: \$1.5 billion in total funds, of which \$869 million is state general obligation bonds**, is provided for higher education facilities at the four-year institutions and the Community and Technical Colleges.
- **Natural Resources: \$2.4 billion** is invested in natural resource projects that collectively address water quality and supply, salmon recovery, outdoor recreation and conservation, state trust lands, state parks, air quality, and more. Major investments include:
 - Water Quality: \$779 million

- Salmon Recovery: \$378.3 million
- Water Supply: \$233.7 million
- Outdoor Recreation and Conservation: \$150.7 million
- Toxic Cleanup and Prevention: \$158.1 million
- State Parks: \$81.5 million
- Carbon Sequestration Forests and Trust Lands: \$110.1 million
- Air Quality: \$56.6 million
- **Local & Community Projects:**
 - **\$231 million, which funds over 325 community based projects**
- **Clean Energy, Energy Efficiency, and Rehabilitation**
 - Home Electrification and Appliance Rebates Program (HEAR): \$163 million
 - Clean Energy Fund Grants: \$60 million
 - Large scale solar innovation projects: \$39 million
 - Local emission reduction projects and projects to reduce emissions in hard to decarbonize sectors: \$36.7 million
- **Early Learning: \$70.4 million**
- **Local Infrastructure:**
 - Public Works Trust Fund for infrastructure projects administered through the Public Works Board: \$400 million
 - Low-interest loans to publicly and privately owned drinking water systems through the Department of Health: \$140 million
 - State matching funds for the federal Broadband Equity, Access, and Deployment Program: \$50 million
- **Art & Historic Preservation: \$23.2 million**
- **Military Department: \$65.5 million**

Links to the 2023-2025 Capital Budget: [Text of the Budget](#) & [Summary Documents](#)

Adopted 2023-2025 Transportation Budget

The state's transportation budget pays for both the day-to-day operations of state transportation agencies and the construction and preservation of state highways and roads. Most of the revenue that supports the transportation budget comes from the state gas tax and permits, licenses, and other fees. The final budget appropriates \$13.4 billion and made significant investments towards major highway projects (\$5.4 billion), the state's ferry system (\$1.3 billion), and fish and culvert removal and repair (\$1 billion). Notably, this is the first year the state can utilize funding from the Climate Commitment Act that passed in 2021. [Nearly \\$1 billion will be used](#) for projects that support conversion to zero-emission transportation.

Links to the 2023-2025 Transportation Budget: [Text of the Budget](#) & [Summary Documents](#)

Links to Adopted Budgets

- 2023-2025 Operating Budget: [Text of the Budget](#) & [Summary Documents](#)
- 2023-2025 Capital Budget: [Text of the Budget](#) & [Summary Documents](#)
- 2023-2025 Transportation Budget: [Text of the Budget](#) & [Summary Documents](#)

2023 Policy Bills

As noted above, bill action from the Governor will conclude on May 16. The bills below that passed the legislature will likely be signed into law. Should a veto or partial veto occur, this report will be updated after

May 16. Additionally, any bill that did not advance in 2023 will be *alive* and eligible for consideration again in 2024.

<u>Bill Details</u>	<u>Status</u>	<u>Sponsor</u>	<u>Priority</u>	<u>Position</u>
<u>2SHB 1025</u> (Dead)	Police/private actions Creating a private right of action for harm from violations of the state Constitution or state law by peace officers.	H Rules C	Thai	
<u>SHB 1026</u> (Dead)	Local gov. design review Concerning local government design review.	H Rules C	Walen	Monitoring
<u>2SHB 1032</u> (SSB 5039)	Wildfires/electric utilities Mitigating the risk of wildfires through electric utility planning and identification of best management practices appropriate to each electric utility's circumstances.	C 132 L 23	Dent	
<u>ESHB 1042</u>	Use of existing buildings Concerning the use of existing buildings for residential purposes.	Del to Gov	Walen	Monitoring
<u>HB 1046</u>	Housing dev. income limits Expanding housing supply by supporting the ability of public housing authorities to finance affordable housing developments by rebenchmarking area median income limits.	C 133 L 23	Walen	
<u>ESHB 1048</u> (SSB 5047)	Voting rights act Enhancing the Washington voting rights act.	C 56 L 23	Mena	
<u>HB 1052</u> (Dead)	Nonprofit housing/tax ex. Providing a property tax exemption for qualified real and personal property owned or used by a nonprofit entity in providing qualified housing funded in whole or part through a local real estate excise tax.	H Rules 3C	Ramel	
<u>ESHB 1057</u> (Dead) (SB 5350)	PERS/TRS 1 benefit increase Providing a benefit increase to certain retirees of the public employees' retirement system plan 1 and the teachers' retirement system plan 1.	H Rules 3C	Stokesbary	
<u>SHB 1080</u> (Dead)	Body worn cameras Concerning body worn cameras.	H Rules 3C	Taylor	
<u>HB 1099</u> (Dead)	Public works wages Requiring certain wages in public works contracts to be at least the prevailing wage in effect when the work is performed.	H Cap Budget	Berry	

<u>SHB 1105</u> (Dead)	Public comment notice Requiring public agencies to provide notice for public comment that includes the last date by which such public comment must be submitted.	H Rules 3C	Kloba	
<u>E2SHB 1110</u> (SSB 5190)	Middle housing Increasing middle housing in areas traditionally dedicated to single-family detached housing.	Del to Gov	Bateman	Neutral
<u>SHB 1111</u> (Dead)	Housing benefit districts Concerning housing benefit districts.	H Cap Budget	Ryu	
<u>EHB 1125</u> (SSB 5162)	Transportation budget Making transportation appropriations for the 2023-2025 fiscal biennium.	H Passed 3rd	Fey	
<u>HB 1126</u> (Dead) (SB 5164)	Transportation budget, supp. Making supplemental transportation appropriations for the 2021-2023 fiscal biennium.	H Transportation	Fey	
<u>HB 1130</u> (Dead) (SSB 5078)	Firearm industry duties Protecting public safety by establishing duties of firearm industry members.	H Civil R & Judi	Hackney	
<u>2SHB 1131</u> (Dead) (SSB 5154)	Solid waste management Improving Washington's solid waste management outcomes.	H Rules C	Berry	
<u>SHB 1133</u> (Dead) (SB 5357)	Detached ADUs Establishing limitations on detached accessory dwelling units outside urban growth areas.	H Rules R	Chapman	
<u>HB 1135</u> (Dead) (SB 5452)	Impact fee use Authorizing impact fee revenue to fund improvements to bicycle and pedestrian facilities.	H Rules R	Slatter	Support
<u>SHB 1140</u> (Dead) (ESSB 5187)	Operating budget Making 2023-2025 fiscal biennium operating appropriations.	H Rules R	Ormsby	
<u>HB 1141</u> (Dead) (SB 5188)	Operating budget, supp. Making 2021-2023 fiscal biennium second supplemental operating appropriations.	H Approps	Ormsby	

<u>E2SHB 1143</u> (SB 5211)	Firearms/purchase & transfer Concerning requirements for the purchase or transfer of firearms.	C 161 L 23	Berry	
<u>HB 1144</u> (Dead) (SB 5232)	Firearms/purchase & transfer Enhancing requirements for the purchase or transfer of firearms.	H Civil R & Judi	Berry	
<u>SHB 1147</u> (Dead) (ESSB 5200)	Capital budget Concerning the capital budget.	H Rules R	Tharinger	
<u>HB 1149</u> (Dead) (SSB 5202)	Housing/capital expenditures Reducing homelessness in Washington state through capital expenditures for programs that address housing insecurity.	H Cap Budget	Tharinger	
<u>E2SHB 1167</u> (Dead)	Residential housing Concerning residential housing regulations.	H Rules 3C	Duerr	Concerns
<u>HB 1178</u> (Dead) (SB 5446)	Firearms/local government Concerning local government authority to regulate firearms.	H Civil R & Judi	Hackney	
<u>E2SHB 1181</u> (SSB 5203)	Climate change/planning Improving the state's response to climate change by updating the state's planning framework.	C 228 L 23	Duerr	
<u>HB 1195</u> (Dead)	Weapons/parks & hospitals Prohibiting the open carry of certain weapons in public parks and public hospitals.	H Civil R & Judi	Senn	
<u>HB 1198</u> (Dead) (SB 5402)	PTBA/limited law enforcement Authorizing public transportation benefit areas to become limited authority Washington law enforcement agencies.	H Community Safet	Bronoske	
<u>SHB 1200</u> (SB 5273)	Employee information/unions Requiring public employers to provide employee information to exclusive bargaining representatives.	C 204 L 23	Alvarado	
<u>HB 1219</u> (Dead) (SB 5575)	PTBA governing bodies Concerning public transportation benefit area governing bodies.	H Transportation	Pollet	
<u>SHB 1231</u>	Site readiness grants	H Rules R	Berg	

(Dead) (SSB 5229)	Accelerating rural job growth and promoting economic recovery across Washington through site readiness grants.			
<u>ESHB 1245</u> (Dead) (SSB 5364)	Lot splitting Increasing housing options through lot splitting.	H Rules 3C	Barkis	Monitoring
<u>HB 1252</u> (Dead)	Impact fee deferrals Concerning impact fee deferrals.	H Rules C	Bateman	Concerns
<u>HB 1264</u> (Dead)	Solid waste customers/rates Encouraging equitable treatment for different categories of solid waste utility customer under local solid waste collection rates.	H Env & Energy	Walen	
<u>SHB 1267</u> (Dead) (SSB 5613)	Rural public facilities/tax Concerning rural public facilities sales and use tax.	Del to Gov	Tharinger	
<u>HB 1276</u> (Dead) (SSB 5235)	Accessory dwelling units Concerning accessory dwelling units.	H Housing	Pollet	Concerns
<u>ESHB 1293</u>	Development regulations Streamlining development regulations.	Del to Gov	Klicker	
<u>HB 1296</u> (Dead) (2SSB 5290)	Local permit review Concerning consolidating local permit review processes.	H Approps	Peterson	
<u>HB 1298</u> (Dead) (E2SSB 5258)	Condos and townhouses Increasing the supply and affordability of condominium units and townhouses as an option for homeownership.	H Civil R & Judi	Hutchins	
<u>SHB 1306</u> (Dead) (2SSB 5268)	Public works procurement Addressing equity and efficiencies in public works procurement including modifying small works roster requirements.	H Rules C	Tharinger	
<u>SHB 1326</u>	Utility connection charges Waiving municipal utility connection charges for certain properties.	Del to Gov	Cortes	
<u>ESHB 1329</u>	Utility shutoffs/heat	C 105 L 23	Mena	

(SSB 5366) Preventing utility shutoffs for nonpayment during extreme heat.

<u>ESHB 1335</u> (SB 5321)	Personal identifying info. Concerning the unauthorized publication of personal identifying information.	Del to Gov	Hansen		Support
<u>EHB 1337</u>	Accessory dwelling units Expanding housing options by easing barriers to the construction and use of accessory dwelling units.	Del to Gov	Gregerson		Concerns
<u>HB 1343</u> (Dead)	Rent relief & housing Providing local governments with options to grant rent relief and preserve affordable housing in their communities.	H Housing	Kloba		
<u>HB 1350</u> (Dead)	Multifamily unit conversion Expanding the multifamily tax exemption program to include converting existing multifamily units.	H Housing	Walen		
<u>SHB 1351</u> (Dead) (SB 5456)	Minimum parking requirements Prohibiting the imposition of minimum parking requirements except under certain circumstances.	H Rules R	Reed		Oppose
<u>SHB 1363</u> (Dead) (ESB 5352)	Vehicular pursuits Concerning vehicular pursuits.	H Rules R	Rule	High	Support
<u>HB 1380</u> (Dead)	Law enf. officer funding Providing funding for the recruitment, retention, and support of law enforcement officers.	H Approps	Stokesbary		
<u>ESHB 1387</u> (Dead)	Law enf. applicant pool Requiring the criminal justice training commission to establish a program to recruit and train a pool of applicants who may be employed by certain law enforcement agencies in the state.	H Rules 3C	Ramos		
<u>HB 1401</u> (Dead)	Housing permit process Allowing cities and counties to create a simple, standardized housing permit process for affordable housing units in areas designated for housing.	H Rules C	Jacobsen		
<u>HB 1402</u> (Dead)	Urban growth boundaries Adjusting urban growth boundaries to account for situations where property owners have not developed property as expected in comprehensive plans and development regulations.	H Local Govt	Jacobsen		Support
<u>HB 1403</u> (Dead)	Water & sewage system access Making it possible for more properties to have access to water, storm drains, and sanitary sewage systems.	H Local Govt	Goehner		

<u>SHB 1413</u> (Dead) (SSB 5424)	Flexible work/peace officers Concerning flexible work for general and limited authority Washington peace officers.	H Approps	Shavers
<u>SHB 1414</u> (Dead)	RTA vehicle removal Concerning the removal of vehicles by a regional transit authority when obstructing the operation of high capacity transportation vehicles or jeopardizing public safety.	H Rules R	Mena
<u>2SHB 1425</u> (Dead)	Municipal annexations Facilitating municipal annexations.	Del to Gov	Berg
<u>2SHB 1433</u> (Dead)	Energy labeling/residential Concerning energy labeling of residential buildings.	H Rules 3C	Duerr
<u>2SHB 1445</u> (Dead)	Law enf. misconduct Concerning law enforcement and local corrections agency misconduct through investigations and legal actions.	H Rules C	Hansen
<u>HB 1446</u> (Dead) (SSB 5361)	Law enf. officers/increase Incentivizing cities and counties to increase employment of commissioned law enforcement officers.	H Local Govt	Stokesbary
<u>HB 1464</u> (Dead) (2SSB 5518)	Ransomware/state Concerning the protection of critical constituent and state operational data against the financial and personal harm caused by ransomware and other malicious cyber activities.	H State Govt & T	Hackney
<u>HB 1468</u> (Dead)	Impact fee deferrals Concerning impact fee deferrals.	H Rules C	Goehner
<u>HB 1471</u> (Dead) (SB 5428)	State procurement procedures Modifying state procurement procedures for competitive, sole source, convenience, and emergency goods and services contracts.	H Rules 3C	Stearns
<u>HB 1476</u> (Dead) (SB 5289)	Impact fees/law enforcement Concerning allowing the use of impact fees for law enforcement.	H Local Govt	Shavers
<u>2SHB 1492</u> (Dead)	State v. Blake relief Providing relief for persons affected by State v. Blake.	H Rules R	Simmons
<u>SHB 1513</u>	Traffic safety	H Rules R	Street

(Dead) (SB 5572)	Improving traffic safety.			
<u>HB 1517</u> (Dead) (ESSB 5466)	Transit-oriented development Promoting transit-oriented development.	H Housing	Reed	Concerns
<u>HB 1519</u> (Dead)	Local project review Concerning local project review.	H Rules C	Barkis	Concerns
<u>HB 1527</u> (SB 5539)	Tax increment financing Making technical corrections to the local tax increment financing program.	Del to Gov	Wylie	
<u>HB 1530</u> (Dead)	Law enf. employ. eligibility Expanding eligibility for employment of certain law enforcement and prosecutor office positions.	H Rules 3C	Cortes	
<u>HB 1575</u> (SB 5612)	Cultural access programs/tax Modifying the sales and use tax for cultural access programs by allowing the tax to be imposed by a councilmanic or commission authority and defining timelines and priorities for action.	C 179 L 23	Reed	
<u>SHB 1577</u>	Municipal officers/contracts Concerning municipal officers' beneficial interest in contracts.	C 153 L 23	Schmick	
<u>2SHB 1579</u> (Dead)	Independent prosecutions Establishing a mechanism for independent prosecutions within the office of the attorney general of criminal conduct arising from police use of force.	H Rules 3C	Stonier	
<u>HB 1585</u> (Dead)	Local infra. project areas Addressing local infrastructure project areas.	H Finance	Cortes	
<u>2SHB 1586</u> (Dead)	Vehicular pursuits work grp. Requiring the criminal justice training commission to establish a work group and grant program related to vehicular pursuits.	H Rules R	Goodman	
<u>HB 1595</u> (Dead)	Cannabis excise tax Modifying the cannabis excise tax.	H Reg Subst & Ga	Chambers	
<u>SHB 1596</u> (Dead)	Affordable housing incentive Providing local governments with options to increase affordable housing in their communities.	H Rules C	Kloba	

<u>HB 1611</u> (Dead)	Local government permitting Concerning local government permitting.	H Finance	Reed	Oppose
<u>HB 1613</u> (Dead) (SB 5467)	Controlled sub. possession Encouraging treatment for possession of certain counterfeit drugs or controlled substances.	H Community Safe	Rule	
<u>SHB 1621</u>	Local government procurement Concerning standardizing local government procurement rules among special purpose districts, first-class and second-class cities, and public utility districts.	Del to Gov	Ryu	
<u>HB 1623</u> (Dead)	Regional economic dev. Concerning regional economic development visions and action plans.	H Approps	Volz	
<u>2SHB 1628</u> (Dead)	Real estate excise tax Increasing the supply of affordable housing by modifying the state and local real estate excise tax.	H Rules R	Chopp	
<u>HB 1635</u> (Dead)	Police dogs/liability Limiting liability arising from the use of trained police dogs.	H Rules C	Mosbrucker	
<u>HB 1644</u> (Dead) (SB 5482)	Margin tax Concerning the margin tax.	H Finance	Walen	
<u>HB 1651</u> (Dead)	Infraction debt Concerning debts arising from infractions for standing, stopping, and parking violations, and violations captured by safety cameras.	H Transportation	Reeves	
<u>HB 1661</u> (Dead)	Mobile crisis intervention Establishing a pilot project for mobile mental health crisis intervention.	H Approps	Maycumber	
<u>HB 1667</u> (Dead) (SB 5563)	Prevailing wage Concerning how the prevailing wage for public works is determined.	H Labor & Workpl	Schmidt	
<u>HB 1670</u> (Dead)	Property tax limit factor Raising the limit factor for property taxes.	H Rules R	Ormsby	Support
<u>HB 1695</u> (SB 5674)	Surplus property/housing Defining affordable housing for purposes of using surplus public property for public benefit.	Del to Gov	Alvarado	

<u>HB 1702</u> (Dead) (SB 5686)	Senior citizens local tax Imposing a local sales tax wholly credited against the state sales tax to support programs for senior citizens.	H Local Govt	Orcutt	
<u>SHB 1709</u> (Dead) (ESSB 5301)	Commerce housing programs Concerning housing programs administered by the department of commerce.	H Rules C	Tharinger	
<u>SHB 1717</u> (Dead) (SB 5379)	Associate development orgs. Supporting innovation at associate development organizations.	H Rules 3C	Rule	
<u>HB 1723</u> (Dead) (SSB 5651)	GMA/equity and env. justice Concerning equity and environmental justice in the growth management act.	H Local Govt	Duerr	Monitoring
<u>2SHB 1724</u>	Behavioral health workforce Increasing the trained behavioral health workforce.	Del to Gov	Bateman	
<u>SHB 1735</u> (Dead)	GMA/net ecological gain Adding net ecological gain as a voluntary element of comprehensive plans under the growth management act.	H Approps	Lekanoff	
<u>2SHB 1746</u> (Dead) (SB 5718)	State broadband map Concerning a state broadband map.	H Rules 3C	Ryu	
<u>SHB 1756</u> (Dead)	Energy/tax Supporting clean energy through tax changes that increase revenue to local governments, schools, and impacted communities.	Del to Gov	Ramel	
<u>SHB 1764</u> (Dead)	Asphalt & agg. valuation Establishing a method of valuing asphalt and aggregate used in public road construction for purposes of taxation.	Del to Gov	Wylie	
<u>HB 1792</u>	Water rights procedures Modifying timelines and other initial procedural actions in a water rights adjudication.	C 160 L 23	Timmons	
<u>SHB 1807</u> (Dead)	Speed safety cameras Concerning speed safety camera systems on state highways.	H Rules R	Fey	
<u>HB 1832</u>	Vehicle per mile charge	H Transportation	Fey	

(Dead)	Implementing a per mile charge on vehicle usage of public roadways.		
<u>E2SSB 5001</u>	Public facility districts Concerning public facility districts created by at least two city or county legislative authorities.	C 218 L 23	Hawkins
<u>ESB 5022</u> (Dead)	Drug testing equipment Exempting fentanyl testing equipment from the definition of drug paraphernalia.	S Rules 3	Muzzall
<u>SB 5032</u> (Dead)	DUI lookback & sentencing Extending the felony driving under the influence lookback to 15 years while providing additional treatment options through the creation of a drug offender sentencing alternative for driving under the influence.	S Rules 3	Padden
<u>SB 5035</u> (Dead)	Controlled sub. possession Concerning possession of controlled substances.	S Law & Justice	Padden
<u>SSB 5039</u> (Dead) (2SHB 1032)	Wildfires/electric utilities Mitigating the risk of wildfires through electric utility planning and identification of best management practices appropriate to each electric utility's circumstances.	S Ways & Means	Rolfes
<u>E2SSB 5045</u>	ADU rental/property tax Incentivizing rental of accessory dwelling units to low-income households.	Del to Gov	Kuderer
<u>SSB 5047</u> (Dead) (ESHB 1048)	Voting rights act Enhancing the Washington voting rights act.	S Rules X	Saldana
<u>SB 5058</u>	Multiunit res. buildings Exempting buildings with 12 or fewer units that are no more than two stories from the definition of multiunit residential building.	Del to Gov	Padden
<u>SB 5059</u> (Dead)	Prejudgment interest Concerning prejudgment interest.	S Ways & Means	Kuderer
<u>SSB 5061</u> (Dead) (E2SHB 1320)	Personnel records Concerning access to personnel records.	S Ways & Means	Kuderer
<u>SSB 5078</u>	Firearm industry duties	C 163 L 23	Pedersen

(HB 1130) Protecting public safety by establishing duties of firearm industry members.

[SB 5090](#) **Torts** S Law & Justice Padden
(Dead) Concerning tort actions.

[SB 5095](#) **Parks/health & wellness** S Rules X Nobles
(Dead) (HB 1718) Creating the "parks Rx" health and wellness pilot programs.

[2SSB 5120](#) **Crisis relief centers** Del to Gov Dhingra
Establishing 23-hour crisis relief centers in Washington state.

[SSB 5133](#) **Responsible bidder criteria** S Ways & Means Keiser
(Dead) Modifying the responsible bidder criteria for public works projects.

[SSB 5154](#) **Solid waste management** S Ways & Means Rolfes
(Dead) (2SHB 1131) Improving Washington's solid waste management outcomes.

[SSB 5158](#) **State & local taxation** S Rules X Wilson
(Dead) Concerning transparency in state and local taxation.

[SSB 5162](#) **Transportation budget** S Rules 2 Liias
(Dead) (EHB 1125) Making transportation appropriations for the 2023-2025 fiscal biennium.

[SB 5164](#) **Transportation budget, supp.** S Transportation Liias
(Dead) (HB 1126) Making supplemental transportation appropriations for the 2021-2023 fiscal biennium.

[ESSB 5186](#) **Contracting/discrimination** Del to Gov Liias
Requiring antidiscrimination clauses in public contracting.

[ESSB 5187](#) **Operating budget** Del to Gov Rolfes
(SHB 1140) Making 2023-2025 fiscal biennium operating appropriations.

[SB 5188](#) **Operating budget, supp.** S Ways & Means Rolfes
(Dead) (HB 1141) Making 2021-2023 fiscal biennium second supplemental operating appropriations.

[SSB 5189](#) **Behavioral health support** Del to Gov Trudeau

(HB 1348) Establishing behavioral health support specialists.

[SSB 5190](#) **Middle housing** S Ways & Means Trudeau Concerns
(Dead)
(E2SHB 1110) Increasing middle housing in areas traditionally dedicated to single-family detached housing.

[ESSB 5200](#) **Capital budget** Del to Gov Mullet
(Dead)
(SHB 1147) Concerning the capital budget.

[SSB 5202](#) **Housing/capital expenditures** S Ways & Means Trudeau
(Dead) (HB 1149) Reducing homelessness in Washington state through capital expenditures for programs that address housing insecurity.

[SSB 5203](#) **Climate change/planning** S Ways & Means Lovelett
(Dead)
(E2SHB 1181) Improving the state's response to climate change by updating the state's planning framework.

[SB 5211](#) **Firearms/purchase & transfer** S Law & Justice Lias
(Dead)
(E2SHB 1143) Concerning requirements for the purchase or transfer of firearms.

[SSB 5226](#) **Active warrants priority/DOC** S Ways & Means Padden
(Dead) Concerning the department of corrections' highest duty to ensure public safety through the prioritization of open active warrants of persons who have violated the terms of their supervision.

[SSB 5229](#) **Site readiness grants** C 93 L 23 Frame
(SHB 1231) Accelerating rural job growth and promoting economic recovery across Washington through site readiness grants.

[SB 5232](#) **Firearms/purchase & transfer** S Ways & Means Salomon
(Dead) (HB 1144) Enhancing requirements for the purchase or transfer of firearms.

[SSB 5235](#) **Accessory dwelling units** S Rules 3 Shewmake Neutral
(Dead) (HB 1276) Concerning accessory dwelling units.

[E2SSB 5258](#) **Condos and townhouses** Del to Gov Shewmake
(Dead) (HB 1298) Increasing the supply and affordability of condominium units and townhouses as an option for homeownership.

<u>2SSB 5268</u> (SHB 1306)	Public works procurement	Del to Gov	Hasegawa	
	Addressing equity and efficiencies in public works procurement including modifying small works roster requirements.			
<u>SB 5273</u> (Dead) (SHB 1200)	Employee information/unions	S Labor & Comm	Valdez	
	Requiring public employers to provide employee information to exclusive bargaining representatives.			
<u>SB 5279</u> (Dead)	Housing equity property	S Ways & Means	Wilson	
	Expanding a sales and use tax deferral program for affordable housing to include structures initially used as temporary employee housing for employees constructing warehouses, distribution centers, and other large facilities.			
<u>SB 5289</u> (Dead) (HB 1476)	Impact fees/law enforcement	S Loc Gov, Land	Shewmake	
	Concerning allowing the use of impact fees for law enforcement.			
<u>2SSB 5290</u> (HB 1296)	Local permit review	Del to Gov	Mullet	
	Concerning consolidating local permit review processes.			
<u>SSB 5299</u> (Dead)	Law enf. officer protection	S Rules X	Braun	High
	Concerning law enforcement officer protection.			
<u>ESSB 5301</u> (SHB 1709)	Commerce housing programs	Del to Gov	Mullet	
	Concerning housing programs administered by the department of commerce.			
<u>SSB 5303</u> (Dead)	Public works trust account	S Rules 3	Mullet	
	Creating the public works assistance revolving account.			
<u>SB 5312</u> (Dead)	Clean energy/residential	S Loc Gov, Land	Lovelett	
	Creating a residential property assessed clean energy and resiliency program.			
<u>SB 5321</u> (Dead) (ESHB 1335)	Personal identifying info.	S Law & Justice	Valdez	Support
	Concerning the unauthorized publication of personal identifying information.			
<u>SB 5325</u> (Dead)	Clean fuel/public transport.	S Environment, E	Shewmake	
	Enhancing access to clean fuel for agencies providing public transportation.			
<u>SB 5327</u>	Intern wages	S Labor & Comm	Keiser	

(Dead)	Concerning paying interns.				
<u>SB 5332</u> (Dead)	Homeless camps/schools, etc. Prohibiting locating homeless encampments near schools and early learning facilities.	S Loc Gov, Land	King		
<u>ESSB 5334</u> (Dead)	Affordable housing funding Providing a local government option for the funding of essential affordable housing programs.	S Rules 3	Lovelett		
<u>SB 5350</u> (ESHB 1057)	PERS/TRS 1 benefit increase Providing a benefit increase to certain retirees of the public employees' retirement system plan 1 and the teachers' retirement system plan 1.	Del to Gov	Conway		
<u>ESB 5352</u> (SHB 1363)	Vehicular pursuits Concerning vehicular pursuits.	Del to Gov	Lovick	High	Support
<u>SB 5356</u> (Dead)	Procurement/automated system Establishing guidelines for government procurement and use of automated decision systems in order to protect consumers, improve transparency, and create more market predictability.	S Environment, E	Hasegawa		
<u>SB 5357</u> (Dead) (SHB 1133)	Detached ADUs Establishing limitations on detached accessory dwelling units outside urban growth areas.	S Loc Gov, Land	Gildon		
<u>SSB 5361</u> (Dead) (HB 1446)	Law enf. officers/increase Incentivizing cities and counties to increase employment of commissioned law enforcement officers.	S Ways & Means	Holy		
<u>SSB 5364</u> (Dead) (ESHB 1245)	Lot splitting Increasing housing options through lot splitting.	S Rules X	Frame		
<u>SSB 5366</u> (Dead) (ESHB 1329)	Utility shutoffs/heat Preventing utility shutoffs for nonpayment during extreme heat.	S Rules X	Nguyen		
<u>SSB 5374</u>	County critical areas Concerning the adoption of county critical area ordinances by cities.	C 225 L 23	Short		
<u>SB 5379</u> (Dead) (SHB 1717)	Associate development orgs. Supporting innovation at associate development organizations.	S Rules X	Frame		

<u>SSB 5386</u>	Document recording fees	Del to Gov	Robinson	
	Reducing administrative complexity by increasing transparency of revenue flows for activities funded by document recording fees.			
<u>SB 5402</u> (Dead) (HB 1198)	PTBA/limited law enforcement	S Law & Justice	Randall	
	Authorizing public transportation benefit areas to become limited authority Washington law enforcement agencies.			
<u>2SSB 5412</u>	Land use permitting/local	Del to Gov	Salomon	
	Reducing local governments' land use permitting workloads.			
<u>SB 5418</u> (Dead)	Definition of public work	S State Govt & E	Conway	
	Expanding the definition of public work.			
<u>SSB 5424</u> (Dead) (SHB 1413)	Flexible work/peace officers	S Rules 3	Lovick	
	Concerning flexible work for general and limited authority Washington peace officers.			
<u>SB 5428</u> (Dead) (HB 1471)	State procurement procedures	S Rules X	Valdez	
	Modifying state procurement procedures for competitive, sole source, convenience, and emergency goods and services contracts.			
<u>E2SSB 5440</u>	Competency evaluations	Del to Gov	Dhingra	
	Providing timely competency evaluations and restoration services to persons suffering from behavioral health disorders.			
<u>SB 5452</u> (HB 1135)	Impact fee use	C 121 L 23	Shewmake	Support
	Authorizing impact fee revenue to fund improvements to bicycle and pedestrian facilities.			
<u>SB 5456</u> (Dead) (SHB 1351)	Minimum parking requirements	S Loc Gov, Land	Frame	Concerns
	Prohibiting the imposition of minimum parking requirements except under certain circumstances.			
<u>SB 5457</u>	Small cities/GMA	Del to Gov	Short	
	Implementing growth management task force legislative recommendations regarding small cities.			
<u>ESSB 5466</u> (Dead) (HB 1517)	Transit-oriented development	S Rules 3	Lias	Concerns
	Promoting transit-oriented development.			
<u>SB 5467</u>	Controlled sub. possession	S Law & Justice	Salomon	High Support

(Dead) (HB 1613)	Encouraging treatment for possession of certain counterfeit drugs or controlled substances.				
<u>SB 5473</u> (Dead)	Project permit timelines Concerning project permit timelines.	S Loc Gov, Land	Gildon		Concerns
<u>SB 5482</u> (Dead) (HB 1644)	Margin tax Concerning the margin tax.	S Business, Fin	Frame		
<u>SSB 5493</u> (Dead)	Financial instit./B&O tax Eliminating a business and occupation tax deduction for financial institutions to fund affordable housing.	S Ways & Means	Kuderer		
<u>2SSB 5502</u>	Sub. use disorder treatment Ensuring access to substance use disorder treatment.	Del to Gov	Gildon		
<u>2SSB 5518</u> (HB 1464)	Cybersecurity Concerning the protection of critical constituent and state operational data against the financial and personal harm caused by ransomware and other malicious cyber activities.	C 124 L 23	Boehnke		
<u>SSB 5533</u> (Dead)	Model vehicle pursuit policy Concerning the creation of a model vehicle pursuit policy.	S Ways & Means	Lovick		
<u>E2SSB 5536</u> (Dead)	Controlled substances Concerning controlled substances, counterfeit substances, and legend drug possession and treatment.	S Rules 3	Robinson	High	Support
<u>SB 5539</u> (Dead) (HB 1527)	Tax increment financing Making technical corrections to the local tax increment financing program.	S Ways & Means	Cleveland		
<u>SB 5553</u>	Temporary emergency shelters Authorizing standards for temporary emergency shelters for local adoption.	C 47 L 23	Lovelett		
<u>SB 5563</u> (Dead) (HB 1667)	Prevailing wage Concerning how the prevailing wage for public works is determined.	S Labor & Comm	King		
<u>SB 5572</u> (Dead) (SHB 1513)	Traffic safety Improving traffic safety.	S Transportation	Valdez		

<u>SB 5577</u> (Dead)	Capital broadband program Establishing and making appropriations for the capital broadband investment acceleration program.	S Environment, E	Torres	
<u>SSB 5604</u>	Mental health & housing/tax Concerning county sales and use taxes for mental health and housing.	C 101 L 23	Robinson	
<u>SSB 5609</u> (Dead)	Housing approval Establishing housing approval requirements that will eliminate Washington's housing shortage.	S Ways & Means	Braun	Oppose
<u>SB 5612</u> (Dead) (HB 1575)	Cultural access programs/tax Modifying the sales and use tax for cultural access programs by allowing the tax to be imposed by a councilmanic or commission authority and defining timelines and priorities for action.	S Loc Gov, Land	Lovelett	
<u>SSB 5613</u> (Dead) (SHB 1267)	Rural public facilities/tax Concerning rural public facilities sales and use tax.	S Ways & Means	Lovelett	
<u>SB 5618</u> (Dead)	Local property tax limit Increasing the local property tax revenue growth limit.	S Loc Gov, Land	Kuderer	Support
<u>SB 5622</u> (Dead)	Municipal water supply Concerning the transfer of alternate water rights and water rights for municipal water supply purposes.	S Ag/Water/Natur	Torres	
<u>SB 5624</u> (Dead)	Substance use recovery serv. Implementing the recommendations of the substance use recovery services advisory committee.	S Law & Justice	Dhingra	
<u>SB 5625</u> (Dead)	Public employee retirees Concerning public employee retirees.	S Ways & Means	Lias	
<u>SSB 5651</u> (Dead) (HB 1723)	GMA/equity and env. justice Concerning equity and environmental justice in the growth management act.	S Ways & Means	Lovelett	
<u>SSB 5657</u> (Dead)	Kit home permitting Concerning city and town permitting of kit homes.	S Rules X	Wilson	
<u>SB 5674</u> (Dead) (HB 1695)	Surplus property/housing Defining affordable housing for purposes of using surplus public property for public benefit.	S Rules X	Frame	
<u>SSB 5684</u>	Small works rosters	S Rules X	Hasegawa	

(Dead) Concerning small works rosters.

[SB 5686](#) **Senior citizens local tax** S Loc Gov, Land Braun
(Dead) (HB 1702) Imposing a local sales tax wholly credited against the state sales tax to support programs for senior citizens.

[SB 5707](#) **Housing court pilot program** S Law & Justice Kuderer
(Dead) Establishing a housing court pilot program.

[SB 5718](#) **State broadband map** S Environment, E Wellman
(Dead) (2SHB 1746) Concerning a state broadband map.

[SSB 5722](#) **Traffic cameras, photo tolls** S Rules X Kuderer
(Dead) Concerning photographs, microphotographs, and electronic images from traffic safety cameras and toll systems.

[ESSB 5726](#) **Prevailing wage/public works** S Rules 3 King
(Dead) Concerning the prevailing wages on public works.

[2SSB 5730](#) **Vehicle residences/impound** S Rules X Fortunato
(Dead) Concerning impounds of vehicles used as residences.

[SB 5737](#) **Vehicle residences/impound** S Housing Kuderer
(Dead) Concerning impounds of vehicles used as residences.

[SB 5770](#) **Property tax** S Ways & Means Pedersen
(Dead) Providing state and local property tax reform.

[SSJR 8201](#) **Public works account** S Rules X Mullet
Creating a public works assistance revolving account.

BLANKET VOUCHER APPROVAL
2023

Payroll Direct Deposits	5/10/2023	\$343,909.00
Payroll Checks	58264-58265	\$2,807.52
Electronic Funds Transfers	ACH	\$443,698.82
Claims	58266-58351	\$585,267.65
Void Checks	58224 & 58262	(\$342.00)
Total Vouchers Approved:		\$1,375,340.99

This 23rd day of May 2023

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment or a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Lake Stevens, and that I am authorized to authenticate and certify to said claim.

Finance Director/Auditing Officer, Barb Stevens

Mayor, Brett Gailey

May 23, 2023



City expenditures by type for this voucher packet			
Personnel Costs	\$	346,717	25%
Payroll Federal Taxes	\$	133,850	10%
Retirement Benefits - Employer	\$	77,759	6%
Medical Benefits - Employer	\$	214,531	16%
Other Employer Paid Benefits	\$	5,375	0%
Employee Paid Benefits	\$	25,786	2%
Supplies	\$	40,681	3%
Professional Services	\$	385,784	28%
Refunds	\$	550	0%
Capital *	\$	74,610	5%
Debt Payments	\$	70,040	5%
Void Checks	\$	(342)	0%
Total	\$	1,375,341	100%

Large Purchases *

* 2023 Ford F150 Police Responder \$61,387

City of Lake Stevens Blanket Voucher Report
Checks to be approved for period 05/05/2023 - 05/18/2023

Total for Period
\$1,028,966.47

Vendor Name	Invoice #	Account #	Account Name	Description	Check #	Amount
911 Supply Inc	INV-2-28725	001 008 521 20 31 05	LE-Equipment - New Officers	Uniform Gear - K Lanto	58275	\$986.44
911 Supply Inc	INV-2-28744	001 008 521 20 31 05	LE-Equipment - New Officers	Uniform Gear - K Lanto	58275	\$223.22
911 Supply Inc	INV-2-28745	001 008 521 20 31 01	LE-Fixed Minor Equipment	Uniform Gear - J Ubert	58275	\$163.94
					58275 Total	\$1,373.60
A Worksafe Service Inc	402817	001 008 521 20 41 00	LE-Professional Services	Pre-Employment Drug Test	58276	\$120.00
					58276 Total	\$120.00
Ace Hardware	76665	001 010 576 80 31 00	PK-Operating Costs	Wire Rope Clips	58277	\$181.41
Ace Hardware	76670	001 008 521 50 30 01	LE-Facilities Minor Equipment	Paint Edger	58277	\$7.64
Ace Hardware	76672	001 010 576 80 31 00	PK-Operating Costs	Hinges	58277	\$21.85
Ace Hardware	76674	001 008 521 50 30 00	LE-Facilities Supplies	Kleenex/Pledge	58277	\$40.40
Ace Hardware	76692	302 010 594 76 61 14	PM - Cedarwood Park	Deadbolt	58277	\$21.85
Ace Hardware	76696	001 010 576 80 31 05	PK-R&M Supplies	Fasteners/Ball Valves	58277	\$55.44
Ace Hardware	76731	001 008 521 50 30 01	LE-Facilities Minor Equipment	Roundup/Weed Killer	58277	\$27.31
Ace Hardware	76746	001 010 576 80 31 00	PK-Operating Costs	Fasteners/Mop & Solution	58277	\$82.42
Ace Hardware	76755	001 010 576 80 31 00	PK-Operating Costs	Fasteners/Spray Head Popups	58277	\$121.33
					58277 Total	\$559.65
AFLAC	418323	001 000 284 00 00 00	Payroll Liability Other	Employee Paid Insurance Prem	0	\$896.36
					0 Total	\$896.36
Alexander Printing Co Inc	77337	001 004 514 23 31 00	FI-Office Supplies	Window Envelopes (2000)	58278	\$630.73
					58278 Total	\$630.73
Amazon Capital Services	17FV-KPKF-3WMD	001 008 521 50 30 01	LE-Facilities Minor Equipment	Supplies for PD Wellness Room Improvements	58279	\$693.73
Amazon Capital Services	1JK3-CKM9-H3RN	001 008 521 21 31 00	LE-Boating Minor Equipment	Survivor Kit/Inflatable Bobbin Kit	58279	\$703.52
Amazon Capital Services	1R4W-3QDP-4C9F	001 008 521 20 31 00	LE-Office Supplies	Business Card Holder	58279	\$22.84
					58279 Total	\$1,420.09
Amazon Capital Services	16LC-X1RK-46YF	001 012 575 50 31 00	CS- The Mill- Ops	Floor Standing Banner	58280	\$273.14
Amazon Capital Services	16LC-X1RK-46YF	001 013 518 20 31 00	GG-Operating Costs	Hand Sanitizer/Paper Towels/Disinfecting Wipes	58280	\$121.07
Amazon Capital Services	19P9-LTQL-3HMM	001 010 576 80 31 03	PK- Equipment & Tools	Truper Bolt Size-It Guage	58280	\$45.84
Amazon Capital Services	1H1V-VKTG-4JJ1	001 012 575 50 31 00	CS- The Mill- Ops	Storage Container	58280	\$284.16
Amazon Capital Services	1LPM-1MMQ-1XMW	001 013 518 20 31 00	GG-Operating Costs	Office Chairs	58280	\$854.84
Amazon Capital Services	1M7M-RD7J-99TN	001 010 576 80 31 00	PK-Operating Costs	Sign Holder/Painters Tape/Ratch Set/Money Bags/Rope	58280	\$339.67
Amazon Capital Services	1N7J-FD3J-33DG	001 013 518 20 31 00	GG-Operating Costs	Office Chairs	58280	\$854.84
Amazon Capital Services	1RJ9-1FRN-9JT6	001 010 576 80 31 03	PK- Equipment & Tools	Backup Camera Kits	58280	\$426.24
Amazon Capital Services	1TVY-MXY4-1YXL	001 013 518 20 31 00	GG-Operating Costs	Janitorial & Office Supplies for CH	58280	\$302.60
Amazon Capital Services	1VXD-7MGK-CK9H	001 013 518 20 31 00	GG-Operating Costs	Dual Monitor Stands (6)	58280	\$590.10
					58280 Total	\$4,092.50
Assoc of Washington Cities EFT	43417	001 000 283 00 00 00	Payroll Liability Medical	Medical Insurance Premium	0	\$210,953.74
					0 Total	\$210,953.74
Bark King Blower Truck Service	16352	001 010 576 80 48 00	PK-Repair & Maintenance	Playground Chips for Frontier Heights Park	58281	\$6,055.05
					58281 Total	\$6,055.05
Barrera	050723 BARRERA	001 013 582 10 00 00	Refund of Deposit	LS23-Barrera_5-6 Mill Deposit Refund	58282	\$150.00
					58282 Total	\$150.00
Bud Clary Ford Hyundai	3PV633 V633	520 008 594 21 63 00	Vehicles - Capital Equip	2023 Ford F150 Police Responder	58283	\$61,387.13
					58283 Total	\$61,387.13

Vendor Name	Invoice #	Account #	Account Name	Description	Check #	Amount
Business Card	BARNES 0523	001 008 521 20 43 00	LE-Travel & Per Diem	Bloodstain Pattern Analysis Training Hotel - P Bassett	58284	\$557.45
Business Card	BARNES 0523	001 008 521 20 43 00	LE-Travel & Per Diem	Colt Armorer Course Hotel - M Hingtgen	58284	\$326.34
Business Card	BARNES 0523	001 008 521 40 49 01	LE-Registration Fees	DEFI Course Registration - K Parnell	58284	\$600.00
Business Card	BARNES 0523	001 008 521 40 49 01	LE-Registration Fees	NW Regional ICAC Special Interview Registration - K	58284	\$300.00
Business Card	BARNES 0523	520 008 594 21 63 00	Vehicles - Capital Equip	Orange Traffic Cones	58284	\$455.85
Business Card	BARNES 0523	520 008 594 21 63 00	Vehicles - Capital Equip	PT-23-04 Vehicle Registration Fees	58284	\$68.00
Business Card	BARNES 0523	001 008 521 20 43 00	LE-Travel & Per Diem	Sergeants Academy Hotel - C Wells	58284	\$550.00
Business Card	BARNES 0523	001 008 521 20 49 00	LE-Dues & Memberships	Technician Recert Fee for Safe Kids Worldwide	58284	\$55.00
Business Card	BRAZEL 0523	001 002 513 11 43 00	AD-Travel & Meetings	APWA Conf Flight San Diego CA	58284	\$297.80
Business Card	BRAZEL 0523	001 002 513 11 43 00	AD-Travel & Meetings	Uber to be Reimbursed	58284	\$3.00
Business Card	BRYANT 0523	001 008 521 20 49 00	LE-Dues & Memberships	FAA Registration for PD Drone	58284	\$5.00
Business Card	CHELIN 0523	001 003 514 20 49 00	CC-Miscellaneous	WMCA Membership Renewal - K Chelin	58284	\$100.00
Business Card	CHELIN 0523	001 013 518 20 41 00	GG-Professional Service	Zoom - Standard Monthly/Webinar 05-2023	58284	\$262.21
Business Card	CLIFTON 0523	101 016 543 30 43 00	ST-Travel & Meetings	APWA Conf Flight San Diego CA - A Halverson/K Klinkers	58284	\$297.80
Business Card	CLIFTON 0523	410 016 531 10 43 00	SW - Travel & Meetings	APWA Conf Flight San Diego CA - A Halverson/K Klinkers	58284	\$297.80
Business Card	CLIFTON 0523	410 016 531 10 43 00	SW - Travel & Meetings	APWA Conf Flight San Diego CA - S Farrant	58284	\$297.80
Business Card	CLIFTON 0523	001 012 575 50 31 00	CS- The Mill- Ops	Drain Hose	58284	\$114.02
Business Card	DREHER 0523	001 008 521 50 30 01	LE-Facilities Minor Equipment	Area Rug for PD Wellness Room	58284	\$45.59
Business Card	DREHER 0523	001 008 521 50 30 01	LE-Facilities Minor Equipment	Blanket for PD Wellness Room	58284	\$10.93
Business Card	DREHER 0523	001 008 521 20 43 00	LE-Travel & Per Diem	BMLE Instructor Hotel - C Wells	58284	\$596.20
Business Card	DREHER 0523	001 008 521 20 43 00	LE-Travel & Per Diem	BMLE Instructor Hotel - D Irwin	58284	\$953.92
Business Card	DREHER 0523	001 008 521 50 30 01	LE-Facilities Minor Equipment	Cork Block for PD Wellness Room	58284	\$16.06
Business Card	DREHER 0523	001 008 521 40 49 01	LE-Registration Fees	Federal Program Training Registration - J Dreher	58284	\$100.00
Business Card	DREHER 0523	001 008 521 50 30 01	LE-Facilities Minor Equipment	Paint - PD Wellness Room	58284	\$69.61
Business Card	DREHER 0523	001 008 521 50 30 01	LE-Facilities Minor Equipment	Paint Supplies for PD Wellness Room	58284	\$14.54
Business Card	DREHER 0523	001 008 521 20 42 00	LE-Communication	Postage Fees	58284	\$27.41
Business Card	DREHER 0523	001 008 521 20 43 00	LE-Travel & Per Diem	Records Academy Hotel - K Putnam	58284	\$790.50
Business Card	DREHER 0523	001 008 521 50 30 01	LE-Facilities Minor Equipment	Supplies for PD Wellness Room	58284	\$465.82
Business Card	DREHER 0523	001 008 521 50 30 01	LE-Facilities Minor Equipment	Supplies for PD Wellness Room - To be Reimbursed	58284	\$16.38
Business Card	DREHER 0523	001 008 521 40 49 01	LE-Registration Fees	Taser Instructor Registration	58284	\$990.00
Business Card	DREHER 0523	001 008 521 50 30 01	LE-Facilities Minor Equipment	Variegated Leaf Arrangement for PD Wellness Room	58284	\$10.93
Business Card	DREHER 0523	001 008 521 50 30 01	LE-Facilities Minor Equipment	White Noise Machine for PD Wellness Room	58284	\$27.31
Business Card	GAILEY 0523	001 001 513 10 43 00	Executive - Travel & Mtgs	Puget Sound Regional Council Meeting Lunch - Gailey	58284	\$16.00
Business Card	GARCEAU 0523	001 010 576 80 31 06	PK-Lake Safety	Buoy Anchors	58284	\$1,141.44
Business Card	GARCEAU 0523	001 010 576 80 31 00	PK-Operating Costs	Cookies for Bayview Trail Open House	58284	\$20.97
Business Card	GARCEAU 0523	302 010 594 76 61 17	PM - Davies Low Profile Dock	Corrosion Inhibitor for Low Profile Dock at Davies	58284	\$60.40
Business Card	GARCEAU 0523	001 010 576 80 31 00	PK-Operating Costs	Deck Brushes	58284	\$49.63
Business Card	GARCEAU 0523	001 010 576 80 31 08	PK-Special Event Supplies	DVDs for Movies in the Park	58284	\$900.00
Business Card	GARCEAU 0523	302 010 594 76 61 17	PM - Davies Low Profile Dock	Fiberglass Grate for Low Profile Dock at Davies	58284	\$2,508.44
Business Card	GARCEAU 0523	001 010 576 80 49 01	PK-Staff Development	Labor Relations Institute Registration - S Garceau	58284	\$345.00
Business Card	GARCEAU 0523	001 012 575 50 31 00	CS- The Mill- Ops	Magnets 'Trash This Bin Only'	58284	\$46.75
Business Card	GARCEAU 0523	001 010 576 80 31 05	PK-R&M Supplies	Solenoid Plunger Assembly/Diaphragm Repair Kit	58284	\$193.70
Business Card	GARCEAU 0523	001 010 576 80 49 01	PK-Staff Development	WRPA Conf Registration - Garcuea/Goldson-Smith/Meis/Green	58284	\$960.00
Business Card	GOOD 0523	001 005 518 10 43 00	HR-Travel & Meetings	Collective Bargaining Conf Hotel - J Good	58284	\$193.49
Business Card	GOOD 0523	001 005 518 10 49 01	HR-Staff Development	Labor Relations Institute Registration - J Good	58284	\$345.00
Business Card	HALVERSON 0523	101 016 543 30 43 00	ST-Travel & Meetings	APWA Spring Conf Hotel - A Halverson	58284	\$105.57
Business Card	HALVERSON 0523	410 016 531 10 43 00	SW - Travel & Meetings	APWA Spring Conf Hotel - A Halverson	58284	\$105.57

Vendor Name	Invoice #	Account #	Account Name	Description	Check #	Amount
Business Card	HALVERSON 0523	410 016 531 10 43 00	SW - Travel & Meetings	APWA Spring Conf Hotel - S Farrant	58284	\$211.14
Business Card	HALVERSON 0523	101 016 543 30 43 00	ST-Travel & Meetings	APWA Spring Conf Hotel No Show 1 Night - A Halverson	58284	\$95.99
Business Card	HALVERSON 0523	410 016 531 10 43 00	SW - Travel & Meetings	APWA Spring Conf Hotel No Show 1 Night - A Halverson	58284	\$96.00
Business Card	HALVERSON 0523	001 012 575 50 31 00	CS- The Mill- Ops	Braille Signs for The Mill	58284	\$34.10
Business Card	HALVERSON 0523	001 013 518 20 49 00	GG-Miscellaneous	MRSC Rosters Annual Fee	58284	\$425.00
Business Card	HALVERSON 0523	101 016 543 30 43 00	ST-Travel & Meetings	WA State Municipal Stormwater Conf Hotel-O Anderson	58284	\$55.93
Business Card	HALVERSON 0523	410 016 531 10 43 00	SW - Travel & Meetings	WA State Municipal Stormwater Conf Hotel-O Anderson	58284	\$55.93
Business Card	HALVERSON 0523	101 016 544 90 31 02	ST-Operating Cost	Yale Grade 1 Entrance or Corridor Lock	58284	\$461.10
Business Card	HEIST 0523	001 004 514 23 49 01	FI-Staff Development	Federal Program Training Registration - M Heist/J Rowe	58284	\$175.00
Business Card	HEIST 0523	001 005 518 10 49 02	HR-Employee Recognition	Gift Cards for 10 Year Service Award	58284	\$45.00
Business Card	HINGTGEN 0523	001 008 521 20 31 01	LE-Fixed Minor Equipment	Decide & React Targets	58284	\$291.25
Business Card	LEBLANC 0523	001 008 521 40 49 01	LE-Registration Fees	Advanced Public Disclosure Registration - K Starkenburg	58284	\$75.00
Business Card	LEBLANC 0523	001 008 521 20 41 01	LE-Professional Serv-Fixed	Headphones	58284	\$218.59
Business Card	LEBLANC 0523	001 008 521 20 42 00	LE-Communication	Postage Fees for Public Records Disclousre	58284	\$10.10
Business Card	LEBLANC 0523	001 008 521 40 49 01	LE-Registration Fees	WAPRO Spring Conf Registration - A Fox	58284	\$65.00
Business Card	LEBLANC 0523	001 008 521 40 49 01	LE-Registration Fees	WAPRO Spring Conf Registration - K Starkenburg	58284	\$65.00
Business Card	LEBLANC 0523	001 008 521 40 49 01	LE-Registration Fees	WAPRO Spring Conf Registration - M LeBlanc	58284	\$65.00
Business Card	MACDONALD 0523	101 016 542 30 48 00	ST-Repair & Maintenance	Vehicle Repairs PW97	58284	\$879.20
Business Card	MACDONALD 0523	410 016 531 10 48 00	SW - Repairs & Maintenance	Vehicle Repairs PW97	58284	\$879.19
Business Card	STEVENS B 0523	101 016 543 30 43 00	ST-Travel & Meetings	Good to Go Payment	58284	\$7.75
Business Card	STEVENS T 0523	001 003 514 20 41 00	CC-Professional Services	AutoPortfolio Plug in for Redaction Upgrade for PRR's	58284	\$180.00
Business Card	STEVENS T 0523	001 006 518 80 41 00	IT-Professional Services	BitBucket Monthly Subscription	58284	\$32.79
Business Card	STEVENS T 0523	303 013 594 18 60 02	Citywide Security Cameras	Network Connectors/Crimpers for Citywide Security Cameras	58284	\$863.01
Business Card	THOMAS 0523	001 008 521 20 41 01	LE-Professional Serv-Fixed	Transcription Services Case #23-03	58284	\$245.25
Business Card	UBERT 0523	001 008 521 40 49 01	LE-Registration Fees	Federal Award Requirements Registration - J Ubert	58284	\$100.00
Business Card	UBERT 0523	001 008 521 20 41 01	LE-Professional Serv-Fixed	FUBO TV Monthly Subscription for PD	58284	\$93.98
Business Card	WARRINGTON 0523	001 005 518 10 31 02	HR - Emergency Mgmt Supplies	Emergency Escape Ladders (2)	58284	\$200.00
Business Card	WARRINGTON 0523	001 005 518 10 49 02	HR-Employee Recognition	Gift Card for ACE Committee Service Award	58284	\$25.00
Business Card	WARRINGTON 0523	001 005 518 10 49 02	HR-Employee Recognition	Gift Card for Service Award	58284	\$25.00
Business Card	WARRINGTON 0523	001 005 518 10 49 02	HR-Employee Recognition	Gift Cards for Service Awards	58284	\$270.00
Business Card	WARRINGTON 0523	001 005 518 10 49 02	HR-Employee Recognition	Mints to be Reimbursed	58284	\$1.99
Business Card	WARRINGTON 0523	001 005 518 10 41 01	HR - Advertising/Marketing	QR Code Generator Pro Starter Plan	58284	\$131.03
Business Card	WEAVER 0523	001 002 513 11 49 00	AD-Staff Development	2023 APWA PWX San Diego CA Registration - Brazel	58284	\$1,080.00
Business Card	WEAVER 0523	001 001 513 10 49 01	Executive - Prof. Development	2023 APWA PWX San Diego CA Registration - Gailey	58284	\$1,080.00
Business Card	WEAVER 0523	001 001 513 10 43 00	Executive - Travel & Mtgs	AWC Annual Conf Hotel Deposit - Gailey	58284	\$656.58
Business Card	WEAVER 0523	001 001 513 10 49 01	Executive - Prof. Development	AWC Annual Conf Registration - Gailey	58284	\$475.00
Business Card	WEAVER 0523	101 016 542 30 49 01	ST-Staff Development	AWC Annual Conf Registration - Halverson	58284	\$237.50
Business Card	WEAVER 0523	410 016 531 10 49 01	SW - Staff Development	AWC Annual Conf Registration - Halverson	58284	\$237.50
Business Card	WEAVER 0523	101 016 542 30 49 01	ST-Staff Development	AWC Annual Conf Registration Refund - Halverson	58284	(\$200.00)
Business Card	WEAVER 0523	410 016 531 10 49 01	SW - Staff Development	AWC Annual Conf Registration Refund - Halverson	58284	(\$200.00)
Business Card	WEAVER 0523	001 001 513 10 49 01	Executive - Prof. Development	EASC SnoCo Update Meeting Registration	58284	\$25.00
Business Card	WEAVER 0523	001 001 513 10 49 01	Executive - Prof. Development	United More Than Ever Fundraiser Registration - Gailey	58284	\$25.75
Business Card	WEAVER 0523	001 003 514 20 49 02	CC-Staff Development	WAPRO Spring Conf Registration - C Weaver	58284	\$65.00
Business Card	WEAVER 0523	001 003 514 20 49 02	CC-Staff Development	WAPRO Spring Conf Registration - K Chelin	58284	\$65.00
Business Card	WEAVER 0523	001 001 513 10 49 01	Executive - Prof. Development	WASC Economic Forecast Meeting Registration - Gailey	58284	\$129.89
Business Card	WEAVER 0523	001 003 514 20 49 00	CC-Miscellaneous	WMCA Membership - C Weaver	58284	\$100.00

Vendor Name	Invoice #	Account #	Account Name	Description	Check #	Amount
Business Card	WRIGHT 0523	001 007 558 50 43 00	PL-Travel & Mtgs	2023 PAW Conf Hotel Chelan - J Needham	58284	\$342.81
Business Card	WRIGHT 0523	001 007 558 50 43 00	PL-Travel & Mtgs	2023 PAW Conf Hotel Chelan - M Place	58284	\$218.14
Business Card	WRIGHT 0523	001 007 558 50 31 02	PL-Permit Related Op. Costs	Postage for Mailing Grant Writer Computer Equipment	58284	\$436.20
Business Card	WRIGHT 0523	001 007 558 50 41 04	Permit Related Professional Sr	Postcard Mailers Axford	58284	\$4.10
Business Card	WRIGHT 0523	001 007 558 50 41 04	Permit Related Professional Sr	Postcard Mailers Iverson 1	58284	\$4.10
Business Card	WRIGHT 0523	001 007 558 50 41 04	Permit Related Professional Sr	Postcard Mailers LUA2022-0030 NOPH	58284	\$63.13
Business Card	WRIGHT 0523	001 007 558 50 41 04	Permit Related Professional Sr	Postcard Mailers LUA2022-0162 Axford	58284	\$25.23
Business Card	WRIGHT 0523	001 007 558 50 41 04	Permit Related Professional Sr	Postcard Mailers Schnieder Tourist Home/Strand P Plat	58284	\$56.75
Business Card	WRIGHT 0523	001 007 559 30 49 01	PB-Staff Development	WACE Spring Conf Registration - C Fauth	58284	\$25.00
Business Card	WRIGHT 0523	001 007 559 30 43 00	PB-Travel & Mtgs	WSAPT Conf Hotel Leavenworth - N Held	58284	\$463.84
Business Card	YOUNG 0523	111 008 521 20 31 01	Drug Seize - Canine Supplies	Grooming Services for CIA	58284	\$55.00
Business Card	YOUNG 0523	001 008 521 20 41 01	LE-Professional Serv-Fixed	Meal for Case #22-7812	58284	\$10.88
Business Card	YOUNG 0523	001 008 521 20 31 08	LE - Business Meeting Supplies	Muffins	58284	\$19.98
					58284 Total	\$27,596.93
Canon Financial Services Inc	29323755	001 007 591 58 70 01	PL -Lease Agreements	Copier Lease CH	58285	\$70.56
Canon Financial Services Inc	29323755	001 007 591 59 70 01	PB - Lease Agreements	Copier Lease CH	58285	\$70.56
Canon Financial Services Inc	29323755	001 013 591 18 70 01	Lease Agreements	Copier Lease CH	58285	\$70.56
Canon Financial Services Inc	29323755	001 007 558 50 48 00	PL-Repairs & Maint.	Copier Lease CH Tax	58285	\$6.42
Canon Financial Services Inc	29323755	001 007 559 30 48 00	PB-Repair & Maintenance	Copier Lease CH Tax	58285	\$6.42
Canon Financial Services Inc	29323755	001 013 518 20 48 00	GG-Repair & Maintenance	Copier Lease CH Tax	58285	\$6.42
Canon Financial Services Inc	29483983	001 007 591 58 70 01	PL -Lease Agreements	Copier Lease CH	58285	\$70.56
Canon Financial Services Inc	29483983	001 007 591 59 70 01	PB - Lease Agreements	Copier Lease CH	58285	\$70.56
Canon Financial Services Inc	29483983	001 013 591 18 70 01	Lease Agreements	Copier Lease CH	58285	\$70.56
Canon Financial Services Inc	29483983	001 007 558 50 48 00	PL-Repairs & Maint.	Copier Lease CH Tax	58285	\$6.42
Canon Financial Services Inc	29483983	001 007 559 30 48 00	PB-Repair & Maintenance	Copier Lease CH Tax	58285	\$6.42
Canon Financial Services Inc	29483983	001 013 518 20 48 00	GG-Repair & Maintenance	Copier Lease CH Tax	58285	\$6.42
Canon Financial Services Inc	29648013	001 007 591 58 70 01	PL -Lease Agreements	Copier Lease CH	58285	\$70.56
Canon Financial Services Inc	29648013	001 007 591 59 70 01	PB - Lease Agreements	Copier Lease CH	58285	\$70.56
Canon Financial Services Inc	29648013	001 013 591 18 70 01	Lease Agreements	Copier Lease CH	58285	\$70.56
Canon Financial Services Inc	29648013	001 007 558 50 48 00	PL-Repairs & Maint.	Copier Lease CH Tax	58285	\$6.42
Canon Financial Services Inc	29648013	001 007 559 30 48 00	PB-Repair & Maintenance	Copier Lease CH Tax	58285	\$6.42
Canon Financial Services Inc	29648013	001 013 518 20 48 00	GG-Repair & Maintenance	Copier Lease CH Tax	58285	\$6.42
Canon Financial Services Inc	29808136	001 007 591 58 70 01	PL -Lease Agreements	Copier Lease CH	58285	\$70.56
Canon Financial Services Inc	29808136	001 007 591 59 70 01	PB - Lease Agreements	Copier Lease CH	58285	\$70.56
Canon Financial Services Inc	29808136	001 013 591 18 70 01	Lease Agreements	Copier Lease CH	58285	\$70.56
Canon Financial Services Inc	29808136	001 007 558 50 48 00	PL-Repairs & Maint.	Copier Lease CH Tax	58285	\$6.42
Canon Financial Services Inc	29808136	001 007 559 30 48 00	PB-Repair & Maintenance	Copier Lease CH Tax	58285	\$6.42
Canon Financial Services Inc	29808136	001 013 518 20 48 00	GG-Repair & Maintenance	Copier Lease CH Tax	58285	\$6.42
Canon Financial Services Inc	29968752	001 007 591 58 70 01	PL -Lease Agreements	Copier Lease CH	58285	\$70.56
Canon Financial Services Inc	29968752	001 007 591 59 70 01	PB - Lease Agreements	Copier Lease CH	58285	\$70.56
Canon Financial Services Inc	29968752	001 013 591 18 70 01	Lease Agreements	Copier Lease CH	58285	\$70.56
Canon Financial Services Inc	29968752	001 007 558 50 48 00	PL-Repairs & Maint.	Copier Lease CH Tax	58285	\$6.42
Canon Financial Services Inc	29968752	001 007 559 30 48 00	PB-Repair & Maintenance	Copier Lease CH Tax	58285	\$6.42
Canon Financial Services Inc	29968752	001 013 518 20 48 00	GG-Repair & Maintenance	Copier Lease CH Tax	58285	\$6.42

Vendor Name	Invoice #	Account #	Account Name	Description	Check #	Amount
Canon Financial Services Inc	30136254	001 007 591 58 70 01	PL -Lease Agreements	Copier Lease CH	58285	\$70.56
Canon Financial Services Inc	30136254	001 007 591 59 70 01	PB - Lease Agreements	Copier Lease CH	58285	\$70.56
Canon Financial Services Inc	30136254	001 013 591 18 70 01	Lease Agreements	Copier Lease CH	58285	\$70.56
Canon Financial Services Inc	30136254	001 007 558 50 48 00	PL-Repairs & Maint.	Copier Lease CH Tax	58285	\$6.42
Canon Financial Services Inc	30136254	001 007 559 30 48 00	PB-Repair & Maintenance	Copier Lease CH Tax	58285	\$6.42
Canon Financial Services Inc	30136254	001 013 518 20 48 00	GG-Repair & Maintenance	Copier Lease CH Tax	58285	\$6.42
Canon Financial Services Inc	30304434	001 008 591 21 70 01	Lease Agreements	Copier Lease PD	58285	\$252.95
Canon Financial Services Inc	30304434	001 008 521 20 48 00	LE-Repair & Maintenance Equip	Copier Lease PD Tax	58285	\$23.52
					58285 Total	\$1,662.11
Caracal Enterprises LLC	137653	001 010 576 80 41 00	PK-Professional Services	Venlite Annual Service Fees - Davies Beach/North Cove	58286	\$2,688.78
					58286 Total	\$2,688.78
CDW Government Inc	JF56833	510 006 518 80 49 37	LR - Fortivoice	Fortinet Annual	58287	\$1,308.07
					58287 Total	\$1,308.07
Central Welding Supply Co Inc	RN04231018	001 010 576 80 31 00	PK-Operating Costs	Argon Gas/Centrashield/Propane	58288	\$23.69
Central Welding Supply Co Inc	RN04231018	101 016 544 90 31 02	ST-Operating Cost	Argon Gas/Centrashield/Propane	58288	\$23.68
Central Welding Supply Co Inc	RN04231018	410 016 531 10 31 02	SW - Operating Costs	Argon Gas/Centrashield/Propane	58288	\$23.68
					58288 Total	\$71.05
Cintas Loc 460	4153843853	001 010 576 80 41 00	PK-Professional Services	PW Uniform Service	58289	\$156.06
Cintas Loc 460	4153843853	101 016 542 30 41 02	ST-Professional Service	PW Uniform Service	58289	\$156.06
Cintas Loc 460	4153843853	410 016 531 10 41 01	SW - Professional Services	PW Uniform Service	58289	\$156.06
					58289 Total	\$468.18
City of Everett	I23009485	001 008 554 30 41 00	LE-Animal Control	Animal Control Services 03-2023	58290	\$250.00
					58290 Total	\$250.00
Code Publishing LLC	GC0010713	001 003 514 20 41 00	CC-Professional Services	Muni Code Web Update	58291	\$980.43
					58291 Total	\$980.43
Comcast	0423 COMCAST	001 010 576 80 42 00	PK-Communication	Internet Services - 20 S Davies Rd	58292	\$401.71
Comcast	0423 COMCAST	001 010 576 80 42 00	PK-Communication	Internet Services - Frontier Park	58292	\$401.71
Comcast	0423 COMCAST	001 010 576 80 42 00	PK-Communication	Internet Services - Parks/Rec Office	58292	\$138.24
Comcast	0423 COMCAST	101 016 542 64 47 00	ST-Traffic Control -Utility	Traffic Signal Control	58292	\$326.71
					58292 Total	\$1,268.37
Cooper	050223 COOPER	001 008 521 20 43 00	LE-Travel & Per Diem	PLECET Training Atlanta GA Flight Baggage Fees	58293	\$60.00
					58293 Total	\$60.00
Crystal Springs	5249844 050123	001 007 558 50 31 01	PL-Operating Costs	Bottled Water - City Hall	58294	\$37.77
Crystal Springs	5249844 050123	001 007 559 30 31 01	PB-Operating Cost	Bottled Water - City Hall	58294	\$37.77
Crystal Springs	5249844 050123	001 013 518 20 31 00	GG-Operating Costs	Bottled Water - City Hall	58294	\$97.58
					58294 Total	\$173.12
Data Transfer Solutions LLC	1453617	510 006 518 80 49 33	LR - Vue Works	VueWorks Revitalization Project 11/01/22 - 01/13/23	58295	\$11,844.16
Data Transfer Solutions LLC	1453662	510 006 518 80 49 33	LR - Vue Works	VueWorks Revitalization Project 01/14/23 - 02/10/23	58295	\$8,591.62
Data Transfer Solutions LLC	1453710	510 006 518 80 49 33	LR - Vue Works	VueWorks Revitalization Project 02/11/23 - 03/09/23	58295	\$12,519.22
Data Transfer Solutions LLC	1453758	510 006 518 80 49 33	LR - Vue Works	VueWorks Revitalization Project 03/10/23 - 04/15/23	58295	\$12,212.38
					58295 Total	\$45,167.38
DataQuest LLC	20935	001 004 514 23 41 00	FI-Professional Service	Background Checks	58296	\$99.00
DataQuest LLC	20935	001 008 521 20 41 00	LE-Professional Services	Background Checks	58296	\$45.00
					58296 Total	\$144.00
Davido Consulting Group Inc	2023-0489	001 007 558 50 41 00	PL-Professional Servic	Shoreline Master Program Guide Development	58297	\$5,737.13
Davido Consulting Group Inc	2023-0703	001 007 558 50 41 00	PL-Professional Servic	Shoreline Master Program Guide Development	58297	\$526.25
					58297 Total	\$6,263.38

Vendor Name	Invoice #	Account #	Account Name	Description	Check #	Amount
DEK Enterprises	135861	001 012 575 50 31 00	CS- The Mill- Ops	Stickers for Stack Table	58298	\$55.79
					58298 Total	\$55.79
Dept Graphics	12116	001 008 521 20 48 00	LE-Repair & Maintenance Equip	Graphics Removal PD Vehicle 17-75	58299	\$1,236.38
					58299 Total	\$1,236.38
Dept of Licensing	051323 DOL	633 000 589 30 00 05	Gun Permit - State DOL	Weapons Permits 04/30/23 - 05/13/23	58300	\$354.00
					58300 Total	\$354.00
Dept of Retirement (Deferred Comp)	51023	001 000 282 00 00 00	Payroll Liability Retirement	Employee Portion-State Deferre	0	\$5,386.39
					0 Total	\$5,386.39
Dept of Retirement PERS LEOFF	51023	001 000 282 00 00 00	Payroll Liability Retirement	PERS LEOFF Contributions	0	\$77,706.25
Dept of Retirement PERS LEOFF	51023	001 000 282 00 00 00	Payroll Liability Retirement	PERS LEOFF Contributions State Contributions	0	\$52.31
					0 Total	\$77,758.56
EFTPS	51023	001 000 281 00 00 00	Payroll Liability Taxes	Federal Payroll Taxes	0	\$133,850.40
					0 Total	\$133,850.40
Electronic Business Machines	AR248669	001 010 576 80 48 00	PK-Repair & Maintenance	Copier Copy Cost PW - QNN08471	58301	\$43.16
Electronic Business Machines	AR248669	101 016 542 30 48 00	ST-Repair & Maintenance	Copier Copy Cost PW - QNN08471	58301	\$43.16
Electronic Business Machines	AR248669	410 016 531 10 48 00	SW - Repairs & Maintenance	Copier Copy Cost PW - QNN08471	58301	\$43.16
Electronic Business Machines	AR248957	001 008 521 50 48 00	LE-Facility Repair & Maint	Copier Copy Cost PD - 2WU09725	58301	\$49.43
					58301 Total	\$178.91
Enterprise FM Trust	FBN4747658	530 016 591 48 70 01	PW Lease Agreements	Vehicle Lease Fees	58302	\$2,045.33
Enterprise FM Trust	FBN4747658	530 016 594 48 70 00	Capital Lease Principal	Vehicle Lease Tax Fees	58302	\$196.36
					58302 Total	\$2,241.69
Florida State Disbursement Unit	200000082DR34	001 000 284 00 00 00	Payroll Liability Other	200000082DR34 Child Support	58266	\$177.57
					58266 Total	\$177.57
Galls LLC	24308125	111 008 521 20 31 01	Drug Seize - Canine Supplies	PD Jumpsuit	58303	\$728.03
					58303 Total	\$728.03
Good	050323 GOOD	001 005 518 10 43 00	HR-Travel & Meetings	AWC Labor Relations Insitute Yakima Meal PerDiem	58304	\$88.00
					58304 Total	\$88.00
Held	042323 HELD	001 007 559 30 43 00	PB-Travel & Mtgs	WSAPT Conf Leavenworth Meal PerDiem	58305	\$90.00
					58305 Total	\$90.00
Heritage Bank	2023 HERITAGE	213 008 592 21 83 00	2015 LTGO Interest Pymt PD	2015 LTGO Bond Interest	58306	\$969.00
					58306 Total	\$969.00
Hoerner	050723 HOERNER	001 013 582 10 00 00	Refund of Deposit	LS23-Hoerner_5-7 Mill Deposit Refund	58307	\$100.00
					58307 Total	\$100.00
Honey Bucket	553446467	001 010 576 80 45 00	PK-Equipment Rental	Honey Bucket Rental - 8629 20th St SE	58308	\$170.50
Honey Bucket	553457827	001 010 576 80 45 00	PK-Equipment Rental	Honey Bucket Rental - Catherine Creek Park	58308	\$156.75
Honey Bucket	553457828	001 010 576 80 45 00	PK-Equipment Rental	Honey Bucket Rental - Callow Rd	58308	\$254.50
Honey Bucket	553465477	001 010 576 80 45 00	PK-Equipment Rental	Honey Bucket Rental - Community Garden	58308	\$132.00
					58308 Total	\$713.75
HRA VEBA Trust YA20192	51023	001 000 283 00 00 00	Payroll Liability Medical	Employee VEBA Contributions	58267	\$3,418.48
					58267 Total	\$3,418.48
HSA Bank	51023	001 000 284 00 00 00	Payroll Liability Other	Health Savings Account Employee Contriubutions	58268	\$200.00
					58268 Total	\$200.00
Illyn	17-Feb	001 008 521 20 31 01	LE-Fixed Minor Equipment	Remote Controlled Spike Strips with Charges (2)	58309	\$1,200.10
					58309 Total	\$1,200.10
J Thayer Co Inc	1646190-0	001 010 576 80 31 02	PK-Office Supplies	Laminate Pouches/Copy Paper	58310	\$45.08
J Thayer Co Inc	1646190-0	101 016 544 90 31 01	ST-Office Supplies	Laminate Pouches/Copy Paper	58310	\$45.07
J Thayer Co Inc	1646190-0	410 016 531 10 31 01	SW - Office Supplies	Laminate Pouches/Copy Paper	58310	\$45.07
					58310 Total	\$135.22

Vendor Name	Invoice #	Account #	Account Name	Description	Check #	Amount
Jefferies	b43	001 010 576 80 41 01	PK-Professional Tree Srv	Tree Services - Hartford Rd	58311	\$6,982.40
Jefferies	b49	001 010 576 80 41 01	PK-Professional Tree Srv	Tree Services - The Reserve 123rd Ave N - Parks	58311	\$7,104.50
					58311 Total	\$14,086.90
Kaiser Permanente	73147250	001 008 521 20 41 00	LE-Professional Services	Employee Health Screening	58312	\$1,503.00
					58312 Total	\$1,503.00
Krusey	2023-LS4	001 008 521 20 41 01	LE-Professional Serv-Fixed	Domestic Violence Coordinator Hours 04-2023	58313	\$2,904.00
					58313 Total	\$2,904.00
Lake Stevens Aquafest Assoc	050623 AQUAFEST	001 013 582 10 00 00	Refund of Deposit	LS23-Behn_5-6 Mill Deposit Refund	58314	\$150.00
					58314 Total	\$150.00
Lake Stevens Community Food Bank	050923 FOODBANK	004 013 518 63 40 01	PR - Food Bank Service Org	Food Bank Construction	58315	\$152,674.80
					58315 Total	\$152,674.80
Lake Stevens Police Guild	51023	001 000 284 00 00 00	Payroll Liability Other	Employee Paid Union Dues	58269	\$1,190.75
					58269 Total	\$1,190.75
Lake Stevens Sewer District	1195 0523	001 010 576 80 47 00	PK-Utilities	Sewer - Cedarwood Park Acct 1195-01	58316	\$99.00
Lake Stevens Sewer District	12326 0523	001 010 576 80 47 00	PK-Utilities	Sewer - Boat Launch Restrooms Acct 12326-01	58316	\$100.00
Lake Stevens Sewer District	13135 0523	101 016 543 50 47 00	ST-Utilities	Sewer - Decant Facility Acct 13135-01	58316	\$49.50
Lake Stevens Sewer District	13135 0523	410 016 531 10 47 00	SW - Utilities	Sewer - Decant Facility Acct 13135-01	58316	\$49.50
Lake Stevens Sewer District	2538 0523	001 010 576 80 47 00	PK-Utilities	Sewer - Lundeen Park Acct 2538-02	58316	\$198.00
Lake Stevens Sewer District	3628 0523	001 010 576 80 47 00	PK-Utilities	Sewer - Davies Beach Acct 3628-02	58316	\$99.00
Lake Stevens Sewer District	6294 0523	001 008 521 50 47 00	LE-Facility Utilities	Sewer - PD Evidence Bldg Acct 6294-04	58316	\$99.00
Lake Stevens Sewer District	6296 0523	001 008 521 50 47 00	LE-Facility Utilities	Sewer - Police Station Acct 6296-03	58316	\$198.00
Lake Stevens Sewer District	6390 0523	001 013 518 20 47 02	GG-Utilities for Rentals	Sewer - Leased Comm Building Acct 6390-03	58316	\$175.56
Lake Stevens Sewer District	6666 0523	001 012 575 30 47 00	CS- Museum - Utilities	Sewer - Museum Acct 6666-01	58316	\$99.00
Lake Stevens Sewer District	6671 0523	001 013 518 20 47 00	GG-Utilities	Sewer - City Hall Acct 6671-01	58316	\$99.00
Lake Stevens Sewer District	6810 0523	001 012 575 50 47 00	CS- The Mill- Utilities	Sewer - The Mill Acct 6810-01	58316	\$198.00
Lake Stevens Sewer District	7002 0523	001 010 576 80 47 00	PK-Utilities	Sewer - North Cove Park Restroom 7002-01	58316	\$99.00
Lake Stevens Sewer District	8710 0523	001 008 521 50 47 00	LE-Facility Utilities	Sewer - Police Training Bldg Acct 8710-03	58316	\$99.00
Lake Stevens Sewer District	9902 0523	001 012 572 20 47 00	CS- Library-Utilities	Sewer - Library Grade Rd Acct 9902-01	58316	\$99.00
					58316 Total	\$1,760.56
Lemay Mobile Shredding Inc	4792217S185	001 013 518 20 41 00	GG-Professional Service	Shredding Services CH	58317	\$12.58
Lemay Mobile Shredding Inc	4793574S185	001 008 521 20 41 01	LE-Professional Serv-Fixed	Shredding Services PD	58317	\$25.16
Lemay Mobile Shredding Inc	4793854S185	001 010 576 80 41 00	PK-Professional Services	Shredding Services PW	58317	\$5.68
Lemay Mobile Shredding Inc	4793854S185	101 016 542 30 41 02	ST-Professional Service	Shredding Services PW	58317	\$5.69
Lemay Mobile Shredding Inc	4793854S185	410 016 531 10 41 01	SW - Professional Services	Shredding Services PW	58317	\$5.69
					58317 Total	\$54.80
Lowes Companies	911129	001 010 576 80 31 00	PK-Operating Costs	Threaded Rod/Lumber PW47	58318	\$25.39
					58318 Total	\$25.39
Marin	050423 MARIN	001 000 362 00 00 14	Boat Launch Annual Pass	Annual Boat Launch Pass Refund	58319	\$75.00
					58319 Total	\$75.00
Meis	051623 MEIS	001 010 576 80 43 00	PK-Travel & Meetings	WRPA Annual Conf Spokane Meal PerDiem	58320	\$202.00
					58320 Total	\$202.00
MissionSquare - 108991	6648061	001 000 282 00 00 00	Payroll Liability Retirement	ICMA Deferred Comp - Employer Contribution	58270	\$483.62
					58270 Total	\$483.62
MissionSquare - 307428	6422602	001 000 282 00 00 00	Payroll Liability Retirement	ICMA Deferred Comp - Employee Contribution	58271	\$1,399.87
					58271 Total	\$1,399.87
Moe	051123 MOE	001 000 362 00 00 14	Boat Launch Annual Pass	Refund Boat Launch Annual Pass	58321	\$75.00
					58321 Total	\$75.00

Vendor Name	Invoice #	Account #	Account Name	Description	Check #	Amount
Nationwide Retirement Solution	51023	001 000 282 00 00 00	Payroll Liability Retirement	Employee Portion-Nationwide	0	\$6,036.84
					0 Total	\$6,036.84
Nelson Petroleum Inc	0830064-IN	001 007 559 30 32 00	PB-Fuel	Fuel	58322	\$143.03
Nelson Petroleum Inc	0830064-IN	001 008 521 20 32 00	LE-Fuel	Fuel	58322	\$4,262.98
Nelson Petroleum Inc	0830064-IN	001 010 576 80 32 00	PK-Fuel Costs	Fuel	58322	\$1,027.87
Nelson Petroleum Inc	0830064-IN	101 016 542 30 32 00	ST-Fuel	Fuel	58322	\$1,856.43
Nelson Petroleum Inc	0830064-IN	410 016 531 10 32 00	SW - Fuel	Fuel	58322	\$1,856.43
Nelson Petroleum Inc	0830064-IN	001 007 558 50 31 02	PL-Permit Related Op. Costs	Fuel PW51	58322	\$80.55
Nelson Petroleum Inc	0831958-IN	001 007 559 30 32 00	PB-Fuel	Fuel	58322	\$182.13
Nelson Petroleum Inc	0831958-IN	001 008 521 20 32 00	LE-Fuel	Fuel	58322	\$5,825.26
Nelson Petroleum Inc	0831958-IN	001 010 576 80 32 00	PK-Fuel Costs	Fuel	58322	\$1,370.55
Nelson Petroleum Inc	0831958-IN	101 016 542 30 32 00	ST-Fuel	Fuel	58322	\$2,118.52
Nelson Petroleum Inc	0831958-IN	410 016 531 10 32 00	SW - Fuel	Fuel	58322	\$2,118.52
Nelson Petroleum Inc	0831958-IN	001 007 558 50 31 02	PL-Permit Related Op. Costs	Fuel PW51	58322	\$61.84
					58322 Total	\$20,904.11
New York Life	Apr-23	001 000 284 00 00 00	Payroll Liability Other	Whole Life Insurance Premiums	58272	\$199.00
					58272 Total	\$199.00
New York Life EFT	Apr-23	001 001 511 60 20 00	Legislative - Benefits	Life/Disability Ins Premiums	0	\$9.06
New York Life EFT	Apr-23	001 002 513 11 20 00	AD-Benefits	Life/Disability Ins Premiums	0	\$66.52
New York Life EFT	Apr-23	001 003 514 20 20 00	CC-Benefits	Life/Disability Ins Premiums	0	\$60.43
New York Life EFT	Apr-23	001 004 514 23 20 00	FI-Benefits	Life/Disability Ins Premiums	0	\$224.57
New York Life EFT	Apr-23	001 005 518 10 20 00	HR-Benefits	Life/Disability Ins Premiums	0	\$190.16
New York Life EFT	Apr-23	001 006 518 80 20 00	IT-Benefits	Life/Disability Ins Premiums	0	\$103.73
New York Life EFT	Apr-23	001 007 558 50 20 00	PL-Benefits	Life/Disability Ins Premiums	0	\$376.06
New York Life EFT	Apr-23	001 007 559 30 20 00	PB-Benefits	Life/Disability Ins Premiums	0	\$261.03
New York Life EFT	Apr-23	001 008 521 20 20 00	LE-Benefits	Life/Disability Ins Premiums	0	\$1,350.84
New York Life EFT	Apr-23	001 010 576 80 20 00	PK-Benefits	Life/Disability Ins Premiums	0	\$530.57
New York Life EFT	Apr-23	001 013 518 30 20 00	GG-Benefits	Life/Disability Ins Premiums	0	\$197.92
New York Life EFT	Apr-23	101 016 542 30 20 00	ST-Benefits	Life/Disability Ins Premiums	0	\$509.74
New York Life EFT	Apr-23	410 016 531 10 20 00	SW-Benefits	Life/Disability Ins Premiums	0	\$811.44
					0 Total	\$4,692.07
Ogden Murphy Wallace PLLC	874073	001 011 515 41 41 00	Ext Consultation - City Atty	Legal Services 03-2023	58323	\$24,612.50
Ogden Murphy Wallace PLLC	874073	001 011 515 41 41 00	Ext Consultation - City Atty	Legal Services 03-2023 Adv PUD #1 of SnoCo	58323	\$1,210.00
Ogden Murphy Wallace PLLC	874073	001 011 515 41 41 01	Ext Consult - PRA	Legal Services 03-2023 PRR	58323	\$3,358.50
Ogden Murphy Wallace PLLC	874073	001 011 515 41 41 04	Ext Attorney - Sewer	Legal Services 03-2023 Sewer	58323	\$6,187.50
					58323 Total	\$35,368.50
OSW Equipment & Repair LLC	525786	001 010 576 80 31 00	PK-Operating Costs	Valve Assembly Parts PW47	58324	\$774.40
					58324 Total	\$774.40
PB Parent Holdco LP	PSI1027677	001 010 576 80 31 00	PK-Operating Costs	First Aid Supplies PW	58325	\$62.12
PB Parent Holdco LP	PSI1027677	101 016 544 90 31 02	ST-Operating Cost	First Aid Supplies PW	58325	\$62.11
PB Parent Holdco LP	PSI1027677	410 016 531 10 31 02	SW - Operating Costs	First Aid Supplies PW	58325	\$62.11
PB Parent Holdco LP	PSI1027698	001 008 521 50 30 00	LE-Facilities Supplies	First Aid Supplies PD	58325	\$204.32
					58325 Total	\$390.66
Petershagen	051423 PETERSHA	001 001 511 60 43 00	Legislative - Travel & Mtgs	DC Fly In Flight Reimbursement	58326	\$1,047.79
					58326 Total	\$1,047.79
Playcore Wisconsin Inc	PJI-0206811	001 010 576 80 31 05	PK-R&M Supplies	Lundeen Playground Repairs	58327	\$130.21
Playcore Wisconsin Inc	PJI-0207015	001 010 576 80 31 05	PK-R&M Supplies	Vinyl Top Coating	58327	\$532.54
					58327 Total	\$662.75

Vendor Name	Invoice #	Account #	Account Name	Description	Check #	Amount
Proforce Marketing Inc	518605	001 008 521 20 31 02	LE-Minor Equipment	Pistol Optics Setup PO #1902	58328	\$43.51
					58328 Total	\$43.51
Redefined Corp	382317	001 006 518 80 41 00	IT-Professional Services	Contract IT Services 04-2023	58329	\$5,600.00
					58329 Total	\$5,600.00
Sherwin-Williams Co	4623-0	001 010 576 80 31 00	PK-Operating Costs	Paint for Skate Park	58330	\$219.30
					58330 Total	\$219.30
SHI International Corp	B16838650	510 006 518 80 49 45	LR - Bluebeam	BlueBeam Software	58331	\$3,826.81
					58331 Total	\$3,826.81
Smarsh Inc	INV-97463	510 006 518 80 49 05	LR - Smarsh	Verizon MG Cloud MT	58332	\$592.80
					58332 Total	\$592.80
Snohomish Conservation District	6945	410 016 531 50 31 16	DOE - Capacity Grant Op Costs	Stormwater Education Project Grant Reimbursement Q1 2023	58333	\$700.00
Snohomish Conservation District	6959	410 016 531 50 31 16	DOE - Capacity Grant Op Costs	Grant Reimbursement Q1 2023	58333	\$224.94
					58333 Total	\$924.94
Snohomish County 911	5917	001 008 528 00 41 00	LE-SNO911	Dispatch Services	58334	\$33,858.75
					58334 Total	\$33,858.75
Snohomish County Public Works	I000609791	410 016 531 20 41 00	SW - SnoCo Lake Monitoring	Lake Monitoring Q1 2023	58335	\$4,440.36
					58335 Total	\$4,440.36
Snohomish County PUD	106029326	001 010 576 80 47 00	PK-Utilities	201487055 2424 Soper Hill Mobile Water/Electric	58336	\$51.80
Snohomish County PUD	106029994	101 016 542 63 47 00	ST-Lighting - Utilities	201860178 Traffic Signal 9101 Market Pl	58336	\$60.28
Snohomish County PUD	106032072	001 013 518 20 47 00	GG-Utilities	200206019 City Hall Admin Electric	58336	\$162.92
Snohomish County PUD	106032072	001 013 518 20 47 00	GG-Utilities	200206019 City Hall Electric	58336	\$341.01
Snohomish County PUD	106032072	001 013 518 20 47 00	GG-Utilities	200206019 City Hall Water	58336	\$198.86
Snohomish County PUD	106032072	001 010 576 80 47 00	PK-Utilities	200206019 North Cove Park Electric	58336	\$22.26
Snohomish County PUD	106032072	001 010 576 80 47 00	PK-Utilities	200206019 Parks Electric	58336	\$87.52
Snohomish County PUD	106032072	001 010 576 80 47 00	PK-Utilities	200206019 Parks Water	58336	\$71.41
Snohomish County PUD	106032072	101 016 542 63 47 00	ST-Lighting - Utilities	200206019 Street Lights	58336	\$31.90
Snohomish County PUD	106032072	001 012 575 50 47 00	CS- The Mill- Utilities	200206019 The Mill Electric	58336	\$401.25
Snohomish County PUD	106032072	001 012 575 50 47 00	CS- The Mill- Utilities	200206019 The Mill Water	58336	\$57.94
Snohomish County PUD	109315774	001 012 575 30 47 00	CS- Museum - Utilities	200558690 Museum Electric/Water	58336	\$66.96
Snohomish County PUD	109322529	101 016 542 63 47 00	ST-Lighting - Utilities	223687294 Street Lights	58336	\$26.82
Snohomish County PUD	115901647	101 016 542 63 47 00	ST-Lighting - Utilities	202624367 Street Lights	58336	\$11,752.33
Snohomish County PUD	115901648	101 016 542 63 47 00	ST-Lighting - Utilities	202648101 Street Lights Soper Hill Annex	58336	\$1,565.47
Snohomish County PUD	119195646	001 010 576 80 47 00	PK-Utilities	223759374 10110 5th Pl Water	58336	\$57.94
Snohomish County PUD	119196770	101 016 542 63 47 00	ST-Lighting - Utilities	203731153 Traffic Signals	58336	\$145.54
Snohomish County PUD	119199506	101 016 542 63 47 00	ST-Lighting - Utilities	201973682 Street Lights	58336	\$131.95
Snohomish County PUD	122505818	001 010 576 80 47 00	PK-Utilities	223477167 Mill Spur Electric	58336	\$68.52
Snohomish County PUD	125824011	101 016 542 63 47 00	ST-Lighting - Utilities	201595113 Street Lights	58336	\$172.81
Snohomish County PUD	125829157	001 013 518 20 47 02	GG-Utilities for Rentals	222450314 Commercial Bldg 1819 S Lake Stevens Rd	58336	\$561.99
					58336 Total	\$16,037.48
Snohomish County PUD	125829158	001 010 576 80 47 00	PK-Utilities	222625881 Froniter Circle Water	58337	\$57.94
Snohomish County PUD	132407914	101 016 542 63 47 00	ST-Lighting - Utilities	202670725 Street Lights	58337	\$1,306.76
Snohomish County PUD	132409801	001 012 575 51 47 00	CS- Grimm House Utilities	223357641 Grimm House Electric	58337	\$147.87
Snohomish County PUD	132412528	101 016 542 63 47 00	ST-Lighting - Utilities	223611120 Traffic Light	58337	\$46.63
Snohomish County PUD	142240239	101 016 542 63 47 00	ST-Lighting - Utilities	200363505 Traffic Signal	58337	\$109.19
Snohomish County PUD	145570681	101 016 542 63 47 00	ST-Lighting - Utilities	204719074 Catherine Creek Bridge Lights	58337	\$29.51
Snohomish County PUD	145574972	101 016 542 63 47 00	ST-Lighting - Utilities	205338056 SR92 Roundabout at113th	58337	\$55.45
Snohomish County PUD	148861393	001 010 576 80 47 00	PK-Utilities	222191298 North Cove Park Water	58337	\$65.05

Vendor Name	Invoice #	Account #	Account Name	Description	Check #	Amount
Snohomish County PUD	152147645	101 016 542 63 47 00	ST-Lighting - Utilities	202988481 Street Lights	58337	\$90.90
Snohomish County PUD	155411843	001 010 576 80 47 00	PK-Utilities	222205049 Nourse Park Electric	58337	\$29.60
Snohomish County PUD	158596339	001 013 518 20 47 00	GG-Utilities	222931883 Row Club Wtr/Electric 12308 17th Pl NE	58337	\$129.34
Snohomish County PUD	158596340	001 010 576 80 47 00	PK-Utilities	222942633 North Cove BBQ Shelter Electric	58337	\$185.70
Snohomish County PUD	168126396	001 010 576 80 47 00	PK-Utilities	221860174 Frontier Park Electric	58337	\$22.26
					58337 Total	\$2,276.20
Sound Publishing Inc	EDH975411	001 007 558 50 41 04	Permit Related Professional Sr	LUA2022-0162 Axford Prelim Short Plat	58338	\$80.96
Sound Publishing Inc	EDH975591	001 007 558 50 41 04	Permit Related Professional Sr	LUA2022-0029/0030/0035 Stillwater Rezone	58338	\$89.56
Sound Publishing Inc	EDH975619	001 007 558 50 41 04	Permit Related Professional Sr	LUA2022-0061 Iverson Dock Replace	58338	\$68.92
					58338 Total	\$239.44
Sound Security Inc	1090651	001 010 576 80 41 00	PK-Professional Services	Access Monitoring Lundeen Park	58339	\$22.28
Sound Security Inc	1090651	001 013 518 20 41 00	GG-Professional Service	Fire & Security Monitoring CH	58339	\$561.28
Sound Security Inc	1090651	001 012 575 50 47 00	CS- The Mill- Utilities	Fire & Security Monitoring The Mill	58339	\$390.28
Sound Security Inc	1090651	001 010 576 80 41 00	PK-Professional Services	Fire Monitoring/Confidence Testing PW Shop	58339	\$289.76
Sound Security Inc	1090651	101 016 542 30 41 02	ST-Professional Service	Fire Monitoring/Confidence Testing PW Shop	58339	\$289.76
Sound Security Inc	1090651	410 016 531 10 41 01	SW - Professional Services	Fire Monitoring/Confidence Testing PW Shop	58339	\$289.76
Sound Security Inc	1090652	001 008 521 20 41 01	LE-Professional Serv-Fixed	Access/Instrusion/Fire/Elevator Monitoring PD	58339	\$1,140.00
Sound Security Inc	1090653	001 008 521 20 41 01	LE-Professional Serv-Fixed	Fire Monitoring 10518 18th St SE	58339	\$65.00
Sound Security Inc	1092624	001 013 518 20 41 00	GG-Professional Service	Prox Cards CH	58339	\$60.12
					58339 Total	\$3,108.24
Teamsters Local No 763	Apr-23	001 000 284 00 00 00	Payroll Liability Other	Union Dues	58273	\$1,757.00
					58273 Total	\$1,757.00
Teamsters Welfare Trust Dental EFT	51023	001 000 282 00 00 00	Payroll Liability Retirement	Teamsters Dental Premium	0	\$3,577.60
					0 Total	\$3,577.60
Technological Services Inc	25719	001 008 521 20 48 00	LE-Repair & Maintenance Equip	Vehicle Services 2020 Ford Transit	58340	\$919.98
Technological Services Inc	26322	001 008 521 20 48 00	LE-Repair & Maintenance Equip	Vehicle Services PT-20-87	58340	\$162.71
Technological Services Inc	26383	001 008 521 20 48 00	LE-Repair & Maintenance Equip	Vehicle Services PT-18-79	58340	\$430.92
					58340 Total	\$1,513.61
Transpo Group USA Inc	30267	304 016 595 30 60 05	R2 - Main Street	LS Main Street Design	58341	\$9,245.14
					58341 Total	\$9,245.14
TransUnion Risk & Alternative Data Solutions Inc	4016011-202304-1	001 008 521 20 41 01	LE-Professional Serv-Fixed	TILO - Information Gathering Services	58342	\$81.98
					58342 Total	\$81.98
Trevor Justin Government Relations LLC	6	001 013 511 70 40 00	Lobbying Services	Lobbying Services 04-2023	58343	\$4,500.00
					58343 Total	\$4,500.00
ULINE	162687700	101 016 544 90 31 02	ST-Operating Cost	Dolly/Garbage Cans/Trash Liners/Cleaning Tools	58344	\$982.21
ULINE	162913275	101 016 544 90 31 02	ST-Operating Cost	Cork Boards/Combo Cleaning Tool/Telescopic Pole	58344	\$694.75
					58344 Total	\$1,676.96
UPS	0000074Y42173	001 008 521 20 42 00	LE-Communication	Evidence Shipping	58345	\$52.62
UPS	0000074Y42183	001 008 521 20 42 00	LE-Communication	Evidence Shipping	58345	\$39.68
					58345 Total	\$92.30
Verizon Northwest	9933219438	001 008 521 20 42 00	LE-Communication	Wireless Phone Service	58346	\$3,355.66
Verizon Northwest	9933845588	001 001 511 60 42 00	Legislative - Communication	Wireless Phone Service	58346	\$294.63
Verizon Northwest	9933845588	001 001 513 10 42 00	Executive - Communication	Wireless Phone Service	58346	\$42.09
Verizon Northwest	9933845588	001 002 513 11 42 00	AD-Communications	Wireless Phone Service	58346	\$47.09
Verizon Northwest	9933845588	001 003 514 20 42 00	CC-Communications	Wireless Phone Service	58346	\$89.18
Verizon Northwest	9933845588	001 004 514 23 42 00	FI-Communications	Wireless Phone Service	58346	\$94.18
Verizon Northwest	9933845588	001 005 518 10 42 00	HR-Communications	Wireless Phone Service	58346	\$178.36

Vendor Name	Invoice #	Account #	Account Name	Description	Check #	Amount
Verizon Northwest	9933845588	001 006 518 80 42 00	IT-Communications	Wireless Phone Service	58346	\$310.90
Verizon Northwest	9933845588	001 007 558 50 42 00	PL-Communication	Wireless Phone Service	58346	\$556.85
Verizon Northwest	9933845588	001 007 559 30 42 00	PB-Communication	Wireless Phone Service	58346	\$209.21
Verizon Northwest	9933845588	001 010 576 80 42 00	PK-Communication	Wireless Phone Service	58346	\$320.04
Verizon Northwest	9933845588	101 016 543 30 42 00	ST-Communications	Wireless Phone Service	58346	\$1,027.52
Verizon Northwest	9933845588	410 016 531 10 42 00	SW - Communications	Wireless Phone Service	58346	\$1,027.51
					58346 Total	\$7,553.22
Warrington	050323 ANYA	001 005 518 10 43 00	HR-Travel & Meetings	AWC Labor Relations Conf Meal PerDiem	58347	\$90.00
					58347 Total	\$90.00
Washington Assoc of Sheriffs and Police Chiefs	DUES 2023-00557	001 008 521 20 49 00	LE-Dues & Memberships	Associate Dues - J Uberty	58348	\$75.00
					58348 Total	\$75.00
Washington State Support Registry	51023	001 000 284 00 00 00	Payroll Liability Other	Employee Paid Child Support	0	\$546.86
					0 Total	\$546.86
Wave Broadband	103946401-0010134	510 006 518 80 49 04	LR - WaveBroadband Fiber Lease	Fiber Leases	58349	\$634.41
Wave Broadband	103946401-0010134	001 002 513 11 42 00	AD-Communications	Telephone Service	58349	\$70.39
Wave Broadband	103946401-0010134	001 003 514 20 42 00	CC-Communications	Telephone Service	58349	\$140.79
Wave Broadband	103946401-0010134	001 004 514 23 42 00	FI-Communications	Telephone Service	58349	\$140.79
Wave Broadband	103946401-0010134	001 005 518 10 42 00	HR-Communications	Telephone Service	58349	\$70.40
Wave Broadband	103946401-0010134	001 006 518 80 42 00	IT-Communications	Telephone Service	58349	\$211.18
Wave Broadband	103946401-0010134	001 007 558 50 42 00	PL-Communication	Telephone Service	58349	\$457.81
Wave Broadband	103946401-0010134	001 007 559 30 42 00	PB-Communication	Telephone Service	58349	\$70.40
Wave Broadband	103946401-0010134	001 008 521 20 42 00	LE-Communication	Telephone Service	58349	\$2,394.40
Wave Broadband	103946401-0010134	001 012 575 30 42 00	CS- Museum - Communications	Telephone Service	58349	\$70.39
Wave Broadband	103946401-0010134	001 012 575 50 42 00	CS- The Mill- Communication	Telephone Service	58349	\$70.40
Wave Broadband	103946401-0010134	001 013 518 20 42 00	GG-Communication	Telephone Service	58349	\$281.58
Wave Broadband	103946401-0010134	101 016 543 30 42 00	ST-Communications	Telephone Service	58349	\$405.14
Wave Broadband	103946401-0010134	410 016 531 10 42 00	SW - Communications	Telephone Service	58349	\$405.14
					58349 Total	\$5,423.22
Western Conference of Teamsters Pension Trust	51023	001 000 282 00 00 00	Payroll Liability Retirement	Employee Contributions - Teamster Pension	58274	\$4,775.75
					58274 Total	\$4,775.75
Zions Bank	050323 ZIONS	412 016 592 31 80 00	2019 LTGO Bond - Interest	2019 LTGO Bond Interest	58350	\$2,306.35
Zions Bank	050323 ZIONS	412 016 591 31 70 00	2019 LTGO Bond - Principal	2019 LTGO Bond Principal	58350	\$63,000.00
					58350 Total	\$65,306.35
Ziply Fiber	05-2023 Ziply	001 012 575 30 47 00	CS- Museum - Utilities	Telephone Services Museum	58351	\$229.92
Ziply Fiber	05-2023 Ziply	101 016 542 64 47 00	ST-Traffic Control -Utility	Traffic Control Modem	58351	\$69.00
					58351 Total	\$298.92

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

Tuesday, May 9, 2023, at 6:00 p.m.

By Remote Participation via Zoom and In Person at The Mill, 1808 Main Street, Lake Stevens.

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

ELECTED OFFICIALS PRESENT: Mayor Brett Gailey, Councilmembers Kim Daughtry, Gary Petershagen, Ryan Donoghue, Mary Dickinson, Anji Jorstad and Steve Ewing.

Call to Order

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

Pledge of Allegiance

Council President Jorstad led the Pledge of Allegiance.

Roll Call

All Councilmembers were present.

Approval of the Agenda

Council President Jorstad requested to add a report from Representative Low under Guest Business.

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

Guest Business

Representative Low gave an update to the Council on the recent legislative session.

Citizen Comments

Jerry Stumbaugh, Senior Center. Jerry gave an update on the Senior Center.
Liz Brown, Teamsters 673. Liz spoke in favor of adding Juneteenth as a City holiday.

Council Business

Councilmember Daughtry attended the Community Transit and PSRC Transportation Board meetings. He also spoke about the Chamber's 4th of July event and Aquafest.

Councilmember Dickinson stated that she appreciated the Juneteenth Resolution. She attended the Youth Advisory Council and museum meetings.

Councilmember Ewing attended the Planning Commission meeting.

Councilmember Donoghue attended the Youth Advisory Council meeting.

Councilmember Tageant attended the leadership breakfast and will attend the Park Board meeting this week.

Councilmember Jorstad attended the Health Department Executive Committee meeting.

Mayor Business

Mayor Gailey spoke about the Overdose and Prevention Town Hall meeting on June 8, 2023 at Cavalero Mid-High.

City Department Report

20th Street Trail and Dog Park Update Jill Meis

Public Works Monthly Report

Consent Agenda

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

The consent agenda included the following:

- 2023 Vouchers
- City Council Meeting Minutes of April 25, 2023
- City Council Workshop of May 2, 2023
- Resolution 2023-06 for Establishing Juneteenth as a City Holiday
- Resolution 2023-07 Adoption of a Cybersecurity Methodology
- Cancel May 16, 2023 Council Workshop

Action Items

Axon Body Worn Camera Contract

Chief Beazizo explained that the City ended the contract with Motorola and asked for approval of the new contract and asked the Council to authorize the Mayor or City Administrator to award and sign the Axon Body Worn Camera Contract.

MOTION. Councilmember Daughtry made a motion, seconded by Councilmember Ewing, to approve the Axon Body Worn Camera Contract. The motion passed 7-0-0-0.

Executive Session

The meeting recessed to executive session at 6:49 p.m. to discuss Litigation/Potential Litigation, Property Acquisition and Collective Bargaining per RCW 42.30 for 20 minutes. There will be no action to follow.

At 7:19 p.m., the executive session was extended to 7:39 p.m.

At 7:39 p.m., the executive session was extended to 7:59 p.m.

The meeting reconvened to regular session at 7:58 p.m.

Adjourn

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

The meeting was adjourned at 7:59 p.m.

Brett Gailey, Mayor

Kelly M. Chelin, City Clerk

CITY COUNCIL STAFF REPORT



Agenda Date: 5/23/2023

Subject: Memorandums of Understanding with LS Police Guild - Juneteenth

Contact Person/Department: Anya Warrington, Human Resources

Budget Impact:

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

Approve the Memorandums of Understanding between the Lake Stevens Police Guild Commissioned and Non-Commissioned, adopting Juneteenth as an official city holiday.

SUMMARY/BACKGROUND:

Juneteenth was declared a federal holiday in June 2021 and a state holiday in July 2021 (with its first observance to occur on June 19, 2022). The City Council recently recognized Juneteenth as an important cultural and historical event and adopted Juneteenth as an official observed holiday for non-represented staff effective June 19, 2023. The city wishes to adopt the holiday for all employees and must negotiate benefits with the Lake Stevens Police Guild.

The Memorandums of Understanding (MOU) attached are between the Guild Commissioned and Non-Commissioned. The Guild has already voted to approve the attached MOUs. The MOUs will adopt the Juneteenth holiday as follows:

- Patrol - Add twelve (12) hours to their holiday bank
- Non-Patrol – Add a floating holiday to their bank
- Non-Commissioned – Will recognize June 19th as a paid holiday

APPLICABLE CITY POLICIES:

ATTACHMENTS:

1. MOU Commissioned re Juneteenth
2. MOU NonCommissioned re Juneteenth

Memorandum of Understanding
by and between
CITY OF LAKE STEVENS, WASHINGTON
and
THE LAKE STEVENS POLICE GUILD
(Representing Commissioned Employees)
January 01, 2020 through December 31, 2023

This Memorandum of Understanding (MOU) is entered into by and between the City of Lake Stevens, Washington (hereafter “City”), and The Lake Stevens Police Guild (hereafter “Guild”), collectively the “parties.”

I. RECITALS

- A. WHEREAS the parties have entered into the Collective Bargaining Agreement (“Agreement”) for the period of January 01, 2020 through December 31, 2023;
- B. WHEREAS the City Council recently approved Juneteenth as a City observed holiday. The City wishes to commemorate the emancipation of enslaved African Americans. Juneteenth is recognized on June 19th of each year.
- C. WHEREAS the parties wish to enter into this MOU to be applied for 2023 only.

II. AGREEMENT

IN CONSIDERATION OF the mutual covenants and promises contained herein, the parties agree to the following:

- 1. The City will recognize beginning Juneteenth on June 19, 2023.
- 2. For 2023 only, full-time patrol officers will receive twelve (12) additional holiday hours in observance of Juneteenth.
- 3. For 2023 only, full-time non-patrol officers will receive one (1) additional floating holiday.
- 4. The Juneteenth holiday will be administered in accordance with Article 11 of the Agreement.
- 5. This MOU is entered into on a non-precedent setting basis and does not change the parties’ status quo.
- 6. This MOU is effective upon full execution and expires on December 31, 2023.

IN WITNESS WHEREOF, the parties have executed this Agreement as their free and voluntary act on the dates set forth below.

**LAKE STEVENS POLICE GUILD
WASHINGTON**

CITY OF LAKE STEVENS,

By: _____
James Barnes, Guild President

By: _____
Brett Gailey, Mayor

Date: _____

Date: _____

MEMORANDUM OF UNDERSTANDING
by and between
City of Lake Stevens, Washington
and
The Lake Stevens Police Guild
(Representing the Limited/Non-Commissioned Employees)
January 01, 2022 through December 31, 2024

This Memorandum of Understanding (MOU) is entered into by and between the City of Lake Stevens, Washington (hereafter “City”), and The Lake Stevens Police Guild (hereafter “Guild”), collectively the “parties.”

I. RECITALS

- A. WHEREAS the parties have entered into the Collective Bargaining Agreement (“Agreement”) for the period of January 01, 2022 through December 31, 2024;
- B. WHEREAS the City Council recently approved Juneteenth as a City observed holiday. The City wishes to commemorate the emancipation of enslaved African Americans. Juneteenth is recognized on June 19th of each year.
- C. WHEREAS the parties wish to enter into this MOU to be applied for 2023 and 2024 only.

II. AGREEMENT

IN CONSIDERATION OF the mutual covenants and promises contained herein, the parties agree to the following:

- 1. The City will recognize beginning Juneteenth on June 19, 2023.
- 2. For 2023 and 2024 only, full-time employees will receive the Juneteenth holiday off with regular pay.
- 3. The Juneteenth holiday will be administered in accordance with Article 11 of the Agreement.
- 4. This MOU is entered into on a non-precedent setting basis and does not change the parties’ status quo.
- 5. This MOU is effective upon full execution and expires on December 31, 2024.

IN WITNESS WHEREOF, the parties have executed this Agreement as their free and voluntary act on the dates set forth below.

**LAKE STEVENS POLICE GUILD
WASHINGTON**

CITY OF LAKE STEVENS,

By: _____
James Barnes, Guild President

By: _____
Brett Gailey, Mayor

Date: _____

Date: _____

CITY COUNCIL STAFF REPORT



Agenda Date: 5/23/2023

Subject: Lake Stevens Industrial Center Infrastructure and Market Analysis Final Report Overview

Contact Person/Department: Christi Schmidt, Community Development

Budget Impact: No budget impact

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

Prioritize and determine the next steps based on the list of recommendations.

SUMMARY/BACKGROUND:

Since the last update in early February 2023, at the annual city council retreat, where staff presented to the council the draft plan executive summary and provided feedback, the Planning Commission held a work session on March 1, 2023. Next, staff held a second property owners meeting on March 13, 2023 to have discussions with each of the owners and solicit their input on the draft plan and their long-term property and business goals. During April and early May the final report was prepared (Exhibit 1).

The purpose of this presentation is to provide the Council with the results and conclusions of the final report for the Lake Steven Industrial Center Infrastructure and Marketing Analysis. The purpose of this report is to assess existing infrastructure conditions within the Lake Stevens Industrial Center (LSIC) boundaries, such as sanitary sewer, stormwater, the road network, and availability of high-speed internet capability, along with encumbrances like critical areas, and then recommend improvements to support future uses. An economic analysis has been prepared to identify the highest and best uses, and potential funding sources. An evaluation of the existing zoning development standards and allowed uses was also conducted, including a review of three zoning scenarios. Taken as a whole, this analysis will give the City of Lake Stevens the information necessary to determine the appropriate next steps to diversify the LSIC as a local employment center and make capital improvement

decisions.

A copy of the final report is available online at the city's webpage at: [Subarea Planning | Lake Stevens, WA - Official Website \(lakestevenswa.gov\)](https://lakestevenswa.gov/subarea-planning). The seventeen graphics referred to in the report (Exhibits A.1 to A.17) related to the study area, zoning, traffic, environmental constraints, and infrastructure are not included as attachments but are available online and will be available for reference during the presentation.

MACKENZIE and ECONorthwest will be providing a summary of the report findings pertaining to: 1) Strategic Development - Options 1-3 (Exhibits C.1-4) and the associated Building Development Scenarios (Exhibit C.5) along with an explanation of the highest and best uses as well as a review of future capital facility planning to vet out cost benefit analysis of potential infrastructure improvements, 2) Sewer, 3) Transportation, 4) Environmental constraints, and 5) Stormwater.

This document is to be used as a guidance document for the City to solicit input from the property owners, Planning Commission, City Council, and the community to make future decisions on:

- 1) capital infrastructure improvements to resolve existing deficiencies.
- 2) zoning changes.
- 3) development of industrial design standards.
- 4) funding opportunities.
- 5) marketing strategies to retain and attract new businesses to increase employment within the City; etc. After this input, it will be possible to site the locations of the recommended considerations.

APPLICABLE CITY POLICIES:

The city has previously completed subarea planning for three of the four growth centers identified in the city's comprehensive plan as outlined in Chapter 2 - Land Use element. The LSIC (Hartford Center) is the last growth area to be planned. This report has been prepared as one of the first steps in fulfilling the planning for this subarea with the intent to provide additional businesses and jobs within the city.

ATTACHMENTS:

1. Exhibit 1_Lake Stevens Industrial Lands Analysis May 17 2023
2. Exhibit C.1_ LSIC Development Tiers Map
3. Exhibit C.2_ LSIC Analysis - Strategic Concept - Option 1
4. Exhibit C.3_ LSIC Analysis - Strategic Concept - Option 2
5. Exhibit C.4_ LSIC Analysis - Strategic Concept - Option 3
6. Exhibit C.5_ LSIC Site Development Scenarios

MACKENZIE.

LAKE STEVENS INDUSTRIAL CENTER ANALYSIS REPORT

To
City of Lake Stevens

For
Lake Stevens Industrial
Analysis

Dated
May 17, 2023

Project Number
2220142.00



MACKENZIE
Since 1960

Logan Building | 500 Union Street, Suite 410, Seattle, WA 98101
T 206.749.9993 | F 503.228.1285 | www.mcknze.com

TABLE OF CONTENTS

I.	INTRODUCTION AND CONTEXT.....	1
	PURPOSE	1
	Project Background.....	1
	SITE OVERVIEW.....	1
	EXISTING CONDITIONS	3
	Buildings/Site Elements	3
	Environmental Constraints	5
	Access.....	7
	Circulation Standards.....	7
II.	LAKE STEVENS MUNICIPAL CODE.....	9
	LAND USE OVERVIEW	9
	REGULATORY REQUIREMENTS	11
	Existing Development Standards	11
III.	LAND USE ALLOWANCES AND LIMITATIONS FOR REDEVELOPMENT.....	13
	Zoning Code – General Industrial (GI) and Light Industrial (LI) (Chapter 14.36)	13
	Zoning Code – Public and Semi-Public (P/PS) (Chapter 14.36).....	14
	Special Flood Hazard Areas (Chapter 14.64).....	14
	Critical Areas (Chapter 14.88).....	15
	Land Use Recommendations	15
IV.	ENGINEERING STANDARDS	17
	TRANSPORTATION-RELATED CONSIDERATIONS	17
	Transportation Classifications.....	17
	Access.....	17
	Planned Improvements.....	18
	Right-of-Way Standards.....	18
	Transportation Constraints.....	18
	Trip Generation Potential	19
	Traffic Recommendations.....	20
	UTILITIES	23
	Water	23
	Fire Flow.....	24
	Sanitary Sewer	24
	Surface Water Management	30
	Natural Gas	33
	Electrical Service	34
	High Speed Internet.....	35
V.	ECONOMIC ANALYSIS.....	36
VI.	ENVIRONMENTAL CONSTRAINTS	37
VII.	REDEVELOPMENT CONCEPTS	39

STRATEGIC CONCEPTS	39
OPTION 1: REFER TO EXHIBIT C-1	39
OPTION 2: REFER TO EXHIBIT C-2	40
OPTION 3: REFER TO EXHIBIT C-3	40
SITE DEVELOPMENT SCENARIOS	41
REDEVELOPMENT POTENTIAL RESULTS	42
VIII. SUMMARY	43

EXHIBIT A – MAPS

1. LSIC Study Area Map
2. LSIC Study Area Lots Map
3. LSIC Zoning Map
4. LSIC Transportation System Plan Classification Map
5. LSIC Drainage Basin Map
6. LSIC Flood Hazard Area Map
7. LSIC Environmental Constraints Map
8. LSIC Sanitary Sewer Service Map
9. LSIC Stormwater Service Map
10. LSIC Water Service Map
11. LSIC Combined Utility Map
12. LSIC Stormwater Service and Drainage Basin Map
13. LSIC Environmental Constraints and Stormwater Service Map
14. LSIC Environmental Constraints and Drainage Basin Map
15. LSIC Fiber Ready Internet Access Map
16. LSIC Septic Service Map
17. Map Data Sources

EXHIBIT B – STAKEHOLDER INTERVIEW QUESTIONS

EXHIBIT C – STRATEGIC CONCEPTS

1. LSIC Development Area Map
2. LSIC Analysis – Strategic Concept – Option 1
3. LSIC Analysis – Strategic Concept – Option 2
4. LSIC Analysis – Strategic Concept – Option 3
5. LSIC Site Development Scenarios

APPENDIX A – ECONorthwest ECONOMIC ANALYSIS

APPENDIX B – GEOTECHNICAL EVALUATION

APPENDIX C – ENVIRONMENTAL RISK ASSESSMENT

APPENDIX D – LAKE STEVENS SEWER DISTRICT GENERAL SEWER-WASTEWATER FACILITY PLAN



APPENDIX E – LAKE STEVENS 2015 COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

APPENDIX F – INDUSTRIAL STUDY AREA ADDRESSES, TAXLOTS, AND OWNERSHIP

I. INTRODUCTION AND CONTEXT

Purpose

The purpose of this report is to assess existing infrastructure conditions within the Lake Stevens Industrial Center (LSIC) boundaries, such as sanitary sewer, stormwater, the road network, and availability of high-speed internet capability, along with encumbrances like critical areas, and then recommend improvements to support future uses. An economic analysis has been prepared to identify highest and best uses, and potential funding sources. An evaluation of the existing zoning development standards and allowed uses was also conducted, including a review of three zoning scenarios.

Taken as a whole, this analysis will give the City of Lake Stevens (the City) the information necessary to determine the appropriate next steps to diversify the LSIC as a local employment center and make capital improvements decisions.

Project Background

The LSIC analysis covers approximately 241.37 acres, consisting of two storm drainage basins, two major road networks (Old Hartford and Machias Road), and limited sanitary sewer and stormwater utilities. Stakeholder meetings were held with the LSIC property owners (September 27, 2022, and March 13, 2023), the City Planning Commission (October 19, 2022), and the City Council (November 15, 2022). Meetings with City departments and leadership were also conducted. Various GIS data sets (Exhibit A.16), utility studies, as-builts of complete development, and pre-application notes were reviewed, and is included in this report.

To date, the lack of a comprehensive network of sanitary sewer, stormwater infrastructure, and physical distance from State Route 9 and other major truck/freight corridors has limited the quantity and scale of development. The LSIC development pattern shows sites within proximity to existing infrastructure are being redeveloped; the Hartford Industrial Center located at 3190 Old Hartford Road is one example with several others in the pipeline.

The goal of our analysis is to provide a multi-year vision for the LSIC to support potential additional building square footage and employment capacity yield as a result of redevelopment and infrastructure investment within the LSIC. Our analysis reflects how potential future development will occur based on a methodology focusing on individual areas within the LSIC. This classification overlay for the LSIC is included in this report. The three defined areas reflect the degree of difficulty to achieve new industrial development based on the availability of utilities, topography, and adjacency to existing development. The report recommends and prioritizes infrastructure projects to address infrastructure deficiencies along with potential funding sources as well as recommended zoning code changes to be competitive in today's market.

Site Overview

The study area is comprised of 128 tax lots, predominantly within the City of Lake Stevens' jurisdiction, excluding the northeast corner of the study area, which is in the unincorporated urban growth area (UGA) under Snohomish County jurisdiction. These lots total approximately 241.37 acres, with tax lots ranging from 0.02 acres to 22.51 acres in size. They are zoned General Industrial (GI), Light Industrial (LI) and Public/Semi-public Space (P/PS). No overlay zones apply to the site. Reference Figure I-1 below and Appendix F, Industrial Study Area Addresses, Tax Lots, and Ownership, for general study area and individual lot information.

For the purposes of this project, it is assumed that any future/potential redevelopment on the subject properties will include industrial and business park uses – new buildings with associated surface parking, utilities, stormwater, and landscaping. Future development applications will be required to provide technical information required by Title 14 of the Lake Stevens Municipal Code to fulfil the submittal requirement of the City’s development review process such as site and use specific traffic, critical areas, geotechnical, and stormwater/drainage reports. This report reviews standards applicable to support such potential redevelopment.

Figure I-1: Lake Stevens Industrial Study Area Aerial Map



Map source: Mackenzie

Existing Conditions

Buildings/Site Elements

According to GIS assessor data, the Lake Stevens Industrial Center study area consists of 34 different uses including residential, commercial, and industrial. There are approximately 89 separate/individual ownerships within the study area. Particularly of note are public facilities uses which apply to approximately 16.65 acres. These lots will likely not be redeveloped, and for the purposes of this study will be assumed to remain under the ownership of each utility. Reference Table I-1 for a breakdown of the uses within the study area, including total lots by use and corresponding acreage and square footage.

TABLE I-1. STUDY AREA USE BREAKDOWN			
Use	Lot Count	Acreage	SF*
110 Senior Citizen Exemption Residual	1	1.76	76705.5
111 Single Family Residence - Detached	25	22.33	972005.8
117 Manufactured Home (Leased Site)	1	3.78	164682.1
118 Manufactured Home (Owned Site)	2	0.73	31402.6
130 Multiple Family 5 - 7 Units	3	0.35	15595.6
183 Non Residential Structure	2	5.89	256491.5
249 Other Lumber & Wood Products	7	17.90	780060.1
259 Other Furniture & Fixtures NEC	2	0.58	25426.7
339 Other Primary Metal Industries NEC	3	16.29	709567.8
349 Other Fabricated Metal Products NEC	1	0.41	17680.1
390 Cannabis Processing	1	0.59	25494.5
399 Other Miscellaneous Manufacturing NEC	2	1.50	64975.7
411 Railroad Transportation	1	0.19	8384.5
481 Electric Utility	1	4.53	197322.2
482 Gas Utility	6	3.18	138667.6
483 Water Utilities & Irrigation & Storage	1	12.12	528041.5
506 Coml Condo - Services	4	1.84	79868.4
521 Lumber & Other Building Materials	2	2.64	115357.4
549 Other Retail Trade - Food NEC	1	0.24	10334.5
599 Other Retail Trade NEC	1	4.50	195956.7
637 Warehousing & Storage Services	7	14.49	631276.9
638 Mini-Warehouse	6	9.56	416786.2
639 Other Business Services NEC	2	0.74	32540.8
641 Automobile Repair & Services	3	1.21	52853.3
649 Other Repair Services NEC	1	12.42	541133.3
659 Other Professional Services NEC	3	4.74	206511.9
661 General Contract Construction Services	1	2.84	123492.6
662 Special Construction Trade Services	1	2.57	111879.5
699 Other Miscellaneous Services NEC	2	5.34	232716.1
745-Trails (Centennial)	2	2.25	98387.3
850 Mining Claims, Mineral Rights or Mining NEC	1	22.51	980446.4
910 Undeveloped (Vacant) Land	28	54.61	2378921.5
916 Water Retention Area	1	0.83	36124.7
940 Open Space General RCW 84.34	1	5.79	252344.2
Blank	2	0.12	4938.0

Total	128	241.37	10514373.1
* Square footage calculations from Snohomish County Assessor data are not exact			

The study area includes a mixture of developed and undeveloped lots: approximately 22% (54.61 acres) of the study area is vacant land. Developed lots are mostly impervious surface with parking areas and outdoor storage with minimal landscaping. Some developed lots include a mixture of impervious surface and undeveloped area with ground and tree cover. There is significant tree cover on many of the vacant lots along the perimeter of the study area, and many include environmentally constraints such as steep slopes and/or wetlands.

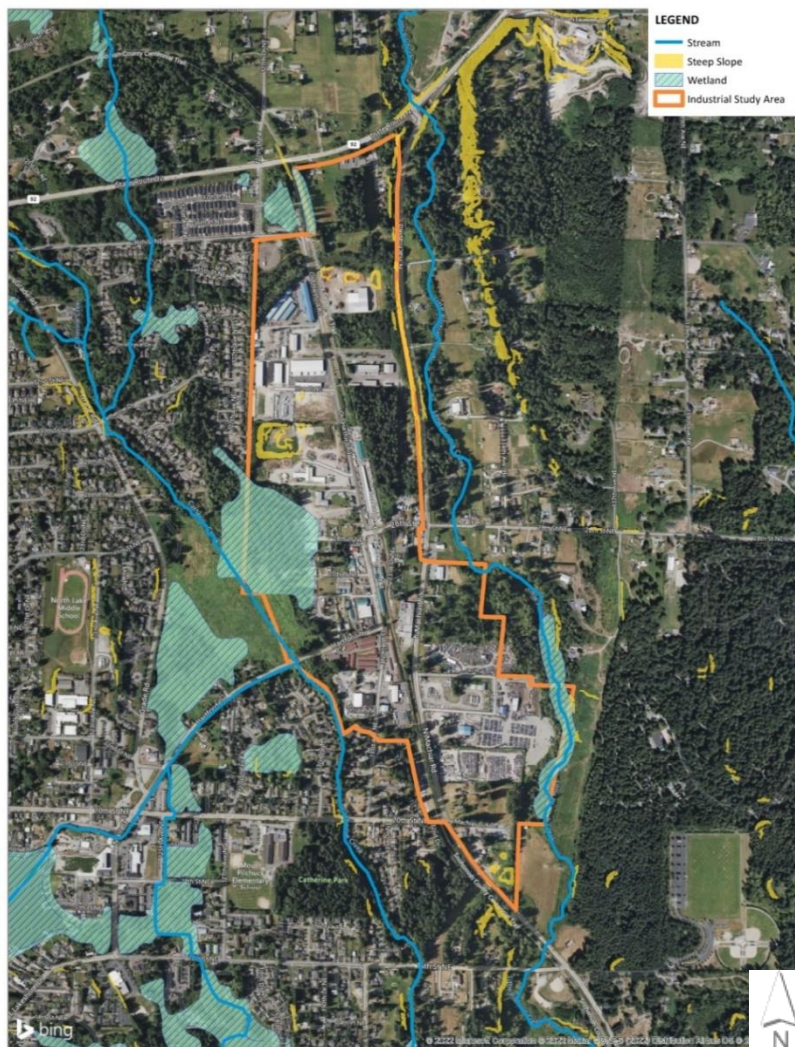
The popular 30-mile Centennial Trail also runs north to south through the entire study area directly to the east of Old Hartford Road and 131st Avenue NE and to the west of N Machias Road. The trail includes a 10-foot-wide paved multi-purpose trail and a 6-foot-wide natural surface equestrian trail. One of the Centennial Trail's trailheads is located off 20th Street NE in the southwestern corner of the study area. An additional trailhead is located adjacent to the northwestern corner of the study area off 36th Street NE and 127th Drive NE. The trail serves as a regional recreational trail and conservation corridor to provide multi-modal recreational opportunities and protect sensitive and important natural and cultural resources.¹ Continued conservation of this corridor will need to be considered with any future redevelopment.

¹ Snohomish County, Parks and Recreation

Environmental Constraints

The Lake Stevens Industrial Center study area includes numerous environmental constraints impacting approximately 20.43 acres. Constraints include wetlands, steep slopes, flood zones, and streams (Little Pilchuck Creek and Catherine Creek). Reference Figure I-2 and Table I-2 below for the location and spatial breakdown of environmental constraints impacting the study area. The figures were created utilizing data provided by Snohomish County and the City of Lake Stevens. Refer to Exhibit A.16 for specific data sources.

Figure I-2: Lake Stevens Environmental Constraints Map



Map source: Mackenzie

TABLE I-2. ENVIRONMENTAL CONSTRAINTS		
Environmental Constraint	Acreage	SF
Wetlands (including streams)	17.3	753,588
Steep Slopes	3.13	136,343
TOTAL:	20.43	889,931

Floodplain

The Lake Stevens Industrial center study area also includes minimal properties within special flood hazard areas. As shown in Figure I-3 below, flood hazard areas impact a small area along the southeastern perimeter of the study area.

Figure I-3: Lake Stevens Flood Hazard Area Map



Map source: Mackenzie

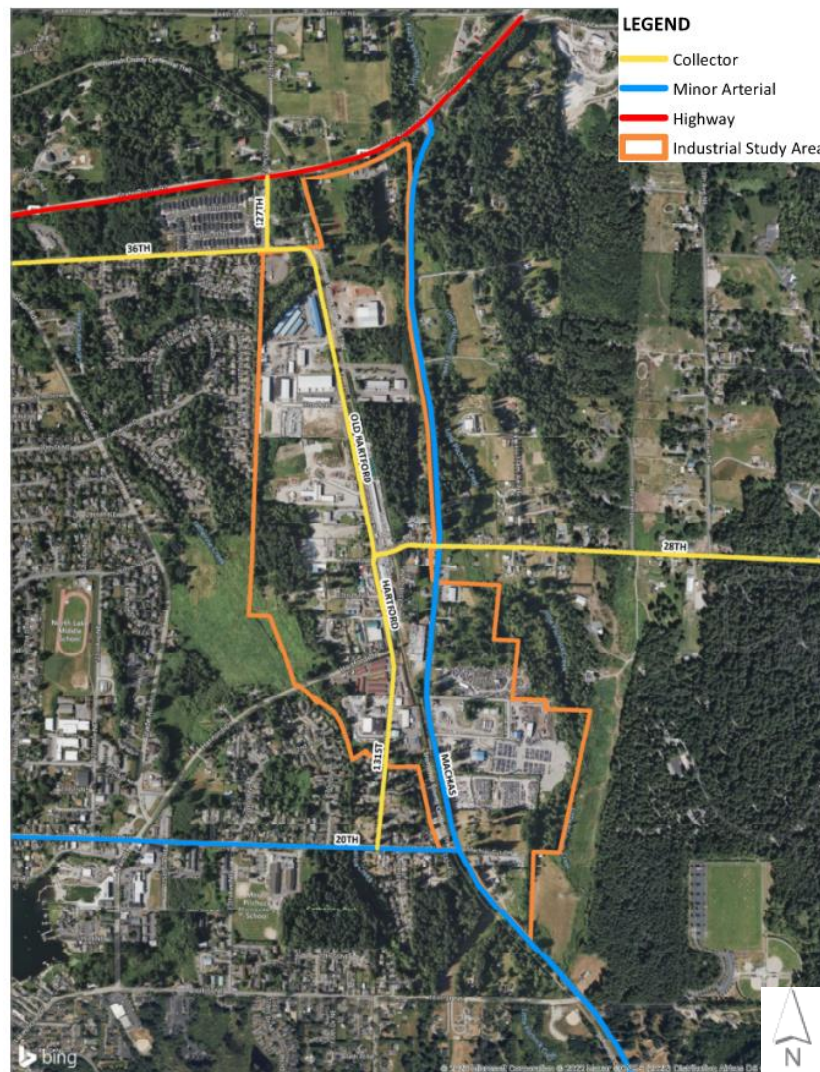
Access

The Lake Stevens Industrial Center study area currently has access from 36th Street NE, Hartford Drive, and 20th Street NE to the west; Old Hartford Road to the north and south; and N Machias Road and 28th Street NE to the east.

Circulation Standards

Direct frontage for the Lake Stevens Industrial Center study area is outlined in Figure I-4 and Table I-3 below. All public streets are under City of Lake Stevens jurisdiction. Standard driveway width for commercial/industrial driveways is a minimum of 30 feet wide to a maximum of 40 feet wide, and no wider than 30% of the property's roadway frontage. Additional driveway and circulation standards are outlined in Section 2-105, Entering Site Distance and Section 3-103, Driveways of the Lake Stevens Engineering Design and Development Standards (EDDS).

Figure I-4: Lake Stevens Transportation System Classification Map



Map source: Mackenzie, Lake Stevens 2015 Transportation Classification Map

TABLE I-3. FRONTAGE AND CLASSIFICATION	
Street	Classification
36th Street NE	Collector
Old Hartford Road	Collector
31st Place NE	Local Access
28th Street NE	Collector
28th Place NE	Local Access
27th Place NE	Local Access
131st Drive NE	Local Access
N Machias Road	Minor Arterial
Hartford Drive	Local Access
131st Avenue NE	Collector
22nd Place NE	Private
20th Street NE	Minor Arterial
Machias Cut Off	Collector

II. LAKE STEVENS MUNICIPAL CODE

The following section describes regulations of the Lake Stevens Municipal Code that will affect redevelopment of the subject sites.

Land Use Overview

Zoning Descriptions:

The LSIC is comprised of three zone districts: General Industrial (GI), Light Industrial (LI), and Public/Semi-public Space (P/PS).

The Lake Stevens Industrial zones are geared towards manufacturing, resource extraction, agriculture, warehousing, and other intensive uses. The GI zone is intended for a full range of industrial uses, which have the potential to impact surrounding properties, while the LI zone allows for a full range of industrial uses but those with less impact to surrounding properties than GI zoned properties. The LI zone also acts as a transitional zone to commercial/mixed-use areas. Industrial zones should be located in areas with direct access to highways and arterials in addition to transit facilities and adequate public services. Both industrial zones do not allow residential uses, except for temporary or caretaker residences according to the Lake Stevens Comprehensive Plan; however, the City zoning code permits apartments above nonresidential uses. The P/PS zone includes public buildings, public services, and transportation facilities to support City, school district, fire district, and miscellaneous governmental operations. This zone may also allow a limited range of commercial uses.

Allowed Uses:

See Table II-4 below.

TABLE II-4. ALLOWED USES²

Use	General Industrial (GI)	Light Industrial (LI)	Public/Semi-Public Space (P/PS)
Retail			
a. Small/Medium	A	A	P
b. Large	A	A	-
Outdoor Retail Displays	P	P	P
Marijuana Retail	P	P	-
Open-Air Markets	P	P	P
Outdoor Plant Nurseries, Commercial Greenhouses, Farm Supply Stores	P	P	-
Wholesale	P	P	-
Vehicles Sales	P	P	-
Mobile Home Sales	P	P	-
Personal Storage Facilities	A	A	-
Gas station	P	P	-
Pet Care, except Veterinary and Kennel	P	P	P
Kennel	P	P	-
Automotive Repair	P	P	-
Crematorium	P	P	C
Funeral Home/Crematorium	P	P	P/C
Dry Cleaning, Laundry Services	P	P	-
Rental (Miscellaneous Equipment, Heavy Equipment, and Automobile)	P	P	-
Automobile Parking	P	P	P
Level III Healthcare Facility	-	P	A
Medical, Dental or other Healthcare Clinic	A	A	-
Office and Professional Services	P/A	P/A	P
Light Manufacturing	P	P	-
Heavy Manufacturing	P	A	-
Wineries, Distilleries, and Breweries	P	P	-
Warehousing	P	P	-
Salvage Yards	P	A	-
Marijuana Processing/Production	A	A	-
Soil Processing	P	A	-
Restaurants/Food Services	P/A	P/A	P/-
General Residential	-	-	-
Apartment(s) above permitted nonresidential	P	P	-
Mobile/manufactured home or apartment exclusively for a night watchman and their family	A	A	-
P – Permitted Use; A – Administrative Conditional Use; C – Conditional Use			

² Reference Lake Stevens Municipal Code Table 14.40-II for a comprehensive list of all permitted uses across all three zones in the study area.

Regulatory Requirements

Existing Development Standards

The industrial study area is located within the General Industrial (GI), Light Industrial (LI), and Public/Semi-public Space (P/PS) zones. No overlay zones apply to the site. The following tables outline applicable development standards for future redevelopment under the existing zoning.

TABLE II-5. DEVELOPMENT STANDARDS			
Standard	General Industrial (GI)	Light Industrial (LI)	Public/Semi-Public Space (P/PS)
Minimum Lot Size	N/A	N/A	N/A
Maximum Lot Size	N/A	N/A	N/A
Minimum Lot Dimensions	Width: 0' Depth: 0' Lot frontage: 20'	Width: 0' Depth: 0' Lot frontage: 20'	Width: 0' Depth: 0' Lot frontage: 20'
Maximum FAR	N/A	N/A	N/A
Maximum Building Height ³	55'	45'	55'
Minimum Setbacks			
Front	20'	20'	5'
Side and Rear	10'	10'	10'
Maximum Setbacks	N/A	N/A	N/A
Maximum Building Coverage	N/A	N/A	N/A
Minimum Landscaping	N/A	N/A	N/A
Minimum Landscape Buffer ⁴	5'	5'	5'

³ Per Lake Stevens Municipal Code Section 14.16C.045, the City of Lake Stevens will consider an increase in maximum height up to 80' with a conditional use permit.

⁴ Per Lake Stevens Municipal Code Section 14.76.040 and Table 14.76-I, landscape buffers on Light Industrial and General Industrial zone properties will be comprised of a Type A screen when abutting the Centennial Trail, a Type B screen when abutting other industrial properties, and a Type A screen when abutting Public/Semi-Public properties. The landscape buffer may be waived if adjacent properties share parking, access, or other common features.

TABLE II-6. LANDSCAPE SCREENING REQUIREMENTS			
Zone in which Development Occurs	General Industrial (GI)	Light Industrial (LI)	Public/Semi-Public Space (P/PS)
Zone of Adjacent Property			
R4, WR, R6, R8-12	A	A	B
LI	-	B	-
GI	B	-	A
SRC/PBD	A	A	-
P/SP	A	A	-
Centennial Trail	A	A	-
Refer to LSMC Section 14.76.040 for definition of screening types.			

III. LAND USE ALLOWANCES AND LIMITATIONS FOR REDEVELOPMENT

This section of the report assesses the development allowances and limitations of the Lake Stevens Municipal Code as it pertains to industrial redevelopment of the study area. The table below outlines the zoning breakdown of the Lake Stevens Industrial Center study area.

TABLE III-7. ZONING			
Zone	Lots	Acreage	SF
General Industrial (GI)	87	189.9	8,272,044
Light Industrial (LI)	39	39.35	1,714,086
Public/Semi-Public (P/PS)	2	12.12	527,947.2
TOTAL:	128	241.37	10,514,077.2

Zoning Code – GI and LI (Chapter 14.36)

The GI zone provides areas for a full range of industrial uses which have the potential to impact surrounding properties; such uses include manufacturing, resource extraction, agriculture, warehousing, and other intensive uses. The LI zone also provides areas for a full range of industrial uses but those expected to create less impact on surrounding properties. The LI zone also acts as a transitional zone to commercial/mixed-use areas. Both industrial zones do not allow residential uses except for temporary or caretaker residences according to the Lake Stevens Comprehensive Plan; however, the City zoning code permits apartments above nonresidential uses.

Limitations and Restrictions

In the GI and LI zones, both small-scale and large-scale retail uses, personal storage facilities, medical clinics, large offices (greater than 4,001 SF), and marijuana processing/production facilities are an administrative conditional use. Heavy manufacturing, salvage yards, and soil processing are also an administrative conditional use in the LI zone. Civil defense operations, correctional facilities, airports, colleges, and solid waste transfer stations are a conditional use. A broad range of leisure, accommodation, and food services are permitted outright or allowed as an administrative conditional use. Manufacturing and industrial uses are allowed in both zones, except when adjacent to or across the street from a residential zone which will require an administrative or conditional use permit.

Personal storage facilities, also referred to as self-storage or mini-storage, are allowed as an administrative conditional use. They may contain outdoor, long-term storage of vehicles, recreation vehicles, boats, and other similar vehicles. Storage facilities must be located in multi-story structures and constructed in one of the site configurations outlined in Lake Stevens Municipal Code Section 14.44.044.

Allowances

- Flexible industrial and commercial use categories, allowing wide range of industrial users.
- No maximum Floor Area Ratio (FAR).
- No maximum building setbacks.
- No minimum landscaping requirement (other than required landscape setbacks) and parking.
- No maximum building coverage per site.
- Land use review is required per LSMC Title 14, to ensure zoning standards are met.

Zoning Code – P/PS (Chapter 14.36)

The P/PS zone provides areas for governmental operations including public buildings, public services, and transportation facilities. This zone may also allow a limited range of commercial uses.

Limitations and Restrictions

In the P/PS zone, most uses not related to governmental operations are prohibited excluding small-scale retail (less than 10,000 SF), outdoor retail displays, open-air markets, pet care, funeral homes, automobile parking, and office related uses. Crematoriums are a conditional use and level III healthcare facilities are an administrative conditional use. A broad range of leisure, accommodation, and food services are permitted outright or allowed as an administrative conditional use.

Allowances

- Limited commercial use categories.
- No maximum Floor Area Ratio (FAR).
- No maximum building setbacks.
- No minimum landscaping requirement (other than required landscape setbacks and parking).
- No maximum building coverage per site.

Land use review is required per LSMC Title 14, to ensure zoning standards are met. Special Flood Hazard Areas (Chapter 14.64)

As shown in the Environmental Constraints section and Figure I-3, special flood hazard areas impact a small area along the southeastern perimeter of the study area. Future redevelopment on these properties will likely be impacted by additional standards and regulations that are outlined in the City’s Special Flood Hazard Areas chapter 14.64 LSMC and 14.88 Critical Area– Part V.

Limitations and Restrictions

The City’s Special Flood Hazard Areas chapters outline additional standards and regulations that apply to properties within flood hazard areas. Properties located within these areas will need to address these standards at the time of redevelopment.

A floodplain development permit is required prior to construction and/or development begins within any regulatory floodplain.⁵ Uses permitted within regulatory floodplain must also be consistent with Critical Area and Shoreline Management standards and regulations. The following activities are exempt from a floodplain development permit if all other Federal, State, and local requirements are met: routine maintenance of landscaping, removal of hazard vegetation, and normal maintenance of structures, above ground utilities and facilities, streets, and roads. Structures, impervious surfaces, and other development

⁵ Lake Stevens Municipal Code Section 14.64.060 defines floodway as “the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Also referred to as “regulatory floodway.” Area of special flood hazard is defined as “the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. It is shown on the Flood Insurance Rate Map (FIRM) as Zone A, AO, AH, A1-30, AE, A99, AR. “Special flood hazard area” is synonymous in meaning with the phrase “area of special flood hazard.”

must be located to avoid flood damage. Specific development and construction standards are outlined in Lake Stevens Municipal Code Section 14.64.040.

Due to the small flood hazard area within the study area, this report finds no need to make recommendations or changes to the existing Floodplain regulations.

Critical Areas (Chapter 14.88)

As shown in Figure I-2, the Lake Stevens Industrial Center study area includes numerous environmental constraints impacting approximately 21 acres. Constraints include wetlands, steep slopes, and streams (Little Pilchuck Creek and Catherine Creek) and associated buffers. The figures were created utilizing data provided by Snohomish County and the City of Lake Stevens. Please refer to Exhibit A.16 for specific data sources. Future redevelopment on these properties will also likely be impacted by additional standards and regulations that are outlined in the City's Critical Areas chapter.

Limitations and Restrictions

The City's Critical Areas chapter (14.88) outlines regulations and standards for the development and use of properties which contain or adjoin critical areas for the protection of public health, safety, and welfare. Chapter 14.88 LSMC also outlines standards and regulations to ensure that there is no net loss of acreage or functions and values of critical areas.

All development should take "reasonable effort" to avoid and minimize impacts to critical areas and buffers by avoiding impacts altogether, minimizing impacts, reducing, or eliminating impacts over time through preservation and maintenance operations, or compensating for unavoidable impacts by replacing, enhancing, or substituting resources or environments. Per Section 14.88.270, all applications for land use or development permits on properties, including or adjacent to critical areas or their defined setbacks or buffers, are required to include site/resource specific reports to describe the environmental limitations of the site and determine compliance with Chapter 14.88 LSMC. Reports must be prepared by a qualified biologist or geotechnical engineer. If mitigation or enhancement is required, a mitigation plan will be required along with a performance and maintenance bond. In the case of unavoidable impacts to critical areas or buffers, the Planning Director may approve the use of a mitigation bank or in-lieu fee mitigation program as outlined in Section LSMC 14.88.276.

Land Use Recommendations

The following points should be considered by the property Owners, planning commission, City council, and community when considering future zoning changes.

- Annexation of the northeast corner of the study area into the City of Lake Stevens.
- Excluding P/PS zoned lots, consolidate private parcels within the entire LSIC area into one zoning designation: General Industrial (GI) or Light Industrial (LI). The use table can be combined as many of the uses identified in Table 14.40 are allowed in both industrial zones. The one permitted residential use of "apartment(s) above permitted nonresidential use" and possible other uses (such as gas stations) should be evaluated for removal from the consolidated industrial zone. The discrepancy between the Code and Comprehensive Plan which prohibits residential uses excluding temporary or caretaker residences in industrial zones adds further weight to our recommendation to remove this residential use. When evaluating the uses of the zone, we also recommend adding makerspace and caretaker housing as permitted uses.

- Implement design standards specific to industrial zones beyond the citywide design standards. As an example, the architectural standards within the citywide design standards were not created with industrial buildings in mind. Implementing industrial building design standards will create transparency to business activities and property owners within the LSIC to create an environment that is welcoming to business and employment growth. The current landscape standards require a type A landscape buffer for industrial development adjacent to the Centennial Trail. This conflicts with siting future industrial buildings to take advantage of the Centennial Trail as an amenity. Develop design standards that promote flex style industrial users including maker spaces and small-scale manufacturing. Complementary or accessory uses which support commercial and industrial operations.

The LSIC currently consists of three zoning designations: General Industrial (GI), Light Industrial (LI), and Public/Semi-Public (P/PS). Excluding P/PS zoned lots, we recommend consolidating private parcels within the entire LSIC area into one zoning designation as identified in the second land use recommendation. The use table can be combined as many of the uses identified in Table 14.40 are allowed in both industrial zones. The one permitted residential use of “apartment(s) above permitted nonresidential use” and possible other uses (such as gas stations) should be evaluated for removal from the General Industrial (GI) zone. The discrepancy between the Code and Comprehensive Plan which prohibits residential uses excluding temporary or caretaker residences in industrial zones adds further weight to our recommendation to remove this residential use. When evaluating the uses of the GI zone, we also recommend adding makerspace and caretaker housing as permitted uses. Lastly, in addition to use consolidation and evaluating the uses of the zone, we recommend implementing design standards specific to industrial zones beyond the citywide design standards.

Net Developable Area

Through our analysis, we have identified net developable area within the LSIC broken down by individual segments. The net developable area was calculated by subtracting constrained acreage from the gross study area acreage. Constrained acreage consists of public facilities and gas utility properties that will not be redeveloped, critical areas (e.g., steep slopes, streams, wetlands and associated buffers), and public trails. Refer to Table III-8 below.

TABLE III-8. NET DEVELOPABLE AREA				
Area	Lots	Gross Acreage	Constrained Acreage ⁶	Net Acreage
1	66	108.54	20.03	88.51
2	17	74.16	5.15	69.01
3	45	58.67	14.16	44.51
TOTAL:	128	241.37	39.34	202.03

⁶ Constrained acreage consists of public facilities and gas utility properties that will not be redeveloped, critical areas (e.g., steep slopes, streams, wetlands, and associated buffers), and public trails.

IV. ENGINEERING STANDARDS

This section summarizes requirements of the City of Lake Stevens engineering-related departments.

Transportation-Related Considerations

Transportation Classifications

The Lake Stevens Industrial Center and its frontage streets are shown in Figure I-4 above. The area contains 13 roadways of significance, summarized in Table I-3 above. The area is partially bounded by SR 92 to the north, which is the only roadway under State jurisdiction; all other streets fall in the City of Lake Stevens.

Figure 8.2 of the City of Lake Stevens Comprehensive Plan establishes the classification of transportation facilities. The classifications help to determine characteristics such as travel lanes and widths, driveway access, etc.

Table IV-9 summarizes the classification of roadways in the area and inventories available facilities.

TABLE IV-9. CITY OF LAKE STEVENS FACILITIES INVENTORY					
Street	Classification	ROW Width	Travel Lanes	Pedestrian Facilities	Bicycle Facilities
36th Street NE	Collector	40-60 feet	2	Sidewalks, intermittent	None
Old Hartford Road	Collector	40-60 feet	2	Sidewalks, intermittent Shared-use trail, intermittent	Shared-use trail, intermittent
31st Place NE	Local Access	30 feet	2	None	None
28th Street NE	Collector	40-60 feet	2	None	None
28th Place NE	Local Access	60 feet	2	None	None
27th Place NE	Local Access	60 feet	2	None	None
131st Drive NE	Local Access	10 feet	2	None	None
N Machias Road	Minor Arterial	60-80 feet	2	Shared-use trail, intermittent	Shared-use trail, intermittent
Hartford Drive	Local Access	30 feet	1	Ped/bike lane	Ped/bike lane
131st Avenue NE	Collector	50-60 feet	2	None	None
20th Street NE	Minor Arterial	50-60 feet	2	Sidewalks, intermittent	None

Access

Most sites in the Lake Stevens Industrial Center currently have access from either Old Hartford Road or N Machias Road. The City's requirements for driveway spacing and other access standards are summarized in Section 3 of the Lake Stevens Engineering Design and Development Standards (EDDS).

As noted above, standard driveway width for commercial/industrial driveways is a minimum of 30 feet wide and a maximum of 40 feet wide. Full-movement driveways on Arterials with a posted speed of 35 mph are required to be spaced 150 feet from another driveway or stop-controlled intersection, and 250 feet from a signalized intersection. Access standards decrease slightly for right-in/right-out driveways.

For non-arterial streets, more than one access is only permitted on lot frontages over 75 feet. Access is generally limited to the lower-volume or lower-classification roadway on lots with frontage on more than

one street. Driveways are required to be spaced a minimum of 5 feet from the property line and 50 feet from the nearest traveled way.

Planned Improvements

The City of Lake Stevens Transportation Improvement Plan (TIP) for 2022-2027, adopted April 28, 2021, includes the following projects as planned improvements in the area:

- Old Hartford Road Improvement (36th Street NE to Hartford Drive), which has an estimated cost of \$11,650,000 and will include infrastructure analysis, ROW Acquisition, construction of sewer lift station, utilities, sidewalk, planter, and road improvement.
- North Machias Road (SR 92 to 20th Street NE), which has an estimated cost of \$9,100,000 and will include ROW Acquisition, construction of utilities, sidewalk, planter, and road improvement.
- 131st Avenue NE Sidewalk Improvement, which has an estimated cost of \$2,000,000 and will include sidewalk construction between 20th Street NE and Hartford Drive, and possible ROW acquisition.

Right-of-Way Standards

The City of Lake Stevens EDDS dictate the standard cross section for all roadway classifications. The standards also include reduced standards, which remove some landscape width and/or bike lane(s) for a ROW decrease of about 10 feet, and Lower Impact Development (LID) standards, which reduce pavement width to add approved LID facilities. These requirements are summarized below, with a range from reduced to standard widths:

- Minor Arterial (70 foot ROW): 5-6 foot sidewalk, 4.5 foot landscape strip, 11 foot travel lane, 11-12 foot two-way left-turn lane or median.
- Collector (60 foot ROW): 5-6 foot sidewalk, 4.5 foot landscape strip, 8 foot parking lane, 4 foot bike lane(s), 10 foot travel lane.
- Local Access (50 foot ROW): 5 foot sidewalk, 4.5 foot landscape strip, 10 foot travel lane, 8 foot parking lane.

Transportation Constraints

When considering development of the Lake Stevens Industrial Center, there are several areas of concern where the current roadway geometry poses safety concerns under existing conditions as well as increased development.

- Access to SR 92 from the area can be challenging during peak times, especially for trucks. The existing volume on SR 92 is approximately 13,500 vehicles per day (approximately 1,380 per peak hour) with a posted speed of 55 mph.
- At the intersections of 127th Drive NE, left turns and through movements are prohibited from both approaches of 127th Drive NE.
- At the intersection of N Machias Road, a single lane stop-controlled approach is provided with an acceleration lane for left turns to the highway. A left turn lane is provided for westbound to southbound movements off the highway. Based on the roadway volumes, it is estimated the left turn movement from N Machias Road to SR 92 is operating at a level of service "F."
- The Grade Road approach to SR 92 does not have any lane restrictions, but the level of service is also anticipated to be "F" for left turns to SR 92 and no left turn lanes are provided on any

approaches. Some traffic from the industrial area may find this route to be most attractive compared to using Machias Road and would result in travel through residential areas.

- In order to address long delays and safety concerns related to the volume and speeds on SR 92, improvements should be considered to address the need for safe and convenient movements to and from SR 92 for both employees and trucks.
- The intersection of Old Hartford Road with 28th Street NE is offset in both directions, has narrow lanes on Old Hartford Road, and has no sidewalks or bicycle facilities except for the adjacent Centennial Trail.
- The 28th Place NE approach is located just to the south of the intersection. The offset, coupled with fencing and vegetation at the edge of the roadway, limits sight lines and is difficult for larger vehicles to maneuver.
- The Centennial Trail runs along the east side of Old Hartford Road to the north of the intersection and on the north side of 28th Street NE to the east, with a crossing to the south about 175 feet from the intersection. To improve circulation and safety for the industrial area, improvements should be made to the intersection alignment and roadway widths should be brought to current standards.

Trip Generation Potential

In order to estimate the potential trip generation for industrial development in the study area, we first reviewed the vacant developable areas and areas with potential for additional or redevelopment (generally underutilized lots). Lots that have recently been developed were assumed to not have any further potential for trip generation.

Public Utilities and trails were not included in the assessment; also removed is acreage constrained by wetlands, steep slopes, and other geographical and environmental considerations.

As noted above, approximately 43.1 acres are vacant and not environmentally constrained, and an estimated 132.3 acres are subject to redevelopment – including the area in unincorporated Snohomish County.

For vacant areas, lot coverage of 30-40% is assumed for general industrial development, office, and a mix of land uses.

For the re-developable areas, it was assumed these lots are currently developed to approximately 25% of their potential, so the coverage was adjusted accordingly. The resulting building area potential for each of the three development areas is up to 1,228 kilopounds per square foot (KSF) for Area 1, 962 KSF for Area 2, and 607 KSF for Area 3.

Trip generation estimates were prepared using the “General light Industrial” (LUC 110) from the Institute of Transportation Engineers (ITE) Trip Generation Manual. This covers the likely range of uses allowed in the zones, including light industrial, warehousing, and manufacturing.

TABLE IV-10. – PROPOSED TRIP GENERATION

Area	30% coverage				40% Coverage			
	Building Area	AM	PM	Daily	Building Area	AM	PM	Daily
1	921 KSF	630	599	3,515	1,228 KSF	839	798	4,669
2	722 KSF	494	469	2,763	962 KSF	658	625	3,668
3	455 KSF	313	296	1,761	607 KSF	416	394	2,332
TOTAL	2,097 KSF	1,437	1,364	8,039	2,797 KSF	1,913	1,817	10,669

As shown in Table 6, the Lake Stevens Industrial Area has an estimated 1,364 and 1,913 peak hour trips and 8,039 to 10,669 daily trips.

Approximately 25% of these trips would be expected to travel to/from SR 92 to the north. This is a general estimate based on surrounding development and anticipated routes through the study area. The addition of this level of trips will exacerbate the capacity and safety issues at the existing SR 92 intersections. It is likely the potential for industrial development will be limited without improvements to SR 92 access or traffic will travel through more residential areas.

Traffic Recommendations

- Improve truck access by providing protected left turn movements to and from SR 92 to address long delays and safety concerns. Alternative is routing trucks through more residential areas. Improvements could include signalized intersections at Machias or 127th Drive NE intersections, or a grade separated crossing at the trail crossing near the 127th Drive NE intersection.
- Improve Old Hartford Road to collector standards as frontages develop, which is listed on the City's TIP.
 - Option A: The suggested cross section below is consistent with the City's collector roadway width of 36' (standard plan 2-020), allowing for parking on one side lane, and will better accommodate truck turns than a 24' width.
 - Option B: An alternative option would remove trees on both sides of the road and implement with LID stormwater conveyance.
 - Option C: An alternative option would be to provide a center turn lane.

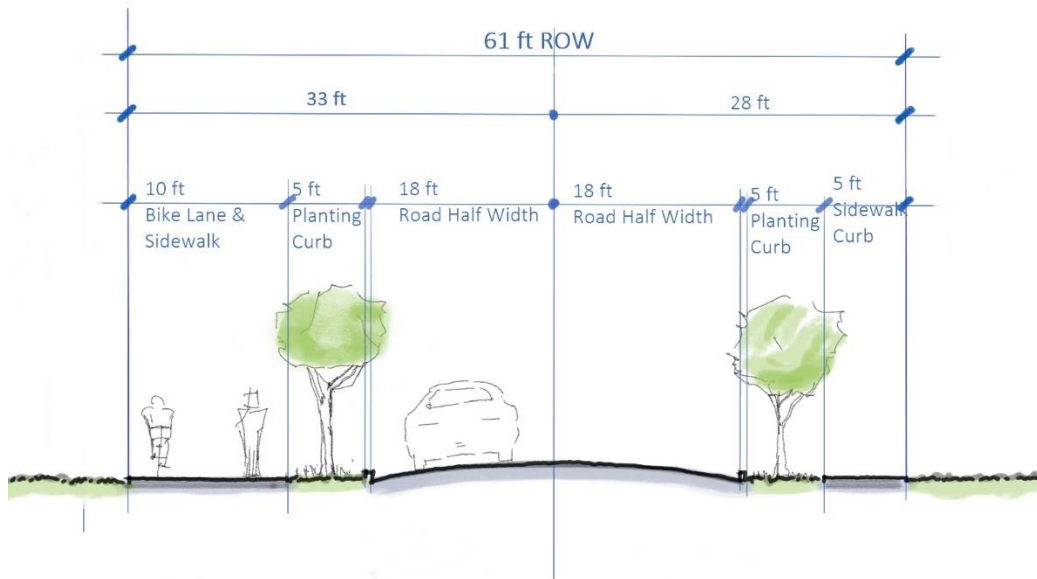


Figure IV-1: Suggested Cross Section A

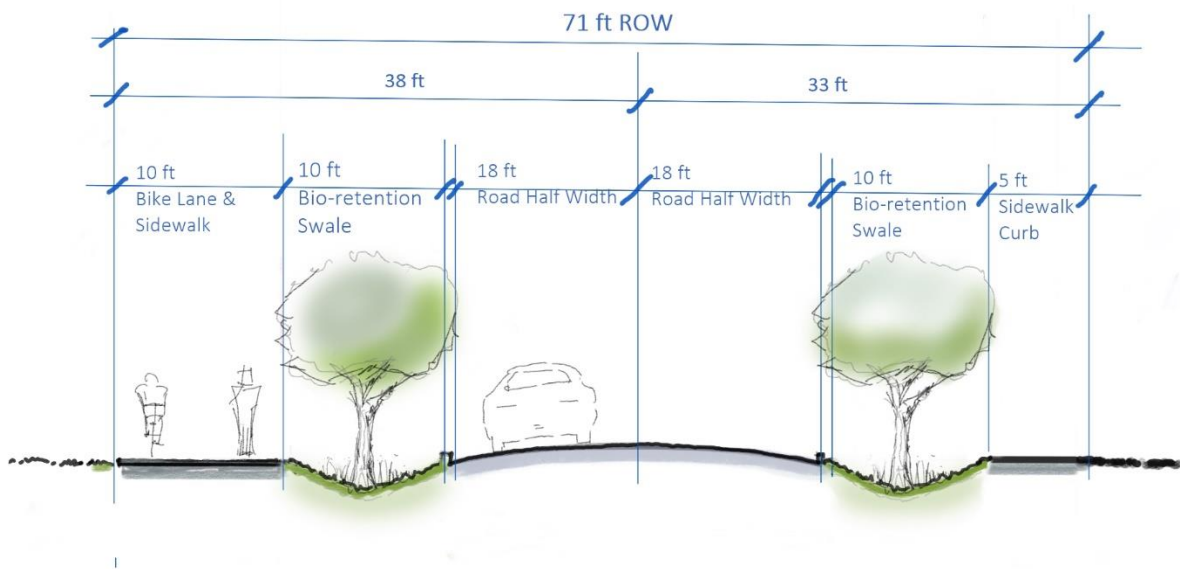


Figure IV-2: Suggested Cross Section B

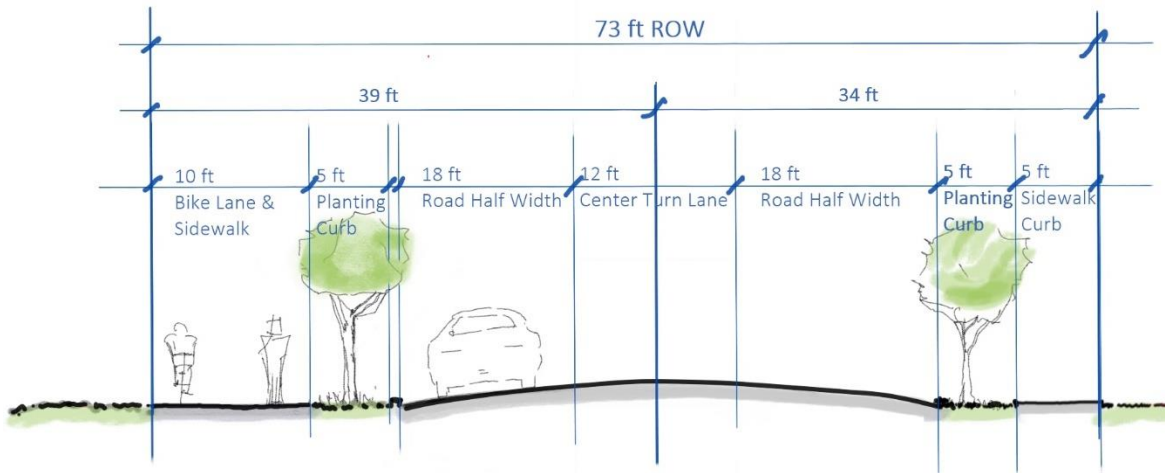
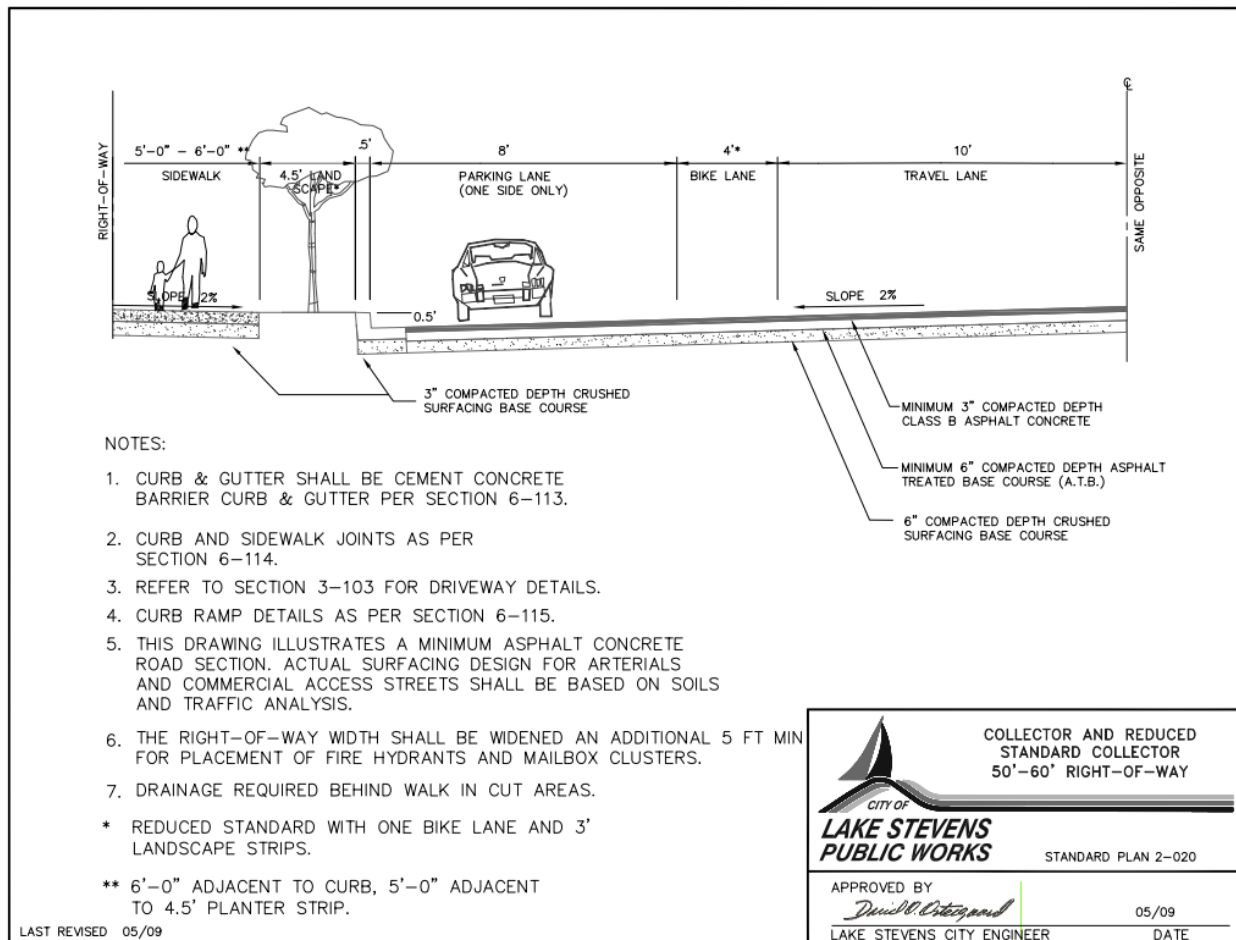


Figure IV-3: Suggested Cross Section C

Graphic source: Mackenzie



- Improve the existing intersection alignment at Old Hartford Road/28th Street NE to address turning movements and safety.

- Consider providing a new connection between Machias Road and Old Hartford Road south of Hartford Drive along an alignment of the Centennial Trail. This would result in an alignment Machias Road from the south into Old Hartford Road to the north and consolidate access at SR 92. Without an improved access to the highway, development in this area could be limited.

Utilities

Water

Domestic water service is provided by the Snohomish Public Utility District (SnoPUD). SnoPUD has multiple public lines within the study area as published in the Snohomish Public Utility District 2021 Draft Water System Plan, ranging from six to 24 inches diameter; refer to Figure IV-1. The Lake Stevens Well Pump Station is located at 2008 131st Avenue NE is outside the study area but within close vicinity.

The public main located in Old Hartford Road is 12 inches with 6-inch and 8-inch service mains servicing properties with connections to Old Hartford Road. The 12-inch Old Hartford Road public water main connects to the Walker Hill area as a redundant source and crosses south of the 2910 Old Hartford Road property (current location of Evergreen Sanitation). The public main located in N Machias Road is shown as a 24-inch line.

Information regarding private service taps and sizes are not available, and therefore it is anticipated that new development/redevelopment anywhere within the study boundary will need to make appropriate service connections instead of reusing the existing services. No public extensions are assumed at this time but will need to be considered on a case-by-case basis.

The water transmission main is owned by the City of Everett (Everett Transmission Line) and are part of the regional water supply. SnoPUD buys water from the City of Everett and augments with local wells including the one southwest of the study area.

Figure IV-4: Water Service Map



Map source: Snohomish Public Utility District 2021 Draft Water System Plan, Figure 4-4A, with Mackenzie annotations

Fire Flow

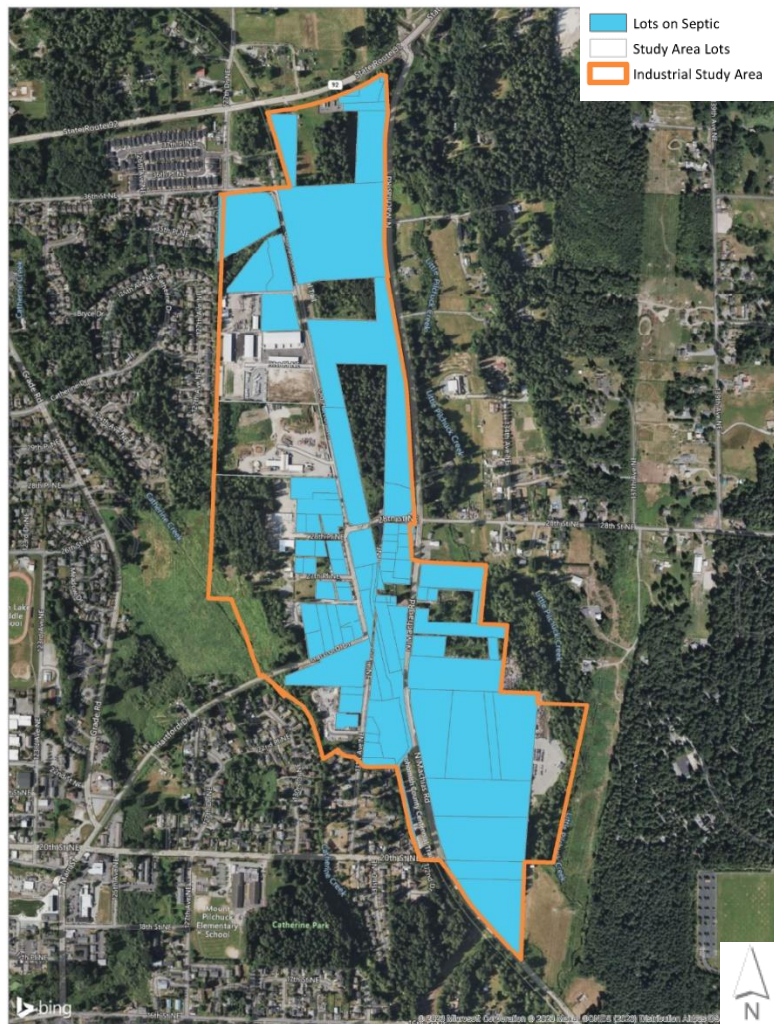
A fire flow test has not been formally requested through SnoPUD, although SnoPUD has supplied pressures from their model of the area ranging from 103 psi to 121 psi and confirmed no known deficiencies in the area. A flow test will need to be requested, performed, and analyzed to determine if there are any capacity issues for additional development/redevelopment within sections of the study area. Based on this information, there are no recommended infrastructure improvements at this time.

Sanitary Sewer

The Industrial Study Area is within the service boundary of the Lake Stevens Sewer District (LSSD), which provides sanitary sewer to the area.

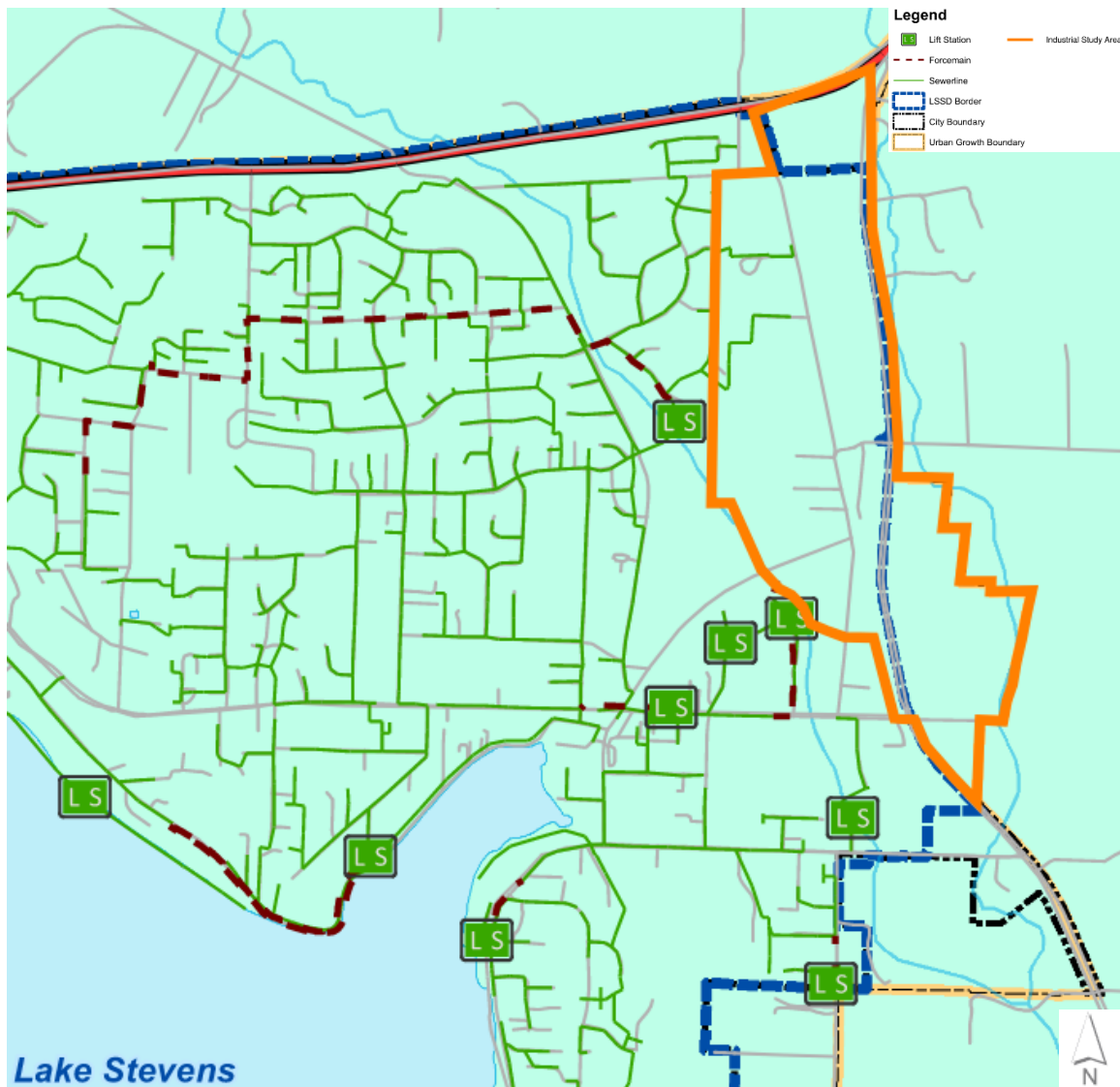
According to the Lake Steven Sewer District General Sewer/Wastewater Facility Plan, dated October 2022 and prepared by Gray & Osborne, Inc., there are no public sanitary sewer or wastewater systems within the study area and most of the properties within the study area are on septic systems; refer to Figure IV-2 through Figure IV-4.

Figure IV-5: Estimated Existing Septic Parcel Map



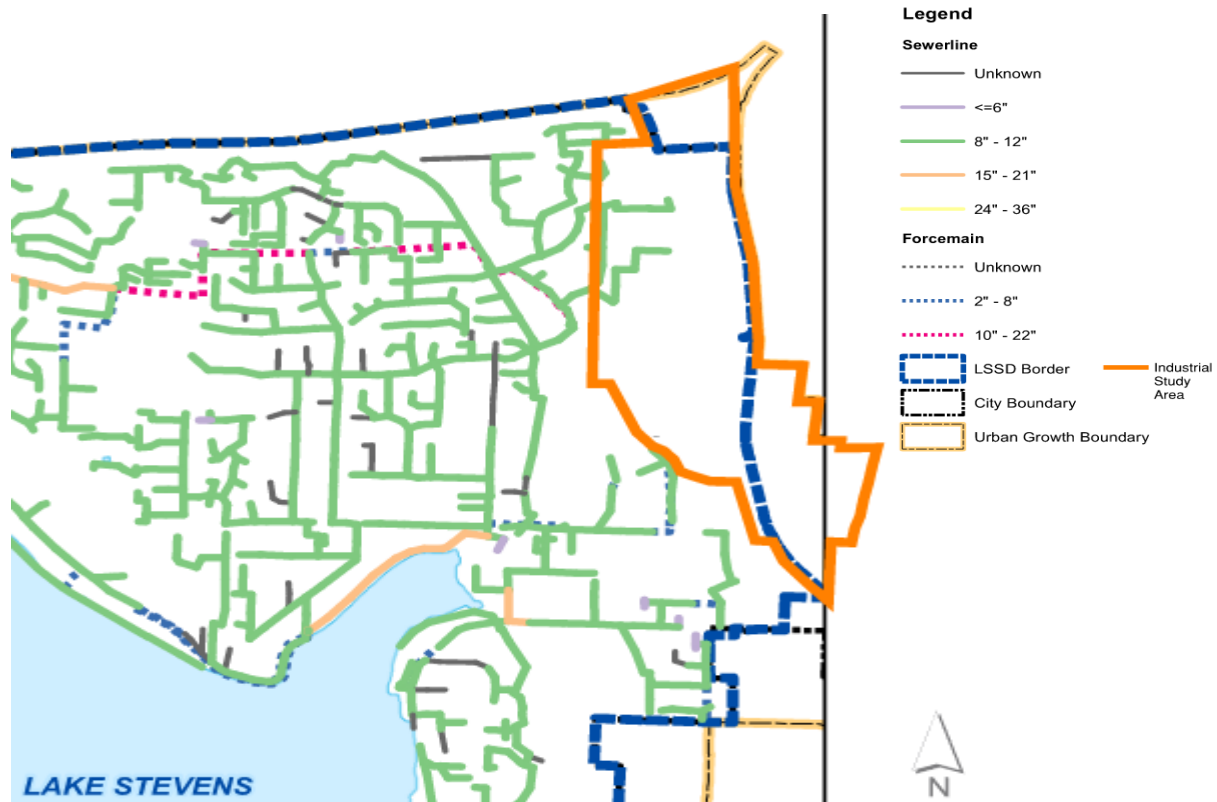
Map source: Lake Steven Sewer District General Sewer/Wastewater Facility Plan, Figure 3-7, with Mackenzie annotations

Figure IV-6: Sanitary Sewer Asset Map



Map source: Lake Steven Sewer District General Sewer/Wastewater Facility Plan, Figure 3-1, with Mackenzie Annotations

Figure IV-7: Sanitary Sewer Pipe Size Asset Map



Map source: Lake Steven Sewer District General Sewer/Wastewater Facility Plan, Figure 4-1, with Mackenzie Annotations

There are multiple lift stations in the vicinity of the Study Area with adequate coverage, as analyzed in the 2022 Wastewater Facilities report, but without the ability to serve the Industrial Study Area which falls into Basin E8 (abbreviated E8 hereafter) and Basin E9 (abbreviated E9 hereafter). The 2022 Wastewater Facilities plan indicated a need for two new future lift stations (LS) for the Study Area (LS E8 and LS E9 from the Gray & Osborne Report), as well as a 4-inch force main to convey outflow from the proposed LS E8 and E9 lift stations to existing manholes before gravity flowing; refer to Figure IV-7 for LS locations and 4-inch force main route. Gravity sanitary sewer lines will be needed to convey waste to the new lift station for development in the southeast Study Area.

To determine the best routing for the new sanitary sewer, a master plan is recommended to consider the current capacity, anticipated future load, and invert elevations available for connections to the existing system. This study will need to be completed by the Lake Stevens Sewer District in conjunction with the City of Lake Stevens.

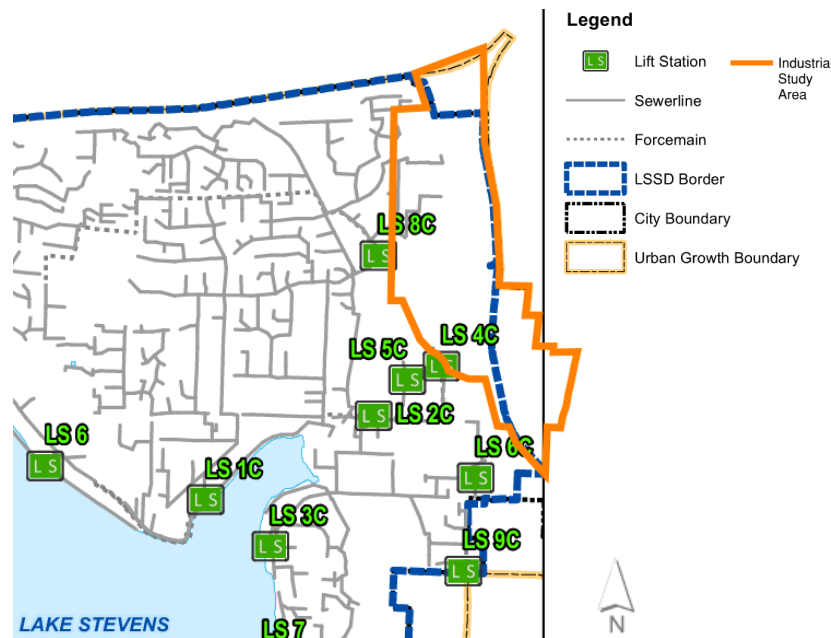
For the purposes of establishing each area for the Industrial Study Center, it has been assumed a main line based on the Gray & Osborne Report is proposed within Old Hartford Road south of 28th Street NE will be required to serve properties within the Study Area south of 28th Street NE (as shown in Figure IV-6). These sanitary sewer mains are assumed to gravity flow to one of the new lift stations.

Additionally, a main sewer line within Old Hartford Road between 28th Street NE and 36th Street NE has been assumed to serve properties adjacent to Old Hartford Road. From existing maps, there are two constructed sanitary lines west of Old Hartford Road in this area that can be analyzed for connection and whether another LS is warranted.

Other improvements to the system within and outside of the Study Area might be needed before the Industrial Study Area can be fully brought onboard; refer to the Lake Steven Sewer District General Sewer/Wastewater Facility Plan, dated October 2022 and prepared by Gray & Osborne, Inc. for further information regarding system upgrades.

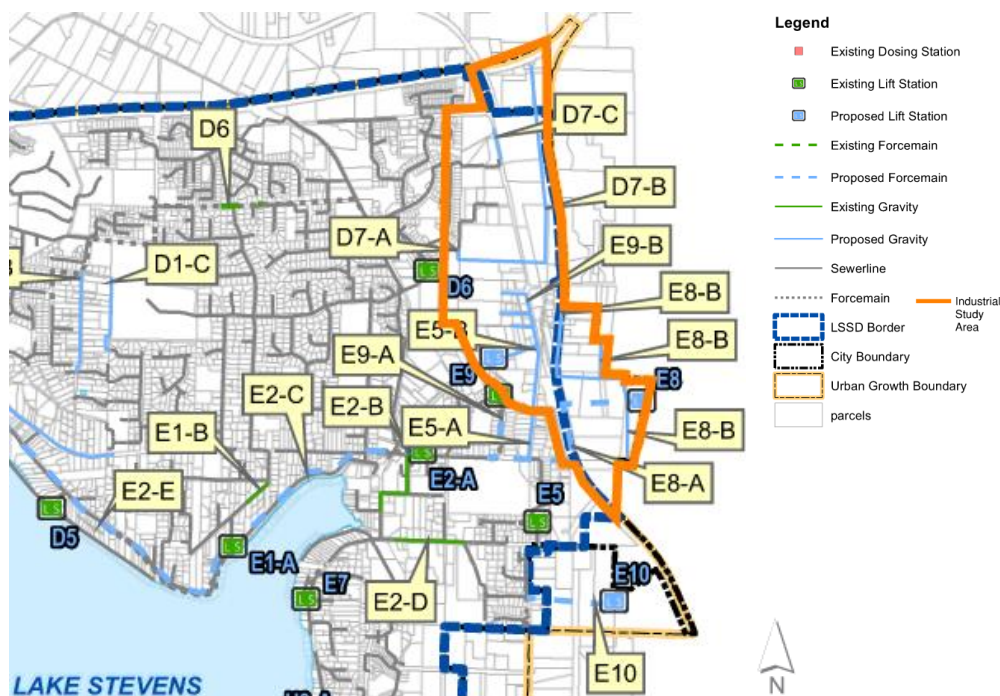
Lake Steven Sewer District General Sewer/Wastewater Facility Plan, dated October 2022 and prepared by Gray & Osborne, Inc., outlines capital projects to provide sanitary sewer to the LSIC. At this time, the capital projects are funding dependent and the District's debt-to-asset ratio is already quite high, so the District will need to secure approximately \$21.4M in new debt to cover these projects in 2027, with the debt burden falling on all District rate payers; refer to Chapter 9 of the Gray & Osborne, Inc. Report. Sanitary sewer improvements to the LSIC may occur sooner if they are paid for by a private development proposal and/or grants and other funding sources become available.

Figure IV-8: Sanitary Sewer Pump Station Asset Map



Map source: Lake Steven Sewer District General Sewer/Wastewater Facility Plan, Figure 4-4, with Mackenzie Annotations

Figure IV-9: Collection System Improvement Projects



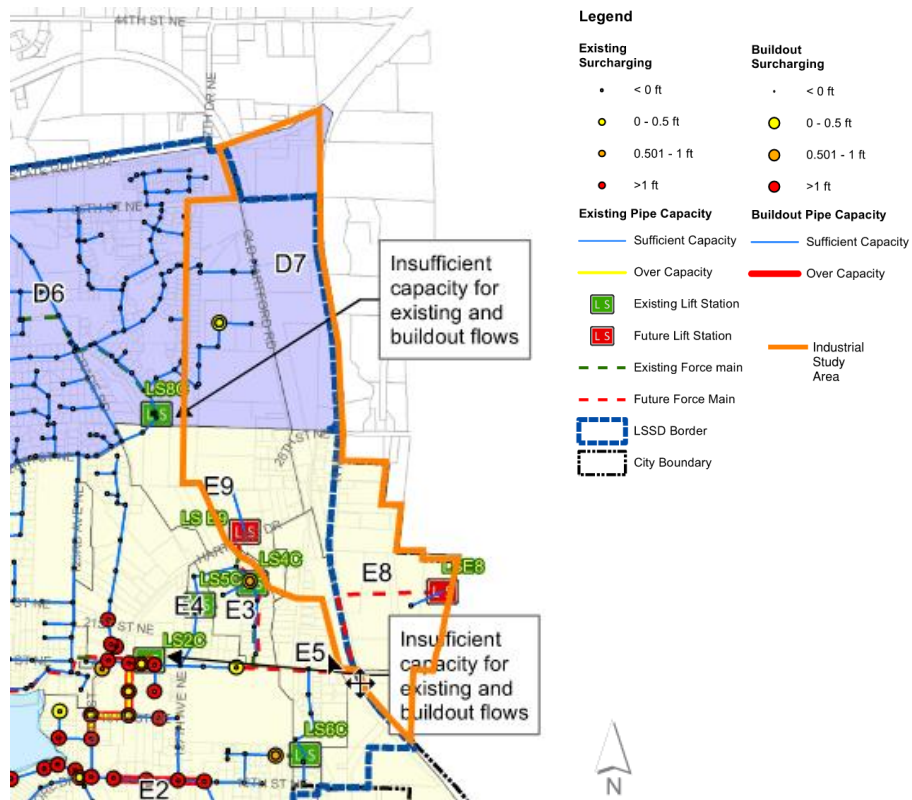
Map source: Lake Steven Sewer District General Sewer/Wastewater Facility Plan, Figure 6-2, with Mackenzie annotations

Improvement Prioritization

Area 1 is the most feasible area to bring online with public sanitary sewer utilities followed by Area 2 and then Area 3. The LS E9 is situated in Area 1 allowing Area 2 to be serviced afterwards with the addition of LS E8. Area 3 is an independent area that does not rely on either of the other two for implementation. In order for Area 3 to be served by sanitary sewer, updates to the existing sanitary sewer system outside the Study Area are needed; see Osborne & Gray report for detailed information.

TABLE IV-11. – PROPERTIES SERVED	
Area	# of Properties Served
1	46
2	10
3	39
TOTAL	95

Figure IV-10: Gray & Osborne, Inc. Model Results

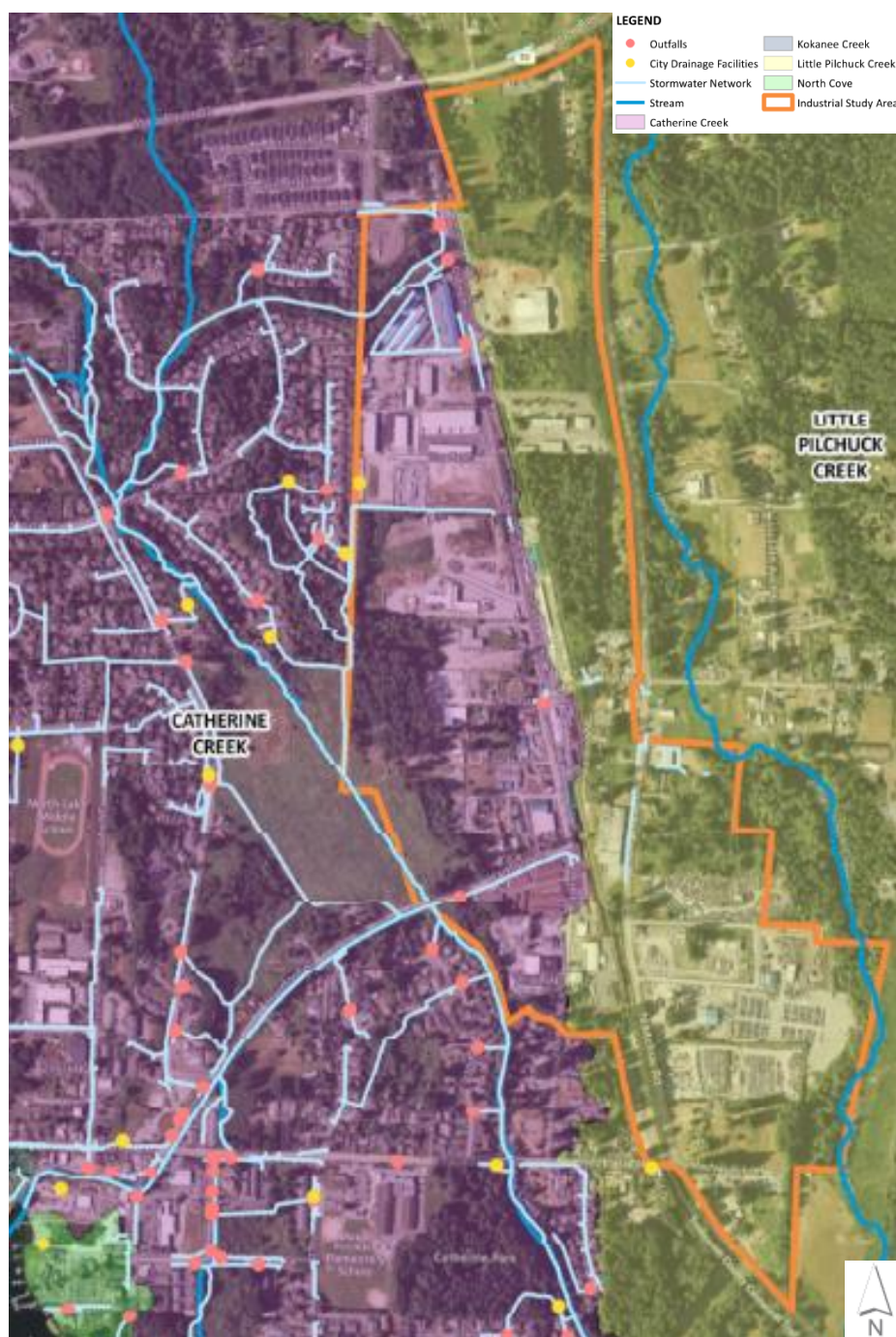


Map source: Lake Steven Sewer District General Sewer/Wastewater Facility Plan, Figure 6-5, with Mackenzie annotations

Surface Water Management

The City of Lake Stevens division of Public Works manages the public stormwater system and surface water management. Most of the area within the Industrial Study Center is within the eastern Little Pilchuck Creek drainage basin and the remainder is within the western Catherine Creek drainage basin. As shown in Figure IV-8 below, Old Hartford Road generally lies along the ridge between the drainage basins.

Figure IV-11: Drainage Basin and Storm Drain Asset Map



Map source: Mackenzie

Limited public stormwater infrastructure, including catch basins, storm pipes or ditches are available in the study area. Any property which develops or redevelops will be required to manage stormwater according to the current Department of Ecology stormwater manual and connect to the public storm drain lines to and capture site runoff from their development and contributing upstream properties. Both new

and reuse of existing outfalls are expected for Catherine Creek and Little Pilchuck Creek, with most improvements occurring in the Little Pilchuck Creek drainage basin. A regional stormwater study is recommended to determine the best course of action for both the Catherine Creek and Little Pilchuck Creek drainage basins to connect each property to a stormwater outfall. This recommended study is beyond the scope of this report.

For the purposes of establishing functional segments for the Industrial Study Area, the geotechnical engineer (The Riley Group) has indicated that soils within the Catherine Creek drainage basin are expected to have adequate infiltration capacity to fully handle developed site stormwater runoff through infiltration. If site-specific infiltration is determined to be infeasible, a public conveyance pipe may be required along the western edge of the study area, with discharge to Catherine Creek.

The Little Pilchuck Creek drainage basin within the limits of the Industrial Area Study boundary is divided into two separate basins separated by 28th Street NE. To the south, stormwater management is expected to be provided through regional storm drainage facilities, either public or privately maintained, located within the 50-foot-wide creek buffer adjacent to the urban growth boundary; this area adjacent to the creek would not be developable and therefore an efficient use of the land. To the north, stormwater management may be provided through expansion of the existing facility at the public works building, with associated piped conveyance to lots within the drainage basin. Should the existing facility not be able to be expanded, a regional facility, either public or privately maintained, can be located adjacent to the existing facility. Little Pilchuck Creek is outside of Lake Stevens growth boundary and within Snohomish County jurisdiction; therefore, any connections to Little Pilchuck Creek will need to be approved by the County.

Stormwater Management

The City of Lake Stevens adopted the State Department of Ecology Storm Water Management Manual for Western Washington (SWMMWW). The most current edition is dated July 2019. Information from the Riley Group indicates there will be limited to no infiltration available within the Industrial Study Area. As properties develop or redevelop, site-specific geotechnical investigations will be needed to evaluate local infiltration capacity and onsite stormwater solutions. Improvements within the public right of way will incorporate low impact design (LID) to address stormwater conveyance and/or treatment as depicted in the proposed Old Hartford Street cross section in Engineering Section, traffic recommendation.

The SWMMWW has minimum requirements (MRs) based on various thresholds within the project area as described in Volume I. Any project that results in 2,000 square feet (SF) or greater of new plus replaced hard surface area or has land disturbing activity of 7,000 SF or greater, will be subject to MRs. It is assumed all MRs apply to the study area when considered as a whole. As properties develop or redevelop, a licensed professional engineer will need to follow the SWMMWW provided flow charts (Volume I, Figure 1-3.1 and/or Figure 1-3.2) to determine and adhere to the specific requirements on a site-by-site basis. The minimum requirements include:

- MR1. Preparation of Stormwater Site Plans
- MR2. Construction Stormwater Pollution Prevention Plans (SWPPP)
- MR3. Source Control of Pollution
- MR4. Preservation of Natural Drainage Systems and Outfalls
- MR5. On-Site Stormwater Management
- MR6. Runoff Treatment
- MR7. Flow Control
- MR8. Wetlands Protection

MR9. Operation and Maintenance

Western Washington's stormwater management requirements are system- and site-specific. MR Nos. 1, 2, 3, 4, and 9 require different plans, narratives, and a list of BMPs to be accounted for during construction. MR5 is notable for stormwater facility installation, which could require relatively significant space on the sites for retention ponds or could require underground detention vaults.

MR5 calls for either a prescribed implementation (List #1 from Table I-3.2) of BMPs or the achievement of the Low Impact Development (LID) Performance Standard by means of any BMP outlined in the SWMMWW. The LID Performance Standard is such that stormwater discharges shall match developed discharge duration to pre-developed durations for the range of pre-developed discharge rates from 8%-50% of the 2-year peak flow.

MR6 is also notable in that stormwater treatment facilities are sized for the entire area that drains to them, not just for pollution-generating surfaces.

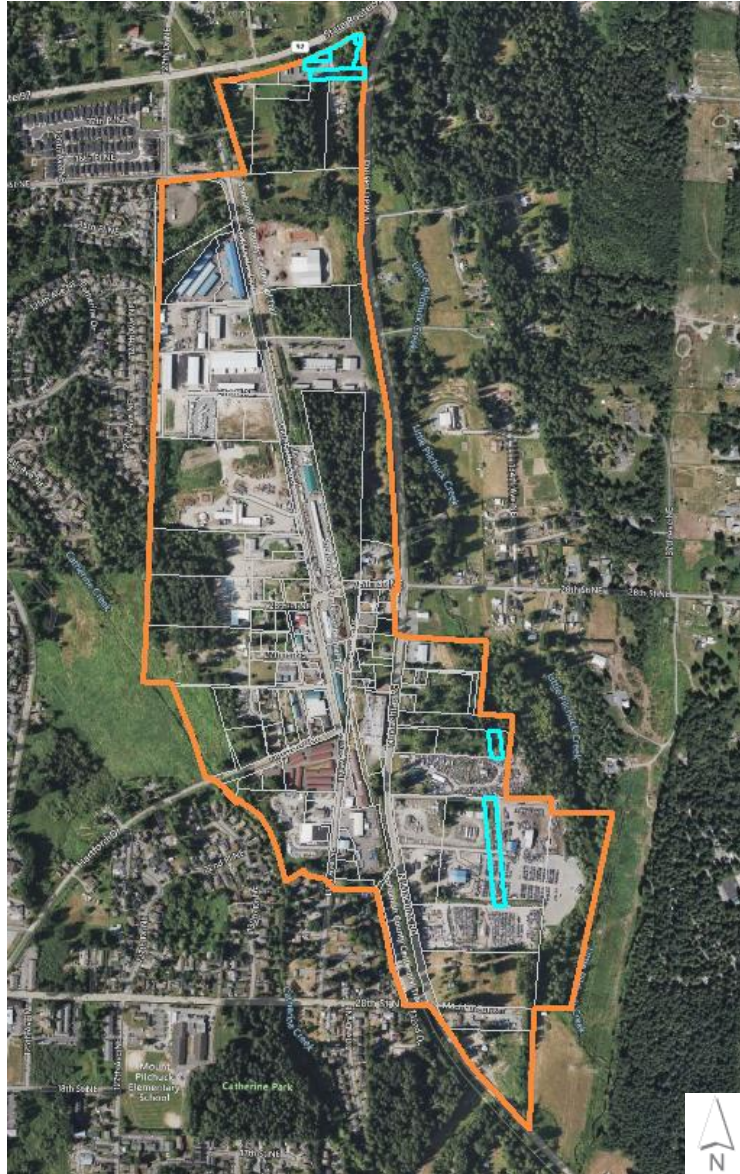
MR7 adds to the discharge rate requirements of MR5 by requiring developed stormwater discharges to match flow durations between 8% of the 2-year flow through the full 50-year flow.

MR8 regulates the type and quantity of direct and indirect stormwater discharges to wetlands and may affect stormwater facility design if there are wetlands on-site or as part of the outfall location.

Natural Gas

The LSIC contains six lots utilized for natural gas utility distribution based on Snohomish County Assessor Data; reference Figure IV-9 below for the location of these uses within the study area. These lots total approximately 3.17 acres. Three lots in the northern corner of the study area, totaling approximately 1.59 acres, are owned by Puget Sound Energy and Gas along with one approximately 0.05-acre lot owned by the Northwest Pipeline Corporation. The two lots in the southeastern portion of the study area are also owned by the Northwest Pipeline Corporation and total approximately 1.53 acres. The Williams Gas Pipeline West runs directly to the east of the study area. The Puget Sound Energy and Gas owned lots are currently in operation and will not be redeveloped. The current status of the Northwest Pipeline Corporation owned lots will need to be confirmed with the property owner (Northwest Pipeline Corporation) to determine if any natural gas infrastructure exist and if they can be redeveloped.

Figure IV-12: Natural Gas Utility Lot



Map source: Mackenzie

Electrical Service

Snohomish County PUD provides electrical service to the LSIC. Snohomish County PUD has confirmed there is sufficient electrical service to power the existing LSIC and any immediate future needs. There is an electrical substation owned by Snohomish County PUD on the northern end of the LSIC. There is sufficient space at the substation to explain electrical service should more power be required. Based on this information, there are no recommended infrastructure improvements at this time.

High Speed Internet

Ziply Fiber provides internet service to the City of Lake Stevens and specifically the LSIC. High speed internet (fiber) is not available to the LSIC; however, it is within proximity of the LSIC – please reference Exhibit 15. Fiber service is available within the Lake Stevens Downtown Subarea Plan; any expansion of fiber service can be accommodated by extending fiber through Hartford Drive to Old Hartford. As of January 2023, Ziply Fiber has added fiber to more 1,260 additional home and business locations in Lake Stevens in the last two months. Future greater demand for fiber service will be necessary for Ziply Fiber to expand their service. Recommendations on funding for grants or co-location of utility facility easements should be noted with the roadway infrastructure improvements.

V. ECONOMIC ANALYSIS

Refer to Appendix A for Lake Stevens Industrial Market Study by ECONorthwest, dated February 24, 2023.

VI. ENVIRONMENTAL CONSTRAINTS

The Riley Group provided both an environmental risk assessment and a geotechnical analysis based on historical records; no field work was performed. There are 26 properties within the LSIC that are currently listed on various environmental regulatory databases reviewed by Environmental Risk Information Services (ERIS). Of the 26 properties listed, seven properties are considered an elevated environmental risk to soil, groundwater, and/or soil vapor. The at-risk properties include the following; the table below reflects remediation or clean up status of each site:

- Lake Stevens Best Storage (formerly Cooper Lumber/Old Cedar Mill) – 2303 and 2311 131st Avenue Northeast
- Lake Conner Grocery – 2730 Hartford Drive (and North Machias Road)
- Arnold's Body Shop – 2710 and 2720 North Machias Road
- Old Apex Wood Building – 2524 North Machias Road
- Gunner Auto Parts and Braven Metals and (formerly NW Auto Recyclers) – 2315 and 2317 North Machias Road
- 360 Auto Recycling – 2017 North Machias Road
- Furby's Truck Repair – 1901 North Machias Road

The geology of the LSIC indicates the central portion of the site as underlain by Till, which is a mixture of clay, silt, sand, and gravel deposited at the base of the Vashon ice sheet. The western portion of the site is primarily mapped as Older Alluvium, which is sand and gravel deposited as terraces above the younger alluvium. The LSIC site generally does not have high erosion hazard areas. There are certain areas along the western bank of Little Pilchuck Creek with steeper slopes, specifically adjacent to Machias Road. A Snohomish County Well Head Protection Radius occupies the northern portion of the site. Stormwater infiltration may be feasible in the younger and older alluvial deposits on the site, specifically in the area west of Hartford Road.

Refer to Appendix B and C for the Geotechnical Evaluation and Environmental Risk Assessment.

TABLE VI-12.

Site Name	Lake Stevens Site Address	Soil Status	Groundwater Status	Ecology Site Status
Lake Stevens Best Storage (formerly Cooper Lumber/Old Cedar Mill)	2303 and 2311 131st Avenue NE	Remediated Below Cleanup Levels	Suspected/Confirmed Above Cleanup Levels No Groundwater Cleanup Conducted (Data Gap)	No Further Action
Lake Conner Grocery	2730 Hartford Drive (and North Machias Road)	Unknown – No Soil Sampling Conducted	Unknown – No Groundwater Sampling Conducted	N/A – No Cleanup Conducted
Arnold's Body Shop	2710 and 2720 North Machias Road	Soil Above Cleanup Levels	Groundwater Monitoring Data Unavailable for Review	Awaiting Cleanup
Old Apex Wood Building	2524 North Machias Road	Unknown – No Soil Sampling Conducted	Unknown – No Groundwater Sampling Conducted	N/A – No Cleanup Conducted
Gunner Auto Parts and Braven Metals and (formerly NW Auto Recyclers)	2315 and 2317 North Machias Road	Unknown – No Soil Sampling Conducted	Unknown – No Groundwater Sampling Conducted	N/A – No Cleanup Conducted
360 Auto Recycling	2017 North Machias Road	Unknown – No Soil Sampling Conducted	Unknown – No Groundwater Sampling Conducted	N/A – No Cleanup Conducted
Furby's Truck Repair	1901 North Machias Road	Soil Above Cleanup Levels	No Groundwater Cleanup Conducted (Data Gap)	Awaiting Cleanup Interim Cleanup Conducted. Additional Cleanup Action Recommended by Ecology.

VII. REDEVELOPMENT CONCEPTS

Strategic Concepts

In conjunction with other analyses, an overall strategic vision for the LSIC should unite the engineering, the market requirements, the local assets, and the City's own vision. An Overall Strategic vision was also requested by the Planning Commission and City Council.

The report provides three broad Strategic Concepts of the LSIC. In these concepts, major actions are explored to envision scenarios and possibilities for the industrial district. These include connection points to SR 92, vehicular routes through the district, alignment and re-alignment of the Centennial Trail, modifications to the intersection of Old Hartford and 28th Street NE, and prioritization of land uses within the industrial district from larger scaled industrial developments to Maker/Start-up industrial uses to community commercial/industrial support uses. Each concept has been developed to elicit conversation on the path to developing a Strategic Concept for the LSIC.

- Access to SR 92: A full access intersection from the LSIC to SR 92 has been identified as a key improvement for the full success of the LSIC. The cost, timeline, and ability of WSDOT to construct is also seen as a real barrier. All options include an option.
- Impact to existing roads (ROW): All options include creating an appropriate road network overtime to move vehicles, bikes, and pedestrians through the LSIC.
- Impact to Old Hartford and 28th Street NE intersection: It has been recognized that this intersection needs an improvement to improve circulation through the LSIC. All options include an option.

Option 1: Refer to Exhibit C-1

- Connection to SR 92 created at NE 127th Drive NE with full turning movements included.
- Machias south of 28th Street NE is improved.
- Machias north of 28th Street NE is not improved.
- 131st Avenue NE south of 28th Street NE is not improved.
- Intersection at Old Hartford and 27th Street NE is rebuilt.
- Centennial trail amenity spaces are improved at both end of KSIC.
- Centennial trail feeder route is constructed to link downtown via Hartford Drive.

Pros and Cons

Resulting impact to a strong LSIC: This option provides a modest result for a refined strategic approach to the LSIC with a few valuable improvements to existing challenges.

Access to SR 92: With the construction of a full access intersection at 127th Drive NE and SR 92 a "better" solution for LSIC regional access is provided.

Impact to existing roads (ROW): This option offers the least impact to existing roads.

Impact to Old Hartford and 28th St NE intersection: This option offers the greatest impact by creating a new intersection and a new road west of Old Hartford to serve existing properties.

Impact to Centennial Trail: This option offers the least impact to the Trail.

Option 2: Refer to Exhibit C-2

- Connection to SR 92 rebuilt at Machias with full turning movements included.
- 27th Street NE west of Old Hartford is removed.
- 131st Avenue NE south of 28th Street NE is not improved.
- Centennial trail amenity spaces are improved at both end of LSIC.
- Centennial trail is rerouted to parallel Old Hartford within the ROW design built at Hartford Industrial center. This profile is carried through the entire Old Hartford zone. Trail is diverted to parallel Machias south of 28th Street NE.

Pros and Cons

Resulting impact to a strong LSIC: This option provides a modest result for a refined strategic approach to the LSIC with very little improvement in existing deficiencies.

Access to SR 92: With the construction of a full access intersection at Machias and SR 92, a good solution for LSIC regional access is provided.

Impact to existing Road (ROW): This option offers the medium level of impact to existing roads but includes improving Machias along the entire length and Old Hartford north of 28th Street NE.

Impact to Old Hartford and 28th Street NE intersection: This option offers the least impact by creating a new “T” intersection and utilizing driveways from Old Hartford to serve existing properties.

Impact to Centennial Trail: This option impacts the trail significantly by relocating its ROW along Old Hartford, routing it along 28th and south along Machias. This would be constructed with the ROW improvements.

Option 3: Refer to Exhibit C-3

- Connection to SR 92 built at the natural extension of Old Hartford to SR 92 with full turning movements included.
- Old Hartford is extended south to Hartford drive and rerouted to link to Machias.
- 27th Street NE west of Old Hartford is removed.
- Centennial trail amenity spaces are improved at both end of LSIC.
- Centennial trail is rerouted to parallel Old Hartford within the ROW design built at Hartford Industrial center. This profile is carried through entire Old Hartford zone to Machias.
- Centennial trail feeder route is constructed to link downtown via Hartford Drive.

Pros and Cons

Resulting impact to a strong LSIC: This option provides the best overall resulting strategic approach to the LSIC.

Access to SR 92: With the construction of a full access intersection at an extension of Old Hartford to SR 92 a “best” solution for LSIC regional access is provided.

Impact to existing Road (ROW): This option offers the highest level of impact to existing roads and adds a new road extension from old Hartford to Machias directly, but does not include improving Machias along the entire length.

Impact to Old Hartford and 28th ST NE intersection: This option offers the least impact by creating a new “T” intersection and utilizing an existing road and driveways from Old Hartford to serve existing properties.

Impact to Centennial Trail: This option impacts the trail significantly by relocating its ROW along Old Hartford, and its new extension to link up with Machias. This would be constructed with the ROW improvements.

Site Development Scenarios

In reviewing the LSIC as a whole, we must also look at the development profile of individual lots and the patterns of private development and land usage that reinforce the City’s goals. To illustrate common site usage, we developed four Site Development Scenarios. Refer to Exhibit C-4. These illustrate typical options an architect considers when maximizing a site for industrial development. The site dimensions reflect a real lot within the LSIC with specifics removed to guide our analysis and conclusions. The types of industrial users are very diverse and the resulting building needs vary greatly. These illustrate relationships the City can influence in the Development Standards and Design Guidelines. Lake Stevens Development Standards are applied, but not the full breath of the existing Design Guidelines. This was elected to suggest a clean starting point may be needed to align LSIC Design Guidelines with this use in mind. All four options can be seen in existing developments in LSIC today.

Option 1: This single building option places staff and customer parking at the front and loading areas and yard space at the rear. Storm water detention is shown underground and at the rear in this option. This layout suggests the possibility of increased glazing at the street face and other design features aligned with the interior functions of the tenant. Increased landscape can also be provided on the street face to enhance the community.

Option 2: This multi-building option places staff and customer parking at the side linked to loading areas. Storm water detention is shown as a pond in this option. This layout suggests the benefits of comparable overall building areas but smaller building footprints. This configuration offers partially screened truck/yard area, an active customer face at the bottom, and a potentially inactive face along the top. Development, with parking at the side, offers the option for buildings to move close to the street.

Option 3: This single building option places staff and customer parking at the rear and loading areas and yard space at the front yard. Storm water detention is shown as a pond in the front yard. This option demonstrates a site option with the “working side” of an industrial building being placed in the front yard. Some Cities do not prefer this relationship and develop guidelines to restrict truck court placement in the front yard. Lake Stevens should leverage all its tools to increase the viability of the LSIC while not uniformly restricting some site relationships and resulting in a negative impact on develop.

Option 4: This single building option places staff and customer parking at the side and loading areas and yard space at the rear. Storm water detention is shown underground and at the rear in this option. This layout suggests the possibility of decreased glazing at the street face along. Glazing and other design features aligned with the interior functions would tend to be clustered close to the indicated tenant entry at the corner. Decreased landscaping at the street face is a result of this layout since the building is pushed up to the front setback.

Redevelopment Potential Results

The tables below – Table VII-13, Scenarios 1-2 – show the redevelopment potential analysis results for each scenario. By applying the assumptions for redevelopment Scenario 1 and 2 described above by user type and the employees per SF for each user type, the analysis shows net new employees ranging from 26 to 493 and new area between 94,000 and 230,000 SF, depending on the user type/employment mix. The full technical analysis per tax lot is included in Appendix B.

TABLE VII-13. – SCENARIO 1: AGGREGATED SITES				
	Average Building Coverage	Total Redevelopment Building SF	Total Redevelopment Employees	Net New Building SF and Employees
Low intensity redevelopment: Warehouse	40%	317,000 SF	254 (1,250 SF per employee)	50 230,000 SF
Medium intensity redevelopment: Manufacturing	32%	247,000 SF	309 (800 SF per employee)	105 160,000 SF
High intensity redevelopment: Office	13%	209,000 SF	697 (300 SF per employee)	493 122,000 SF

TABLE VII.13 – SCENARIO 2: TAX LOT BY TAX LOT				
	Average Building Coverage	Total Redevelopment Building SF	Total Redevelopment Employees	Net New Building SF and Employees
Low intensity redevelopment: Warehouse/Flex	26%	265,000 SF	230 (Warehouse: 1,250 SF per employee Flex: 900 SF per employee)	26 178,000 SF
Medium intensity redevelopment: Manufacturing	25%	231,000 SF	289 (800 SF per employee)	85 144,000 SF
High intensity redevelopment: Office	8%	181,000 SF	604 (300 SF per employee)	399 94,000 SF

VIII. SUMMARY

The City of Lake Stevens LSIC is positioned to emerge as a tertiary industrial center, and future growth will require an integrated approach to the challenges identified below. At the same time, the City must establish industrial design guidelines that build on the qualities and character of the Lake Stevens LSIC.

Based on the inventory of existing utilities and infrastructure, land use development patterns, zoning and development standards, and environmental constraints, we feel the following are key to the long-term success for future development within the LSIC:

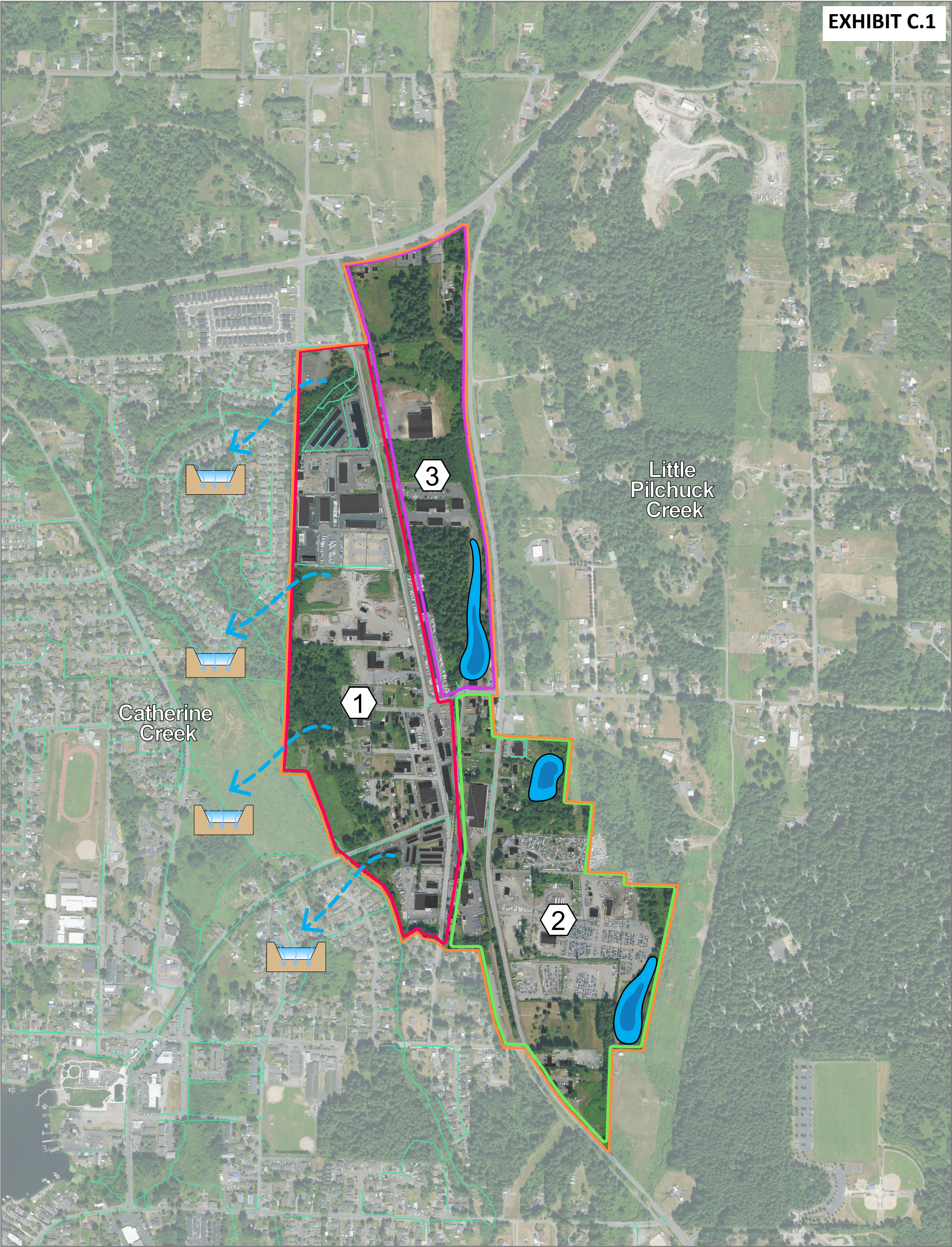
- **Strategic Development Plan**
Three Strategic Development Plans are offered which demonstrate options for addressing some key issues for the district. These are mostly transportation focused and offer a glimpse at the potential possibilities for a full LSIC build-out. Each brings challenges and opportunities, like nearly any long-term view of a district seeking to reshape an existing environment for an updated vision. With a commitment from the residents, impacted Owners, and the City, change can be realized. Bringing together each of the aspects below into a unified strategic vision is now a possibility. A singular LSIC Future Vision Document can be developed, forged through consensus, information, and vision. It can be the tool to drive a multiple year process in public/private partnership.
- **Sanitary Sewer**
Based on the Lake Stevens Sewer District general sewer/wastewater facility plan published October 2022, and our analysis utilizing existing as-builts, the summary of potential properties served reflect a consistent path toward expanding sanitary sewer service within the LSIC.
- **Transportation**
A lack of current traffic volumes makes it impossible to provide more concrete analysis or recommendations. In order to make a credible decision for how to move forward, more data is needed regarding the existing traffic volumes and patterns. We anticipate the need for collection of turning movement counts at all key intersections and a full traffic study to evaluate the existing conditions and analyze operations under buildout of the study area. This traffic study would contain a more robust matrix of solutions that can be evaluated and estimated for cost and impact. Key issues include a better access to SR-92, improving alignment of the Old Hartford Rd/28th St NE intersection.
- **Stormwater**
The LSIC contains two separate drainage basins as described above. The geographic nature of the soils, as identified by the Riley Group, lends to infiltration with the Catherine Creek basin, while the Little Pilchuck basin does not infiltrate well. Based on the economic analysis by ECONorthwest and the ultimate development potential within the LSIC, it is advised that each development should design and accommodate their own stormwater facility. A public regional storm system would not make financial sense.
- **Entitlements (Land Use and Design Review) or Possible Sub Area Plan**
Based on the limited number of larger parcels for redevelopment, a majority of the development patterns within the LSIC will consist of smaller built to suit buildings. Once industrial design guidelines are established, we recommend the City adopt an entitlement process that consists of a site plan review and design review processed concurrently at staff level.

The current Lake Stevens industrial economy is tied to construction and some wholesale trade and manufacturing activities, largely associated with specialized construction or contracting, truck transportation and warehousing, equipment rental, repair shops, and storage occupying much of the space established in the Industrial Area.

Several of the region's industrial sectors have seen growth in the past few years. Industrial uses positioned to derive a premium or locational advantage from Lake Stevens's Industrial Center are construction, manufacturing, truck transportation, and warehousing.

The LSIC has a few vacant and underutilized parcels that do provide opportunities for new businesses which would likely be available for affordable prices relative to the North Snohomish region; however, large industrial development is unlikely to be seen in Lake Stevens. This is primarily due to small parcel size, infrastructure limitations, and configuration of land. In addition, the high costs of building ground-up concrete tilt-up industrial buildings create financial obstacles for local businesses that do not have the capital to finance such large projects and speculative development. All this indicates that Lake Stevens will continue to see built-to-suit development or low-cost industrial development. This may include steel warehouses and some flex industrial development that combines traditional office space with industrial space, offering versatility and adaptability of various business needs.

The purpose of the information and recommended considerations within this document are to be used by the City to solicit input from the property owners, Planning Commission, City Council, and the community to make future decisions on: 1) infrastructure improvement to resolve existing deficiencies; 2) zoning changes; 3) development of industrial design standards; 4) funding opportunities; 5) marketing strategies to retain and attract new businesses to increase employment within the City; etc. After this input, it will be possible to site the locations of the recommended considerations.



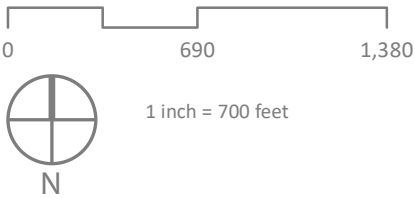
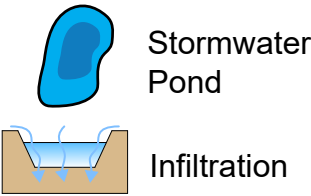
CITY OF LAKE STEVENS INDUSTRIAL CENTER ANALYSIS
Lake Stevens, Washington

KEYNOTES

- ① Tier 1
- ② Tier 2
- ③ Tier 3

LEGENDS

- Industrial Boundary
- Tier 1 Boundary
- Tier 2 Boundary
- Tier 3 Boundary
- Stormwater Network
- Watershed Flow



Date: 2/28/2023
File: Lake Stevens Industrial Center Analysis
Map Created By: TN
Project No: 2220142.00

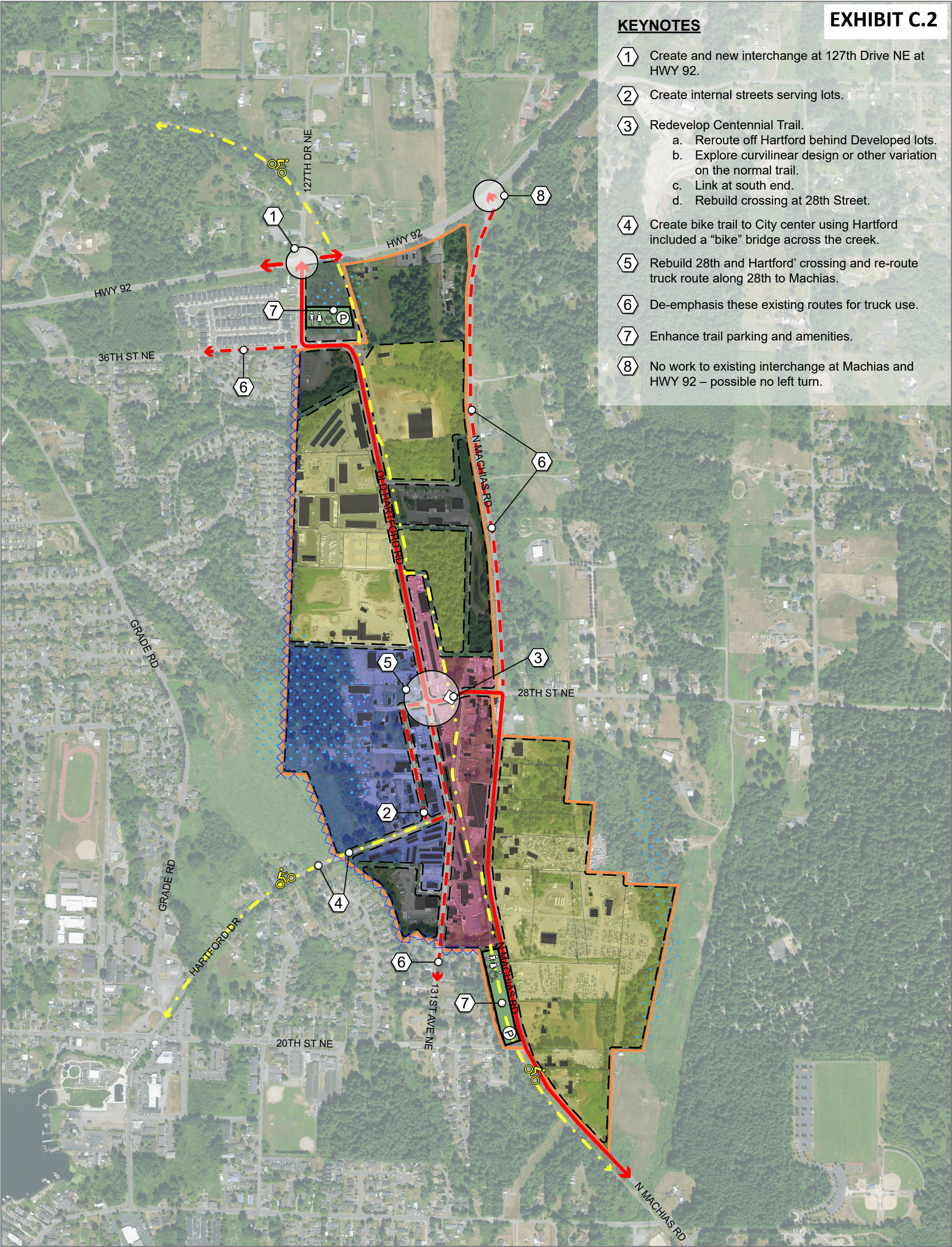
MACKENZIE.

P 206.749.9993 ■ F 503.228.1285 ■ W MCKNZE.COM
Logan Building, 500 Union Street, #410, Seattle, WA 98101

Portland, Oregon ■ Vancouver, Washington ■ Seattle, Washington
© 2023 MACKENZIE ALL RIGHTS RESERVED

KEYNOTES

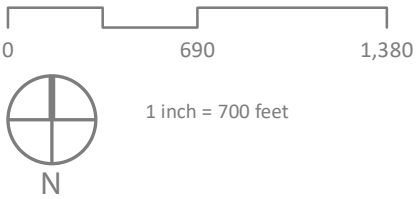
- 1 Create and new interchange at 127th Drive NE at HWY 92.
- 2 Create internal streets serving lots.
- 3 Redevelop Centennial Trail.
 - a. Reroute off Hartford behind Developed lots.
 - b. Explore curvilinear design or other variation on the normal trail.
 - c. Link at south end.
 - d. Rebuild crossing at 28th Street.
- 4 Create bike trail to City center using Hartford included a “bike” bridge across the creek.
- 5 Rebuild 28th and Hartford’ crossing and re-route truck route along 28th to Machias.
- 6 De-emphasis these existing routes for truck use.
- 7 Enhance trail parking and amenities.
- 8 No work to existing interchange at Machias and HWY 92 – possible no left turn.



CITY OF LAKE STEVENS INDUSTRIAL CENTER ANALYSIS
Lake Stevens, Washington

LEGENDS

- | | | | |
|--|--|--|--|
| | Lake Stevens Industrial Center Boundary | | Primary Vehicular Circulation |
| | Medium Size Industrial Zone | | Secondary Vehicular Circulation |
| | Small scale community industrial and commercial zone | | Centennial Trail |
| | Public Lands | | Exchanded Buffer between Industrial Center and Residential Districts zones |
| | Maker/Start-up Zone | | Critical Wetland Areas |



Date: 2/28/2023
File: Lake Stevens Industrial Center Analysis
Map Created By: TN
Project No: 2220142.00

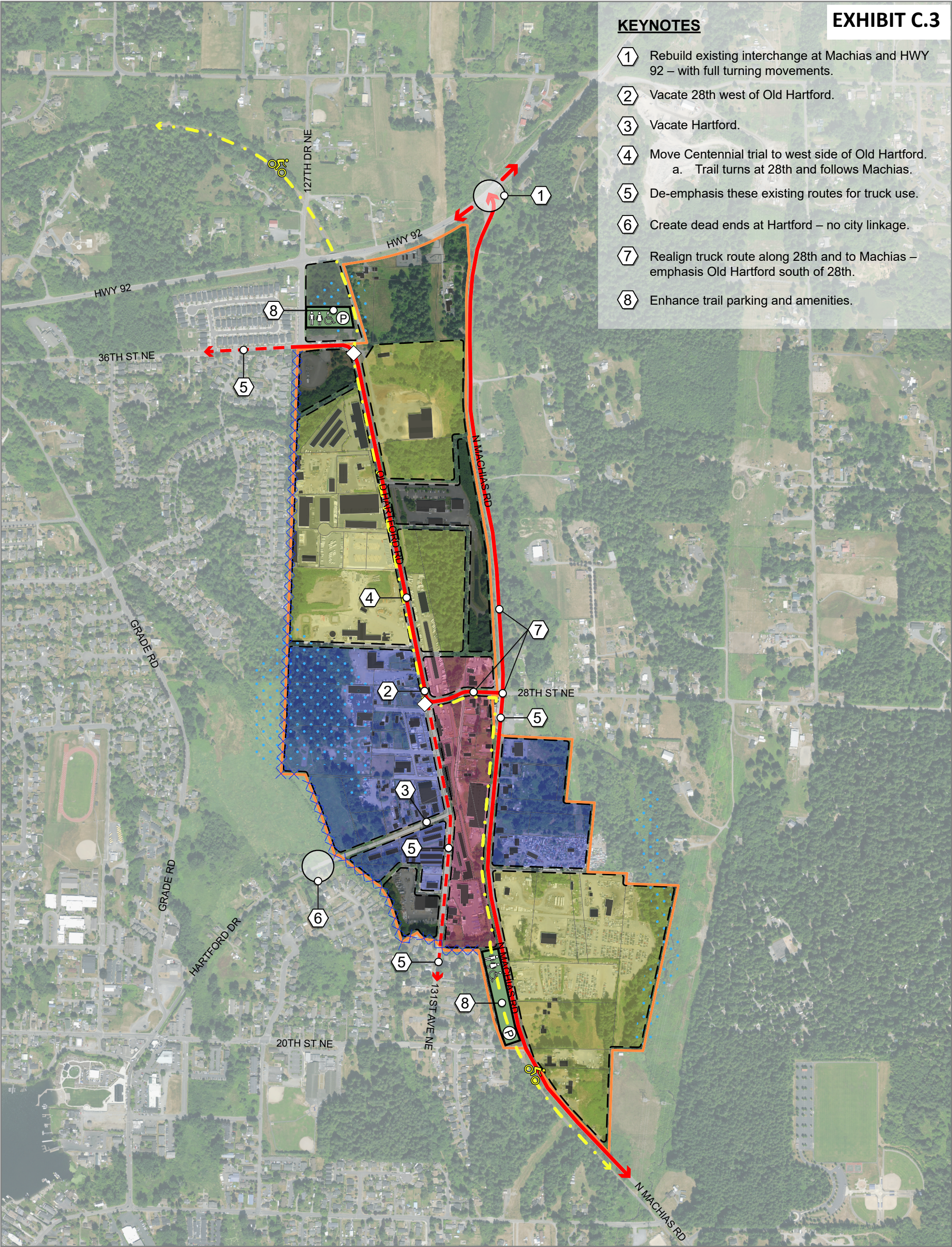
MACKENZIE.

P 206.749.9993 ■ F 503.228.1285 ■ W MCKNZE.COM
Logan Building, 500 Union Street, #410, Seattle, WA 98101

Portland, Oregon ■ Vancouver, Washington ■ Seattle, Washington

© 2023 MACKENZIE ALL RIGHTS RESERVED





CITY OF LAKE STEVENS INDUSTRIAL CENTER ANALYSIS
Lake Stevens, Washington

LEGENDS

- | | | | |
|--|--|--|---|
| | Lake Stevens Industrial Center Boundary | | Primary Vehicular Circulation |
| | Medium Size Industrial Zone | | Secondary Vehicular Circulation |
| | Small scale community industrial and commercial zone | | Centennial Trail |
| | Public Lands | | Exhanced Buffer between Industrial Center and Residential Districts zones |
| | Maker/Start-up Zone | | Critical Wetland Areas |

0 345 690 1,380



1 inch = 700 feet

Date: 2/28/2023
File: Lake Stevens Industrial Center Analysis
Map Created By: TN
Project No: 2220142.00

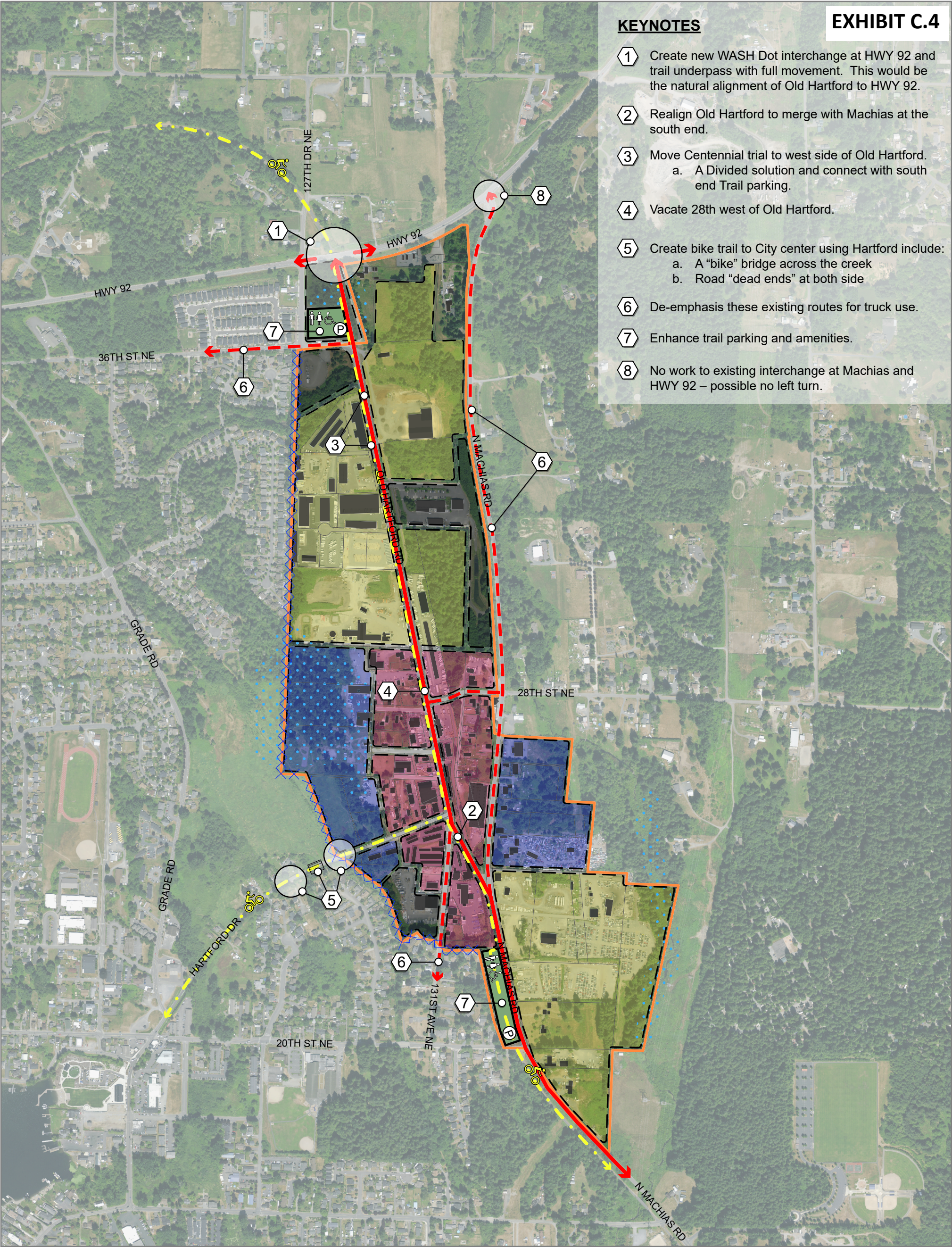
MACKENZIE.

P 206.749.9993 ■ F 503.228.1285 ■ W MCKNZE.COM
Logan Building, 500 Union Street, #410, Seattle, WA 98101

Portland, Oregon ■ Vancouver, Washington ■ Seattle, Washington

© 2023 MACKENZIE ALL RIGHTS RESERVED





KEYNOTES

EXHIBIT C.4

- 1 Create new WASH Dot interchange at HWY 92 and trail underpass with full movement. This would be the natural alignment of Old Hartford to HWY 92.
- 2 Realign Old Hartford to merge with Machias at the south end.
- 3 Move Centennial trail to west side of Old Hartford.
 - a. A Divided solution and connect with south end Trail parking.
- 4 Vacate 28th west of Old Hartford.
- 5 Create bike trail to City center using Hartford include:
 - a. A “bike” bridge across the creek
 - b. Road “dead ends” at both side
- 6 De-emphasis these existing routes for truck use.
- 7 Enhance trail parking and amenities.
- 8 No work to existing interchange at Machias and HWY 92 – possible no left turn.

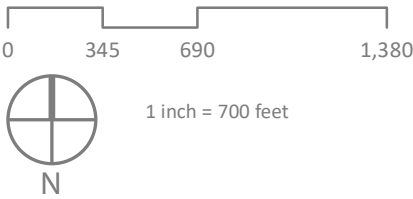


Strategic Concept
Option 3

CITY OF LAKE STEVENS INDUSTRIAL CENTER ANALYSIS
Lake Stevens, Washington

LEGENDS

- | | | | |
|--|--|--|---|
| | Lake Stevens Industrial Center Boundary | | Primary Vehicular Circulation |
| | Medium Size Industrial Zone | | Secondary Vehicular Circulation |
| | Small scale community industrial and commercial zone | | Centennial Trail |
| | Public Lands | | Exhanced Buffer between Industrial Center and Residential Districts zones |
| | Maker/Start-up Zone | | Critical Wetland Areas |



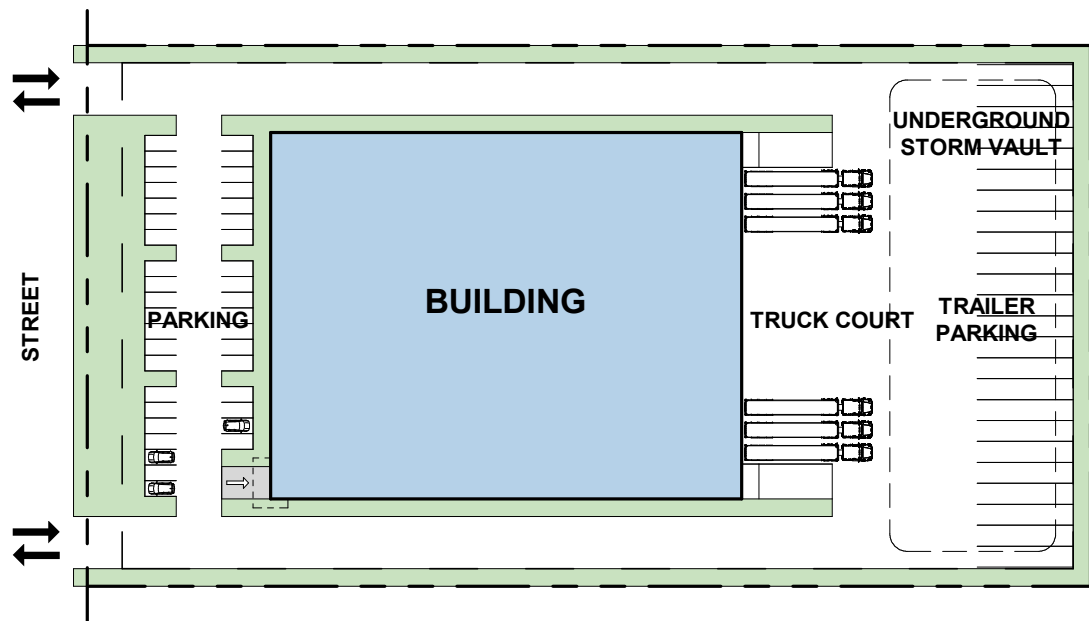
Date: 2/28/2023
File: Lake Stevens Industrial Center Analysis
Map Created By: TN
Project No: 2220142.00

MACKENZIE.

P 206.749.9993 ■ F 503.228.1285 ■ W MCKNZE.COM
Logan Building, 500 Union Street, #410, Seattle, WA 98101

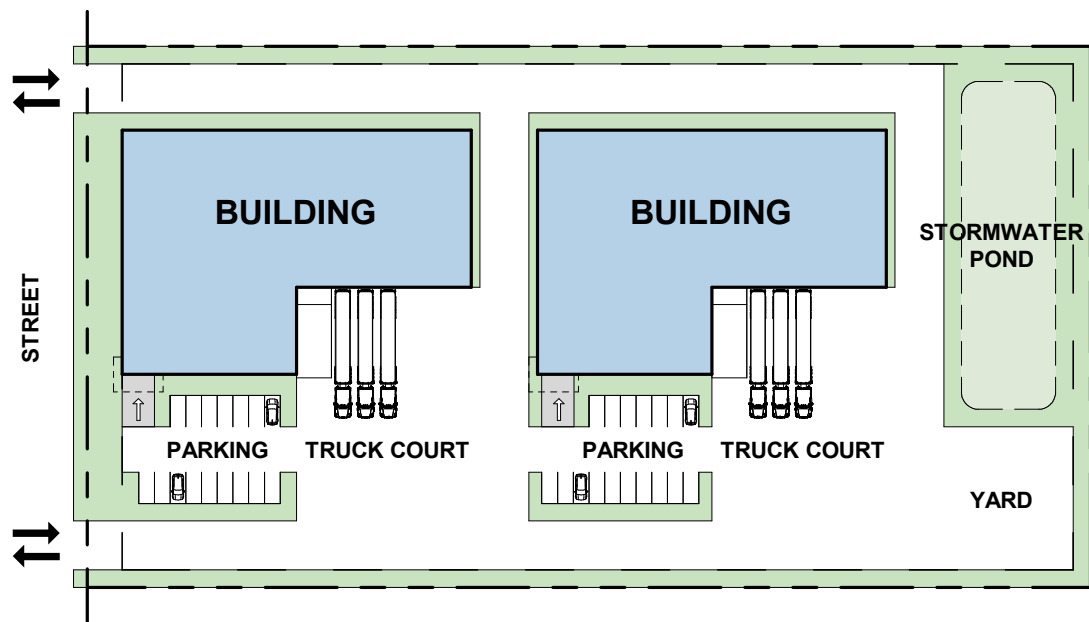
Portland, Oregon ■ Vancouver, Washington ■ Seattle, Washington

© 2023 MACKENZIE ALL RIGHTS RESERVED



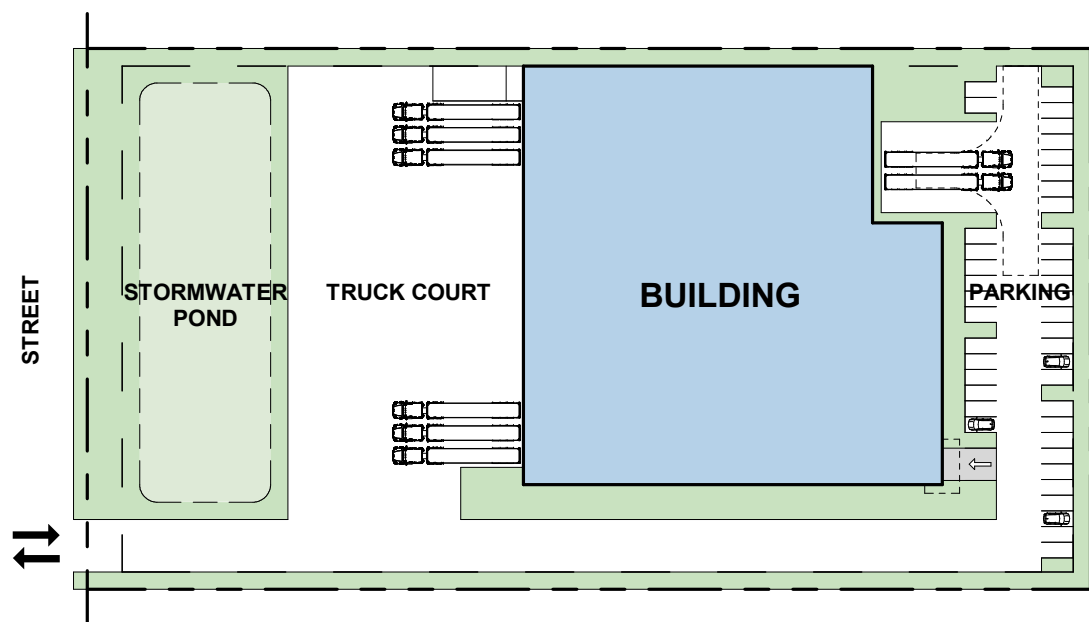
Lot A - Option 1

Parking At Front & Truck Court At Rear



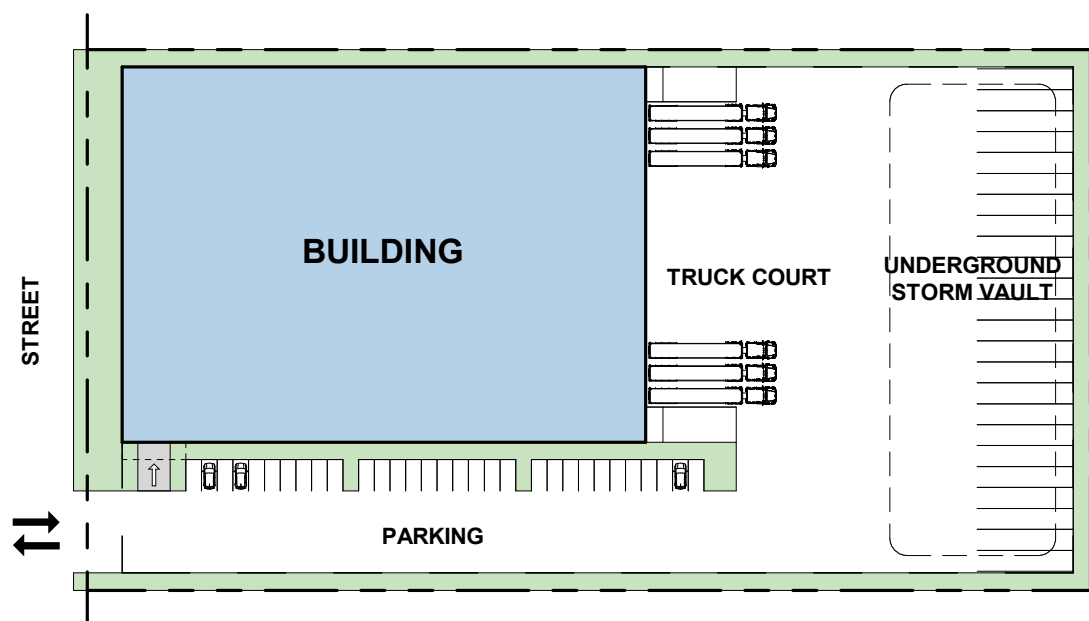
Lot A - Option 2

Multiple Buildings



Lot A - Option 3

Truck Court At Front



Lot A - Option 4

Parking At Side

Site Development Framework

- 20 foot front setback/buffer
- 10 foot rear/side setback/buffer

Not To Scale

Site Development Scenarios

CITY COUNCIL STAFF REPORT



Agenda Date: 5/23/2023

Subject: Draft Climate Sustainability Plan

Contact Person/Department: Melissa Place, Community Development

Budget Impact: None

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

1. No formal action is required. Councilmembers are asked to review and provide input on the Draft Climate Sustainability Plan and Draft Equity Assessment Report.

SUMMARY/BACKGROUND:

At the April 25, 2023, meeting, the Council was updated on the recent passing of HB 1181, was asked for input on the draft vision statement options, was provided information by staff on state and regional targets and was updated on the timing of state requirements for incorporation of the plan into the city's Comprehensive Plan. Based on the feedback provided by the Council at their April 25th meeting, staff has revised the vision statement to be a hybrid version of Option #1 and Option #3 that was presented at the last meeting. The revised vision statement has been incorporated into the draft plan.

Draft Plan

The city received the *Draft Climate Sustainability Plan (Attachment 1)* from the consultant last week and the plan is now ready for the Council's and the public's review and input. The plan has been framed around the vision statement and identifies actions the city can take or support through interagency coordination and education. The plan provides a suite of policies to consider for integration into the 2024 Comprehensive

Plan update and later updates following Department of Commerce model rules being developed.

The public comment period on the draft plan runs from May 18th – June 2nd, 2023. Public input can be provided through the following survey link <https://www.surveymonkey.com/r/Q7H6FYH>. This link is also located on the project's webpage <https://www.lakestevenswa.gov/587/Climate-Mitigation-Plan>. The plan will be revised and finalized based on input received from the public, legislative bodies, and other stakeholder groups.

Please note that the plan does not currently include the appendices, as several are still under development. Several of the appendices (such as the Public Engagement Plan, Community Engagement Results, and Support for Comprehensive Plan Amendments Memo) have been shared with the Council and public at previous meetings. Appendices that are currently under development and that have not been previously shared for consideration, will be provided for the Council's review prior to their consideration of final adoption of the plan.

In addition to the draft plan, the draft Equity Assessment Report (**Attachment 2**) is attached to this report for Council's review and input. The Equity Assessment Report examines the impacts, both intended and not, among communities of color, low-income populations, vulnerable, and overburdened populations for the actions listed in the plan. The report provides a list of equity considerations for the City's review and possible incorporation into the draft actions.

Next Steps

- Staff anticipates providing the City Council with the draft cost benefit assessment and draft implementation plan/ matrix for review at their June 6, 2023, meeting.
- The Planning Commission will be provided with the same at their June 5, 2023, meeting.
- Staff also anticipates providing the City Council with the entire draft plan on June 13th for review and consideration of final adoption.
- Final adoption is slated for June of 2023.

APPLICABLE CITY POLICIES:

ATTACHMENTS:

1. Attachment 1 - Draft Climate Sustainability Plan
2. Attachment 2 - Draft Equity Assessment Report



City of Lake Stevens

Climate Sustainability Plan

DRAFT | May 2023



RESOLUTION OF THE CITY OF LAKE STEVENS CITY COUNCIL

Resolution under development

DRAFT

ACKNOWLEDGMENTS

Mayor

Brett Gailey

City Council

Kim Daughtry	Council Position #1
Gary Petershagen	Council Position #2
Ryan Donoghue	Council Position #3
Mary Dickinson	Council Position #4
Anji Jorstad	Council Position #5
Steve Ewing	Council Position #6
Marcus Tageant	Council Position #7

Planning Commission

Mike Duerr	Commissioner, Chair
Jennifer Davis	Commissioner, Vice Chair
Todd Welch	Commissioner
Janice Huxford	Commissioner
Connor Davis	Commissioner
Linda Hoult	Commissioner

City Staff

Russell Wright	Planning Department
Melissa Place	Planning Department
Aaron Halverson	Public Works Department
Kim Klinkers	Public Works Department
Shannon Farrant	Public Works Department
Maximilian Roth	Human Resources Department
Jeffrey Beazizo	Police Department
Carol Manus	Building Department

Outside Agencies

Brenda White	Snohomish County PUD Electric
Allison Grinczel	Snohomish County PUD Electric
Jacquelyn Styrna	Puget Sound Energy
Robert Knoll	Puget Sound Energy
Robb Stanton	Lake Stevens School District
Mike Messer	Snohomish Regional Fire and Rescue
Marcella Manibusan	Waste Management
Misty Stevens	Snohomish County PUD Water
Kevin Futhey	Community Transit
Sophie Luthin	Community Transit
Mariah Low	Lake Stevens Sewer District
Johnathan Dix	Lake Stevens Sewer District

Cascadia Consulting Group

Gretchen Muller
Laura Baetscher
Celine Fujikawa
Andrea Martin
Alicia Fennell

TABLE OF CONTENTS

Resolution of the City of Lake Stevens City Council 2

Acknowledgments 3

 Mayor 3

 City Council 3

 Planning Commission 3

 City Staff 3

 Outside Agencies 4

 Cascadia Consulting Group 4

Table of Contents 5

Glossary 7

Plan Summary 8

 Focus Areas and Visions 9

 Strategies and Actions at a Glance 10

Introduction 12

 Introduction to Lake Stevens 12

 Local Climate Action has Global Impacts 12

 Why a Climate Mitigation Plan? 13

Climate Impacts 14

Greenhouse gas emissions 15

Existing Policies that Align with Climate Action 16

 Timeline of Climate Action History 16

 Current Lake Stevens Comprehensive Plan Goals and Policies 16

 Climate Considerations in the Comprehensive Plan 17

Centering Equity 18

 Equity Implications 18

 Equity Analysis 18

 Equitable Engagement Practices 18

Plan development process and community engagement 20

 Community Priorities 21

Strategies and Actions by Focus Area 22

 Buildings & Energy 22

 Transportation 25

 Water & Natural Systems 28

 Waste & Materials Management 30

 Community Resilience 32

Implementation plan 35

Oversight & accountability TBD

Monitoring, evaluation, & reporting TBD



EquityTBD

FundingTBD

Community involvementTBD

Appendix A: Implementation matrixTBD

 OverviewTBD

 How to use this matrixTBD

 Matrix.....TBD

Appendix B: Public Engagement PlanTBD

Appendix C: Equity AssessmentTBD

Appendix D: Community Engagement ResultsTBD

 Community Survey SummaryTBD

 Community Workshop Meeting SummaryTBD

Appendix E: Cost AssessmentTBD

Appendix F: Support for Comprehensive Plan Amendments Memo.....TBD

DRAFT

GLOSSARY

Climate Sustainability Plan (CSP)	A comprehensive roadmap that outlines specific strategies and actions to reduce greenhouse gas emissions and adapt to climate change impacts.
Decarbonize/decarbonization	Targeted reduction of carbon dioxide and other greenhouse gases emitted into the atmosphere from fossil fuel intensive systems and infrastructure.
Electric vehicles (EVs)	Vehicles that derive all or part of their power from electricity, including: - Battery Electric Vehicles (BEVs): Vehicles that run completely on electricity using a battery that can be recharged by being plugged into the electric grid. - Plug-In Hybrid Electric Vehicles (PHEVs): Vehicles that run by using a combination of electricity and use of an internal combustion engine
Electrification	The transition away from using natural gas and other fossil fuels to electricity (often generated from renewable energy sources like solar and wind), typically to power, heat, and cool homes and vehicles.
Greenhouse gases (GHGs)	Heat-trapping gases that warm the atmosphere such as carbon dioxide (CO ₂), methane (CH ₄), and nitrous oxide (N ₂ O).
Heat pump	An energy-efficient alternative to traditional furnaces and air conditioners that uses electricity to heat and cool indoor spaces and can heat water.
Intergovernmental Panel on Climate Change (IPCC)	The group of United Nations scientists who evaluate and track all global scientific developments on climate change.
Low-impact development (LID)	Systems and practices that use or mimic natural processes to manage stormwater runoff. Water is infiltrated into the ground or stored onsite to protect water quality and minimize flooding.
Multi-modal transportation	Accessible transportation through a variety of travel modes, such as pedestrian, bicycle, public transit, and automobile.
Public Utility District (PUD)	The agency in charge of providing electricity and water to Snohomish County and Camano Island.
Transit-oriented development	Walkable, pedestrian-oriented, and densely compacted mixed-use (commercial, residential, entertainment) development centered around or located near public transit.
Vehicle miles traveled (VMT)	A metric used in transportation planning to measure the cumulative miles traveled by all vehicles in a geographic region over a period of time.

PLAN SUMMARY

This **Climate Sustainability Plan** draws from the latest available science, regional best practices, and City and community input to align with Lake Stevens' vision for a healthy, clean, walkable, and vibrant city for all residents. This plan intends to foster a community that unites to reduce our carbon footprint, use energy efficiently, and create a sustainable environment for the future. By focusing on actions the City can take or support through interagency coordination and education, the plan aims to achieve emissions reductions and community resiliency in concert with state and regional efforts through a collaborative process to enhance the quality of life of Lake Stevens' residents.

Climate change is already impacting Puget Sound communities in the form of extreme heat, wildfires, changing precipitation patterns, and reduced snowpack. By 2050, climate models project hotter summers with longer, more frequent heat waves that will increase heat stress to people and ecosystems; larger, more frequent wildfires will threaten homes near forests and reduce air quality; more intense rainstorms will increase the risk of flooding and landslides, and lower snowpack will result in less water in streams, lakes, and reservoirs.

Input from the community and elected officials informed the priorities of this plan and helped align proposed strategies and actions to build climate resiliency with the community's vision for Lake Stevens (see page 13 for the vision statement for the plan). The project team sought feedback on the strategies and actions through an online community survey, virtual public meeting, six City Council meetings, and three Planning Commission meetings. This engagement revealed that City of Lake Stevens staff and community members support actions in the plan that raise awareness of and prepare for the impacts of climate change that provide co-benefits, such as cleaner, more resilient energy sources and infrastructure; multimodal transportation infrastructure and connectivity; and preservation of tree canopy, green spaces, and water conservation.

The plan includes **five focus areas**, each with its own accompanying vision for greenhouse gas reduction and climate preparedness. Table 1, below, describes each focus area and its corresponding vision, while the actions identified later in the plan (Strategies and Actions by Focus Area, page 23) form the roadmap for achieving these visions.

Focus Areas and Visions



Buildings & Energy

The community of Lake Stevens works to reduce building emissions and strengthen energy systems through energy efficiency, building electrification, renewable energy, and utility infrastructure resilience.



Transportation

Local transportation systems comprise electric vehicles and accessible multimodal options, including safe cycling and pedestrian infrastructure to enhance community connectivity.



Water & Natural Systems

The city fosters a climate resilient natural landscape by conserving water resources and preserving and expanding tree canopy, green spaces, and natural resources.



Waste Management

The community of Lake Stevens reduces waste and greenhouse gas emissions generated from consumption and disposal of goods and materials.



Community Resilience

All Lake Stevens residents—and especially those disproportionately affected and with the least capacity to adapt—are prepared for current and future climate-driven impacts and hazards.

Strategies and Actions at a Glance



Buildings and Energy

Reduce building emissions and strengthen energy systems through increased efficiency, building electrification, renewable energy adoption, and utility infrastructure resilience.

STRATEGIES AND KEY ACTIONS

Strategy	Key Actions
• Use less energy • Use cleaner energy sources • Strengthen energy systems	• Efficiency retrofits • Heat pump program • Electrification of commercial and multifamily buildings • Utility infrastructure resilience



Transportation

Reduce emissions from transportation by supporting increased electric vehicle use and access to multimodal transportation, including safe cycling and pedestrian infrastructure to enhance community connectivity.

STRATEGIES AND KEY ACTIONS

Strategies	Key Actions
• Drive less • Drive cleaner vehicles	• Pedestrian and Bicycle Plan • Walkability/street connectivity • Public and EV Infrastructure Plan • EV education and outreach



Water and Natural Systems

Cultivate and promote a climate-resilient natural landscape by preserving and expanding tree canopy, green spaces, and natural resources; promoting low impact development; and conserving water resources.

STRATEGIES AND KEY ACTIONS

Strategy	Key Actions
• Use less water and improve water management • Expand, protect, and improve green spaces and natural ecosystems	• Low-impact development • Sustainable water management • Flood prevention • Tree preservation



Waste Management

Reduce community and municipal waste to decrease greenhouse gas emissions generated from consumption and disposal of goods and materials.

STRATEGIES AND KEY ACTIONS

Strategy	Key Actions
• Reduce community-wide waste • Reduce municipal waste	• Recycling requirements and education • Landfill waste reduction target • Community reuse and waste reduction • Waste management training for City staff



Community Resilience

All Lake Stevens residents—and especially those disproportionately affected and with the least capacity to adapt—are prepared for current and future climate-driven impacts and hazards.

STRATEGIES AND KEY ACTIONS

Strategy	Key Actions
• Improve community resilience by increasing capacity to respond to future climate impacts • Encourage climate and environmental education and awareness • Implement the CSP	• Emergency Management Plan • Vulnerability assessment • Adaptation incentives • Youth climate education program

INTRODUCTION

Introduction to Lake Stevens

The City of Lake Stevens is a rapidly growing community located around the entirety of Lake Stevens in central Snohomish County, situated on a gently sloping terrace rising east from the floodplain of the Snohomish River to the foothills of the Cascade Mountains.

The population of the Lake Stevens area has been steadily increasing through development and annexation since the city incorporated in 1960. Lake Stevens' popularity and natural beauty, combined with changing commuter habits, attracted more and more residents, changing its character to that of a suburban community. Starting with a population of just 900 at its incorporation in 1960, the city has grown to a population of over 40,000 in 2022 and is the anchor to the surrounding Urban Growth Area (UGA).

The 2020 Snohomish County Growth Monitoring Report indicates the population of the city grew by nearly 22 percent between 2010 and 2020 (from 28,069 to 34,150), making it the second fastest growing city (at 2 percent annually) in Snohomish County during that period. The city previously grew by over 341 percent between 2000 and 2010 following a series of annexations and steady residential development. Based on the latest 2022 data from the Office of Financial Management, the current population of Lake Stevens is 40,077. To meet projected growth targets, the Lake Stevens UGA must accommodate a population of 50,952 and 9,017 jobs by 2044.

The lake remains the focal point of the greater Lake Stevens community for its identity, recreation, and as a symbol to protect the natural environment through sustainable practices. The City of Lake Stevens is committed to complying with state initiatives and directives regarding climate change and the reduction of greenhouse gases in Washington State. The City of Lake Stevens will provide effective and ongoing investment to ensure water quality and continued environmental stewardship for current and future generations by protecting fish and wildlife habitat, critical areas, and open space corridors; conserving land, air, water, and energy resources; and integrating the shoreline management of Lake Stevens into land use decisions. The creation of the city's first Climate Sustainability Plan is testament to the City's pledge to consider climate change at the local level.

Local Climate Action has Global Impacts

Our climate is changing, and those changes are already impacting our quality of life. Globally, floods, droughts, and extreme weather disrupt supply chains, leading to higher costs for basic necessities like food and gas. Locally, Lake Stevens and the wider Puget Sound region are experiencing hotter, drier summers with more frequent, record-breaking heat waves; increased exposure to poor air quality from wildfire smoke; and flooding from changing precipitation patterns.¹

On March 20, 2023, the Intergovernmental Panel on Climate Change (IPCC) – the group of United Nations scientists that evaluates and tracks all global scientific developments on climate change – issued [The Synthesis Report: Climate Change 2023](#). The latest assessment states that global average temperatures are already an average of 1.1°C above pre-industrial levels, and there is increased concern about our ability to limit global warming to 1.5°C, the goal of the [Paris Agreement](#), which calls for countries to reduce GHG emissions by taking concerted climate action. The IPCC's report suggests that local governments like ours must join regional, state, and national governments

¹ *State of Knowledge: Climate Change in Puget Sound* report: <https://cig.uw.edu/projects/climate-change-in-puget-sound-state-of-knowledge/>

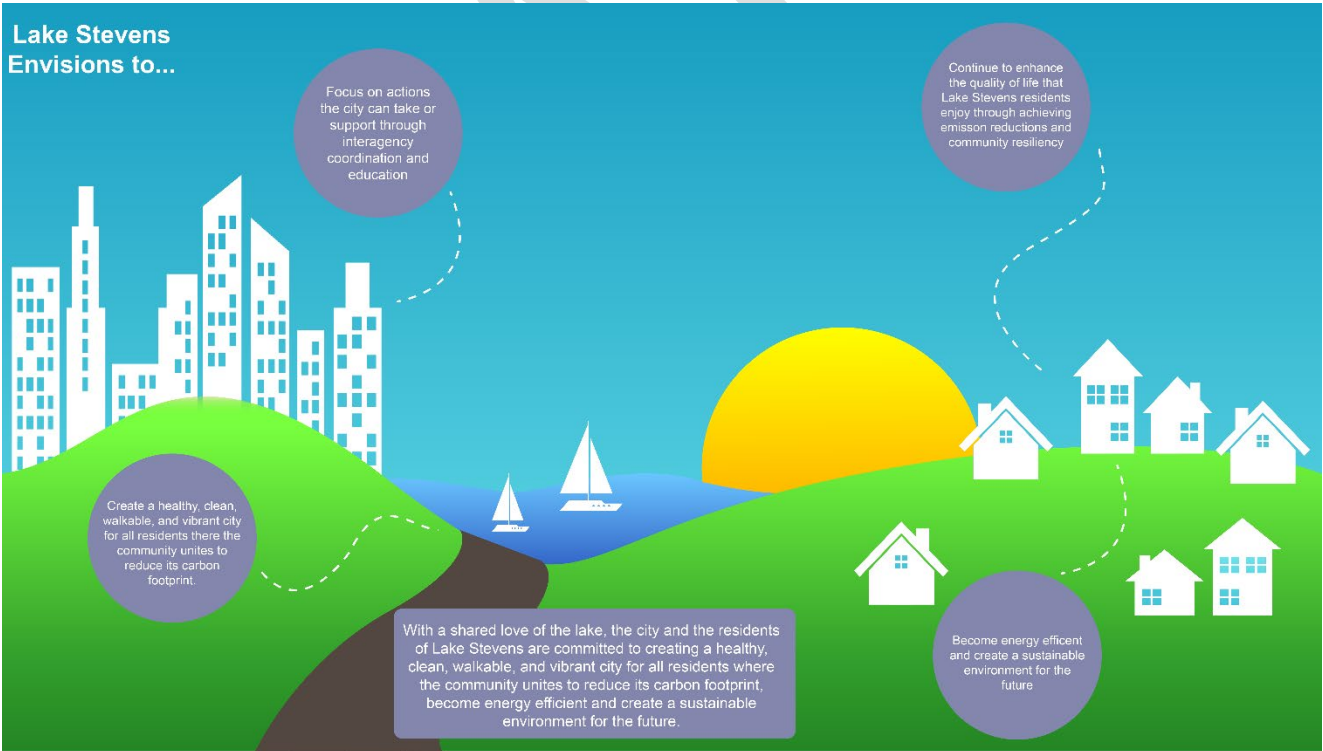
to protect our quality of life, and take decisive and coordinated action that facilitates a rapid transition to a low-carbon, climate-resilient, and sustainable global community.

Why a Climate Mitigation Plan?

The 2023 Washington House Bill (HB) 1181 (previously HB 1099), signed into law on May 3, 2023, requires the integration of climate mitigation and adaptation policies into county and city comprehensive plans. These required policy changes—which go into effect on July 23, 2023—set a framework to reduce GHG emissions that cause climate change (referred to as “mitigation”) and support changes to help us live with unavoidable climate impacts (“adaptation”), while supporting co-benefits and integration with other planning documents such as those for housing, transportation, and land use. In response to HB 1181, the Washington Department of Commerce (Commerce) developed a model climate element, in addition to guiding policies and actions for addressing climate issues in city and county comprehensive plans. The Commerce guidance provides steps and pathways to integrate both climate resilience and mitigation into a comprehensive plan, either as a set of integrated policies or as a standalone element.

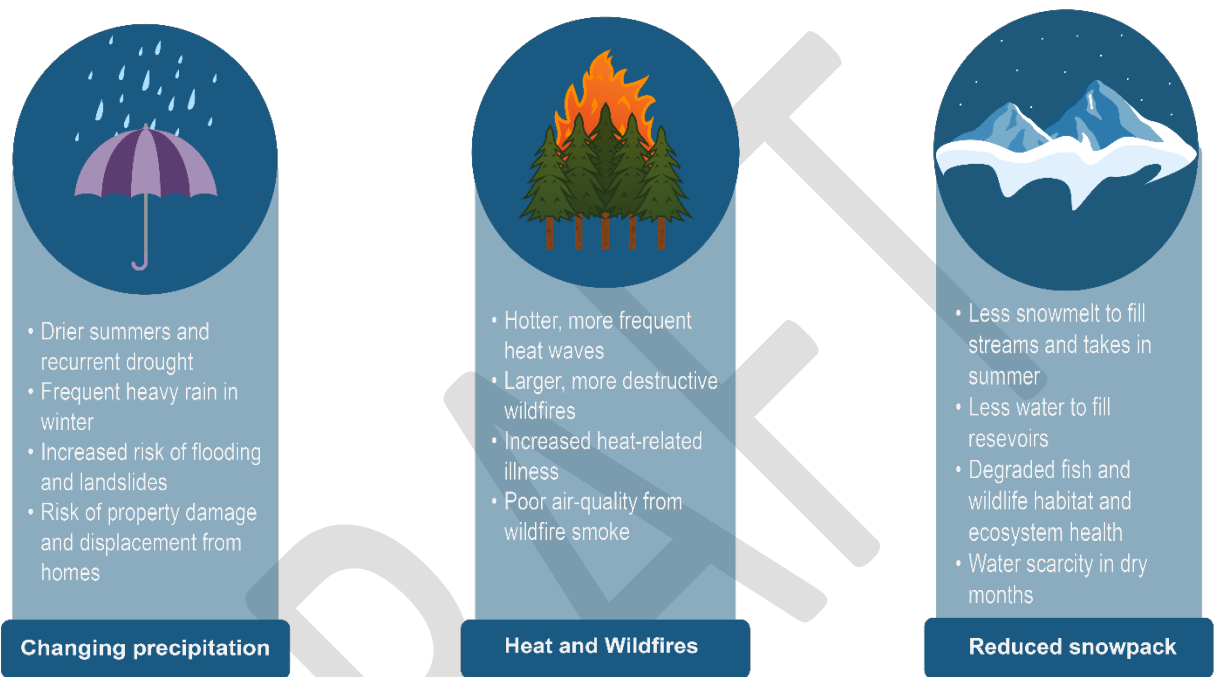
Lake Stevens is one of many local jurisdictions that have begun the process of integrating climate policies into their comprehensive plans. This Climate Sustainability Plan (CSP) includes strategies and actions that lay the foundation for the explicit integration of climate mitigation and resilience into the Lake Stevens Comprehensive Plan.

Vision:



CLIMATE IMPACTS

Climate change is already impacting Puget Sound communities, including Snohomish County and Lake Stevens, most noticeably through hotter temperatures, increased rain, and lower snowpack. These trends are projected to become more extreme by midcentury, as the average global temperature continues to rise. The infographic below shows the most noticeable climate impacts currently affecting Lake Stevens and the Puget Sound region, and its impacts on the people who live here.



GREENHOUSE GAS EMISSIONS

In Washington State, human-led activities such as solid waste disposal and burning fossil fuels are the primary sources of local greenhouse gas emissions into the atmosphere. These gases trap heat and warm the planet, which directly contributes to climate change and increases related risks.

While Lake Stevens has not conducted a city-specific GHG emissions inventory, emissions trends for Snohomish County provide a glimpse into the largest local emissions sources:

Transportation: Transportation accounts for approximately one third of Snohomish County's communitywide GHG emissions. While the majority of these emissions are from passenger vehicles, other transportation-related sources include commercial vehicles, off-road vehicles/equipment, and air travel.

Land Use: Emissions associated with land use change and management, including tree loss (21 percent) and agriculture (3 percent), represented over a fifth of total emissions for Snohomish County. However, the proportion of emissions from this source in Lake Stevens is likely lower than for countywide emissions, due to more urban land uses within city boundaries.

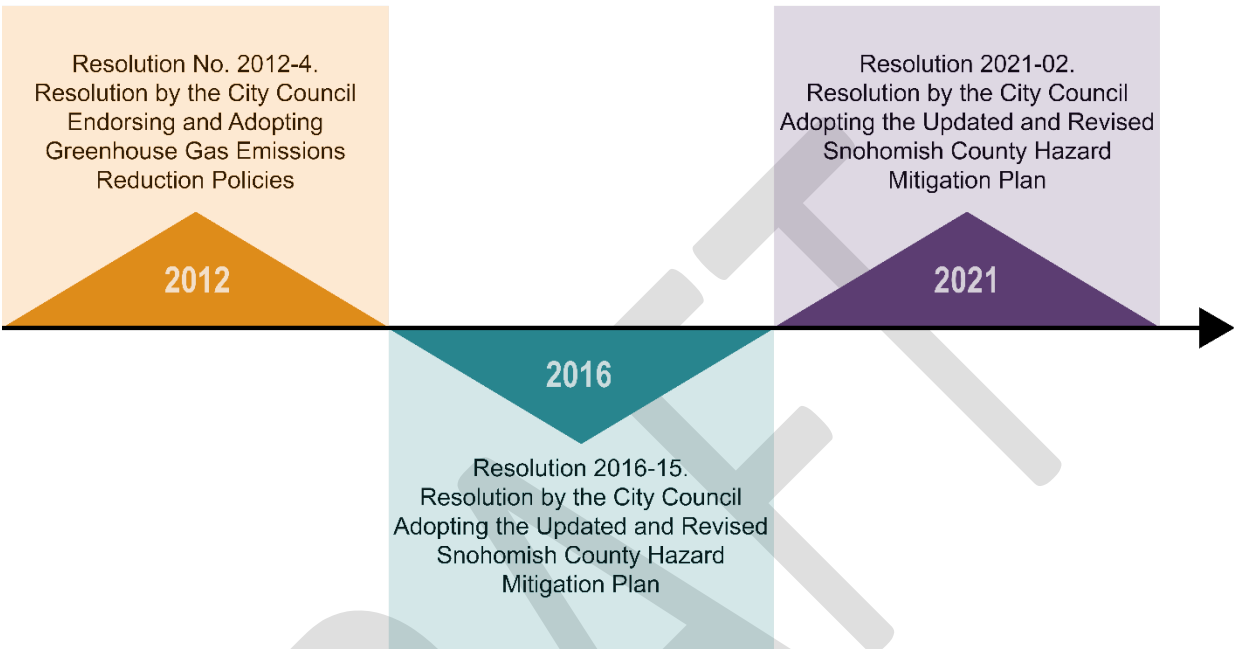
Built Environment: Using electricity and natural gas to power, heat, and cool our homes and buildings accounts for 22 percent of Snohomish County's communitywide GHG emissions. However, these emissions should decline in the future as Washington State policy requires electric utilities to become carbon neutral by 2030.

Solid Waste and Wastewater: Although solid waste disposal contributes a relatively small amount of Snohomish County's communitywide GHG emissions (5 percent), waste prevention and responsible disposal can help reduce impacts from the production and distribution of goods and services.²

². *Snohomish County Communitywide Geographic Greenhouse Gas Emissions Report*. Puget Sound Regional Emissions Analysis, Cascadia Consulting Group, August 2022.
https://www.snohomishcountywa.gov/DocumentCenter/View/106055/GHG-Emiss-Inventory-SC19-00-03_GeoEmissionsReport?bidId=

EXISTING POLICIES THAT ALIGN WITH CLIMATE ACTION

Timeline of Climate Action History³



Current Lake Stevens Comprehensive Plan Goals and Policies

The Lake Stevens Comprehensive Plan articulates a 2035 Vision of Lake Stevens as “a vibrant sustainable community that provides a positive development atmosphere and maintains a strong community image with excellent schools and neighborhoods. Sustainability will be manifest through environmental protection, conscientious community development and sound economic policy” (Lake Stevens Comprehensive Plan, 2015).

The Comprehensive Plan expresses a principal theme of the city embracing its changing identity and working towards an environmentally sustainable community with quality jobs and housing that meet the community’s diverse needs. This Climate Sustainability Plan aligns with and directly supports multiple elements of Lake Stevens’ Comprehensive Plan. There are a range of opportunities to integrate climate mitigation into the Comprehensive Plan elements, described in the table below.

³ Pursuant to resolution 2021-02, the City of Lake Stevens is under an ILA with Snohomish County Department of Emergency Management regarding an [All-Hazard Mitigation Plan](#) to address response and mitigation for these hazards.

Climate Considerations in the Comprehensive Plan

Comprehensive Plan Element	Climate Considerations	Relevant Focus Areas in Climate Sustainability Plan
Land Use	Embedding climate mitigation strategies into Lake Stevens' land use decisions will ensure that land use changes over time consider the potential impacts of climate change, such as heavier rain and flooding that can damage roads, businesses, and homes.	• Buildings & Energy • Transportation
Housing	Integrating climate mitigation and adaptation considerations will facilitate environmentally friendly and resilient housing that protects residents from climate impacts.	• Buildings & Energy • Community Resilience
Environment and Natural Resources	Considering climate mitigation strategies will enable Lake Stevens to adapt to climate change and ensure alignment with the Growth Management Act regulations.	• Water and Natural Systems
Parks, Recreation and Open Space	Embedding climate mitigation and adaptation strategies will preserve the landscape that unifies the community and enhance resilience, while supporting the environment and ecosystems in those spaces.	• Water and Natural Systems • Community Resilience
Economic Development	Incorporating climate change considerations will support Lake Stevens' sustainable local economy objectives.	• Community Resilience
Public Services and Utilities	Considering climate change impacts will support Lake Stevens public utilities' ability to adapt, with potential impacts to infrastructure and public health resulting from rising temperatures, changes in precipitation, and lower snowpack.	• Buildings and Energy • Waste Management • Transportation
Transportation	Climate mitigation strategies will provide options for adapting multimodal transportation methods that achieve the multiple benefits of efficient and safe transportation, while considering opportunities to reduce greenhouse gas emissions.	• Transportation
Capital Facilities	The City of Lake Stevens can take a lead on climate mitigation and sustainability efforts by implementing actions that reduce GHG emissions and strengthen resilience to climate impacts starting with city buildings and services.	• Buildings and Energy

CENTERING EQUITY

Equity Implications

With increasing temperatures and lengthening fire and smoke seasons, residents of Lake Stevens will be affected by the impacts of climate change. However, these impacts will not be felt equally among all communities within the city. Lake Stevens' low-income residents, communities of color, and sensitive populations – such as older adults, infants, small children, differently abled people, individuals with pre-existing conditions, those with language and literacy barriers, and outdoor workers – will likely be disproportionately burdened by the impacts of climate change. Understanding the social and racial impacts of proposed climate actions and incorporating equity principles into those actions promotes the just distribution of climate action benefits with the aim of reducing these existing disparities.

To help address these disparities, we commissioned an equity assessment to evaluate the list of mitigation strategies and actions through the lens of climate equity to ensure alignment with the city's core values of protecting the lake and ensuring continued environmental stewardship for current and future generations. The following section describes the approach to the equity assessment and the outcomes.

Equity Analysis

To center equity in the planning process, the project team conducted an equity assessment (Appendix C). This assessment examined the impacts of proposed strategies and actions—both intended and not—on overburdened communities. The following questions were used as criteria for rating how equitable an action was, on a scale of 1-5 (one being most inequitable, five most equitable).

- Do the benefits of the action reduce historical or current disparities among communities of color, low-income populations, and/or front-line populations?
- Does the strategy address the needs of overburdened populations?
- Does the strategy reduce vulnerability for all populations? Is it fair?
- Are benefits distributed equitably across the community? Do they redress historic inequities?

The evaluated actions overall score well (3 and above). The project team worked with the city on the actions that scored lower, to determine how the equity recommendations could be meaningfully incorporated into the final list of strategies and actions for the Climate Sustainability Plan (See Appendix C: Equity Assessment).

Equitable Engagement Practices

Our tailored engagement approach encouraged a broad representation of Lake Stevens' community to shape this plan. Specific equity-focused considerations included:

- Offering a community survey in print and online in English and Spanish.
- Holding a public workshop on a weekday evening to accommodate working schedules.
- Broadly sharing the survey so that it reached the following under-represented communities:
 - Hispanic, Latino, Latina, or Latinx
 - Black or African American

- Asian or Asian American
- Native American, American Indian, or Alaska Native
- Youth (18 and under)

All touchpoints and outreach with the community were fully virtual, which may have limited the ability for some community members to fully participate in the public workshop and community survey. Additionally, the project team engaged the Citizen Advisory Committee as another engagement touchpoint. The outcomes from all the touchpoints and outreach provided the City with strong community input that helped inform and guide every stage of the Plan's development.

DRAFT

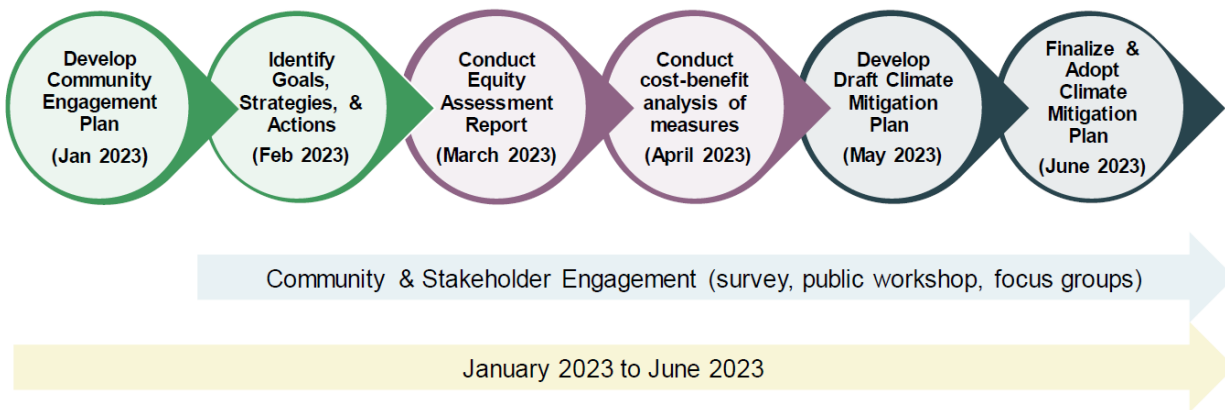
PLAN DEVELOPMENT PROCESS AND COMMUNITY ENGAGEMENT

The Climate Sustainability Plan draws from other regional climate and sustainability plans, the Puget Sound Regional Council’s *Vision 2050: Climate Change and Resilience Guidance*; the Washington State Department of Commerce draft *Climate Guidance and Menu of Measures*; and the Lake Stevens Comprehensive Plan. Using these guidance documents, the project team developed 48 draft actions divided into 13 draft strategies and sent them to city of Lake Stevens staff for review. Through an iterative feedback process—including feedback from city staff, an equity assessment, and input from coordinating agencies (e.g., Snohomish County PUD, Puget Sound Energy, Waste Management, and Community Transit)—the project team refined the list to 39 priority actions. The project team presented the refined list of strategies and actions to the Planning Commission, City Council, coordinating agencies, and the public for feedback.

At the onset of the planning process, the project team developed a public engagement plan (Appendix B). The team sought to equitably engage stakeholders and community members to gather insights and feedback on proposed climate actions, strategies, and priorities—ensuring that the resulting Climate Sustainability Plan is widely supported and reflects the broader community’s goals and vision. As detailed below, the City provided a variety of engagement opportunities to reach both internal and external audiences and gather input at each step of the planning process.

Engagement Opportunities:

- One (1) community survey offered in English and Spanish
- One (1) virtual community workshop
- Six (6) City Council meetings
- Three (3) Planning Commission meetings
- Two (2) focus groups to solicit feedback from outside agencies and Youth Advisory Committee /Citizens Advisory Council
- One (1) virtual public comment platform for the draft CSP.



Community Priorities

Several themes emerged as priorities during the community engagement process, allowing the City to align its actions with resident feedback.

				
Buildings & Energy Transition to cleaner energy sources (e.g., solar, electric heat pumps) Increase the reliability of infrastructure vulnerable to climate change	Transportation Increase neighborhood connectivity and walkability Expand bike and pedestrian infrastructure Promote walking, biking, and other alternatives to driving	Water & Natural Systems Expand, protect, and improve tree canopy and green spaces and sequestration opportunities Promote water conservation Increase native growth and plants	Waste Management Increase recycling, composting, and sustainable consumption practices Expand waste reduction education and awareness	Community Resilience Increase youth education for environmental stewardship Educate and prepare the community for future climate impacts

STRATEGIES AND ACTIONS BY FOCUS AREA

The following strategies and actions were developed and refined iteratively over the course of the planning process. The project team initially drew from regional climate and sustainability plans, the Puget Sound Regional Council's *Vision 2050: Climate Change and Resilience Guidance*; the Washington State Department of Commerce draft *Climate Guidance and Menu of Measures*; and the Lake Stevens Comprehensive Plan. Reviewing these resources helped ensure the City's strategies and actions align with regional best practices in climate mitigation and adaptation and support regional GHG emissions reduction goals. The project team tailored the strategies and actions to address Lake Stevens' emissions trajectory and projected climate risks. Public input directly informed and guided the goals, targets, metrics, strategies, and actions in this plan.

Note that the strategies and actions within this plan are not presented in priority or sequential order; sequencing considerations are outlined in the *Implementation Timeline* section of *Appendix A: Implementation Matrix*.

Buildings & Energy

Goal: Reduce greenhouse gas emissions from heating, cooling, and powering buildings by improving energy efficiency and using cleaner, renewable power sources.

Buildings & Energy strategies and actions facilitate an equitable transition from natural gas and other fossil fuels to clean electricity in buildings while using energy more efficiently and promoting the use of renewable energy sources.

Community priorities	What community members can do
- Transition to cleaner energy sources (e.g., solar, electric heat pumps) - Increase the reliability of infrastructure vulnerable to climate change	✓ Replace conventional products with energy efficient products ✓ Replace natural-gas powered appliances with electric and/or heat pumps

BE Strategy #1: Use less energy

Co-benefits: Lower energy bills

Action ID	Action Short Name	Action Description
BE 1.1	Energy-efficient lighting & appliances	In city-owned facilities, purchase and install the following energy efficient products: - Indoor and outdoor lighting and lighting-control devices (i.e., light timers and motion sensors) including light emitting diodes (LED) and dimming technologies when appropriate. Convert all streetlights to LEDs. - EnergyStar rated (or equivalent) appliances.

Action ID	Action Short Name	Action Description
BE1.2	Existing City building retrofits	Partner with Snohomish County PUD to retrofit existing city buildings for energy efficiency, which may involve some or all of the following specific actions: • Conduct an aging facility assessment to prioritize investments. • Develop a prioritized 5- or 10-year capital replacement plan and determine the funding level necessary for implementation. • Identify funding for equipment replacement and building retrofits at all existing and new facilities. • Make energy efficiency improvements in existing buildings. For example, as light and plumbing fixtures are being replaced, upgrade to LEDs and low-flow fixtures. Purchase ENERGY STAR rated (or equivalent) appliances. • Consider project location and contracting practices where the benefits are shared by low-income populations and communities of color.
BE 1.3	Encourage Energy Retrofits	Partner and coordinate with Snohomish County PUD and other local organizations to encourage and promote new energy efficiency programs.

BE Strategy #2: Use cleaner energy sources

Co-benefits: Lower energy bills, better air quality

Action ID	Action Short Name	Action Description
BE 2.1	Construction standards	Adopt building code amendments in accordance with changes as mandated by the Washington State Building Code Council and Washington State Energy Code (to stay compliant with state environmental and energy strategies).
BE 2.2	Heat pump program	Partner with local utilities and other regional partners to expand regional electric heat pump campaigns to replace natural gas-powered furnaces and oil heating systems with heat pumps and increase energy efficiency in city and residential buildings. Focus on serving low-income residents and providing rebates, financial incentives, and educational materials and resources.
BE 2.3	Solar support & incentives	Partner and coordinate with local organizations and utilities to encourage and promote incentives for installation of renewable and/or energy efficient systems (e.g., such as biomass, geothermal resources, sun, water, and wind) on a case-by-case basis in public spaces. This could include streamlined permitting, development benefits, rebates, or a

		bulk purchasing program. Focus on increasing access to renewable energy by low-income households.
BE 2.4	City facility electrification	Replace natural gas heating systems with electric systems at city facilities at time of major renovation or replacement, with a goal of electrifying heating systems at all facilities by 2030. New city buildings should install electric heating systems. Install more energy-efficient generator block heaters at city facilities, where applicable. The city should consider keeping generators, as well as battery systems, as backups to solar in the event of outages.
BE 2.5	Commercial & multifamily building electrification	Promote existing financing mechanisms and incentives, and develop new incentives, to convert gas and oil heating systems at commercial and multifamily buildings to electric space and water heating. Explore incentives to reduce upfront costs, with a focus on low- and middle-income residential buildings. Partner with regional utilities and jurisdictions to provide technical assistance and outreach to building owners to encourage electrification. Pair electrification measures with efficiency retrofits and renewable energy installation.
BE 2.6	Home electrification program	Partner with the Snohomish County PUD and utilities to support the development of a residential home energy program to provide education, technical assistance, and financial assistance to replace gas and oil heating systems with electric heat pumps, improve home efficiency, and install renewable energy systems. Options include a rebate program, bulk-purchase retrofit campaign, or other financing mechanism. Explore, identify, and develop funding sources to support building electrification programs and discourage fossil-fuel use. Explore grant funding to fund electrification and weatherization assistance for low- and middle-income households.

BE Strategy #3: Strengthen energy systems

Co-benefits: More reliable energy

Action ID	Action Short Name	Action Description
BE 3.1	Utility infrastructure resilience	Support and coordinate with energy utilities in their efforts to upgrade the safety and reliability of infrastructure vulnerable to climate change.

Transportation

Goal: Improve infrastructure for safe, multimodal transportation while reduce greenhouse gas emissions.

Transportation strategies and actions will help Lake Stevens address the GHG emissions contributed through the fuel combustion and usage by on-road, off-road, and aviation vehicles and equipment.

Community priorities	What community members can do
• Increase neighborhood connectivity and walkability • Expand bike and pedestrian infrastructure • Promote walking, biking, and other alternatives to driving	✓ Use transportation methods other than driving as much as possible ✓ Consider upgrading to a more fuel-efficient vehicle, or an electric or hybrid model

TR Strategy #1: Drive less

Co-benefits: Healthier, more active population

Action ID	Action Short Name	Action Description
TR 1.1	Sustainable City employee commutes & telework	Continue to support sustainable commuting for city staff; encourage work from home (telework) and flexible schedules, and work with the local transportation agency to promote transportation alternatives where possible. This could include free or reduced transit passes for staff (opt-in program); incentives to use alternative transportation (walking, biking, using transit, or carpooling) such as bike lockers, showers, and cycling infrastructure at City workplaces; resources and programs to increase the awareness around reducing commute emissions; and a guaranteed ride home safeguard to reimburse an employee's taxi or rideshare ride home in case of personal emergency or illness.
TR 1.2	Pedestrian and Bicycle Plan update	Develop a Pedestrian and Bicycle Plan, that evaluates the use of urban street design guidelines such as NACTO. Ensure the plan identifies and evaluates projects, provides a preliminary scope of work and timeline, and establishes priorities of work. Plan will be coordinated with existing Master Trail Plan.
TR 1.3	Transportation Demand Management	Support and coordinate with Community Transit to implement Travel Demand Management (TDM) strategies, such as

Action ID	Action Short Name	Action Description
		incentive programs to reduce car trips by residents of new developments.
TR 1.4	Walkability & street connectivity	Increase street and multimodal connectivity through land use and transportation policies to increase density, increase walkability and bicycle paths, and encourage business development so that basic and desirable amenities and schools are available by active transportation (walking and biking) from more residences.
TR 1.5	Public Transportation	Coordinate with Community Transit to plan for transit-supportive growth patterns and improvement of transit infrastructure, and to develop innovative solutions for areas of the city that lack regular, fixed-route transit.
TR 1.6	Transit-Oriented Development	Execute policy 2.8.3 in Lake Stevens Comp Plan: Promote cooperation and coordination among transportation providers, local governments, and developers to ensure that developments are designed to promote and improve physical, mental, and social health and reduce the impacts of climate change on the natural and built environments. Work with local planning and land use agencies to develop more transit-accessible jobs and housing.

Strategy #2: Drive cleaner vehicles

Co-benefits: Improved air quality

Action ID	Action Short Name	Action Description
TR 2.1	Public & City EV Infrastructure Plan	Develop and implement an EV Infrastructure Plan. The plan should: • Guide EV charging expansion throughout the city, in collaboration with local utilities. • Include analysis and recommendations of 2030 and 2050 fleet electrification goals and increased use of hybrid vehicles or other alternate fuels, and the infrastructure required for the city and School District to meet those goals. • Include a readiness and capacity study to evaluate increasing EV charging at commercial and residential properties, and an implementation strategy including partnerships, funding, and future policy recommendations. • Plan for charging installations at the most visited city-owned or -leased facilities.

TR 2.2	Electric equipment	Establish goal dates to phase out gas-powered maintenance equipment (lawnmowers, leaf blowers, etc.) and transition to using electric equipment for maintenance and operations. Allocate funding for additional batteries to avoid breaks due to charging needs.
TR 2.3	EV education & outreach	Support and coordinate with Snohomish County PUD to educate residents on the benefits of EVs, EV incentives and rebates, charger locations, and other information.
TR 2.4	City fleet electrification	Electrify the City vehicle fleet by defining and implementing a green vehicle selection process and identifying resources for new or replacement vehicles, including updating charging infrastructure. Replace city vehicles with electric or hybrid whenever possible when they are at the end of their lives; purchase one hybrid or long-range electric vehicle for each major site for highway/town travel and on-road maintenance projects; and track technology development for hybrid, electric, or alternative fuel trucks. When a viable option comes on the market, acquire and test one truck as a pilot project.

Water & Natural Systems

Goal: Conserve and protect water resources and natural landscapes to both reduce greenhouse gas emissions and prepare for climate impacts.

Water & Natural Systems strategies and actions prioritize local green spaces and natural ecosystems—central assets for carbon sequestration, recreation, and preservation of vital habitats. They also focus on addressing climate risks by conserving valuable water resources and protecting water quality. Lake Stevens’ community identified protection and expansion of the city’s natural resources and green space as a top priority.

Community Priorities	What community members can do
- Expand, protect, and improve tree canopy and green spaces - Promote water conservation - Increase native growth and plants	✓ Reduce water usage at home, e.g., with more efficient faucets, toilets, and showerheads. ✓ Installing native and low-water landscaping ✓ Plant trees

WNS Strategy #1: Use less water and improve water management



Co-benefits: Fewer insects, mosquitos, and vector-borne diseases

Action ID	Action Short Name	Action Description
WNS 1.1	Low-impact development (LID)	Using Department of Ecology guidelines where practical, create LID policies and guidelines specific to Lake Stevens. Guidelines and policies may include requiring LID for all city-owned construction and remodels and replacing old stormwater infrastructure with permeable pavement, bioswales, rain gardens, and vegetated roofs as appropriate.
WNS 1.2	Water-efficient plumbing fixtures	Install water-efficient plumbing fixtures in city facilities (such as "push button" showers and low flushometers). When possible, use grey water and reclaimed water.
WNS 1.3	Water storage	Support Snohomish County PUD in planning to provide back-up water supplies during droughts. Support climate resilience by constructing new water storage systems such as large cisterns, water towers, and reservoirs.
WNS 1.4	Exceed project design standards	Develop project design standards that exceed the minimum for energy efficiency and stormwater management, using LEED and SITES standards as examples.

Action ID	Action Short Name	Action Description
WNS 1.5	Sustainable water management	Support sustainable water management at city facilities and citywide: • Provide education and financial incentives to private landowners for practicing sustainable water management (e.g., green stormwater retrofits, habitat restoration, and water reuse). • Manage city water resources sustainably through smart irrigation, smart metering, green stormwater management, preventative maintenance, water conservation and reuse, strategic plant selection, and landscape management. Isolate irrigation to allow brown-outs in particular areas during summer.
WNS 1.6	Flood prevention projects	Design and install flood prevention projects such as upgraded culverts, roadside swales, water diversion designs or barriers along key roads, sidewalks, and bike trails.

WNS Strategy #2: Expand, protect, and improve green spaces and natural ecosystems

Co-benefits: Heat island reduction

Action ID	Action Short Name	Action Description
WNS 2.1	Water-efficient landscape standards	Plant trees and plants that are suitable for a warmer, drier future, prioritizing use of drought-tolerant native plants (and controlling invasive plant, animal, and aquatic species). Use educational campaigns to encourage drought-resistant and native landscaping and design. Work with landscape companies and homeowner associations to educate and incentivize drip irrigation and low fertilizer/pesticide management techniques.
WNS 2.2	Tree preservation guidelines	Protect tree canopy and prevent tree loss by developing urban forestry and tree preservation guidelines. Offer tree-awareness campaigns and classes to educate the community and develop tree planting demonstration programs. Support and encourage property owners to plant the right tree in the right place.
WNS 2.3	Natural habitat resilience	Conduct education and outreach on water conservation and protection practices for aquatic habitats. Include information on how to increase water residence time, store water on landscape, conserve water, and protect water quality to increase aquatic habitat resilience to low summer water levels.
WNS 2.4	Ecosystem services benefits	Explore opportunities (likely on a small-scale basis) to quantify the benefits of natural systems and include these natural capital assets in community and development planning and cost-benefit assessments.

Waste & Materials Management

Goal: Reduce waste, and the greenhouse gas emissions produced by it, in the community and by the city.

Waste & Materials Management strategies and actions work toward managing solid waste effectively, using fewer materials, reusing materials, and salvaging more—thus improving waste diversion and avoid the emissions associated with extracting raw materials to generate consumed goods and services. For example, food waste prevention not only helps reduce methane emissions from organic decomposition in landfills, but can also help get food to those who need it.

Community priorities	What community members can do:
• Increase recycling, composting, and sustainable consumption practices • Discourage single-use bottles and containers • Promote less packaging • Expand waste education and awareness	✓ Compost food and organic waste: ✓ Reduce the amount of new products bought ✓ Reuse, and recycle items that could become waste

WMM Strategy #1: Reduce communitywide waste

Co-benefits: Cleaner, healthier built environment; improved food and essential good security

Action ID	Action Short Name	Action Description
WMM 1.1	Recycling requirements & education	Coordinate with Waste Management to develop requirements and educational programs to support recycling and composting: • Update requirements to ensure that new buildings include sufficient space for recycling and compost bins. • Develop and implement an educational campaign to support the phase-in of requirements for residential and commercial recycling and composting from WA's 2022 Organics Management Law. Work with building owners, renters, businesses, and all community members to educate about the requirements and how they can act.
WMM 1.2	C&D waste diversion & recycling	Coordinate with Waste Management to adopt local Construction & Demolition (C&D) waste diversion guidance or requirements to reduce emissions related to construction; develop and implement a policy and program for recycling C&D waste by a designated date.

Action ID	Action Short Name	Action Description
WMM 1.3	Landfill waste reduction target	Coordinate with Waste Management to set a target percentage reduction in waste disposed of in landfills, and a date to achieve that target.
WMM 1.4	Use Food Well Washington Plan review	Coordinate with Waste Management to conduct a thorough review of the Use Food Well Washington Plan to determine which recommendations make sense to implement in Lake Stevens.
WMM 1.5	Community reuse & waste reduction	Coordinate with Waste Management to support community reuse and waste reduction programs through grant funding and promotional communications. Examples include "Buy Nothing" groups, tool libraries, food banks, food rescue programs and composting at the community garden.

WMM Strategy #2: Reduce municipal waste

Co-benefits: Cleaner, healthier built environment; improved food and essential good security

Action ID	Action Short Name	Action Description
WMM 2.1	Recycled plastics	Set standards for recycling and purchasing of materials. Improve City consumption of recycled or post-recycling materials.
WMM 2.2	Waste management training for City staff	Train and educate City staff on waste management. Improve signage throughout city offices and facilities related to trash, recycling, and compost and hold annual trainings with all staff on responsible waste management.



Community Resilience

GOAL: All Lake Stevens residents—and especially those disproportionately affected and with the least capacity to adapt—are prepared for current and future climate-driven impacts and hazards.

Community Resiliency & Adaptation strategies and actions increase the community’s ability to adapt to the unavoidable impacts of climate change while supporting overall wellbeing. Climate resilience emerged as a top priority among Lake Stevens’ residents and businesses, with an emphasis on protecting the most vulnerable community members.

Community priorities	What community members can do:
• Increase youth education for environmental stewardship • Educate and prepare the community for future climate impacts	✓ Prepare your residence for heat and wildfire smoke with fans and air filters ✓ Develop an emergency plan for your household, including compiling an emergency kit for your home and car, and identifying your nearest emergency centers

CRA Strategy #1: Improve community resilience by increasing capacity to respond to future climate impacts

Co-benefits: Preparedness to respond to all emergencies; improved city services and infrastructure

Action ID	Action Short Name	Action Description
CRA 1.1	Emergency management planning	Review and update Lake Stevens’ emergency management plans to ensure readiness to respond to climate emergencies. Emergency management plans might include developing additional air shelters, cooling centers, or resilience hubs in case of extreme weather events; developing emergency communication materials; and partnering with community members, other agencies, and community-based organizations to ensure equitable access to education and resources related to emergency preparedness and response. Coordinate with PD, Risk Management, and the Fire District.
CRA 1.2	Climate lens for city standards, codes, and guidelines	Conduct a review of city standards, guidelines, and codes with a climate change lens and update them as needed to plan for climate impacts and improve citywide resilience (e.g., encourage green stormwater infrastructure and retrofits, tree planting and retention, and other adaptation strategies).
CRA 1.3	Vulnerability Assessment	Conduct a community vulnerability assessment to better understand the specific climate risks Lake Stevens is facing, identify vulnerable infrastructure and community groups, and better prioritize resilience and adaptation actions.

Action ID	Action Short Name	Action Description
CRA 1.4	Adaptation incentives	Advocate for, support, and utilize state and federal adaptation incentive and rebate programs that help fund adaptation upgrades or retrofits (e.g., installation of green roofs, cool pavement, ceiling fans, air filters).
CRA 1.5	Resilience hubs	Support the development of "resilience hubs," which provide public access to cooling, warming, and clean air, especially in the face of climate emergency events. Consider using City facilities as resilience hub locations and/or partner with other agencies and community-based organizations to host hubs.
CRA 1.6	Filter fan education	Implement education programs in collaboration with Puget Sound Clean Air Agency and other local or regional organizations to train community members on making DIY filter fans in times of poor air quality.

CRA Strategy #2: Encourage climate and environmental education and awareness

Co-benefits: Informed, engaged community members

Action ID	Action Short Name	Action Description
CRA 2.1	Community gardens	Provide technical support to community-based organizations to expand and add community gardens throughout Lake Stevens. Support increased community gardening access and education for underserved communities, including building and maintaining gardens near low-income apartments and providing classes or opportunities to learn more about sustainability and gardening. Support the development of community gardens at community buildings, churches, and multi-family properties. Partner with the Conservation District.
CRA 2.2	Youth climate education program	Collaborate with Lake Stevens School District to launch a climate and environmental education program. Initiatives could include curriculum development, climate challenges or pledges, school garden planning and development, and educational campaigns.

CRA Strategy #3: Implement the CSP

Co-benefits:

Action ID	Action Short Name	Action Description
CRA 3.1	Working groups	Establish two working groups/task forces to implement the CMP: - Establish a working group or "Green Team" with city staff members from all key implementation departments and divisions to implement the CSP, make decisions on action prioritization and implementation, and draft policies and other guidance documents. - Establish a working group or task force with community members from different city demographics (age, race/ethnicity, income, line of work). The working group can coordinate with city staff and the "Green Team" to support action implementation and take ownership over community-centric CSP actions. The community working group can also connect city staff with local community-based organizations and businesses.

DRAFT

IMPLEMENTATION PLAN

This section is under development and will be included in the final plan.

DRAFT



Equity Assessment Report

Lake Stevens Climate Sustainability Plan

Prepared by Cascadia Consulting Group, Inc.



Table of Contents

Table of Contents	ii
1 Introduction	1
1.1 Methodology	3
2 Equity Assessment Results	4

LIST OF TABLES

Table 1-1: Equity Assessment Criteria	4
---------------------------------------	---

1 Introduction

The effects of climate change are universal—though not equally felt—across the country and world. The continued rise of global temperatures and sea levels will further exacerbate negative impacts to public health and well-being among vulnerable communities at a disproportionate level, disrupting access to essential services and displacing populations. Climate change continues to be a structural driver of inequity and those who are considered part of socially vulnerable groups (e.g., low-income, racially disadvantaged, non-English-speaking, 65 years and older, and/or disabled) will be the least able to anticipate, cope with, and recover from adverse climate impacts¹. Centering equity in climate analysis and planning ensures a just distribution of the benefits of climate protection efforts and alleviates unequal burdens created by climate change for vulnerable populations.

Cascadia conducted an equity assessment to examine the impacts—intended or otherwise—that a suite of climate mitigation actions could have on overburdened communities in the City of Lake Stevens. We assessed options and prepared equity considerations from a draft list of 39 measures provided to us by the City. The assessment assigns qualitative numerical scores to each evaluated action based on a criteria matrix to ensure consistency in scoring throughout the evaluation. This assessment dedicates explicit time and resources to considering the following:

- **Equity in content.** The way an equity lens is applied varies depending on the type of measure. Whether the measure is regulatory, programmatic, a policy, or an investment shifts the questions staff should ask in applying an equity analysis to their climate work. We will ensure that equity and justice are considered and included in the measures, with consideration of the community history and characteristics.
- **Equity in action/strategies.** Some measures may have unintended equity consequences such as widening the gap in access to mitigation or adaptation strategies or adding financial burdens on low-income communities. This assessment will examine strategies and actions holistically to identify opportunities for enhanced equity co-benefits while flagging instances where strategies may lead to inequitable outcomes.
- **Equity in implementation.** This assessment provides guidance on how equitable and inclusive engagement can be integrated into implementation strategies. Successful implementation of climate mitigation strategies will include strong community buy-in, especially from those historically underrepresented. If poorly implemented, these measures can increase burden or costs particularly

¹ [*Climate Change and Social Vulnerability in the United States*](#)

for those most vulnerable within the community. Equitable implementation of climate mitigation measures can improve the resilience of those most vulnerable amongst us, for example, by supporting the electrification of commercial and multifamily buildings with a focus on low-income and middle-income households.

This report provides an overview of the proposed equity assessment approach. It includes:

- The **evaluation steps** that Cascadia used for the equity analysis.
- A detailed description of the **evaluation criteria and definitions**.
- A **shortlist of actions** that need further **equity considerations**.

The Cascadia team and the City developed the draft actions list using the following key sources:

- [PSRC's VISION 2050: Climate Change & Resilience Guidance](#)
- [WA Dept. Of Commerce Draft Climate Guidance and Menu of Measures](#)
- Kenmore Climate Action Plan (CAP)
- City of Portland and Multnomah County CAP
- Santa Clara CAP
- Mercer Island CAP
- Shoreline CAP
- Issaquah CAP
- Beaverton CAP
- Bellevue CAP
- Bellevue Environmental Stewardship Plan
- City Of Flagstaff Parks and Recreation Organizational Master Plan
- Portland Community College Climate Action Plan
- Golden Gate National Recreation Area Climate Change
- Midpeninsula Regional Open Space District Climate Action Plan
- WA Dept. of Commerce Draft Climate Guidance and Menu of Measures
- Gig Harbor Climate Change Comprehensive Plan Advisory Committee
- Washington HB 1799, 2022 Organics Management Law
- Seattle Parks and Recreation Strategic Plan
- Tacoma Climate Adaptation Strategy

- King County Climate Action Toolkit

The initial draft actions list contained approximately 48 actions and, after consultation with City staff, Cascadia narrowed the list to 39 actions. The outcomes and recommended revisions to the measures presented in the following sections have been reviewed and approved by the City for inclusion in the final Climate Sustainability Plan.

1.1 Methodology

Evaluation Steps

1. Cascadia develops **qualitative score matrices** to allow for a consistent, objective ranking process. We assign scores for each action based on the criteria definitions and professional judgement drawing from available literature, peer city case studies, our knowledge of city context, engagement results, and consultant experience. Our team also provides a **brief rationale** for each action to substantiate the score and rank. Each action is evaluated on a 1 (low, increases vulnerability) to 5 (high, decreases vulnerability) scale.
 - i. Defining questions asked throughout the evaluation included:
 - i. Do the benefits of the action reduce historical or current disparities among communities of color, low-income populations, and/or frontline communities?
 - ii. Does the strategy address the needs of overburdened populations?
 - iii. Does the measure/strategy reduce vulnerability proportionately for all populations/groups of people?
 - iv. Is the distribution of benefits across the community equitable, especially for vulnerable and overburdened populations?
2. Cascadia uses the scores to identify **actions that can be revised to include stronger equity considerations** in the Climate Sustainability Plan (CSP). The results from the equity assessment will likely inform the final selection of actions for inclusion in the cost assessment for the CSP.

Evaluation Criteria

Cascadia proposed the following criteria to evaluate the draft measures supporting the Lake Stevens Climate Sustainability Plan. Each criterion is evaluated on a 1 (low, increases vulnerability) to 5 (high, decreases vulnerability) scale.

Table 1-1: Equity Assessment Criteria

Score	Reduces Vulnerability?	Distribution of Benefits
1	Very low - action DEFINITELY INCREASES existing inequities/injustices and social/economic vulnerability for ALL	Very low - ALL benefits and costs are accruing to different sectors of the community and are perpetuating historic inequities
2	Low - action DEFINITELY INCREASES existing inequities/injustices and social/economic vulnerability for communities facing historic inequities	Low - SOME benefits and costs are accruing to different sectors of the community and are perpetuating historic inequities
3	Moderate/Neutral - action DOES NOT AFFECT social/economic vulnerability or perpetuate historic inequities	Moderate/neutral - action DOES NOT distribute benefits and costs in the community in a way that perpetuates historic inequities
4	High - action DEFINITELY DECREASES social/economic vulnerability and DECREASES existing inequities/injustices	High - MOST benefits are accruing to the sectors of the community that face historic inequities; other sectors of the community may accrue benefits as well
5	Very high - action will DEFINITELY DECREASE existing inequities/injustices and social/economic vulnerability to ALL	Very high – MOST or ALL benefits are accruing to the sectors of the community that face historic inequities; other sectors of the community accrue benefits as well

2 Equity Assessment Results

After assigning a score to each action, we grouped them into three tiers:

1. Actions that scored the highest included strong emphasis and language that includes incentives that prioritize low- and middle-income households and/or increasing capacity for climate preparedness for communities most vulnerable to climate impacts (See Tier 1).

2. Evaluated actions that scored well overall (no less than 3) but making improvements would strengthen the Climate Sustainability Plan (See Tier 2).
3. Actions that scored the lowest have potential unintended consequences that could increase vulnerability and/or burdens for historically marginalized communities (See Tier 3).

Tier 1: Actions that scored the highest included strong emphasis and language that includes incentives that prioritize low- and middle-income households and/or increases capacity for climate preparedness for communities most vulnerable to climate impacts.

Action	Description	Score	Rationale
Heat pump program	Partner with local utilities and other regional partners to expand regional electric heat pump campaigns to replace natural gas-powered furnaces and oil heating systems with heat pumps and increase energy efficiency in City and residential buildings. Focus on serving low-income residents and providing rebates, financial incentives, and educational materials/resources.	4	Action benefits communities that face historic inequities. Prioritizes reducing vulnerability for those who have not switched from natural gas heat systems to heat pumps.
Support and incentivize solar	Partner and coordinate with local organizations and utilities to encourage and promote incentives for installation of renewable and/or energy efficient systems (such as biomass, geothermal resources, sunlight, water, and wind) on a case-by-case basis in public spaces. This could include streamlined permitting, development benefits, rebates, or bulk-purchasing program. Focus on increasing access to renewable energy by low-income households.	4	Action benefits/prioritizes communities that face historic inequities. Prioritizes reducing vulnerability for energy burdened/low-income households.
Support electrification of commercial and multifamily buildings	Promote existing financing mechanisms and incentives and develop new incentives to convert gas and oil heating systems at commercial and multifamily buildings to electric space and water heating at low upfront cost, with a focus on low- and middle-income residential buildings. Partner with regional utilities and authorities to provide technical assistance and outreach to building owners to	4	Action benefits/prioritizes communities that face historic inequities. Prioritizes reducing vulnerability for low-income and middle-income households through financial

	encourage electrification. Pair electrification measures with efficiency retrofits and renewable energy installation.		incentives for electrification.
Utility infrastructure resilience	Support and coordinate with energy utilities in their efforts to upgrade the safety and reliability of infrastructure vulnerable to climate change.	4	Action has the potential to benefit/prioritize increasing resilience for vulnerable communities.
Public & City EV Infrastructure Plan	Develop and implement an EV Infrastructure Plan. The Plan should: • Guide EV charging expansion throughout the city, in collaboration with local utilities. • Include analysis and recommendations in 2030 and 2050 fleet electrification goals and on the facilities and infrastructure required for the City and School District to meet those goals. • Include a readiness and capacity study to evaluate increasing EV charging at commercial and residential properties, and an implementation strategy including partnerships, funding, and future policy recommendations. • Plan for charging installations at the most visited City-owned or leased facilities."	4	Action benefits communities that face historic inequities - broader public access to EV charging can benefit people who have been historically unable to transition to EVs due to lack of charging access.
Electric equipment	Establish goal dates to phase out gas-powered maintenance equipment, and transition to using electric equipment (lawnmowers, leaf blowers, etc.) for City maintenance and operations and allocate funding for additional batteries to avoid breaks due to charging needs.	4	Action benefits communities that face historic inequities - particularly helps improve occupational exposures to professional landscapers who tend to be lower income and people of color and reduces air pollution in communities they work in.

Flood prevention projects	Design and install flood prevention projects (such as water diversion designs or barriers) along key roads, sidewalks, and bike trails.	4	Action has the potential to benefit/prioritize flood mitigation for vulnerable communities.
Filter fan education	Implement education programs in collaboration with Puget Sound Clean Air Agency and other local or regional organizations to train community members on making DIY filter fans.	4	Benefits communities that face historic inequities - likely to increase climate resiliency for vulnerable communities
Community gardens	Provide financial and technical support to community-based organizations to expand and add community gardens throughout Lake Stevens. Support increased community gardening access and education to underserved communities, including building, and maintaining gardens near low-income apartments and providing classes or opportunities to learn more about sustainability and gardening. Support the development of community gardens at community buildings, churches, and multi-family properties.	4	Action will likely increase community resiliency and benefit communities that face historic inequities.

Equity considerations for actions:

- No additional considerations and/or revisions are needed.

Tier 2: Evaluated actions scored well overall (no less than 3) but making improvements would strengthen the Climate Sustainability Plan.

Action	Description	Score	Rationale
Walkability/connectivity	Increase street and multimodal connectivity by studying and implementing land use and transportation policies to increase density, increase walkability and bicycle paths, and encourage business development so that basic and desirable amenities and schools are available by active transportation (walking and biking) from more residences.	3	Action does not have direct equity considerations so it neither benefits nor harms vulnerable populations. If this plan were explicitly focused on overburdened communities, the score would likely change to 4.
Tree preservation guidelines	Protect tree canopy and prevent tree loss by developing urban forestry and tree preservation guidelines. Offer tree-awareness campaigns and classes to educate the community and develop tree planting demonstration programs. Support and encourage residents and property owners to plant the right tree in the right place.	4	Action has the potential to benefit lower income neighborhoods by improving tree canopy coverage and increasing climate resiliency to future climate impacts such as extreme heat.
Adaptation incentives	Advocate for, support, and utilize state and federal adaptation incentive and rebate programs that help and fund adaptation upgrades or retrofits (e.g., installation of green roofs, cool pavement, ceiling fans, and air filters).	4	Action has the potential to benefit/prioritize increasing resilience for vulnerable communities.
Working groups	Establish 2 working groups/task forces to implement the CSP. Establish a working group or "Green Team" with City staff members from all key implementation departments and divisions to implement the CSP, make decisions on action prioritization and implementation, and draft policies and other guidance documents.	4	Action has the potential to provide increased participation and access for community members to lead and own community centric CSP actions.

	• Establish a working group or task force with community members from different city demographics (age, race/ethnicity, income, line of work). • The working group can coordinate with City staff and the city “Green Team” to support action implementation and take ownership over community centric CSP actions. • The working group can also connect city staff with local community-based organizations and businesses. "		
--	--	--	--

Equity considerations for actions:

- **Walkability/connectivity:** Consider including language that explicitly prioritizes improving connectivity for overburdened communities that already experience decreased walkability.
- **Tree preservation guidelines:** Consider including language that targets increasing tree planting in communities with lower tree canopy density.
- **Working groups:** Consider offering incentives if the City decides to include community member participation in the working group/task force.

The City has reviewed the above equity recommendations and has decided to incorporate these considerations into the final language of the actions.

Tier 3: Actions that scored the lowest had potential unintended consequences that would increase vulnerability and/or burdens for historically marginalized communities

Action	Description	Score	Rationale
Encourage efficiency retrofits	Partner and coordinate with Snohomish PUD Electric and other local organizations to encourage and promote new energy efficient programs.	2	Action does not necessarily prioritize low to middle income and/or energy burdened households, instead has the potential to exacerbate existing disparities (as high socioeconomic status individuals typically

			retrofit and others don't).
Transit-oriented development	1. Execute policy 2.8.3 in Lake Stevens Comp Plan: Promote cooperation and coordination among transportation providers, local governments, and developers to ensure that developments are designed to promote and improve physical, mental, and social health, and reduce the impacts of climate change on the natural and built environments. 2. Work with local planning and land use agencies to develop more transit-accessible jobs and housing.	2	Action does not consider the unintended outcome of increasing transit-oriented development, which may result in increased housing costs in the area, likely to impact renters and low to middle income individuals.
EV education & outreach	Support and coordinate with Snohomish PUD Electric on educating residents on the benefits of EVs, EV incentives and rebates, charger locations, and other information by providing education and outreach programs and materials.	2	Action does not prioritize targeting and providing incentives/rebates to low/middle income drivers.

Recommended revisions for actions:

- **Encourage efficiency retrofits:** Partner and coordinate with PUD Electric and other local organizations to encourage and promote new energy efficient programs. Explore opportunities to promote new and existing energy program incentives for low-middle income households.
- **Transit-oriented development:** Pursue two concurrent strategies to encourage transit-oriented development.
 - Execute policy 2.8.3 in the Lake Stevens Comprehensive Plan: Promote cooperation and coordination among transportation providers, local governments, and developers to ensure that developments are designed to promote and improve physical, mental, and social health, and reduce the impacts of climate change on the natural and built environments.
 - Work with local planning and land use agencies to develop more transit-accessible jobs and consider affordable housing, in accordance with the City's Comprehensive Plan Housing Element.
- **EV education & outreach:** Support and coordinate with Snohomish PUD Electric on educating residents on the benefits of EVs, EV incentives and rebates, charger locations, and other information by providing education and outreach programs and materials. Consider providing EV outreach materials in other formats and/or languages.

The City reviewed the recommended revisions above and confirmed integration into the final action language.

Conclusion

The evaluated actions that will be incorporated into the Climate Sustainability Plan score well overall (3 and above), but three actions needed further revisions to integrate stronger equity considerations. Cascadia worked with the City to determine how the equity recommendations can be meaningfully incorporated into the final list of strategies and actions for the Climate Sustainability Plan.