

# CITY COUNCIL MEETING AGENDA



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## *City of Lake Stevens Vision Statement*

*We are a thriving community that promotes a vibrant economy, preserves natural beauty, and supports an exceptional quality of life for all.*

May 26, 2026 - 6:00 PM

### **City Council Regular Meeting**

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

**or Join Zoom Meeting: [Zoom Link](#)**

**or call in at (253) 215-8782**

**Meeting ID: 81949400426    Passcode: 752864**

1. **Call to Order**
2. **Pledge of Allegiance** Mayor
3. **Roll Call**
4. **Approval of Agenda** Council President
5. **Guest Business**
6. **Citizen Comments**
7. **Consent Agenda**
  - A. 2026 Vouchers Matthew Heist
  - B. City Council Meeting Minutes of May 12, 2026 Kelly Chelin
  - C. City Council Meeting Minutes of May 19, 2026 Kelly Chelin
  - D. Jeffrey Beazizo  
Washington State Internet Crimes against Children Task Force Agreement
  - E. Ordinance 1219 - 2026 Budget Amendment Matthew Heist
8. **Public Hearing**
  - A. 2025 Comprehensive Plan Docket Public Hearing (LUA2025-0197) Christi Schmidt
9. **Action Items**
  - A. Selecting Voting Representatives for the 2026 AWC Annual Conference Caitlin Weaver
10. **Discussion Items**

- A. New Park Fees - Fee Resolution 2026-06 Sarah Garceau
- B. Upcoming Council Agenda Review Kelly Chelin
- 11. City Department Report**
- A. EASC Washington D.C. Fly In Recap Caitlin Weaver,  
Gene Brazel
- 12. Council Business** Council President
- 13. Executive Session - Confidential Session of the Council**
- A. Discussion to evaluate the qualifications of a candidate for appointment to elective office. No action is expected to follow.
- 14. 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, 48 hours prior to this council meeting 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.*

BLANKET VOUCHER APPROVAL  
**2026**

Payroll Direct Deposits	5/25/2026	\$457,181.35
Electronic Funds Transfers	ACH	\$579,070.47
Claims	66042-66147	\$512,339.07
Void Checks		
Total Vouchers Approved:		\$1,548,590.89

**This 26th day of May 2026**

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, or 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.

\_\_\_\_\_  
Interim Finance Director/Auditing Officer, Matthew Heist

\_\_\_\_\_  
Mayor Pro Tem, Anji Jorstad

May 26, 2026



City expenditures by type for this voucher packet		
Personnel Costs	\$457,181	30%
Payroll Federal Taxes	\$165,954	11%
Excise Tax	\$1,312	0%
Retirement Benefits - Employer	\$76,538	5%
Medical Benefits - Employer	\$290,079	19%
Other Employer Paid Benefits	\$14,242	1%
Employee Paid Benefits	\$34,569	2%
Supplies	\$110,567	7%
Professional Services	\$243,177	16%
Refunds	\$500	0%
Capital *	\$120,379	8%
Debt Payments	\$34,091	2%
Void Checks	\$0	0%
<b>Total</b>	<b>\$1,548,591</b>	<b>100%</b>

**Large Purchases \***

\*Bayview Trail Phase 1 \$35,080

\*Lower Stevens Creek Restoration \$62,167

**City of Lake Stevens Blanket Voucher Report**  
**Checks to be approved for period 05/08/2026 - 05/21/2026**

<b>Total for Period</b>
<b>\$1,091,409.54</b>

Vendor Name	Invoice #	Account #	Account Name	Description	Check #	Amount
911 Supply Inc	INV-2-60764	001 008 521 20 31 01	LE-Fixed Minor Equipment	Armor - Ashbrook	66045	\$2,105.13
911 Supply Inc	INV-2-60765	111 008 521 20 31 01	Drug Seize - Canine Supplies	External Carrier - D Dreher	66045	\$419.71
911 Supply Inc	INV-2-60785	001 008 521 20 31 06	LE - Uniform Clothing	Medals/Service Award Bars	66045	\$382.55
911 Supply Inc	INV-2-60929	111 008 521 20 31 01	Drug Seize - Canine Supplies	Uniform ID Panel - D Dreher	66045	\$63.47
911 Supply Inc	INV-2-61080	001 008 521 20 31 06	LE - Uniform Clothing	Name Tape - Cooper	66045	\$67.84
					<b>66045 Total</b>	<b>\$3,038.70</b>
AACRA Backflow Testing and Repair	17744	001 010 576 80 41 00	PK-Professional Services	Backflow Testing	66046	\$560.00
					<b>66046 Total</b>	<b>\$560.00</b>
Ace Hardware	82222	001 012 569 00 31 00	CS- Senior Services-Supplies	Wall Hydrant/Exp Ring/Adapter	66047	\$45.50
Ace Hardware	82224	001 012 569 00 31 00	CS- Senior Services-Supplies	Lumber - Senior Center	66047	\$8.73
Ace Hardware	82229	001 013 518 20 31 00	GG-Operating Costs	Fasteners	66047	\$18.57
Ace Hardware	82238	001 012 569 00 31 00	CS- Senior Services-Supplies	Dryer Hood - Senior Center	66047	\$28.40
Ace Hardware	82239	101 016 544 90 31 02	ST-Operating Cost	Gas Can	66047	\$22.95
Ace Hardware	82239	410 016 531 10 31 02	SW - Operating Costs	Gas Can	66047	\$22.95
Ace Hardware	82244	101 016 544 90 31 02	ST-Operating Cost	Hose Mender Kit	66047	\$8.30
Ace Hardware	82249	001 012 569 00 31 00	CS- Senior Services-Supplies	Sealant - Senior Center	66047	\$19.65
Ace Hardware	82255	001 010 576 80 31 05	PK-R&M Supplies	Fasteners/Torx Bit - Davies Dock Repair	66047	\$18.79
Ace Hardware	82256	001 012 569 00 31 00	CS- Senior Services-Supplies	Vent Hood - Senior Center	66047	\$32.77
Ace Hardware	82261	001 010 576 80 31 00	PK-Operating Supplies	Goo Gone/Scissors/Peatmoss	66047	\$58.87
Ace Hardware	82261	001 010 576 80 31 05	PK-R&M Supplies	Pulls for Lakeside	66047	\$15.69
Ace Hardware	82271	001 012 575 50 31 00	CS- The Mill- Ops	Smart Filter	66047	\$30.59
					<b>66047 Total</b>	<b>\$331.76</b>
AFLAC	558875	001 000 284 00 00 00	Payroll Liability Other	Employee Paid Insurance Prem	EFT	\$675.94
					<b>EFT Total</b>	<b>\$675.94</b>
Alexander Printing Co Inc	102784	001 008 521 20 31 00	LE-Office Supplies	Violation Notice Labels	66048	\$821.23
					<b>66048 Total</b>	<b>\$821.23</b>
Amazon Capital Services	13KJ-WKRW-CFQJ	410 016 531 10 31 02	SW - Operating Costs	Life Jackets	66049	\$222.78
Amazon Capital Services	1637-7TJ-JY9J	001 008 521 20 31 06	LE - Uniform Clothing	Pullover	66049	\$36.06
Amazon Capital Services	16GY-DW4D-66LR	101 016 544 90 31 02	ST-Operating Cost	Sidewalk Close Traffic Cone Sign	66049	\$21.85
Amazon Capital Services	16GY-DW4D-66LR	410 016 531 10 31 02	SW - Operating Costs	Wireless Mouse	66049	\$38.24
Amazon Capital Services	16XV-W4HM-G9J1	001 008 521 20 31 00	LE-Office Supplies	Certificate Paper/Pens/Batteries/Stapler/Paper Pads	66049	\$176.81
Amazon Capital Services	16YC-CH7D-7VTF	101 016 544 90 31 02	ST-Operating Cost	Dewalt 20V Transfer Pump	66049	\$272.16
Amazon Capital Services	19X3-97DF-33GK	001 008 521 20 31 00	LE-Office Supplies	Printer Ink Refund	66049	(\$109.18)
Amazon Capital Services	1DXL-96WQ-GYHQ	101 016 544 90 31 02	ST-Operating Cost	Car Air Freshener	66049	\$11.11
Amazon Capital Services	1DXL-96WQ-GYHQ	410 016 531 10 31 02	SW - Operating Costs	Car Air Freshener	66049	\$11.11
Amazon Capital Services	1HPN-6XYM-4M4Y	001 013 518 20 31 00	GG-Operating Costs	Flag Pole	66049	\$46.14
Amazon Capital Services	1HPN-6XYM-4M4Y	101 016 544 90 31 02	ST-Operating Cost	Flag Pole/Car Freshener/Desk Chair	66049	\$245.51
Amazon Capital Services	1HPN-6XYM-4M4Y	410 016 531 10 31 02	SW - Operating Costs	Flag Pole/Car Freshener/Desk Chair	66049	\$247.13
Amazon Capital Services	1HPN-6XYM-4M4Y	410 016 531 10 31 01	SW - Office Supplies	Keyboard	66049	\$75.48
Amazon Capital Services	1HPN-6XYM-4M4Y	410 016 531 10 31 00	SW - Clothing	Wadders	66049	\$102.80
Amazon Capital Services	1JQH-NYP9-QVQ4	001 010 576 80 31 00	PK-Operating Supplies	Thermal Laminator	66049	\$54.59
Amazon Capital Services	1JQH-NYP9-QVQ4	101 016 544 90 31 01	ST-Office Supplies	Thermal Laminator	66049	\$27.30
Amazon Capital Services	1JQH-NYP9-QVQ4	410 016 531 10 31 01	SW - Office Supplies	Thermal Laminator	66049	\$27.29
Amazon Capital Services	1LJ1-DJM4-K7PN	001 010 576 80 31 00	PK-Operating Supplies	Lakeside Cab Locks/Dusters/Screen Protectors	66049	\$45.83
Amazon Capital Services	1LJ1-DJM4-K7PN	001 010 576 80 31 05	PK-R&M Supplies	Lakeside Door Stop	66049	\$15.56

Vendor Name	Invoice #	Account #	Account Name	Description	Check #	Amount
Amazon Capital Services	1Q7D-W4Y6-M9N1	302 010 576 90 31 00	Tree Replacement Expenditures	Tree Watering Bags - 20th St SE Tree Replacement	66049	\$229.52
Amazon Capital Services	1QFL-7FNV-WNQH	001 013 518 20 31 00	GG-Operating Costs	Air Filters - Library	66049	\$94.56
Amazon Capital Services	1QFL-7FNV-WNQH	101 016 544 90 31 02	ST-Operating Cost	Notebooks	66049	\$14.68
Amazon Capital Services	1QFL-7FNV-WNQH	410 016 531 10 31 02	SW - Operating Costs	Notebooks	66049	\$14.68
Amazon Capital Services	1R9W-WFY9-LCWK	101 016 544 90 31 02	ST-Operating Cost	Car Air Freshener	66049	\$11.81
Amazon Capital Services	1R9W-WFY9-LCWK	410 016 531 10 31 02	SW - Operating Costs	Car Air Freshener	66049	\$11.81
Amazon Capital Services	1T36-6RNH-NH1M	001 010 576 80 31 00	PK-Operating Supplies	Lakeside Cage/Bat Houses/Eagle Ridge Signs/Trimmer Line	66049	\$182.99
Amazon Capital Services	1T36-6RNH-NH1M	001 010 576 80 31 05	PK-R&M Supplies	Redmax Grip Assy	66049	\$24.04
Amazon Capital Services	1VRP-4FGW-DKPG	001 010 576 80 31 00	PK-Operating Supplies	Radio Cases	66049	\$124.58
					<b>66049 Total</b>	<b>\$2,277.24</b>
Anderson	051926 OLIN	410 016 531 10 49 01	SW - Staff Development	NWPWI Project Mgmt Meal PerDiem - O Anderson	66050	\$78.00
Anderson	051926 OLIN	410 016 531 10 49 01	SW - Staff Development	NWPWI Project Mgmt Mileage PerDiem - O Anderson	66050	\$199.38
					<b>66050 Total</b>	<b>\$277.38</b>
Arbaugh	105408913	001 013 582 10 00 00	Refund of Deposit	105408913 Michelle Arbaugh Mill Deposit Refund	66051	\$500.00
					<b>66051 Total</b>	<b>\$500.00</b>
Assoc of Washington Cities EFT	82333	001 000 283 00 00 00	Payroll Liability Medical	Medical Insurance Premium	EFT	\$286,501.82
Assoc of Washington Cities EFT	82333	001 008 521 20 20 00	LE-Benefits	Medical Insurance Premium - Walters	EFT	\$426.14
					<b>EFT Total</b>	<b>\$286,927.96</b>
Bassett	053126 BASSETT	001 008 521 40 49 01	LE- Staff Development	CAST Basic Meal PerDiem - Bassett	66052	\$167.00
					<b>66052 Total</b>	<b>\$167.00</b>
Beavers Northwest	INV-24238	410 016 531 10 41 01	SW - Professional Services	Monitoring/Maint/Reporting	66053	\$3,445.25
					<b>66053 Total</b>	<b>\$3,445.25</b>
Bendiksen	LSPD27	001 008 521 20 41 00	LE-Professional Services	Pre-Employment Polygraph Exam	66054	\$332.10
					<b>66054 Total</b>	<b>\$332.10</b>
Bickford Motors Inc	1314867	001 013 518 20 31 00	GG-Operating Costs	Ford Mobile Charger-Cable & Co	66055	\$326.85
Bickford Motors Inc	1314867	101 016 544 90 31 02	ST-Operating Cost	Ford Mobile Charger-Cable & Co	66055	\$14.69
Bickford Motors Inc	1314867	410 016 531 10 31 02	SW - Operating Costs	Ford Mobile Charger-Cable & Co	66055	\$25.71
					<b>66055 Total</b>	<b>\$367.25</b>
Bills Blueprint Inc	685056	302 010 594 76 61 00	PM - Frontier Heights Capital	Frontier Heights Printing	66056	\$213.35
					<b>66056 Total</b>	<b>\$213.35</b>
BlueTriton Brands Inc	06E8750288168	001 007 558 50 31 01	PL-Operating Supplies	Bottled Water for CH	66057	\$44.12
BlueTriton Brands Inc	06E8750288168	001 007 559 30 31 01	PB-Operating Supplies	Bottled Water for CH	66057	\$44.12
BlueTriton Brands Inc	06E8750288168	001 013 518 20 31 00	GG-Operating Costs	Bottled Water for CH	66057	\$73.58
					<b>66057 Total</b>	<b>\$161.82</b>
Bruce Dees & Associates LLC	6965	302 010 594 76 61 14	PM - Cedarwood Park	Cedarwood Property Improvements	66058	\$885.00
Bruce Dees & Associates LLC	6975	302 010 594 76 61 14	PM - Cedarwood Park	Cedarwood Property Improvements	66058	\$4,618.80
					<b>66058 Total</b>	<b>\$5,503.80</b>
Builders Exchange of Washington Inc	1082121	120 016 595 61 60 05	TBP05: 91st - 20th to 12th	RFB 91st Ave SE Multi-Use Path Phase 2	66059	\$136.63
					<b>66059 Total</b>	<b>\$136.63</b>
Business Card	BARNES 05-2026	001 008 521 40 49 01	LE- Staff Development	Animal Sexual Abuse Investigations Registration - Cooper	66060	\$51.00
Business Card	BARNES 05-2026	001 008 521 40 49 01	LE- Staff Development	Basic Crime Prevention Registration - Vick	66060	\$550.00
Business Card	BARNES 05-2026	001 008 521 20 31 06	LE - Uniform Clothing	Boots	66060	\$410.90
Business Card	BARNES 05-2026	001 008 521 40 49 01	LE- Staff Development	EAST Module C Registration - Cooper	66060	\$565.00
Business Card	BARNES 05-2026	001 008 521 20 31 06	LE - Uniform Clothing	Handcuff Cases/AR Double Pistol Mag Combos	66060	\$476.91
Business Card	BARNES 05-2026	001 008 521 40 49 01	LE- Staff Development	Hotel Charges Refunded from Prior Month	66060	(\$249.72)
Business Card	BARNES 05-2026	001 008 521 40 49 01	LE- Staff Development	Peer Support Hotel - Barnes	66060	\$607.75
Business Card	BARNES 05-2026	001 008 521 40 49 01	LE- Staff Development	Peer Support Hotel - Putnam	66060	\$607.75
Business Card	BARNES 05-2026	111 008 521 20 31 01	Drug Seize - Canine Supplies	Traffic Cone Kit	66060	\$249.77
Business Card	BARNES 05-2026	001 008 521 20 31 06	LE - Uniform Clothing	Uniform Shoes	66060	\$109.25

Vendor Name	Invoice #	Account #	Account Name	Description	Check #	Amount
Business Card	BARNES 05-2026	001 008 521 40 49 01	LE- Staff Development	Veterinary Forensics & Animal LE Registration - Cooper	66060	\$25.50
Business Card	BEAZIZO 05-2026	111 008 521 20 31 01	Drug Seize - Canine Supplies	Aches Away/Joint Support Chews for Cia	66060	\$108.99
Business Card	BEAZIZO 05-2026	111 008 521 20 31 01	Drug Seize - Canine Supplies	Cia Bath/Nail Trim	66060	\$60.00
Business Card	BEAZIZO 05-2026	001 008 521 20 31 06	LE - Uniform Clothing	Gel Rings Hygiene Kit/Battery Cover/Wind Shield	66060	\$115.06
Business Card	BRAZEL 05-2026	001 002 513 11 49 00	AD-Staff Development	DC Fly In Uber Airport to Hotel - Brazel	66060	\$33.92
Business Card	BRAZEL 05-2026	001 001 511 60 49 01	Legislative - Prof. Developmen	DC Fly In Uber Airport to Hotel - Edwards/Jorstad/McManus	66060	\$101.76
Business Card	BRAZEL 05-2026	101 016 542 30 49 01	ST-Staff Development	DC Fly In Uber Airport to Hotel - Halverson	66060	\$16.96
Business Card	BRAZEL 05-2026	410 016 531 10 49 01	SW - Staff Development	DC Fly In Uber Airport to Hotel - Halverson	66060	\$16.96
Business Card	BRAZEL 05-2026	001 003 514 20 49 02	CC-Staff Development	DC Fly In Uber Airport to Hotel - Weaver	66060	\$33.92
Business Card	BRAZEL 05-2026	001 001 513 10 30 00	Executive - Retreat	Executive Staff Retreat Meal	66060	\$209.71
Business Card	BRAZEL 05-2026	001 011 515 41 41 03	Ext Consult - Labor Relations	Pre-Employment H1B Visa - Roth	66060	\$2,965.00
Business Card	CHELIN 05-2026	001 001 511 60 31 00	Legislative - Operating Costs	Water for Council Meetings	66060	\$13.08
Business Card	CLIFTON 05-2026	101 016 544 90 31 02	ST-Operating Cost	MS-4 The Asphalt Handbook	66060	\$130.80
Business Card	CLIFTON 05-2026	101 016 542 30 49 01	ST-Staff Development	Safe Building Safety Evaluations Registration - VanOstrand	66060	\$120.90
Business Card	DREHER 05-2026	001 008 521 40 49 01	LE- Staff Development	Background Investigations Registration - Valvick	66060	\$445.00
Business Card	DREHER 05-2026	001 008 521 40 49 01	LE- Staff Development	Crimes Against Children Workshop Registration - Bassett	66060	\$250.00
Business Card	DREHER 05-2026	001 008 521 40 49 01	LE- Staff Development	Crimes Against Children Workshop Registration - Kolomyza	66060	\$250.00
Business Card	DREHER 05-2026	001 008 521 40 49 01	LE- Staff Development	Crimes Against Children Workshop Registration - Parnell	66060	\$250.00
Business Card	DREHER 05-2026	001 008 521 40 49 01	LE- Staff Development	Crimes Against Children Workshop Registration - Valvick	66060	\$250.00
Business Card	DREHER 05-2026	001 008 521 20 31 08	LE - Business Meeting Supplies	Frame & Signature Mat	66060	\$49.72
Business Card	DREHER 05-2026	001 008 521 40 49 01	LE- Staff Development	Handgun Instructor Hotel - D Dreher	66060	\$726.10
Business Card	DREHER 05-2026	001 008 521 20 31 00	LE-Office Supplies	Handsoap	66060	\$30.55
Business Card	DREHER 05-2026	001 008 521 40 49 01	LE- Staff Development	IPCA Conf Hotel Refund - Dreher	66060	(\$461.68)
Business Card	FOX 05-2026	001 008 521 40 49 01	LE- Staff Development	Digital Evidence Mgmt Registration - Suarez	66060	\$195.00
Business Card	GARCEAU 05-2026	001 010 576 80 31 00	PK-Operating Supplies	COLS Sidewall Canopy	66060	\$131.96
Business Card	GARCEAU 05-2026	001 010 576 80 31 00	PK-Operating Supplies	Field Business Cards	66060	\$55.78
Business Card	GARCEAU 05-2026	001 010 576 80 31 05	PK-R&M Supplies	Honda Mower Repair Parts	66060	\$65.46
Business Card	GARCEAU 05-2026	001 010 576 80 31 00	PK-Operating Supplies	Klein 3-Drawer Toolbox/Small Toolbox	66060	\$269.28
Business Card	GARCEAU 05-2026	001 010 576 80 42 01	PK-Advertising Services	Mill Advertising 04-2026	66060	\$254.80
Business Card	GARCEAU 05-2026	001 010 576 80 31 08	PK-Special Event Supplies	Movies in the Park Banner	66060	\$197.09
Business Card	GARCEAU 05-2026	001 010 576 80 31 08	PK-Special Event Supplies	New Farmers Market Banner	66060	\$105.96
Business Card	GARCEAU 05-2026	001 010 576 80 31 01	PK-Ops-Clothing	Replacement Pants - Gorcester	66060	\$207.67
Business Card	GARCEAU 05-2026	001 010 576 80 31 01	PK-Ops-Clothing	Replacement Pants - Langland	66060	\$103.82
Business Card	GARCEAU 05-2026	001 010 576 80 31 01	PK-Ops-Clothing	STF Boots - Gorcester	66060	\$218.60
Business Card	GARCEAU 05-2026	001 010 576 80 31 01	PK-Ops-Clothing	STF Boots Refund - Gorcester	66060	(\$217.51)
Business Card	GARCEAU 05-2026	001 010 576 80 31 07	PK-Recreation Supplies	Table Tennis Paddle Set/Checkers/Chess/Beanbags - NC	66060	\$106.87
Business Card	GARCEAU 05-2026	001 010 576 80 31 08	PK-Special Event Supplies	Volunteer Snack for Egg Hunt	66060	\$26.62
Business Card	HALVERSON 05-2026	410 016 531 10 31 02	SW - Operating Costs	Abraxis Microcystins Strip Tests	66060	\$255.76
Business Card	HALVERSON 05-2026	410 016 531 10 31 02	SW - Operating Costs	Environmental Express Conductivity and TDS Solution	66060	\$169.02
Business Card	HALVERSON 05-2026	410 016 531 10 31 02	SW - Operating Costs	Flower Seeds	66060	\$296.93
Business Card	HALVERSON 05-2026	101 016 544 90 31 02	ST-Operating Cost	National PW Week Poster	66060	\$10.50
Business Card	HALVERSON 05-2026	410 016 531 10 31 02	SW - Operating Costs	National PW Week Poster	66060	\$10.50
Business Card	HALVERSON 05-2026	101 016 542 30 49 01	ST-Staff Development	Spring Womens Leadership Summit - Farrant/Erickson	66060	\$114.71
Business Card	HALVERSON 05-2026	410 016 531 10 49 01	SW - Staff Development	Spring Womens Leadership Summit - Farrant/Erickson	66060	\$344.13
Business Card	HALVERSON 05-2026	101 016 542 30 49 01	ST-Staff Development	The Six Types of Working Genius Assessment	66060	\$37.50
Business Card	HALVERSON 05-2026	410 016 531 10 49 01	SW - Staff Development	The Six Types of Working Genius Assessment	66060	\$37.50
Business Card	HEINEMANN 05-2026	001 008 521 20 31 01	LE-Fixed Minor Equipment	40mm Suppressor Rail Adapter Mount Refund	66060	(\$30.55)
Business Card	HEINEMANN 05-2026	001 008 521 20 31 06	LE - Uniform Clothing	Front Stacked/Magnet Handcuff/Belt	66060	\$170.35
Business Card	HEIST 05-2026	001 005 518 10 41 01	HR - Advertising/Marketing	Employment Ads	66060	\$200.00

Vendor Name	Invoice #	Account #	Account Name	Description	Check #	Amount
Business Card	HINGTGEN 05-2026	001 008 521 20 31 06	LE - Uniform Clothing	Jacket Embroidery - Hingtgen	66060	\$34.99
Business Card	MACDONALD 05-2026	001 010 576 80 31 00	PK-Operating Supplies	Dataplate PW72	66060	\$76.00
Business Card	MACDONALD 05-2026	101 016 544 90 31 02	ST-Operating Cost	Dataplate PW72	66060	\$76.00
Business Card	MACDONALD 05-2026	410 016 531 10 31 02	SW - Operating Costs	Dataplate PW72	66060	\$76.00
Business Card	MACDONALD 05-2026	001 010 576 80 31 00	PK-Operating Supplies	Forklift Parts PW72	66060	\$323.26
Business Card	MACDONALD 05-2026	101 016 544 90 31 02	ST-Operating Cost	Forklift Parts PW72	66060	\$323.26
Business Card	MACDONALD 05-2026	410 016 531 10 31 02	SW - Operating Costs	Forklift Parts PW72	66060	\$323.26
Business Card	STEVENS B 05-2026	001 004 514 23 41 00	FI-Professional Service	Quickbooks Annual Subscription	66060	\$1,357.51
Business Card	STEVENS T 05-2026	001 010 576 80 31 00	PK-Operating Supplies	Master Lock Bluetooth	66060	\$210.66
Business Card	UBERT 05-2026	001 008 521 20 41 01	LE-Professional Serv-Fixed	Fubo TV Monthly Subscription	66060	\$95.07
Business Card	VALVICK 05-2026	001 008 521 40 49 01	LE- Staff Development	GIAC Advanced Smartphone Forensics - Parnell	66060	\$545.41
Business Card	WARRINGTON 05-2026	001 005 518 10 49 01	HR-Staff Development	DC Leadership ICMA Airport Parking - Warrington	66060	\$148.00
Business Card	WARRINGTON 05-2026	001 005 518 10 49 01	HR-Staff Development	DC Leadership ICMA Hotel - Warrington	66060	\$507.86
Business Card	WARRINGTON 05-2026	001 005 518 10 49 01	HR-Staff Development	DC Leadership ICMA Uber from Airport to Hotel - Warrington	66060	\$23.93
Business Card	WARRINGTON 05-2026	001 005 518 10 49 01	HR-Staff Development	DC Leadership ICMA Uber from Hotel to Airport - Warrington	66060	\$46.88
Business Card	WARRINGTON 05-2026	001 005 517 60 31 00	HR-Safety Program Supplies	Defibrillator	66060	\$224.07
Business Card	WARRINGTON 05-2026	001 005 518 10 41 01	HR - Advertising/Marketing	Finance Director Job Advertisement	66060	\$736.50
Business Card	WARRINGTON 05-2026	001 005 518 10 49 01	HR-Staff Development	Flight Wifi to Work on the Way to Leadership ICMA	66060	\$8.00
Business Card	WARRINGTON 05-2026	001 005 518 10 31 01	HR- Operating Supplies	QR Code Generator Annual	66060	\$131.03
Business Card	WARRINGTON 05-2026	001 005 518 10 49 01	HR-Staff Development	Safety Conf Flight - Frederick	66060	\$386.79
Business Card	WARRINGTON 05-2026	001 005 518 10 49 01	HR-Staff Development	Safety Conf Registration - Frederick	66060	\$1,209.00
Business Card	WEAVER 05-2026	001 001 513 10 31 00	Executive - Supplies	Cake/Desserts - Mayor Going Away Celebration	66060	\$47.98
Business Card	WEAVER 05-2026	001 013 518 20 31 00	GG-Operating Costs	City Logo Stickers	66060	\$94.00
Business Card	WEAVER 05-2026	001 001 511 60 49 01	Legislative - Prof. Developmen	DC Fly In Airport Parking Fee - Weaver/Halverson/Edwards	66060	\$62.67
Business Card	WEAVER 05-2026	001 003 514 20 49 02	CC-Staff Development	DC Fly In Airport Parking Fee - Weaver/Halverson/Edwards	66060	\$62.67
Business Card	WEAVER 05-2026	101 016 542 30 49 01	ST-Staff Development	DC Fly In Airport Parking Fee - Weaver/Halverson/Edwards	66060	\$31.33
Business Card	WEAVER 05-2026	410 016 531 10 49 01	SW - Staff Development	DC Fly In Airport Parking Fee - Weaver/Halverson/Edwards	66060	\$31.33
Business Card	WEAVER 05-2026	001 002 513 11 49 00	AD-Staff Development	EASC Annual Meeting Registration - Brazel	66060	\$96.28
Business Card	WEAVER 05-2026	001 003 514 20 49 02	CC-Staff Development	IIMC Membership Renewal - Weaver	66060	\$135.00
Business Card	WEAVER 05-2026	001 013 518 20 31 00	GG-Operating Costs	Mayor Gailey Plaque	66060	\$92.91
Business Card	WEAVER 05-2026	001 001 513 10 31 00	Executive - Supplies	Plates/Napkins/Cutlery - Mayor Going Away Celebration	66060	\$21.31
Business Card	WEAVER 05-2026	001 001 511 60 49 01	Legislative - Prof. Developmen	SCC Monthly Dinner - Packard	66060	\$52.75
Business Card	WEAVER 05-2026	001 003 514 20 49 02	CC-Staff Development	WAPRO Conf Registration - Chelin/Weaver/Tallman	66060	\$195.00
Business Card	WEAVER 05-2026	001 003 514 20 49 02	CC-Staff Development	WMCA Annual Dues - Weaver	66060	\$100.00
Business Card	WRIGHT 05-2026	001 007 558 50 49 01	PL-Staff Development	PAW Conf Hotel - Ludden	66060	\$245.74
Business Card	WRIGHT 05-2026	001 007 558 50 49 01	PL-Staff Development	PAW Conf Hotel - Needham	66060	\$245.74
Business Card	WRIGHT 05-2026	001 007 558 50 41 04	Permit Related Professional Sr	Postcard Mailers LUA2023-0135	66060	\$20.66
Business Card	WRIGHT 05-2026	001 007 558 50 41 04	Permit Related Professional Sr	Postcard Mailers LUA2025-0089	66060	\$100.49
Business Card	WRIGHT 05-2026	001 007 558 50 41 04	Permit Related Professional Sr	Postcard Mailers LUA2026-0028 Husky Door	66060	\$3.11
Business Card	WRIGHT 05-2026	001 007 558 50 41 04	Permit Related Professional Sr	Postcard Mailers LUA2026-0048	66060	\$105.30
Business Card	WRIGHT 05-2026	001 007 558 50 41 04	Permit Related Professional Sr	Postcard Mailers LUA2026-0055	66060	\$21.52
					<b>66060 Total</b>	<b>\$21,087.88</b>
Canon Financial Services Inc	43157139	001 007 591 58 70 01	PL -Lease Agreements	2YJ04075 Copier Lease CH	66061	\$70.56
Canon Financial Services Inc	43157139	001 007 591 59 70 01	PB - Lease Agreements	2YJ04075 Copier Lease CH	66061	\$70.56
Canon Financial Services Inc	43157139	001 013 591 18 70 01	Lease Agreements	2YJ04075 Copier Lease CH	66061	\$70.56
Canon Financial Services Inc	43157139	001 007 558 50 48 00	PL-Repairs & Maint.	2YJ04075 Copier Lease CH Tax	66061	\$6.56
Canon Financial Services Inc	43157139	001 007 559 30 48 00	PB-Repair & Maintenance	2YJ04075 Copier Lease CH Tax	66061	\$6.56
Canon Financial Services Inc	43157139	001 013 518 20 48 00	GG-Repair & Maintenance	2YJ04075 Copier Lease CH Tax	66061	\$6.57

Vendor Name	Invoice #	Account #	Account Name	Description	Check #	Amount
Canon Financial Services Inc	43157141	001 008 591 21 70 01	Lease Agreements	2XW05905 Copier Lease PD	66061	\$252.95
Canon Financial Services Inc	43157141	001 008 521 20 48 00	LE-Repair & Maintenance Equip	2XW05905 Copier Lease PD Tax	66061	\$23.52
Canon Financial Services Inc	43159310	001 010 576 80 48 00	PK-Repair & Maintenance	QNN08471 Copier Lease PW Upstairs	66061	\$11.41
Canon Financial Services Inc	43159310	101 016 542 30 48 00	ST-Repair & Maintenance	QNN08471 Copier Lease PW Upstairs	66061	\$11.42
Canon Financial Services Inc	43159310	410 016 531 10 48 00	SW - Repairs & Maintenance	QNN08471 Copier Lease PW Upstairs	66061	\$11.41
Canon Financial Services Inc	43168245	001 013 518 20 48 00	GG-Repair & Maintenance	XTZ01787 Copier Lease CH Admin Month to Month Le	66061	\$286.05
					<b>66061 Total</b>	<b>\$828.13</b>
Caracal Enterprises LLC	154095	001 010 576 80 41 00	PK-Professional Services	Davies/North Cove Kiosks	66062	\$2,688.78
					<b>66062 Total</b>	<b>\$2,688.78</b>
CBRE Inc	027641-2-26	001 013 518 20 41 00	GG-Professional Service	Grade Rd Property Appraisal	66063	\$4,500.00
					<b>66063 Total</b>	<b>\$4,500.00</b>
Central Welding Supply Co Inc	2682466	001 010 576 80 31 00	PK-Operating Supplies	Argon/Centrashield/Propane	66064	\$39.62
Central Welding Supply Co Inc	2682466	101 016 544 90 31 02	ST-Operating Cost	Argon/Centrashield/Propane	66064	\$39.62
Central Welding Supply Co Inc	2682466	410 016 531 10 31 02	SW - Operating Costs	Argon/Centrashield/Propane	66064	\$39.62
					<b>66064 Total</b>	<b>\$118.86</b>
Certerra Northwest LLC	5993	304 013 594 18 60 00	R2 - Historical Museum	Museum - Earthwork Related Services	66065	\$5,382.70
					<b>66065 Total</b>	<b>\$5,382.70</b>
Chicago Title Company of Washington	500168363-1	411 016 594 31 60 13	Hartford Crossings/Cath Creek	Owners Policy 2206 Hartford Rd	66066	\$384.65
					<b>66066 Total</b>	<b>\$384.65</b>
City of Everett	I26002606	001 008 554 30 41 00	LE-Animal Control	Animal Control Serivces 03-2026	66067	\$1,460.00
					<b>66067 Total</b>	<b>\$1,460.00</b>
City of Marysville	LKS26-004	001 013 512 52 40 00	GG-Municipal Court Fees	Marysville Court Citations 04-2026	66068	\$18,458.03
					<b>66068 Total</b>	<b>\$18,458.03</b>
Civic Compass Consulting LLC	INV-2026-003	001 004 514 23 41 00	FI-Professional Service	Budget 101 Presentation for Council	66069	\$1,000.00
					<b>66069 Total</b>	<b>\$1,000.00</b>
Cory de Jong and Sons Inc	W361761	001 010 576 80 31 00	PK-Operating Supplies	All Purpose Soil - Eagle Ridge Garden	66070	\$115.58
Cory de Jong and Sons Inc	X359011	001 010 576 80 31 00	PK-Operating Supplies	All Purpose Soil - North Cove	66070	\$38.53
Cory de Jong and Sons Inc	X359014	001 010 576 80 31 00	PK-Operating Supplies	All Purpose Soil - North Cove	66070	\$77.06
Cory de Jong and Sons Inc	X359046	101 016 544 90 31 02	ST-Operating Cost	Bark	66070	\$248.66
Cory de Jong and Sons Inc	X361793	001 010 576 80 31 00	PK-Operating Supplies	All Purpose Soil - Eagle Ridge Garden	66070	\$167.23
					<b>66070 Total</b>	<b>\$647.06</b>
Daily Journal of Commerce Inc	3419599	120 016 595 61 60 05	TBP05: 91st - 20th to 12th	RFB 91st Ave SE Multi-Use Path Phase 2	66071	\$808.50
					<b>66071 Total</b>	<b>\$808.50</b>
David Evans and Associates Inc	614534	001 007 558 50 41 04	Permit Related Professional Sr	Hartford Crest Plat	66072	\$1,209.00
David Evans and Associates Inc	614584	001 007 558 50 41 04	Permit Related Professional Sr	West Mill Bridge Phase 2	66072	\$974.50
					<b>66072 Total</b>	<b>\$2,183.50</b>
Dept of Licensing	050926 DOL	633 000 589 30 00 05	Gun Permit - State DOL	Weapons Permits 05/03/26 - 05/09/26	66073	\$165.00
Dept of Licensing	051626 DOL	633 000 589 30 00 05	Gun Permit - State DOL	Weapons Permits 05/10/26 - 05/16/26	66073	\$153.00
					<b>66073 Total</b>	<b>\$318.00</b>
Dept of Retirement (Deferred Comp)	5102026	001 000 282 00 00 00	Payroll Liability Retirement	Employee Portion-State Deferred	EFT	\$9,205.87
					<b>EFT Total</b>	<b>\$9,205.87</b>
Dept of Retirement PERS LEOFF	5102026	001 000 282 00 00 00	Payroll Liability Retirement	PERS LEOFF Contributions	EFT	\$76,175.95
Dept of Retirement PERS LEOFF	5102026	001 000 282 00 00 00	Payroll Liability Retirement	PERS LEOFF Contributions - State	EFT	\$362.26
					<b>EFT Total</b>	<b>\$76,538.21</b>
Dept of Revenue EFT	04-2026 EXCISE	001 010 576 80 31 08	PK-Special Event Supplies	Easter Grass Cover Tax	EFT	\$48.83
Dept of Revenue EFT	04-2026 EXCISE	001 013 518 90 49 06	GG-Excise Tax	Excise Taxes 04-2026	EFT	\$1,311.77
Dept of Revenue EFT	04-2026 EXCISE	001 010 576 80 31 00	PK-Operating Supplies	Lawn Herbicides Tax	EFT	\$19.51
Dept of Revenue EFT	04-2026 EXCISE	101 016 544 90 31 02	ST-Operating Cost	Torch Backpack Addlt Tax	EFT	\$184.00
					<b>EFT Total</b>	<b>\$1,564.11</b>

Vendor Name	Invoice #	Account #	Account Name	Description	Check #	Amount
Edwards	050326 EDWARDS	001 001 511 60 49 01	Legislative - Prof. Developmen	DC Fly In Hotel Taxes Reimb - Edwards	66074	\$111.30
					<b>66074 Total</b>	<b>\$111.30</b>
EFTPS	5102026	001 000 281 00 00 00	Payroll Liability Taxes	Federal Payroll Taxes	EFT	\$165,954.37
EFTPS	Q32025Penalty	001 013 518 20 49 00	GG-Miscellaneous	Federal Payroll Taxes - Q3 2025 941 Penalty	EFT	\$4,806.98
					<b>EFT Total</b>	<b>\$170,761.35</b>
Electronic Business Machines	AR332226	001 010 576 80 48 00	PK-Repair & Maintenance	Printer Copy Fees PW - QNN08471	66075	\$11.68
Electronic Business Machines	AR332226	101 016 542 30 48 00	ST-Repair & Maintenance	Printer Copy Fees PW - QNN08471	66075	\$11.68
Electronic Business Machines	AR332226	410 016 531 10 48 00	SW - Repairs & Maintenance	Printer Copy Fees PW - QNN08471	66075	\$11.67
Electronic Business Machines	AR332644	001 008 521 50 48 00	LE-Facility Repair & Maint	Printer Copy Fees PD - 2WU09725	66075	\$56.56
Electronic Business Machines	AR333021	001 010 576 80 48 00	PK-Repair & Maintenance	Printer Copy Fees PW - 2YJ14491	66075	\$43.33
Electronic Business Machines	AR333021	101 016 542 30 48 00	ST-Repair & Maintenance	Printer Copy Fees PW - 2YJ14491	66075	\$43.32
Electronic Business Machines	AR333021	410 016 531 10 48 00	SW - Repairs & Maintenance	Printer Copy Fees PW - 2YJ14491	66075	\$43.33
Electronic Business Machines	AR333095	001 008 521 50 48 00	LE-Facility Repair & Maint	Printer Copy Fees PD - 2XW05905	66075	\$165.87
					<b>66075 Total</b>	<b>\$387.44</b>
Enterprise FM Trust	604558-050526	530 016 594 48 70 00	Capital Lease Holding Account	City Vehicle Lease/Mgmt/Tax Fees 05-2026	66076	\$19,801.65
Enterprise FM Trust	633992-050526	520 008 594 21 63 00	Vehicles - Capital Equip	PD Vehicle Lease Taxes/Fees 05-2026	66076	\$2,319.01
Enterprise FM Trust	633992-050526	520 008 591 21 70 00	LE - Lease Agreements	PD Vehicle Leases 05-2026	66076	\$13,824.64
Enterprise FM Trust	633992-050526	001 008 521 20 48 00	LE-Repair & Maintenance Equip	PD Vehicle Monthly Maint 05-2026	66076	\$9,975.71
					<b>66076 Total</b>	<b>\$45,921.01</b>
Erickson	031026 ERICKSON	001 013 518 10 30 00	LEAN Training - Supplies	Food for Lean Class Reimb - L Erickson	66077	\$99.80
					<b>66077 Total</b>	<b>\$99.80</b>
Everett Hydraulics Inc	37083	410 016 531 10 48 00	SW - Repairs & Maintenance	Cylinder Service/Seal Kit PW89	66078	\$523.34
					<b>66078 Total</b>	<b>\$523.34</b>
Fastenal Company	MN191027016	001 010 576 80 41 00	PK-Professional Services	FAST Program Fees 05-2026	66079	\$3.65
Fastenal Company	MN191027016	101 016 542 30 41 02	ST-Professional Service	FAST Program Fees 05-2026	66079	\$3.64
Fastenal Company	MN191027016	410 016 531 10 41 01	SW - Professional Services	FAST Program Fees 05-2026	66079	\$3.64
Fastenal Company	WAARN182451	101 016 544 90 31 02	ST-Operating Cost	Lime Vest/Batteries	66079	\$63.57
Fastenal Company	WAARN182451	410 016 531 10 31 02	SW - Operating Costs	Lime Vest/Batteries	66079	\$63.57
					<b>66079 Total</b>	<b>\$138.07</b>
Fireshield Inc	13311	005 000 518 20 40 02	Rental Property Services	Fire Codes Troubleshooting 10519 20th St Comm Bldg	66080	\$896.26
Fireshield Inc	13326	001 013 518 20 41 00	GG-Professional Service	Alarm Troubleshooting - 10515 20th St Civic Campus	66080	\$672.20
					<b>66080 Total</b>	<b>\$1,568.46</b>
First Responder Outfitters Inc	29959-3	001 008 521 20 31 06	LE - Uniform Clothing	Uniform Alterations	66081	\$196.74
					<b>66081 Total</b>	<b>\$196.74</b>
Galls LLC	34936467	001 008 521 20 31 06	LE - Uniform Clothing	Uniform Cardigans	66082	\$293.89
Galls LLC	34936468	001 008 521 20 31 06	LE - Uniform Clothing	Sweaters - Lindseth/Putnam	66082	\$146.94
Galls LLC	34936527	001 008 521 20 31 06	LE - Uniform Clothing	Mag Pouches - Beazizo/Thomas	66082	\$83.94
Galls LLC	34963146	001 008 521 20 31 06	LE - Uniform Clothing	Uniform Belts	66082	\$38.47
Galls LLC	34963162	001 008 521 20 31 06	LE - Uniform Clothing	Equipment Belt - Beazizo/Thomas	66082	\$66.45
Galls LLC	34963163	001 008 521 20 31 06	LE - Uniform Clothing	Locking Fork w/Two QLS 22 Receivers - Beazizo/Thomas	66082	\$36.72
					<b>66082 Total</b>	<b>\$666.41</b>
GCP WW Holdco LLC	INV2010031579	101 016 542 90 31 01	ST-Clothing	Boots - Meek	66083	\$98.91
GCP WW Holdco LLC	INV2010031579	410 016 531 10 31 00	SW - Clothing	Boots - Meek	66083	\$98.91
GCP WW Holdco LLC	INV2010031580	101 016 542 90 31 01	ST-Clothing	Jacket/Vest/Hard Hat - Meek	66083	\$106.33
GCP WW Holdco LLC	INV2010031580	410 016 531 10 31 00	SW - Clothing	Jacket/Vest/Hard Hat - Meek	66083	\$106.32
GCP WW Holdco LLC	INV2010031871	101 016 542 90 31 01	ST-Clothing	Boots - Dittrick	66083	\$291.79
					<b>66083 Total</b>	<b>\$702.26</b>

Vendor Name	Invoice #	Account #	Account Name	Description	Check #	Amount
GLPK LLC	2065	001 008 521 20 41 01	LE-Professional Serv-Fixed	Janitorial Service - PD	66084	\$1,886.00
GLPK LLC	2065	001 000 382 20 00 00	Retainage	Janitorial Service - PD Retainage	66084	(\$188.60)
GLPK LLC	2066	001 010 576 80 41 00	PK-Professional Services	Janitorial Service - PW/Parks Shop	66084	\$451.33
GLPK LLC	2066	101 016 542 30 41 02	ST-Professional Service	Janitorial Service - PW/Parks Shop	66084	\$451.33
GLPK LLC	2066	410 016 531 10 41 01	SW - Professional Services	Janitorial Service - PW/Parks Shop	66084	\$451.34
GLPK LLC	2066	001 000 382 20 00 00	Retainage	Janitorial Service - PW/Parks Shop Retainage	66084	(\$45.13)
GLPK LLC	2066	101 000 382 20 00 00	PW - Retainage	Janitorial Service - PW/Parks Shop Retainage	66084	(\$45.13)
GLPK LLC	2066	410 000 382 20 00 00	SW-Retainage	Janitorial Service - PW/Parks Shop Retainage	66084	(\$45.14)
GLPK LLC	2094	001 013 518 20 41 00	GG-Professional Service	Janitorial Service - CH	66084	\$1,354.00
GLPK LLC	2094	001 000 382 20 00 00	Retainage	Janitorial Service - CH Retainage	66084	(\$135.40)
GLPK LLC	2099	001 013 518 20 41 00	GG-Professional Service	Janitorial Service - 10515 20th St	66084	\$280.00
GLPK LLC	2099	001 000 382 20 00 00	Retainage	Janitorial Service - 10515 20th St Retainage	66084	(\$28.00)
GLPK LLC	2100	001 013 518 20 41 00	GG-Professional Service	Janitorial Service - The Mill	66084	\$3,200.00
GLPK LLC	2100	001 000 382 20 00 00	Retainage	Janitorial Service - The Mill Retainage	66084	(\$320.00)
					<b>66084 Total</b>	\$7,266.60
Granite Construction Supply	110662	101 016 544 90 31 02	ST-Operating Cost	White Flats w/Skid Optics	66085	\$6,594.00
Granite Construction Supply	110664	410 016 531 10 31 02	SW - Operating Costs	Crack Sealer	66085	\$274.75
					<b>66085 Total</b>	\$6,868.75
Hathaway	39627	001 003 514 20 31 00	CC- Operating Supplies	Nameplates - Baumgardner	66086	\$33.77
Hathaway	39652	101 016 544 90 31 01	ST-Office Supplies	Nameplates - Meek	66086	\$14.23
Hathaway	39652	410 016 531 10 31 01	SW - Office Supplies	Nameplates - Meek	66086	\$14.23
					<b>66086 Total</b>	\$62.23
Herrera Environmental Consultants Inc	61854	410 016 531 10 41 04	SW - Salmonoid Basin Comp Plan	Plan for Salmonoid Basins	66087	\$10,036.23
					<b>66087 Total</b>	\$10,036.23
Home Depot	3014775	001 013 518 20 31 00	GG-Operating Costs	Sawzall Reciprocating Blades	66088	\$135.34
Home Depot	6010723	001 013 518 20 31 00	GG-Operating Costs	Hoses/Ceiling Box Cover/Moss Out for Roofs	66088	\$175.80
Home Depot	6010723	101 016 544 90 31 02	ST-Operating Cost	Hoses/Ceiling Box Cover/Moss Out for Roofs	66088	\$7.91
Home Depot	6010723	410 016 531 10 31 02	SW - Operating Costs	Hoses/Ceiling Box Cover/Moss Out for Roofs	66088	\$13.82
Home Depot	6010786	001 013 518 20 31 00	GG-Operating Costs	Safety Walk Slip Resistant Step Mats/Insect Killer	66088	\$115.56
Home Depot	7130606	001 013 518 20 31 00	GG-Operating Costs	Breaker Sie Pole/Stranded Thhn Black	66088	\$75.29
Home Depot	7130606	101 016 544 90 31 02	ST-Operating Cost	Breaker Sie Pole/Stranded Thhn Black	66088	\$3.39
Home Depot	7130606	410 016 531 10 31 02	SW - Operating Costs	Breaker Sie Pole/Stranded Thhn Black	66088	\$5.92
Home Depot	9011720	001 010 576 80 31 05	PK-R&M Supplies	Yard Hydrant/Galv Pipe Straps - Lundeen Water Break	66088	\$77.23
					<b>66088 Total</b>	\$610.26
Hometown Values Magazine	6925SUA	001 010 576 80 42 01	PK-Advertising Services	Events Calendar Sponsorship Mailer	66089	\$450.00
					<b>66089 Total</b>	\$450.00
Honey Bucket	555508224	001 010 576 80 45 00	PK-Equipment Rental	Honey Bucket Rental - DOC Trailer	66090	\$57.94
Honey Bucket	555508224	101 016 542 30 45 00	ST-Rentals-Leases	Honey Bucket Rental - DOC Trailer	66090	\$57.93
Honey Bucket	555508224	410 016 531 10 45 01	SW - Rentals-Leases	Honey Bucket Rental - DOC Trailer	66090	\$57.93
Honey Bucket	555515886	001 010 576 80 45 00	PK-Equipment Rental	Honey Bucket Rental - Catherine Creek Park	66090	\$176.00
Honey Bucket	555515887	001 010 576 80 45 00	PK-Equipment Rental	Honey Bucket Rental - Oak Hill	66090	\$305.25
Honey Bucket	555524753	001 010 576 80 45 00	PK-Equipment Rental	Honey Bucket Rental - Eagle Ridge	66090	\$163.90
Honey Bucket	555524754	001 010 576 80 45 00	PK-Equipment Rental	Honey Bucket Rental - Cavalero Dog Park	66090	\$566.90
Honey Bucket	555524755	001 010 576 80 45 00	PK-Equipment Rental	Honey Bucket Rental - Cavalero Skate Park	66090	\$566.90
					<b>66090 Total</b>	\$1,952.75
Horizon Distributors Inc	2M171185	001 010 576 80 31 05	PK-R&M Supplies	Davies Deduct Meter Backflows & Blowout Supplies	66091	\$504.83
					<b>66091 Total</b>	\$504.83

Vendor Name	Invoice #	Account #	Account Name	Description	Check #	Amount
Houghtaling	042326 NATASHA	101 016 544 90 31 02	ST-Operating Cost	Coffee/Donuts for Spring Clean Up with WM Reimb - Houghtaling	66092	\$66.98
Houghtaling	042326 NATASHA	410 016 531 10 31 02	SW - Operating Costs	Coffee/Donuts for Spring Clean Up with WM Reimb - Houghtaling	66092	\$66.98
					<b>66092 Total</b>	<b>\$133.96</b>
HRA VEBA Trust YA20192	5102026	001 000 283 00 00 00	Payroll Liability Medical	Employee VEBA Contributions	EFT	\$4,669.65
					<b>EFT Total</b>	<b>\$4,669.65</b>
HSA Bank	5102026	001 000 284 00 00 00	Payroll Liability Other	Health Savings Account Employee Contributions	EFT	\$325.00
					<b>EFT Total</b>	<b>\$325.00</b>
HWA GeoSciences Inc	39885	101 016 544 20 41 00	ST-Prof Srv - Engineering	Engineering Svcs 117th Ave NE Sidepath Project	66093	\$4,250.49
					<b>66093 Total</b>	<b>\$4,250.49</b>
IEH Analytical Laboratories	183851	410 016 531 10 41 01	SW - Professional Services	Lab Sample Analysis	66094	\$810.00
					<b>66094 Total</b>	<b>\$810.00</b>
Jolly Family Corporation	471--165308	001 007 558 70 31 00	PL - Citywide Beautification	Wayfinding Signage	66095	\$69,366.04
Jolly Family Corporation	471--165308	001 000 382 20 00 00	Retainage	Wayfinding Signage Retainage	66095	(\$3,181.17)
					<b>66095 Total</b>	<b>\$66,184.87</b>
Jorstad	050326 JORSTAD	001 001 511 60 49 01	Legislative - Prof. Developmen	DC Fly In Airport Parking Reimb - Jorstad	66096	\$109.86
Jorstad	050326 JORSTAD	001 001 511 60 49 01	Legislative - Prof. Developmen	DC Fly In Hotel Reimb - Jorstad	66096	\$111.30
Jorstad	050326 JORSTAD	001 001 511 60 49 01	Legislative - Prof. Developmen	DC Fly In Mileage PerDiem - Jorstad	66096	\$72.50
Jorstad	050326 JORSTAD	001 001 511 60 49 01	Legislative - Prof. Developmen	DC Fly In Uber Reimb - Jorstad	66096	\$77.83
					<b>66096 Total</b>	<b>\$371.49</b>
Keithly Barber Associates Inc	25068-03	304 013 594 18 60 00	R2 - Historical Museum	LS Museum Project	66097	\$1,439.40
					<b>66097 Total</b>	<b>\$1,439.40</b>
Lake Stevens Police Guild	5102026	001 000 284 00 00 00	Payroll Liability Other	Employee Paid Union Dues	66042	\$1,982.31
					<b>66042 Total</b>	<b>\$1,982.31</b>
Lake Stevens Sewer District	1195 05-2026	001 010 576 80 47 00	PK-Utilities	Sewer - Cedarwood Park Acct 1195-01	66098	\$127.66
Lake Stevens Sewer District	12326 05-2026	001 010 576 80 47 00	PK-Utilities	Sewer - Boat Launch Restrooms Acct 12326-01	66098	\$134.04
Lake Stevens Sewer District	13135 05-2026	101 016 543 50 47 00	ST-Utilities	Sewer - Decant Facility Acct 13135-01	66098	\$601.31
Lake Stevens Sewer District	13135 05-2026	401 070 535 10 47 01	Sewer Dist Utilities	Sewer - Decant Facility Acct 13135-01	66098	\$1,202.63
Lake Stevens Sewer District	13135 05-2026	410 016 531 10 47 00	SW - Utilities	Sewer - Decant Facility Acct 13135-01	66098	\$601.31
Lake Stevens Sewer District	14035 05-2026	001 013 518 20 47 00	GG-Utilities	Sewer - 12404 Mill Spur	66098	\$127.66
Lake Stevens Sewer District	2538 05-2026	001 010 576 80 47 00	PK-Utilities	Sewer - Lundeen Park Acct 2538-02	66098	\$1,573.15
Lake Stevens Sewer District	3628 05-2026	001 010 576 80 47 00	PK-Utilities	Sewer - Davies Beach Acct 3628-02	66098	\$446.80
Lake Stevens Sewer District	5189 05-2026	005 000 518 20 40 01	Rental Property Utilities	Sewer - 10519 20th St SE 5189-04	66098	\$752.74
Lake Stevens Sewer District	6294 05-2026	001 008 521 50 47 00	LE-Facility Utilities	Sewer - PD Evidence Bldg Acct 6294-04	66098	\$127.66
Lake Stevens Sewer District	6296 05-2026	001 008 521 50 47 00	LE-Facility Utilities	Sewer - Police Station Acct 6296-03	66098	\$127.66
Lake Stevens Sewer District	6390 05-2026	005 000 518 20 40 01	Rental Property Utilities	Sewer - 1819 S Lake Stevens Acct 6390-03	66098	\$127.66
Lake Stevens Sewer District	6666 05-2026	001 012 575 30 47 00	CS- Museum - Utilities	Sewer - Museum Acct 6666-01	66098	\$127.66
Lake Stevens Sewer District	6671 05-2026	001 013 518 20 47 00	GG-Utilities	Sewer - City Hall Acct 6671-01	66098	\$127.66
Lake Stevens Sewer District	6810 05-2026	001 012 575 50 47 00	CS- The Mill- Utilities	Sewer - The Mill Acct 6810-01	66098	\$255.31
Lake Stevens Sewer District	7002 05-2026	001 010 576 80 47 00	PK-Utilities	Sewer - North Cove Park Restroom 7002-01	66098	\$127.66
Lake Stevens Sewer District	8710 05-2026	001 008 521 50 47 00	LE-Facility Utilities	Sewer - Police Training Bldg Acct 8710-03	66098	\$127.66
Lake Stevens Sewer District	9902 05-2026	001 012 572 20 47 00	CS- Library-Utilities	Sewer - Library Acct 9902-01	66098	\$127.66
					<b>66098 Total</b>	<b>\$6,843.89</b>
Lakeside Industries Inc	359375	101 016 544 90 31 02	ST-Operating Cost	Pot Hole Mix	66099	\$632.85
Lakeside Industries Inc	359375	410 016 531 10 31 02	SW - Operating Costs	Pot Hole Mix	66099	\$632.84
					<b>66099 Total</b>	<b>\$1,265.69</b>
Land Development Consultants Inc	41280	302 010 594 76 61 00	PM - Frontier Heights Capital	Frontier Heights Park Playfields	66100	\$892.50
					<b>66100 Total</b>	<b>\$892.50</b>
Lemay Mobile Shredding Inc	4929704S185	001 013 518 20 41 00	GG-Professional Service	Shredding Services CH	66101	\$24.95
					<b>66101 Total</b>	<b>\$24.95</b>

Vendor Name	Invoice #	Account #	Account Name	Description	Check #	Amount
Lifeguard Systems Inc	17186	001 008 521 40 49 01	LE- Staff Development	Aquatic Abuse Death & Homicidal Drowning Investigation Class	66102	\$1,725.00
					<b>66102 Total</b>	<b>\$1,725.00</b>
Lowes Companies	981803	001 013 518 20 31 00	GG-Operating Costs	Pipe Expansion Sleeves/Electric Water Heater	66103	\$354.11
Lowes Companies	988262	001 010 576 80 31 05	PK-R&M Supplies	Cement/Rectorseal Thread	66103	\$25.75
					<b>66103 Total</b>	<b>\$379.86</b>
McDaniels Do It Center	2968	410 016 531 10 35 00	SW - Small Tools	Bikehandle Trimmer/Brushcutter	66104	\$886.41
McDaniels Do It Center	2968	410 016 531 10 32 00	SW - Fuel	Case 50:1 VP	66104	\$437.02
McDaniels Do It Center	2975	101 016 542 30 32 00	ST-Fuel	Case 50:1 VP	66104	\$437.03
					<b>66104 Total</b>	<b>\$1,760.46</b>
McManus	050326 MCMANUS	001 001 511 60 49 01	Legislative - Prof. Developmen	DC Fly In Airport Parking Reimb - McManus	66105	\$185.00
McManus	050326 MCMANUS	001 001 511 60 49 01	Legislative - Prof. Developmen	DC Fly In Mileage PerDiem - McManus	66105	\$72.50
					<b>66105 Total</b>	<b>\$257.50</b>
MissionSquare - 108991	6677477	001 000 282 00 00 00	Payroll Liability Retirement	ICMA Deferred Comp - Employer Contribution	EFT	\$545.23
					<b>EFT Total</b>	<b>\$545.23</b>
MissionSquare - 307428	6040534	001 000 282 00 00 00	Payroll Liability Retirement	ICMA Deferred Comp - Employee Contribution	EFT	\$1,552.77
					<b>EFT Total</b>	<b>\$1,552.77</b>
Nationwide Retirement Solution	5102026	001 000 282 00 00 00	Payroll Liability Retirement	Employee Portion-Nationwide	EFT	\$8,401.88
					<b>EFT Total</b>	<b>\$8,401.88</b>
Nelson Truck Equipment Co Inc	766483	101 016 542 30 48 00	ST-Repair & Maintenance	Light Adapter/Mount Kit Install PW42	66106	\$3,540.22
					<b>66106 Total</b>	<b>\$3,540.22</b>
New Restoration and Recovery Services LLC	INV26597	410 016 531 10 41 10	SW - Prof Service - CCTV	24007 CCTV Project Pymt #10	66107	\$36,717.20
New Restoration and Recovery Services LLC	INV26597	410 000 382 20 00 00	SW-Retainage	24007 CCTV Project Pymt #10 Retainage	66107	(\$1,835.86)
					<b>66107 Total</b>	<b>\$34,881.34</b>
New York Life	Y6W_20260503	001 000 284 00 00 00	Payroll Liability Other	Whole Life Insurance Premiums	EFT	\$147.00
					<b>EFT Total</b>	<b>\$147.00</b>
New York Life EFT	Apr-26	001 001 513 10 20 00	Executive - Benefits	Life/Disability Insurance Premiums	EFT	\$9.63
New York Life EFT	Apr-26	001 002 513 11 20 00	AD-Benefits	Life/Disability Insurance Premiums	EFT	\$76.66
New York Life EFT	Apr-26	001 003 514 20 20 00	CC-Benefits	Life/Disability Insurance Premiums	EFT	\$165.69
New York Life EFT	Apr-26	001 004 514 23 20 00	FI-Benefits	Life/Disability Insurance Premiums	EFT	\$234.64
New York Life EFT	Apr-26	001 005 518 10 20 00	HR-Benefits	Life/Disability Insurance Premiums	EFT	\$262.46
New York Life EFT	Apr-26	001 006 518 80 20 00	IT-Benefits	Life/Disability Insurance Premiums	EFT	\$284.05
New York Life EFT	Apr-26	001 007 558 50 20 00	PL-Benefits	Life/Disability Insurance Premiums	EFT	\$313.22
New York Life EFT	Apr-26	001 007 559 30 20 00	PB-Benefits	Life/Disability Insurance Premiums	EFT	\$199.05
New York Life EFT	Apr-26	001 008 521 20 20 00	LE-Benefits	Life/Disability Insurance Premiums	EFT	\$2,341.15
New York Life EFT	Apr-26	001 010 576 80 20 00	PK-Benefits	Life/Disability Insurance Premiums	EFT	\$780.53
New York Life EFT	Apr-26	001 013 518 30 20 00	GG-Benefits	Life/Disability Insurance Premiums	EFT	\$288.55
New York Life EFT	Apr-26	003 007 559 30 20 00	PT - Permit Benefits	Life/Disability Insurance Premiums	EFT	\$864.74
New York Life EFT	Apr-26	005 013 518 20 20 00	RP-Benefits	Life/Disability Insurance Premiums	EFT	\$24.35
New York Life EFT	Apr-26	101 016 542 30 20 00	ST-Benefits	Life/Disability Insurance Premiums	EFT	\$877.17
New York Life EFT	Apr-26	410 016 531 10 20 00	SW-Benefits	Life/Disability Insurance Premiums	EFT	\$1,135.96
					<b>EFT Total</b>	<b>\$7,857.85</b>
Northend Excavating Inc	052126 RELEASE	302 000 582 20 00 00	Retainage Release	Sunset Beach Abutment Repair Retainage Release	66108	\$4,545.00
					<b>66108 Total</b>	<b>\$4,545.00</b>

Vendor Name	Invoice #	Account #	Account Name	Description	Check #	Amount
O Reilly Auto Parts	2960-206146	101 016 544 90 31 02	ST-Operating Cost	Coolant Filter Refund	66109	(\$29.90)
O Reilly Auto Parts	2960-206146	410 016 531 10 31 02	SW - Operating Costs	Coolant Filter Refund	66109	(\$29.90)
O Reilly Auto Parts	2960-206282	001 010 576 80 31 05	PK-R&M Supplies	Mower Battery PW59	66109	\$133.95
O Reilly Auto Parts	2960-206294	001 010 576 80 31 05	PK-R&M Supplies	Filter/Oil PW34	66109	\$88.77
O Reilly Auto Parts	2960-206328	001 010 576 80 31 05	PK-R&M Supplies	Filter PW34	66109	\$5.78
O Reilly Auto Parts	2960-206340	101 016 544 90 31 02	ST-Operating Cost	Oil Filter Refund	66109	(\$12.70)
O Reilly Auto Parts	2960-206340	410 016 531 10 31 02	SW - Operating Costs	Oil Filter Refund	66109	(\$12.70)
O Reilly Auto Parts	2960-213151	410 016 531 10 31 02	SW - Operating Costs	Air Filter/Oil Filter/Spark Plugs/Motor Oil PW56	66109	\$226.24
O Reilly Auto Parts	2960-214025	101 016 544 90 31 02	ST-Operating Cost	Wiper Fluid/Barrel Pump	66109	\$105.43
O Reilly Auto Parts	2960-214025	410 016 531 10 31 02	SW - Operating Costs	Wiper Fluid/Barrel Pump	66109	\$105.43
O Reilly Auto Parts	2960-214026	001 010 576 80 31 05	PK-R&M Supplies	Filter/Oil PW63	66109	\$49.47
O Reilly Auto Parts	2960-214029	001 010 576 80 31 05	PK-R&M Supplies	Wiper Fluid PW63	66109	\$24.00
					<b>66109 Total</b>	<b>\$653.87</b>
Occupational Health Centers of Washington PS	90711728	001 008 521 20 41 00	LE-Professional Services	Employee Hearing Test	66110	\$88.00
Occupational Health Centers of Washington PS	90797535	001 008 521 20 41 00	LE-Professional Services	Employee Hearing Test	66110	\$88.00
					<b>66110 Total</b>	<b>\$176.00</b>
Parnell	050426 PARNELL	001 008 521 40 49 01	LE- Staff Development	Human Trafficking Tracking Ferry Fee Reimb - Parnell	66111	\$55.62
Parnell	050426 PARNELL	001 008 521 40 49 01	LE- Staff Development	Human Trafficking Tracking Meal PerDiem - Parnell	66111	\$52.00
Parnell	050426 PARNELL	001 008 521 40 49 01	LE- Staff Development	Human Trafficking Tracking Parking Reimb - Parnell	66111	\$36.00
					<b>66111 Total</b>	<b>\$143.62</b>
Petrocard Inc	0587108-IN	001 007 558 50 32 00	PL-Fuel & Tolls	Fuel	66112	\$115.66
Petrocard Inc	0587108-IN	001 007 559 30 32 00	PB-Fuel	Fuel	66112	\$179.44
Petrocard Inc	0587108-IN	001 008 521 20 32 00	LE-Fuel	Fuel	66112	\$91.88
Petrocard Inc	0587108-IN	001 010 576 80 32 00	PK-Fuel Costs	Fuel	66112	\$2,775.57
Petrocard Inc	0587108-IN	101 016 542 30 32 00	ST-Fuel	Fuel	66112	\$2,154.90
Petrocard Inc	0587108-IN	410 016 531 10 32 00	SW - Fuel	Fuel	66112	\$4,562.65
					<b>66112 Total</b>	<b>\$9,880.10</b>
PODS Enterprises LLC	PODS011697522	001 013 518 20 41 00	GG-Professional Service	POD Rental for Museum Storage	66113	\$179.25
PODS Enterprises LLC	PODS011705120	001 013 518 20 41 00	GG-Professional Service	POD Rental for Museum Storage	66113	\$179.25
					<b>66113 Total</b>	<b>\$358.50</b>
Powerplan	16791616	101 016 544 90 31 02	ST-Operating Cost	Gas Operate/Hinge PW95 Backhoe	66114	\$209.68
Powerplan	16791616	410 016 531 10 31 02	SW - Operating Costs	Gas Operate/Hinge PW95 Backhoe	66114	\$209.68
					<b>66114 Total</b>	<b>\$419.36</b>
Puget Sound Energy	200003723810 05-2026	001 012 575 30 47 00	CS- Museum - Utilities	Natural Gas - Museum	66115	\$132.41
Puget Sound Energy	200024316495 05-2026	001 010 576 80 47 00	PK-Utilities	Natural Gas - PW Shop	66115	\$215.71
Puget Sound Energy	200024316495 05-2026	101 016 543 50 47 00	ST-Utilities	Natural Gas - PW Shop	66115	\$215.70
Puget Sound Energy	200024316495 05-2026	410 016 531 10 47 00	SW - Utilities	Natural Gas - PW Shop	66115	\$215.70
Puget Sound Energy	220024770236 05-2026	001 008 521 50 47 00	LE-Facility Utilities	Natural Gas - Police Dept Evidence Bldg	66115	\$171.46
Puget Sound Energy	220028663866 05-2026	001 008 521 50 47 00	LE-Facility Utilities	Natural Gas - Police Dept	66115	\$171.01
Puget Sound Energy	220028663874 05-2026	005 000 518 20 40 01	Rental Property Utilities	Natural Gas - 1819 S Lake Stevens Rd	66115	\$81.42
Puget Sound Energy	220037870619 05-2026	005 000 518 20 40 01	Rental Property Utilities	Natural Gas - 10519 20th St SE #106	66115	\$69.68
Puget Sound Energy	220040604898 05-2026	001 013 518 20 41 00	GG-Professional Service	Natural Gas - 10515 20th St	66115	\$144.58
					<b>66115 Total</b>	<b>\$1,417.67</b>
Puget Sound Properties Comm Real Estate Svcs	6702-01	005 000 518 20 40 00	RP - Broker Fess	Broker Fees Hotwork (STRP2) 10519 Ste 5 & 6	66116	\$26,107.80
					<b>66116 Total</b>	<b>\$26,107.80</b>

Vendor Name	Invoice #	Account #	Account Name	Description	Check #	Amount
Reckord	INV-9649	302 010 594 76 61 03	PM -LS Bayview Connector - PT	Bayview Trail Phase 1	66117	\$35,079.58
					<b>66117 Total</b>	<b>\$35,079.58</b>
Rexel USA Inc	7131807	001 013 518 20 31 00	GG-Operating Costs	Tube Lights	66118	\$684.67
Rexel USA Inc	7131807	101 016 544 90 31 02	ST-Operating Cost	Tube Lights	66118	\$30.78
Rexel USA Inc	7131807	410 016 531 10 31 02	SW - Operating Costs	Tube Lights	66118	\$53.85
					<b>66118 Total</b>	<b>\$769.30</b>
Shannon & Wilson Inc	164946	411 016 594 31 60 13	Hartford Crossings/Cath Creek	Lower Stevens Creek Restoration	66119	\$62,166.82
					<b>66119 Total</b>	<b>\$62,166.82</b>
Sherwin-Williams Co	5.46222E+13	001 013 518 20 31 00	GG-Operating Costs	Masking Tape	66120	\$17.88
Sherwin-Williams Co	5.46222E+13	101 016 544 90 31 02	ST-Operating Cost	Masking Tape	66120	\$0.81
Sherwin-Williams Co	5.46222E+13	410 016 531 10 31 02	SW - Operating Costs	Masking Tape	66120	\$1.40
Sherwin-Williams Co	5.85612E+13	001 013 518 20 31 00	GG-Operating Costs	Paint Supplies	66120	\$202.90
Sherwin-Williams Co	5.85612E+13	101 016 544 90 31 02	ST-Operating Cost	Paint Supplies	66120	\$9.12
Sherwin-Williams Co	5.85612E+13	410 016 531 10 31 02	SW - Operating Costs	Paint Supplies	66120	\$15.96
Sherwin-Williams Co	5.98942E+13	001 012 569 00 31 00	CS- Senior Services-Supplies	Paint - Senior Center	66120	\$66.33
Sherwin-Williams Co	6.13462E+13	001 012 569 00 31 00	CS- Senior Services-Supplies	Paint - CH	66120	\$88.60
Sherwin-Williams Co	6.34622E+13	001 012 569 00 31 00	CS- Senior Services-Supplies	Paint - Senior Center	66120	\$1,013.62
Sherwin-Williams Co	6.62832E+13	001 013 518 20 31 00	GG-Operating Costs	Paint - CH	66120	\$319.70
					<b>66120 Total</b>	<b>\$1,736.32</b>
Six Robblees Inc	14P59579	001 013 518 20 31 00	GG-Operating Costs	Adjustable Pintle Combo PW80	66121	\$235.77
					<b>66121 Total</b>	<b>\$235.77</b>
Skyline Vinyl and Sign	INV-000552	111 008 521 20 31 01	Drug Seize - Canine Supplies	Window Tint - PD 2025 Ford Explorer	66122	\$628.48
					<b>66122 Total</b>	<b>\$628.48</b>
Snohomish County Public Works	I000704004	101 016 542 63 47 00	ST-Lighting - Utilities	Traffic Signal/Maint 03-2026	66123	\$969.54
					<b>66123 Total</b>	<b>\$969.54</b>
Snohomish County Public Works Solid Waste	I000704471	306 013 594 18 60 00	FC - Municipal Campus GG	Furniture Disposal	66124	\$111.00
					<b>66124 Total</b>	<b>\$111.00</b>
Snohomish County PUD	100879979	101 016 542 63 47 00	ST-Lighting - Utilities	202624367 Street Lights	66125	\$17,973.47
Snohomish County PUD	106626794	101 016 542 63 47 00	ST-Lighting - Utilities	201860178 Traffic Signal 9101 Market Pl	66125	\$92.95
Snohomish County PUD	109917975	101 016 542 63 47 00	ST-Lighting - Utilities	201595113 Street Lights	66125	\$229.21
Snohomish County PUD	116505351	101 016 542 63 47 00	ST-Lighting - Utilities	202670725 Street Lights	66125	\$1,733.10
Snohomish County PUD	119804453	101 016 542 63 47 00	ST-Lighting - Utilities	203731153 Traffic Signals	66125	\$236.15
Snohomish County PUD	123102796	001 012 575 30 47 00	CS- Museum - Utilities	200558690 Museum Electric/Water	66125	\$107.74
Snohomish County PUD	123105903	101 016 542 63 47 00	ST-Lighting - Utilities	204719074 Catherine Creek Bridge Lights	66125	\$39.11
Snohomish County PUD	123107017	001 013 518 20 47 00	GG-Utilities	200206019 City Hall Admin Electric	66125	\$191.81
Snohomish County PUD	123107017	001 013 518 20 47 00	GG-Utilities	200206019 City Hall Electric	66125	\$270.90
Snohomish County PUD	123107017	001 013 518 20 47 00	GG-Utilities	200206019 City Hall Water	66125	\$504.71
Snohomish County PUD	123107017	001 010 576 80 47 00	PK-Utilities	200206019 North Cove Park Electric	66125	\$57.30
Snohomish County PUD	123107017	001 010 576 80 47 00	PK-Utilities	200206019 Parks Electric	66125	\$121.61
Snohomish County PUD	123107017	001 010 576 80 47 00	PK-Utilities	200206019 Parks Water	66125	\$87.71
Snohomish County PUD	123107017	101 016 542 63 47 00	ST-Lighting - Utilities	200206019 Street Lights	66125	\$74.24
Snohomish County PUD	123107017	001 012 575 50 47 00	CS- The Mill- Utilities	200206019 The Mill Electric	66125	\$617.96
Snohomish County PUD	123107017	001 012 575 50 47 00	CS- The Mill- Utilities	200206019 The Mill Water	66125	\$74.04
Snohomish County PUD	123108972	101 016 542 63 47 00	ST-Lighting - Utilities	200363505 Traffic Signal	66125	\$103.57
Snohomish County PUD	129697038	001 010 576 80 47 00	PK-Utilities	201487055 2424 Soper Hill Mobile Water/Electric	66125	\$104.01
Snohomish County PUD	129698675	101 016 542 63 47 00	ST-Lighting - Utilities	202648101 Street Lights Soper Hill Annex	66125	\$2,103.38
Snohomish County PUD	136332269	101 016 542 63 47 00	ST-Lighting - Utilities	201973682 Street Lights	66125	\$175.03
Snohomish County PUD	139541234	001 012 575 51 47 00	CS- Grimm House Utilities	223357641 Grimm House Electric/Water	66125	\$280.60

Vendor Name	Invoice #	Account #	Account Name	Description	Check #	Amount
Snohomish County PUD	139541235	001 010 576 80 47 00	PK-Utilities	223477167 Mill Spur Electric	66125	\$125.63
Snohomish County PUD	142888968	101 016 542 63 47 00	ST-Lighting - Utilities	202988481 Street Lights	66125	\$177.50
Snohomish County PUD	142894271	005 000 518 20 40 01	Rental Property Utilities	224209403 - 10519 20th St SE Ste 3A	66125	\$56.48
Snohomish County PUD	142894271	005 000 518 20 40 01	Rental Property Utilities	224209403 - 10519 20th St SE Ste 3B	66125	\$42.28
					<b>66125 Total</b>	<b>\$25,580.49</b>
Snohomish County PUD	146255817	001 010 576 80 47 00	PK-Utilities	222625881 Frontier Circle Water	66126	\$74.04
Snohomish County PUD	146258570	001 008 521 50 47 00	LE-Facility Utilities	204719082 Police Station Area Lighting	66126	\$12.08
Snohomish County PUD	146258570	001 008 521 50 47 00	LE-Facility Utilities	204719082 Police Station Electric	66126	\$1,131.79
Snohomish County PUD	146258570	001 008 521 50 47 00	LE-Facility Utilities	204719082 Police Station Water	66126	\$262.75
Snohomish County PUD	146259951	101 016 542 63 47 00	ST-Lighting - Utilities	205338056 SR92 Roundabout at 113th	66126	\$77.32
Snohomish County PUD	149562540	001 010 576 80 47 00	PK-Utilities	221860174 Frontier Park Electric	66126	\$55.14
Snohomish County PUD	149563229	001 013 518 20 47 00	GG-Utilities	224780841 - 10515 20th St SE Ste 100A	66126	\$101.79
Snohomish County PUD	149563229	001 013 518 20 47 00	GG-Utilities	224780841 - 10515 20th St SE Ste 100B	66126	\$96.52
Snohomish County PUD	149563229	001 013 518 20 47 00	GG-Utilities	224780841 - 10515 20th St SE Ste 202	66126	\$59.40
Snohomish County PUD	149565992	101 016 542 63 47 00	ST-Lighting - Utilities	202648705 Street Lights	66126	\$86.55
Snohomish County PUD	152883657	101 016 542 63 47 00	ST-Lighting - Utilities	224783464 Lights 1801 124th Ave NE	66126	\$87.24
Snohomish County PUD	152884939	101 016 542 63 47 00	ST-Lighting - Utilities	223611120 Traffic Light	66126	\$83.94
Snohomish County PUD	152884940	101 016 542 63 47 00	ST-Lighting - Utilities	223687294 Street Lights	66126	\$60.49
Snohomish County PUD	156153144	001 010 576 80 47 00	PK-Utilities	222191298 North Cove Park Water	66126	\$84.43
Snohomish County PUD	156154532	005 000 518 20 40 01	Rental Property Utilities	224442301 - 10519 20th St SE Ste 5	66126	\$57.71
Snohomish County PUD	156154532	005 000 518 20 40 01	Rental Property Utilities	224442301 - 10519 20th St SE Ste 6	66126	\$58.71
Snohomish County PUD	162512379	001 013 518 20 47 00	GG-Utilities	222931883 Row Club Wtr/Electric 12308 17th Pl NE	66126	\$125.15
Snohomish County PUD	162512380	001 010 576 80 47 00	PK-Utilities	222942633 North Cove BBQ Shelter Electric	66126	\$451.67
Snohomish County PUD	162515091	001 013 518 20 47 00	GG-Utilities	224091256 - 10515 20th St SE	66126	\$269.11
Snohomish County PUD	162515091	005 000 518 20 40 01	Rental Property Utilities	224091256 - 10519 20th St SE	66126	\$328.96
Snohomish County PUD	168807026	005 000 518 20 40 01	Rental Property Utilities	222450314 - 1819 S Lake Stevens	66126	\$454.34
					<b>66126 Total</b>	<b>\$4,019.13</b>
Snohomish County PUD 1 Water Utility	050626 PUD	304 013 594 18 60 00	R2 - Historical Museum	Plan Review Fee - Museum Project	66127	\$1,000.00
					<b>66127 Total</b>	<b>\$1,000.00</b>
Sound Publishing Inc	EDH1029186	120 016 595 61 60 05	TBP05: 91st - 20th to 12th	91st Ave SE Sidewalk	66128	\$113.76
Sound Publishing Inc	EDH1029692	001 013 518 30 41 01	GG-Advertising	Mayor Vacancy	66128	\$68.92
Sound Publishing Inc	EDH1029695	120 016 595 61 60 05	TBP05: 91st - 20th to 12th	RFB 91st Ave SE Multi-Use Path Phase 2	66128	\$282.32
Sound Publishing Inc	EDH1030108	001 013 518 30 41 01	GG-Advertising	CC Meeting Cancellation 05/05/26	66128	\$20.76
Sound Publishing Inc	EDH1030441	001 007 558 50 41 04	Permit Related Professional Sr	LUA2025-0180 Aspen Ridge Prelim Plat	66128	\$82.68
Sound Publishing Inc	EDH1030481	001 007 558 50 41 04	Permit Related Professional Sr	LUA2026-0069 Fagerlie	66128	\$93.00
					<b>66128 Total</b>	<b>\$661.44</b>
Sprague Pest Solutions	6166243	001 010 576 80 41 00	PK-Professional Services	Pest Control - PW Shop	66129	\$68.33
Sprague Pest Solutions	6166243	101 016 542 30 41 02	ST-Professional Service	Pest Control - PW Shop	66129	\$68.33
Sprague Pest Solutions	6166243	410 016 531 10 41 01	SW - Professional Services	Pest Control - PW Shop	66129	\$68.33
Sprague Pest Solutions	6166272	001 013 518 20 41 00	GG-Professional Service	Pest Control - Senior Center	66129	\$112.57
Sprague Pest Solutions	6200770	001 012 575 51 40 00	CS-Grimm House - Services	Pest Control - Grimm House	66129	\$123.83
Sprague Pest Solutions	6200771	001 010 576 80 41 00	PK-Professional Services	Pest Control - PW Shop	66129	\$73.11
Sprague Pest Solutions	6200771	101 016 542 30 41 02	ST-Professional Service	Pest Control - PW Shop	66129	\$73.12
Sprague Pest Solutions	6200771	410 016 531 10 41 01	SW - Professional Services	Pest Control - PW Shop	66129	\$73.11
Sprague Pest Solutions	6200800	001 013 518 20 41 00	GG-Professional Service	Pest Control - Senior Center	66129	\$112.57
Sprague Pest Solutions	6215578	101 016 542 30 41 02	ST-Professional Service	Pest Control - PW Shop	66129	\$101.11
Sprague Pest Solutions	6215578	410 016 531 10 41 01	SW - Professional Services	Pest Control - PW Shop	66129	\$101.10
					<b>66129 Total</b>	<b>\$975.51</b>

Vendor Name	Invoice #	Account #	Account Name	Description	Check #	Amount
Summit Law Group PLLC	171316	001 011 515 41 41 03	Ext Consult - Labor Relations	Grievance Processing	66130	\$1,992.00
Summit Law Group PLLC	171316	001 005 518 10 41 00	HR-Professional Services	Handbook Revision	66130	\$1,368.00
					<b>66130 Total</b>	<b>\$3,360.00</b>
Teamsters Local No 763	Apr-26	001 000 284 00 00 00	Payroll Liability Other	Union Dues	66043	\$2,315.00
					<b>66043 Total</b>	<b>\$2,315.00</b>
Teamsters Welfare Trust Dental EFT	Jun-26	001 000 283 00 00 00	Payroll Liability Medical	Teamsters Dental Premium	EFT	\$3,577.60
Teamsters Welfare Trust Dental EFT	AUDIT2026	001 010 576 80 20 00	PK-Benefits	Teamsters Dental Premium - Audit	EFT	\$1,558.61
Teamsters Welfare Trust Dental EFT	AUDIT2026	001 013 518 30 20 00	GG-Benefits	Teamsters Dental Premium - Audit	EFT	\$910.95
Teamsters Welfare Trust Dental EFT	AUDIT2026	101 016 542 30 20 00	ST-Benefits	Teamsters Dental Premium - Audit	EFT	\$624.85
Teamsters Welfare Trust Dental EFT	AUDIT2026	410 016 531 10 20 00	SW-Benefits	Teamsters Dental Premium - Audit	EFT	\$2,171.18
					<b>EFT Total</b>	<b>\$8,843.19</b>
Technological Services Inc	5449	001 008 521 20 48 00	LE-Repair & Maintenance Equip	Windshield Replacement/ADAS Calibration PT-20-88	66131	\$1,296.82
Technological Services Inc	5464	001 008 521 20 48 00	LE-Repair & Maintenance Equip	Tires PT-20-89	66131	\$313.32
					<b>66131 Total</b>	<b>\$1,610.14</b>
Thyssenkrupp Elevator Corporation	3009444284	001 008 521 50 48 00	LE-Facility Repair & Maint	Elevator Service - 1825 S Lake Stevens Rd	66132	\$1,086.39
Thyssenkrupp Elevator Corporation	3009470412	005 000 518 20 40 01	Rental Property Utilities	Elevator Service - 1819 S Lake Stevens Rd	66132	\$1,195.01
Thyssenkrupp Elevator Corporation	4800015039	005 000 518 20 40 02	Rental Property Services	Fuel Surcharge - 1819 S Lake Stevens Rd	66132	\$109.30
Thyssenkrupp Elevator Corporation	4800015040	001 013 518 20 41 00	GG-Professional Service	Fuel Surcharge - 10515 20th St SE	66132	\$109.30
					<b>66132 Total</b>	<b>\$2,500.00</b>
Toole Design Group LLC	SEA445.03_01	101 016 544 20 41 00	ST-Prof Srv - Engineering	2026 Local Road Safety Plan Update	66133	\$15,834.00
					<b>66133 Total</b>	<b>\$15,834.00</b>
Transpo Group USA Inc	37427	001 007 558 50 41 04	Permit Related Professional Sr	LS Streets and Parking Code	66134	\$401.25
					<b>66134 Total</b>	<b>\$401.25</b>
ULINE	207072771	001 008 521 50 30 00	LE-Facilities Supplies	Trash Bags/Paper Towels/Toilet Paper	66135	\$628.28
ULINE	207113627	001 010 576 80 31 00	PK-Operating Supplies	Hand Sanitizer/Air Freshener/Soap/Paper Towels/Toilet Paper	66135	\$184.63
ULINE	207113627	101 016 544 90 31 02	ST-Operating Cost	Hand Sanitizer/Air Freshener/Soap/Paper Towels/Toilet Paper	66135	\$184.64
ULINE	207113627	410 016 531 10 31 02	SW - Operating Costs	Hand Sanitizer/Air Freshener/Soap/Paper Towels/Toilet Paper	66135	\$184.63
ULINE	207755394	410 016 531 10 31 02	SW - Operating Costs	Dry Erase Board	66135	\$194.69
					<b>66135 Total</b>	<b>\$1,376.87</b>
United Rentals North America Inc	261374723-001	001 012 575 50 31 00	CS- The Mill- Ops	Scissor Lift Rental	66136	\$676.21
					<b>66136 Total</b>	<b>\$676.21</b>
Valvick	050526 VALVICK	001 008 521 40 49 01	LE- Staff Development	WHIA Conf Ferry Fee Reimb - Valvick	66137	\$55.62
					<b>66137 Total</b>	<b>\$55.62</b>
Washington Alarm Inc	686383	001 013 518 20 41 00	GG-Professional Service	Fire Alarm Monitoring 10515 20th St SE 05-2026	66138	\$53.12
Washington Alarm Inc	686384	001 013 518 20 41 00	GG-Professional Service	Elevator Monitoring 10515 20th St SE 05-2026	66138	\$29.52
Washington Alarm Inc	686385	005 000 518 20 40 02	Rental Property Services	Fire Alarm Monitoring 10519 20th St SE 05-2026	66138	\$53.12
					<b>66138 Total</b>	<b>\$135.76</b>
Washington State Chapter of NIGP	5098	001 004 514 23 49 01	FI-Staff Development	NIGP Membership Renewal - Rowe	66139	\$45.00
					<b>66139 Total</b>	<b>\$45.00</b>
Washington State Dept of Enterprise	731152648	001 008 521 20 31 00	LE-Office Supplies	Business Cards - Graves/Holland	66140	\$92.14
					<b>66140 Total</b>	<b>\$92.14</b>
Washington State Patrol	I2605593	633 000 589 30 00 10	Gun Permit - WSP Remittance	Weapons Permit Background Checks	66141	\$108.00
Washington State Patrol	I2605810	001 007 558 50 31 02	PL-Permit Related Op. Costs	Background Checks for Solicitors License	66141	\$66.00
					<b>66141 Total</b>	<b>\$174.00</b>
Washington State Support Registry	5102026	001 000 284 00 00 00	Payroll Liability Other	Employee Paid Child Support	EFT	\$1,054.46
					<b>EFT Total</b>	<b>\$1,054.46</b>

Vendor Name	Invoice #	Account #	Account Name	Description	Check #	Amount
Weaver	050326 WEAVER	001 001 511 60 49 01	Legislative - Prof. Developmen	DC Fly In Mileage PerDiem Reimb - Weaver/Edwards/Halverson	66142	\$25.61
Weaver	050326 WEAVER	001 003 514 20 49 02	CC-Staff Development	DC Fly In Mileage PerDiem Reimb - Weaver/Edwards/Halverson	66142	\$25.62
Weaver	050326 WEAVER	101 016 542 30 49 01	ST-Staff Development	DC Fly In Mileage PerDiem Reimb - Weaver/Edwards/Halverson	66142	\$12.81
Weaver	050326 WEAVER	410 016 531 10 49 01	SW - Staff Development	DC Fly In Mileage PerDiem Reimb - Weaver/Edwards/Halverson	66142	\$12.81
					<b>66142 Total</b>	<b>\$76.85</b>
West Marine Products Inc	6852	001 008 521 21 31 00	LE-Boating Minor Equipment	Boat Wash/Tape/Adhesive/Pad	66143	\$42.33
					<b>66143 Total</b>	<b>\$42.33</b>
Western Conference of Teamsters Pension Trust	5102026	001 000 282 00 00 00	Payroll Liability Retirement	Employee Contribution-Teamster Pension	66044	\$5,062.12
					<b>66044 Total</b>	<b>\$5,062.12</b>
Wilbur-Ellis Company LLC	17818632	001 010 576 80 31 00	PK-Operating Supplies	Seed Mix - Mandolin Court/Catherine Drive	66144	\$237.64
					<b>66144 Total</b>	<b>\$237.64</b>
Willards Pest Control Co	460157	001 008 521 50 48 00	LE-Facility Repair & Maint	Monthly Rodent Service - PD	66145	\$91.69
Willards Pest Control Co	460864	001 008 521 50 48 00	LE-Facility Repair & Maint	All Nuisance Ants - PD	66145	\$171.93
					<b>66145 Total</b>	<b>\$263.62</b>
WR Lake Stevens LLC	04-2026 CH	001 002 513 11 41 00	AD-Professional Services	Car Washes for Admin Vehicles	66146	\$20.00
WR Lake Stevens LLC	04-2026 CH	001 007 559 30 48 00	PB-Repair & Maintenance	Car Washes for Building Vehicles	66146	\$120.00
WR Lake Stevens LLC	04-2026 CH	001 005 518 10 41 00	HR-Professional Services	Car Washes for HR Vehicles	66146	\$20.00
WR Lake Stevens LLC	04-2026 CH	001 006 518 80 41 00	IT-Professional Services	Car Washes for IT Vehicles	66146	\$20.00
WR Lake Stevens LLC	04-2026 CH	001 010 576 80 41 00	PK-Professional Services	Car Washes for Parks Vehicles	66146	\$20.00
WR Lake Stevens LLC	04-2026 CH	101 016 542 30 41 02	ST-Professional Service	Car Washes for PW Vehicles	66146	\$100.00
WR Lake Stevens LLC	04-2026 CH	410 016 531 10 41 01	SW - Professional Services	Car Washes for PW Vehicles	66146	\$100.00
					<b>66146 Total</b>	<b>\$400.00</b>
Zachor Stock & Krepps Inc PS	26-LKS-0005	001 011 515 41 41 02	Ext Consult - Prosecutor Svs	Prosecution Services Rendered 05-2026	66147	\$17,235.21
					<b>66147 Total</b>	<b>\$17,235.21</b>

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

May 12, 2026, at 6:00 p.m.

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

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

ELECTED OFFICIALS PRESENT: Council President Anji Jorstad,  
Councilmembers Ryan Donoghue, Sabina Araya, Brian McManus, Tosha Edwards, Kymm Shipman and Nathan Packard

**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 Agenda**

MOTION. Councilmember Shipman made a motion, seconded by Councilmember Edwards, to approve the agenda as presented. The motion passed 7-0-0-0.

**Citizen Comments**

There were no citizen comments.

**Council Training**

Budget Process Overview – David Cine, Civic Compass Consulting, LLC

**Consent Agenda**

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

The consent agenda items were as follows:

- 2026 Vouchers
- City Council Meeting Minutes of April 21, 2026
- City Council Meeting Minutes of April 28, 2026
- Appoint a member to the Civil Service Commission and Salary Commission

**Action Items****Updates to the Council Procedures**

Clerk Chelin discussed and reviewed edits to the following sections of the procedures:

- Order of the Regular Council Agendas
- Public Records
- Council President
- Appointment Process
- Mayor Vacancy Process

**MOTION.** Councilmember Shipman made a motion, seconded by Councilmember Donoghue, to adopt the revised Council Procedures as presented.

**AMENDMENT TO THE MOTION.** Councilmember Araya made a motion, seconded by Councilmember McManus, to revert Section 16 (Public Records) to the original language and not make changes. The motion failed 2-4-1-0 with Councilmembers Shipman, Jorstad, Edwards and Packard voting no and Councilmember Donoghue abstained. (He stated he was in his car and could not see the proposed language).

**ORIGINAL MOTION VOTE:** The motion passed 7-0-0-0.

**Parks Vehicle Replacement**

Director Garceau explained that the Parks Department is requesting budget authority of up to \$11,000 in 2026 to move forward with acquiring a vehicle through Enterprise, or alternatively, to establish a specific budget amount for purchasing and outfitting a new vehicle outright—estimated at approximately \$60,000, or another amount as determined by Council.

**MOTION.** At 8:00 p.m., Councilmember Shipman made a motion, seconded by Councilmember Edwards, to extend the meeting to 8:30 p.m. The motion passed 7-0-0-0.

**MOTION.** Councilmember Packard made a motion, seconded by Councilmember Donoghue, to hold off on Parks Vehicle PW22 and look at it during the fiscal year 2027. The motion failed 3-4-0-0 with Councilmembers Edwards, Jorstad, Araya and Shipman opposed.

**MOTION.** Councilmember Shipman made a motion to replace PW22 with a purchase to save money in the long run. The motion failed due to a lack of a second.

**MOTION.** Councilmember Packard made a motion, seconded by Councilmember Edwards, to replace PW22 with a lease with a maximum of \$10,000. The motion failed 3-4-0-0 with Councilmember Edwards, Araya, Jorstad and Donoghue opposed.

This item will come back to a future Council meeting for discussion.

**91<sup>st</sup> Ave SE Multi-use Path-Phase II Construction Contract Award**

Manager Mangold asked the Council to authorize the Mayor Pro Tem to sign the public works contract with SRV Construction for the construction of the 91st Ave SE Multiuse Path-Phase II Project. A total of 4 bids were received, with the low bid coming from SRV Construction, Inc. in the amount of \$1,876,391.50.

**MOTION.** Councilmember Donoghue made a motion, seconded by Councilmember McManus, to authorize the Mayor Pro Tem to sign the public works contract with SRV Construction for the construction of the 91st Ave SE Multiuse Path-Phase II Project. The motion passed 7-0-0-0.

**MOTION.** Councilmember Donoghue made a motion, seconded by Councilmember Shipman, to forgo Council Agenda Review and City Department Report (due to the late hour). The motion passed 7-0-0-0.

**MOTION.** Councilmember Jorstad made a motion, seconded by Councilmember McManus, to extend the meeting to 8:50 p.m. The motion passed 7-0-0-0.

**Executive Session - Confidential Session of the Council**

The meeting was recessed to Executive Session at 8:30 p.m. to discuss and evaluate the qualifications of a candidate for appointment to elective office. There may be action to follow. The Council will return at 8:50 p.m. Councilmember McManus left the meeting before Executive Session started.

The meeting reconvened at 8:50 p.m.

**MOTION.** Councilmember Shipman made a motion, seconded by Councilmember Donoghue, to extend the meeting to 9:05 p.m. The motion passed 7-0-0-0.

The Council decided to vote on each applicant for the Mayor position and any applicant that received a majority vote would move on to an interview.

Brian McManus – 5 votes (Councilmembers Donoghue, Packard, Araya, Shipman and Jorstad)

Eric Fetters-Walp -1 vote (Councilmember Edwards)

Gary Petershagen – 4 votes (Councilmembers Shipman, Jorstad, Donoghue and Araya)

Jeraud Irving – 4 votes (Councilmembers Packard, Araya, Jorstad and Edwards)

Jessica Bilkovich – 3 votes (Councilmembers Packard, Edwards and Araya)

Joseph Jensen – 2 votes (Councilmembers Jorstad and Edwards)

Kurt Hilt – 4 votes (Councilmembers Donoghue, Packard, Jorstad and Shipman)

Michael Insko – 1 vote (Councilmember Packard)

Michael Liberato – 2 votes (Councilmembers Packard and Araya)

Vildan Kirby – 2 votes (Councilmembers Edward and Jorstad)

The four applicants moving forward to an interview are Brian McManus, Gary Petershagen, Kurt Hilt and Jeraud Irving. The interviews will take place at a special meeting on Wednesday, June 10, 2026.

**Adjournment**

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

The meeting adjourned at 9:00 p.m.

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Anji Jorstad, Mayor Pro Tem

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Kelly M. Chelin, City Clerk

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

Tuesday, May 19, 2026, at 6:00 p.m.

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

CALL ORDER: 6:00 p.m. Mayor Pro Tem Jorstad

ELECTED OFFICIALS PRESENT: Councilmembers Anji Jorstad, Ryan Donoghue, Sabina Araya, Brian McManus, Tosha Edwards, Kymm Shipman and Nathan Packard

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**Call to Order**

Mayor Pro Tem Jorstad called the meeting to order at 6:00 p.m.

**Pledge of Allegiance**

Mayor Pro Tem Jorstad led the Pledge of Allegiance.

**Roll Call**

All Councilmembers were present.

**Approval of Agenda**

Mayor Pro Tem Jorstad asked to add an Executive Session at the end of the meeting for a property sale for 15 minutes. No action will be taken.

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

**Guest Business**

Volunteers of America Community Resource Center Presentation – Tina Mandella, Operations Director

Sno-Isle Library Update – Eric Howard, Sno-Isle Library Executive Director and Antoinette Morales-Tanner, Lake Stevens Community Library Manager

**Citizen Comments**

John Short, Lake Stevens, Bruce Wolverton, Lake Stevens and Tyler Rhodes, Lake Stevens all spoke about the proposed bridge and the salmon restoration project.

**Public Hearing**

Before the public hearings were started, City Attorney Greg Rubstello asked the Council several questions about the appearance of fairness in regards to these hearings.

Continued Public Hearing for Ordinance 1218, Ripperger Rezone (LUA2026-0006)  
Continue the Closed Record Public Hearing and Hold a First and Final Reading for Ordinance No. 1218 related to the Ripperger Rezone / LUA2026-0006.

Director Wright presented Ordinance No. 1218 Amending the zoning for an approximately 8.2-acre site (APN 29061900300100 and -200, 29061900301500, and 29061900302400, -500, and -600), located at 1605-1705 99th Ave SE, Lake Stevens, WA from MFR to R8-12 as part of the Ripperger Rezone (City File No. LUA2026-0006).

Mayor Pro Tem Jorstad opened the hearing for comments.

Ryan Larson, Land Pro Group. Ryan stated he agreed with the staff's recommendation.

Sally Jo Sebring, Lake Stevens. Sally Jo referenced comments she had made at the last hearing.

Spencer Brown, Lake Stevens. Spencer spoke in support of the rezone.

Mayor Pro Tem Jorstad closed the public hearing.

Council asked staff questions.

MOTION. Councilmember Packard made a motion, seconded by Councilmember Donoghue, to approve Ordinance 1218. The motion passed 6-1-0-0 with Councilmember Araya opposed.

Continued Public Hearing for Ordinance 1217, Dawson Rezone (LUA2025-0089)  
Director Wright presented Ordinance 1217 Amending the zoning for an approximately 2.84-acre site (APN 00479700000500 and -503), located at 1622 S Lake Stevens Rd, Lake Stevens, WA from R8-12 to MFR as part of the Dawson Rezone (City File No. LUA2025-0089).

Mayor Pro Tem Jorstad opened the hearing for comments.

Ryan Larson, Land Pro Group. Ryan stated he agreed with the staff's recommendation.

Sally Jo Sebring, Lake Stevens. Sally Jo referenced comments she had made at the last hearing.

Mayor Pro Tem Jorstad closed the public hearing.

Council asked staff questions.

MOTION. Councilmember Packard made a motion, seconded by Councilmember Jorstad, to approve Ordinance 1217. The motion passed 6-1-0-0 with Councilmember Araya opposed.

**Action Items****Funding Request - Music in the Park**

Director Garceau asked the Council to approve a \$2500 cash contribution to support the 2026 Music in the Parks series.

**Kate MacKenzie, Arts and Parks Foundation**

Kate asked the Council for their support in the amount of \$2500.

**MOTION.** Councilmember Shipman made a motion, seconded by Councilmember Donoghue, to approve the \$2500 cash contribution to support the 2026 Music in the Park series. The motion passed 7-0-0-0.

**Discussion Items****Ordinance 1219 - 2026 Budget Amendment**

Interim Director Heist reviewed the amendments to the 2026 Budget. Council asked staff questions. This Ordinance will come back for approval at the next meeting.

**City Department Report****Park Management in HOA Areas**

Director Garceau reported that the Parks and Recreation Department will begin actively managing HOA parks during the week of May 18. Initial work will include site inspections, immediate safety repairs, removal of unsafe or irreparable amenities, trash collection, and mowing overgrown areas. In addition to mitigating risk, this effort will also improve the service level experienced by city residents.

**MOTION.** Councilmember Donoghue made a motion, seconded by Councilmember McManus, to forgo Council Business (due to late hour). The motion passed 6-1-0-0 with Councilmember Edwards opposed.

**MOTION.** Councilmember McManus made a motion, seconded by Councilmember Shipman, to extend the meeting to 8:40 p.m. The motion passed 6-1-0-0 with Councilmember Donoghue opposed.

**Executive Session**

The meeting was recessed to Executive Session at 8:25 p.m. to discuss a property sale for approximately 15 minutes. No action is expected to follow.

The meeting was reconvened at 8:40 p.m.

**MOTION.** Councilmember McManus made a motion, seconded by Councilmember Shipman, to extend the meeting to 8:50 p.m. The motion passed 6-1-0-0 with Councilmember opposed.

**Executive Session**

The Council went back into Executive Session for an additional 10 minutes.

The meeting was reconvened at 8:50 p.m.

**Adjournment**

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

The meeting adjourned at 8:50 p.m.

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Anji Jorstad, Mayor Pro Tem

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Kelly M. Chelin, City Clerk

# CITY COUNCIL STAFF REPORT



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**Agenda Date:** 5/26/2026

**Subject:** Washington State Internet Crimes against Children Task Force Agreement

**Contact Person/Department:** Jeffrey Beazizo, Police Department

**Budget Impact:**

**Legal Review:** No

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## **RECOMMENDATION(S)/ACTION REQUESTED:**

Request Council to approve and the Mayor or Designee to sign the Interlocal Agreement (ILA)

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## **SUMMARY/BACKGROUND:**

The U.S. Department of Justice Office of Juvenile Justice and Delinquency Prevention (OJJDP) administers the national Internet Crimes Against Children (ICAC) Task Force Program, a network of 61 coordinated task forces supporting more than 3,500 law enforcement and prosecutorial agencies nationwide. The Seattle Police Department serves as the lead agency for Washington State's ICAC Task Force and is responsible for providing training, technical assistance, and investigative resources to partner agencies throughout the state.

The Lake Stevens Police Department (LSPD) seeks to enter into an agreement with the Washington State ICAC Task Force to enhance its capabilities in investigating technology-facilitated crimes involving child sexual exploitation. Participation in the ICAC Program will expand LSPD's access to specialized digital forensic tools, investigative techniques, equipment, victim support services, and community education

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resources. This partnership will also strengthen LSPD's ability to support multi-jurisdictional investigations when necessary.

Key provisions of the agreement include:

- LSPD's adherence to ICAC Operational and Investigative Standards.
- Access to state-provided training, equipment, technical support, and forensic services.
- Allowance for either party to terminate the agreement with 30 days' written notice.
- Retention of each agency's independent responsibility for its personnel, liability coverage, and evidence handling procedures.

This agreement represents an important step in enhancing LSPD's investigative capacity and community protection efforts related to online child exploitation.

This Interagency Agreement shall be effective upon date of signature and be in effect until such time as federal funding for the ICAC Task Force Program ends, or the Interagency Agreement is canceled by either party upon 30 days' written notice.

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**APPLICABLE CITY POLICIES:**

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**ATTACHMENTS:**

1. ICAC ILA Lake Stevens PD



## INTERAGENCY AGREEMENT

BETWEEN

**THE WASHINGTON STATE INTERNET  
CRIMES AGAINST CHILDREN TASK FORCE  
ACTING THROUGH THE CITY  
OF SEATTLE POLICE DEPARTMENT**

AND

**LAKE STEVENS POLICE DEPARTMENT**

This Interagency Agreement is entered into by and between the Washington State Internet Crimes Against Children Task Force (WA ICAC TF), acting through the City of Seattle Police Department and Lake Stevens Police Department (Affiliate Agency) acting through its duly authorized representative.

**WHEREAS**, The United States **Department of Justice (DOJ) Office of Juvenile Justice and Delinquency Prevention (OJJDP)** have created the Internet Crimes Against Children (ICAC) Task Force Program. The mission of the national ICAC Task Force Program is to assist state, county and local law enforcement agencies in developing an effective response to technology-facilitated child sexual exploitation. This assistance encompasses digital forensic examinations, investigative techniques, specialized training, technical assistance, victim services, and prevention and community education. Due in large part to the technological aspects of these cases, the ICAC Task Force Program promotes a multi-jurisdictional, multi-agency, team approach to investigating and prosecuting ICAC cases; and

**WHEREAS** the ICAC Task Force Program is a national network of 61 coordinated task forces representing more than 3,500 federal, state, and local law enforcement and prosecutorial agencies with each task force having an agency designated by the **OJJDP** as the "Lead Agency" which is the agency awarded federal funding to assist with overseeing the taskforce and supporting affiliate agencies.

**WHEREAS**, Seattle Police Department (SPD) has been designated by **OJJDP** as the "Lead Agency" to oversee the multi-jurisdictional **Washington State Internet Crimes Against Children Task Force (WA ICAC TF)** intended to combat crimes related to the sexual exploitation, enticement and victimization of children through the internet, online communication systems, telecommunications technology and other computer technology. SPD will use a portion of the federal funding to support and enhance the skills and

knowledge of the affiliate agency's personnel through training, equipment, supplies, and technical support.

**NOW THEREFORE**, the parties hereto agree as follows:

This Interagency Agreement contains ten (10) Articles.

## **ARTICLE I            TERM OF AGREEMENT & TERMINATION**

This Interagency Agreement shall be effective upon date of signature and be in effect until such time as federal funding for the ICAC Task Force Program ends or the Interagency Agreement is canceled by either party upon 30 days' written notice.

The term of this Interagency Agreement shall be in effect until terminated pursuant to the provisions hereof. Either agency may cancel this agreement with (30) thirty days of written notification to the other agency. Said notification must be provided from the appropriate authorized authority within that agency.

Upon receipt of the written notification the SPD will permanently remove the agency from Affiliate Agency status with the ICAC Program, which will also remove them from the National ICAC program. This removal will prohibit their attendance at trainings and/or conferences sponsored by the national program or other national taskforces.

## **ARTICLE II            OPERATIONAL STANDARDS**

Affiliate Agencies agree to adhere to the *ICAC Task Force Program Operational and Investigative Standards*, attached to and made part of this Agreement, as Attachment A. The undersigned law enforcement agency agrees to investigate ICAC cases within their jurisdiction and assist other jurisdictions to investigate these cases, as practical.

Affiliate Agencies agree to only use authorized personnel supervised by law enforcement per their department policies and guidance within Attachment A. Violation of the ICAC Standard Operating Procedures is considered a material breach of this agreement and cause for cancellation of the affiliate agency's affiliation with the Washington ICAC task force. Upon discovering a violation and notifying the Affiliate Agency, the SPD may cancel the contract and rescind any funding.

## **ARTICLE III            JURISDICTION**

The principal sites of WA ICAC TF activities will be in the respective jurisdictional area of each Affiliate Agency. Nothing in this agreement shall otherwise limit or enhance the jurisdiction and powers normally possessed by an Affiliate Agency's employee(s) as a member of the WA ICAC TF. Affiliate Agencies may on occasion be referred investigations that are outside of the physical boundaries of their respective municipalities due to specific needs, capabilities or expertise as identified by the WA ICAC TF Lead Agency. Affiliate Agencies agree to take these referrals and conduct appropriate investigations in conformance with the ICAC Operational Standards, investigative or operational training, and their agency policing policies.

**ARTICLE IV EVIDENCE**

Seized evidence and any other related forfeiture will be handled in a manner consistent with the seizing law enforcement agency's policies and national standards outlined in Attachment A.

**ARTICLE V INSURANCE AND LIABILITY**

Each Affiliate Agency shall maintain sufficient insurance coverage or a fully funded self-insurance program, approved by the State of Washington, for the protection and handling of the liabilities including injuries to persons and damage to property. Each Affiliate Agency agrees to maintain, at its own expense, insurance, or self-insurance coverage for all of its liability exposures for this Agreement and agrees to provide the City of Seattle with at least 30 days prior written notice of any material change in the Affiliate Agency's liability coverage. The parties are responsible and liable for the acts and omissions of their own officers, agents or employees in connection with the performance of their official duties under this Agreement.

**ARTICLE VI CONFIDENTIALITY**

The parties agree that any confidential information pertaining to investigations of WA ICAC TF will be held in the strictest confidence and will only be shared where necessary with participating WA ICAC TF members, or other law enforcement agencies, or as otherwise compelled by federal and/or state law.

**ARTICLE VII COMPLIANCE WITH EQUAL OPPORTUNITY LAWS**

To the extent required by law, the Affiliate Agency shall comply with all applicable laws, standards, orders, rules, and regulations regarding equal employment which are applicable to the Affiliate Agency's performance of this Interagency Agreement, including Rules of Practice for Administrative Proceeding to Enforce Equal Opportunity under Executive Order No. 11246, title 41, subtitle B, Chapter 60, part 60-30.

**ARTICLE VIII GOVERNING LAW AND VENUE**

This Interagency Agreement is governed in all respects by applicable local, State, and Federal laws which shall supersede any provisions made in this Interagency Agreement to the contrary. Any provision effected will not negate the rest of the Interagency Agreement. If any term or condition of this Agreement is held invalid, such invalidity shall not affect the validity of the other terms or conditions of this Agreement. The exclusive venue is in Seattle, King County, Washington.

**ARTICLE IX AMENDMENTS**

This Interagency Agreement can be amended or replaced in the event of new requirements under the national ICAC Task Force Program or as designated by law or other proper

lawful authority. No modification or amendment of the provisions hereof shall be effective unless in writing and signed by authorized representatives of the parties hereto. The parties hereto expressly reserve the right to modify this Agreement, by mutual agreement.

**ARTICLE X                    AGREEMENT EXECUTION**

This Agreement may be executed in counterparts or in duplicate originals. Each counterpart or each duplicate shall be deemed an original copy of this Agreement electronically signed by each Member, for all purposes. The signatories to this Agreement represent that they have the authority to bind their respective organizations to this Agreement.

**WASHINGTON STATE  
INTERNET CRIMES AGAINST CHILDREN  
TASK FORCE**

**INTERAGENCY AGREEMENT**

**EXECUTED BY**

The **SEATTLE POLICE DEPARTMENT (SPD)**,  
a department of the City of Seattle, hereinafter referred to as "SPD",  
Department Authorization Representative:  
Shon Barnes, Chief of Police  
PO Box 34986  
Seattle WA 98124-4986

**AND**

The **LAKE STEVENS POLICE DEPARTMENT**,  
a department of the City of Lake Stevens, hereinafter referred to as "LSPD",  
Department Authorized Representative:  
Jeffrey Beazizo, Chief of Police  
1825 S Lake Stevens RD,  
Lake Stevens, WA 98258

In Witness, Whereof, the parties have executed this Agreement by having their representatives affix their signatures below.

**LAKE STEVENS POLICE DEPARTMENT**

**SEATTLE POLICE DEPARTMENT**

\_\_\_\_\_  
Jeffery Beazizo, Chief of Police

\_\_\_\_\_  
Shon Barnes, Chief of Police

Date:

Date:

# CITY COUNCIL STAFF REPORT



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**Agenda Date:** 5/26/2026

**Subject:** Ordinance 1219 - 2026 Budget Amendment

**Contact Person/Department:** Matthew Heist, Finance

**Budget Impact:**

**Legal Review:** No

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## **RECOMMENDATION(S)/ACTION REQUESTED:**

Recommendation to approve Ordinance 1219 - Amending Budget Ordinance No.1205

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## **SUMMARY/BACKGROUND:**

Ordinance 1219 - Amending Budget Ordinance No.1205 was discussed and presented at the May 19, 2026 Council meeting.

The budget ordinance will amend the beginning and ending balances, revenues and expenditures in the funds set forth in the ordinance.

Throughout the year, the City Council authorizes various purchase requests and agreements. At the time of authorization, the budget impact is presented to the Council as part of the information required in order for the Council to make an informed decision. The budget amendment follows to adjust the specific line items that will be affected by purchase or contract award.

Due to revenue receipts and expenditure costs outside the expected values during the 2026 budget process, the 2025 ending fund balances are different from what was adopted in the 2026 budget as beginning balances. The amendments made to beginning fund balances reflect the actual 2025 ending fund balances.

In addition to the beginning balances, amendments are being proposed to revenue and expenditure line items throughout the funds. Proposed amendments are based on

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changes in estimates (based on prior year actuals and current year actuals to date), prior year budgeted items not completed during the year (need reauthorization), new requests, or other obligations.

**Summary of Ordinance 1219 - Amendment #1 to the 2026 Budget – CITYWIDE**

Budget Action	Budgeted Beginning Balance	Budgeted Resources	Budgeted Expenditures	Budgeted Ending Balance
2026 Original Budget 1205	\$54,292,395	\$51,117,826	\$66,499,024	\$38,911,197
2026 Budget Amendment 1	\$7,911,077	\$7,819,814	\$11,145,175	\$4,585,716
<b>Totals</b>	<b>\$62,203,472</b>	<b>\$58,937,640</b>	<b>\$77,644,199</b>	<b>\$43,496,913</b>

**Summary of Ordinance 1219 – Amendment #1 to 2025 Budget by FUND**

Fund #	Fund Name	Change in Beginning Balance	Change in Resources	Change in Expenditures	Change in Ending Balance
001	General	\$1,622,862	\$283,347	\$843,733	\$1,062,476
101	Street	\$281,929	\$320,000	\$13,000	\$588,929
111	Drug Seizure & Forfeiture	\$10,339	\$0	\$0	\$10,339
112	Municipal Arts Fund	\$25,448	\$0	\$25,000	\$448
120	Transportation Benefit Fund	\$691,800	\$1,145,000	\$1,296,788	\$540,012
216	2024A LTGO Bond - City Campus	(\$731)	\$0	\$0	(\$731)
301	Cap. Proj.-Dev. Contrib.	\$293,087	\$0	\$81,788	\$211,299
302	Park Mitigation	\$119,057	\$187,891	\$318,000	(\$11,052)
303	REET 1	\$131,170	\$0	\$0	\$131,170
304	REET 2	\$1,812,012	\$411,364	\$667,129	\$1,556,247
306	Facility Capital Project	\$2,481,044	\$3,688,367	\$6,275,619	(\$106,208)
309	Sidewalk Capital Project	\$152,326	\$0	\$100,000	\$52,326
401	Sewer	(\$353)	\$4,500	\$4,500	(\$353)
410	Storm and Surface Water	\$84	\$853,184	\$789,932	\$63,336
411	Storm Water Capital	\$127,172	\$911,000	\$634,525	\$403,647
412	Storm Water Debt	\$2	\$0	\$0	\$2
501	Unemployment	\$4,822	\$0	\$0	\$4,822
510	Equipment Fund - Computers	\$214,484	\$15,161	\$70,161	\$159,484
515	Equipment Fund - Vehicles	\$0	\$0	\$12,000	(\$12,000)
520	Equipment Fund-Police	(\$46,588)	\$0	\$6,000	(\$52,588)
525	Equipment Fund - Parks	\$5,241	\$0	\$0	\$5,241
530	Equipment Fund-PW	(\$7,254)	\$0	\$7,000	(\$14,254)
633	Treasurer's Trust	(\$6,876)	\$0	\$0	(\$6,876)
	<b>Total</b>	<b>\$7,911,077</b>	<b>\$7,819,814</b>	<b>\$11,145,175</b>	<b>\$4,585,716</b>

**General Operating and Managerial Funds – Combined for Budgeting and Reporting**

Fund	Fund Name	Change in Beginning Balance	Change in Resources	Change in Expenditures	Change in Ending Balance
GF	General Operating	\$1,051,512	\$207,217	\$633,468	\$625,261
002	General Managerial Reserve	\$126,414	\$0	\$0	\$126,414
003	General Managerial Permit	\$151,094	\$0	\$0	\$151,094
004	General Managerial Pandemic Rec	(\$6,105)	\$0	\$0	(\$6,105)
005	General Managerial Comm Rentals	\$299,947	\$76,130	\$210,265	\$165,812
	<b>Total General Funds</b>	<b>\$1,622,862</b>	<b>\$283,347</b>	<b>\$843,733</b>	<b>\$1,062,476</b>

**Summary of Ordinance 1219 – Amendment #1 by FUND and TYPE**

**Roll Forward (RF - see chart below for impact)** – Roll forward requests are re-appropriations of remaining budget from the prior year for continuing projects.

Examples include:

- Revenues, typically grants, originally expected to be received in 2025 but are now expected to be collected in 2026
- Purchases or work performed in 2025 but not paid until 2026
- ongoing capital and operational projects

Fund #	Fund Name	Change in Resources	Change in Expenditures
001	General	\$204,430	\$614,016
112	Municipal Arts Fund	\$0	\$25,000
120	Transportation Benefit Fund	\$1,115,000	\$1,266,788
301	Cap. Proj.-Dev. Contrib.	\$0	\$81,788
302	Park Mitigation	\$187,891	\$212,000
304	REET 2	\$384,123	\$612,647
306	Facility Capital Project	\$3,688,367	\$6,275,619
309	Sidewalk Capital Project	\$0	\$100,000
410	Storm and Surface Water	\$739,784	\$833,932
411	Storm Water Capital	\$911,000	\$484,525
510	Equipment Fund - Computers	\$0	\$55,000
	<b>Total</b>	<b>\$7,230,595</b>	<b>\$10,561,315</b>

**Council Approved (C - see chart below for impact)** – In prior Council Meetings, Council has approved various requests with budget impact. Some of the requests are grant funding, so typically there is an adjustment for the revenue with an offsetting expenditure. There are also approvals that do not change the overall budget, but the Council approves at the fund level so shifting costs between funds still needs to be presented as an amendment.

Fund #	Fund Name	Change in Resources	Change in Expenditures
001	General	\$80,443	\$59,443
410	Storm and Surface Water	\$106,000	\$106,000
510	Equipment Fund - Computers	\$15,161	\$15,161
	<b>Total</b>	<b>\$201,604</b>	<b>\$180,604</b>

**Transfers (Trx - see chart below for impact)** – Transfers are typically for re-allocating approved amounts from one fund to another to ensure the costs are reflected in the correct fund.

Fund #	Fund Name	Change in Resources	Change in Expenditures
001	General	\$0	(\$12,000)
101	Street	\$0	(\$7,000)
302	Park Mitigation	\$0	(\$54,000)
304	REET 2	\$0	\$54,482
515	Equipment Fund - Vehicles	\$0	\$12,000
530	Equipment Fund-PW	\$0	\$7,000
	<b>Total</b>	<b>\$0</b>	<b>\$482</b>

**Adjustments (Adj - see chart below for impact)** – Adjustments are generally made to operating lines due to changes in cost estimates.

Fund #	Fund Name	Change in Resources	Change in Expenditures
001	General	(\$1,526)	\$182,274
101	Street	\$320,000	\$20,000
120	Transportation Benefit Fund	\$30,000	\$30,000
302	Park Mitigation	\$0	\$160,000
304	REET 2	\$27,241	\$0
401	Sewer	\$4,500	\$4,500
410	Storm and Surface Water	\$7,400	\$0
520	Equipment Fund-Police	\$0	\$6,000
	<b>Total</b>	<b>\$387,615</b>	<b>\$402,774</b>

**Staffing**

As previously authorized by the City Council, a Public Works Deputy Director, Capital Projects Coordinator, Management Analyst and Parks Planning & Development Manager have been added to the amended 2026 Organizational Chart and salary schedule. The Revenue Development Specialist, Senior Civil Engineer, City Engineer and Parks Planning & Development Coordinator were de-funded. The de-funded positions will remain on the salary schedule until next budget cycle then they will be removed.

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**APPLICABLE CITY POLICIES:**

In accordance with the Financial Management Policies, Budget Themes and Policies, and the Revised Code of Washington, changes in the adopted budget must be brought before the City Council.

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**ATTACHMENTS:**

1. BA 1 Ord 1219 - Draft
2. 2026 Amended Org Chart
3. 2026 Operational Details of Amendment
4. 2026 Project Details of Amendment

**CITY OF LAKE STEVENS  
LAKE STEVENS, WASHINGTON  
ORDINANCE NO. 1219**

AN ORDINANCE OF THE CITY OF LAKE STEVENS, WASHINGTON, AMENDING THE 2026 BUDGET AS SET FORTH IN ORDINANCE NO. 1205 CONCERNING FUND BALANCES, REVENUES AND EXPENDITURES FOR VARIOUS FUND BALANCES FOR THE YEAR 2026; PROVIDING FOR SUMMARY PUBLICATION BY ORDINANCE TITLE, AND FOR AN EFFECTIVE DATE.

WHEREAS, the City of Lake Stevens adopted the 2026 budget pursuant to Ordinance No. 1205; and

WHEREAS, the City of Lake Stevens will receipt revenues and incur expenditures in categories and amounts other than anticipated in the adopted 2026 budget; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE STEVENS DO ORDAIN AS FOLLOWS:

SECTION 1. The 2026 budget, as adopted in Ordinance No. 1205, is hereby amended as follows:

<i>Fund</i>	<i>Description</i>	<i>Current Budget</i>	<i>Amended Budget</i>	<i>Amount of Inc/(Dec)</i>
001 - General	Beginning Fund Balance	\$19,318,440	\$20,941,302	\$1,622,862
001 - General	Revenues	\$24,896,346	\$25,179,693	\$283,347
001 - General	Expenditures	\$31,103,157	\$31,946,890	\$843,733
001 - General	Ending Fund Balance	\$13,111,629	\$14,174,105	\$1,062,476
101 - Street	Beginning Fund Balance	\$2,187,549	\$2,469,478	\$281,929
101 - Street	Revenues	\$3,742,969	\$4,062,969	\$320,000
101 - Street	Expenditures	\$4,445,586	\$4,458,586	\$13,000
101 - Street	Ending Fund Balance	\$1,484,932	\$2,073,861	\$588,929
111 - Drug Seizure & Forfeiture	Beginning Fund Balance	\$59,988	\$70,327	\$10,339
111 - Drug Seizure & Forfeiture	Ending Fund Balance	\$11,248	\$21,587	\$10,339
112 - Municipal Arts Fund	Beginning Fund Balance	\$33,365	\$58,813	\$25,448
112 - Municipal Arts Fund	Expenditures	\$25,000	\$50,000	\$25,000
112 - Municipal Arts Fund	Ending Fund Balance	\$41,765	\$42,213	\$448
120 - Transportation Benefit Fund	Beginning Fund Balance	\$1,947,798	\$2,639,598	\$691,800
120 - Transportation Benefit Fund	Revenues	\$2,212,600	\$3,357,600	\$1,145,000
120 - Transportation Benefit Fund	Expenditures	\$2,992,653	\$4,289,441	\$1,296,788
120 - Transportation Benefit Fund	Ending Fund Balance	\$1,167,745	\$1,707,757	\$540,012
216 - 2024A LTGO Bond - City Campus	Beginning Fund Balance	\$18,281	\$17,550	(\$731)
216 - 2024A LTGO Bond - City Campus	Ending Fund Balance	\$25,881	\$25,150	(\$731)
301 - Cap. Proj.-Dev. Contrib.	Beginning Fund Balance	\$4,353,886	\$4,646,973	\$293,087
301 - Cap. Proj.-Dev. Contrib.	Expenditures	\$303,000	\$384,788	\$81,788
301 - Cap. Proj.-Dev. Contrib.	Ending Fund Balance	\$4,856,886	\$5,068,185	\$211,299

302 - Park Mitigation	Beginning Fund Balance	\$2,493,705	\$2,612,762	\$119,057
302 - Park Mitigation	Revenues	\$3,719,352	\$3,907,243	\$187,891
302 - Park Mitigation	Expenditures	\$4,261,892	\$4,579,892	\$318,000
302 - Park Mitigation	Ending Fund Balance	\$1,951,165	\$1,940,113	(\$11,052)
303 - REET 1	Beginning Fund Balance	\$8,458,596	\$8,589,766	\$131,170
303 - REET 1	Ending Fund Balance	\$8,524,959	\$8,656,129	\$131,170
304 - REET 2	Beginning Fund Balance	\$4,879,483	\$6,691,495	\$1,812,012
304 - REET 2	Revenues	\$1,684,000	\$2,095,364	\$411,364
304 - REET 2	Expenditures	\$6,198,776	\$6,865,905	\$667,129
304 - REET 2	Ending Fund Balance	\$364,707	\$1,920,954	\$1,556,247
306 - Facility Capital Project	Beginning Fund Balance	\$437,335	\$2,918,379	\$2,481,044
306 - Facility Capital Project	Revenues	\$0	\$3,688,367	\$3,688,367
306 - Facility Capital Project	Expenditures	\$0	\$6,275,619	\$6,275,619
306 - Facility Capital Project	Ending Fund Balance	\$437,335	\$331,127	(\$106,208)
309 - Sidewalk Capital Project	Beginning Fund Balance	\$318,594	\$470,920	\$152,326
309 - Sidewalk Capital Project	Expenditures	\$200,000	\$300,000	\$100,000
309 - Sidewalk Capital Project	Ending Fund Balance	\$137,594	\$189,920	\$52,326
401 - Sewer	Beginning Fund Balance	\$61,419	\$61,066	(\$353)
401 - Sewer	Revenues	\$1,348,936	\$1,353,436	\$4,500
401 - Sewer	Expenditures	\$1,340,436	\$1,344,936	\$4,500
401 - Sewer	Ending Fund Balance	\$69,919	\$69,566	(\$353)
410 - Storm and Surface Water	Beginning Fund Balance	\$1,784,127	\$1,784,211	\$84
410 - Storm and Surface Water	Revenues	\$5,670,649	\$6,523,833	\$853,184
410 - Storm and Surface Water	Expenditures	\$6,765,744	\$7,555,676	\$789,932
410 - Storm and Surface Water	Ending Fund Balance	\$689,032	\$752,368	\$63,336
411 - Storm Water Capital	Beginning Fund Balance	\$5,964,171	\$6,091,343	\$127,172
411 - Storm Water Capital	Revenues	\$1,698,000	\$2,609,000	\$911,000
411 - Storm Water Capital	Expenditures	\$3,448,200	\$4,082,725	\$634,525
411 - Storm Water Capital	Ending Fund Balance	\$4,213,971	\$4,617,618	\$403,647
412 - Storm Water Debt	Beginning Fund Balance	\$0	\$2	\$2
412 - Storm Water Debt	Ending Fund Balance	\$0	\$2	\$2
501 - Unemployment	Beginning Fund Balance	\$7,737	\$12,559	\$4,822
501 - Unemployment	Ending Fund Balance	\$13,687	\$18,509	\$4,822
510 - Equipment Fund - Computers	Beginning Fund Balance	\$179,284	\$393,768	\$214,484
510 - Equipment Fund - Computers	Revenues	\$862,700	\$877,861	\$15,161
510 - Equipment Fund - Computers	Expenditures	\$962,441	\$1,032,602	\$70,161
510 - Equipment Fund - Computers	Ending Fund Balance	\$79,543	\$239,027	\$159,484
515 - Equipment Fund - Vehicles	Expenditures	\$0	\$12,000	\$12,000
515 - Equipment Fund - Vehicles	Ending Fund Balance	\$111,944	\$99,944	(\$12,000)
520 - Equipment Fund-Police	Beginning Fund Balance	\$1,000,180	\$953,592	(\$46,588)

520 - Equipment Fund-Police	Expenditures	\$300,700	\$306,700	\$6,000
520 - Equipment Fund-Police	Ending Fund Balance	\$960,480	\$907,892	(\$52,588)
525 - Equipment Fund - Parks	Beginning Fund Balance	\$31,205	\$36,446	\$5,241
525 - Equipment Fund - Parks	Ending Fund Balance	\$15,370	\$20,611	\$5,241
530 - Equipment Fund-PW	Beginning Fund Balance	\$610,210	\$602,956	(\$7,254)
530 - Equipment Fund-PW	Expenditures	\$191,342	\$198,342	\$7,000
530 - Equipment Fund-PW	Ending Fund Balance	\$607,368	\$593,114	(\$14,254)
633 - Treasurer's Trust	Beginning Fund Balance	\$34,642	\$27,766	(\$6,876)
633 - Treasurer's Trust	Ending Fund Balance	\$33,581	\$26,705	(\$6,876)

SECTION 2. Amendment. The 2026 NON-REPRESENTED SALARY SCHEDULE – MONTHLY attached to and made part of the Budget for the City of Lake Stevens, Washington, for the Calendar Year Ending December 31, 2026, adopted by Lake Stevens Ordinance No. 1205 is hereby amended to read as set forth in the attached revised 2026 NON-REPRESENTED SALARY SCHEDULE – MONTHLY.

SECTION 3. Except as set forth above, all other provisions of Ordinance 1205 shall remain in full force, unchanged.

SECTION 4. Effective Date and Publication. A summary of this ordinance consisting of its title shall be published in the official newspaper of the City. This ordinance shall take effect and be in force five (5) days after the date of publication.

PASSED by the City Council of the City of Lake Stevens this 26<sup>th</sup> day of May, 2026.

\_\_\_\_\_  
Anji Jorstad, Mayor Pro Tem

ATTEST/AUTHENTICATION:

\_\_\_\_\_  
Kelly Chelin, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Greg Rubstello, City Attorney

Presented: May 19, 2026  
Final Reading: May 26, 2026

Published:  
Effective:

**2026 NON-REPRESENTED SALARY SCHEDULE**

**Monthly**

<b>Job Classifications</b>	<b>Range</b>	<b>Step 1</b>	<b>Step 2</b>	<b>Step 3</b>	<b>Step 4</b>	<b>Step 5</b>	<b>Step 6</b>	<b>Step 7</b>
	<b>8</b>	\$ 4,400	\$ 4,576	\$ 4,759	\$ 4,949	\$ 5,147	\$ 5,353	\$ 5,567
	<b>9</b>	\$ 4,510	\$ 4,690	\$ 4,877	\$ 5,073	\$ 5,275	\$ 5,487	\$ 5,706
	<b>10</b>	\$ 4,622	\$ 4,807	\$ 4,999	\$ 5,199	\$ 5,407	\$ 5,624	\$ 5,849
	<b>11</b>	\$ 4,738	\$ 4,927	\$ 5,125	\$ 5,329	\$ 5,543	\$ 5,764	\$ 5,995
	<b>12</b>	\$ 4,856	\$ 5,050	\$ 5,252	\$ 5,463	\$ 5,681	\$ 5,908	\$ 6,145
Office Assistant	<b>13</b>	\$ 4,978	\$ 5,177	\$ 5,384	\$ 5,599	\$ 5,823	\$ 6,056	\$ 6,299
	<b>14</b>	\$ 5,102	\$ 5,306	\$ 5,519	\$ 5,739	\$ 5,969	\$ 6,208	\$ 6,456
	<b>15</b>	\$ 5,230	\$ 5,439	\$ 5,657	\$ 5,883	\$ 6,118	\$ 6,363	\$ 6,617
	<b>16</b>	\$ 5,360	\$ 5,575	\$ 5,798	\$ 6,030	\$ 6,271	\$ 6,522	\$ 6,783
	<b>17</b>	\$ 5,495	\$ 5,714	\$ 5,943	\$ 6,181	\$ 6,428	\$ 6,685	\$ 6,952
	<b>18</b>	\$ 5,632	\$ 5,857	\$ 6,091	\$ 6,335	\$ 6,588	\$ 6,852	\$ 7,126
	<b>19</b>	\$ 5,773	\$ 6,004	\$ 6,244	\$ 6,493	\$ 6,753	\$ 7,023	\$ 7,304
Permit Specialist	<b>20</b>	\$ 5,917	\$ 6,154	\$ 6,400	\$ 6,656	\$ 6,922	\$ 7,199	\$ 7,487
	<b>21</b>	\$ 6,065	\$ 6,307	\$ 6,560	\$ 6,822	\$ 7,095	\$ 7,379	\$ 7,674
Administrative Assistant	<b>22</b>	\$ 6,217	\$ 6,465	\$ 6,724	\$ 6,993	\$ 7,272	\$ 7,563	\$ 7,866
	<b>23</b>	\$ 6,372	\$ 6,627	\$ 6,892	\$ 7,168	\$ 7,454	\$ 7,752	\$ 8,062
Records Management Specialist	<b>24</b>	\$ 6,531	\$ 6,792	\$ 7,064	\$ 7,347	\$ 7,640	\$ 7,946	\$ 8,264
Recreation Specialist	<b>25</b>	\$ 6,694	\$ 6,962	\$ 7,241	\$ 7,530	\$ 7,831	\$ 8,145	\$ 8,471
Assistant Planner, Event & Marketing Specialist	<b>26</b>	\$ 6,862	\$ 7,136	\$ 7,422	\$ 7,718	\$ 8,027	\$ 8,348	\$ 8,682
Permit Specialist Lead, Surface Water Field Technician	<b>27</b>	\$ 7,033	\$ 7,315	\$ 7,607	\$ 7,911	\$ 8,228	\$ 8,557	\$ 8,899
HR Technician, Senior Administrative Assistant-Confidential, Grants & Communication Specialist	<b>28</b>	\$ 7,209	\$ 7,497	\$ 7,797	\$ 8,109	\$ 8,434	\$ 8,771	\$ 9,122
Accountant, Building Inspector I, Surface Water Specialist, Engineer Tech-Capital Projects Inspector, Deputy City Clerk, Code Enforcement Officer	<b>29</b>	\$ 7,389	\$ 7,685	\$ 7,992	\$ 8,312	\$ 8,644	\$ 8,990	\$ 9,350
IT Support Analyst, Revenue Development Specialist, Surface Water Coordinator	<b>30</b>	\$ 7,574	\$ 7,877	\$ 8,192	\$ 8,520	\$ 8,861	\$ 9,215	\$ 9,584
Associate Planner, Parks Planning & Development Coordinator	<b>31</b>	\$ 7,763	\$ 8,074	\$ 8,397	\$ 8,733	\$ 9,082	\$ 9,445	\$ 9,823
GIS Analyst, Building Inspector II	<b>32</b>	\$ 7,957	\$ 8,276	\$ 8,607	\$ 8,951	\$ 9,309	\$ 9,681	\$ 10,069
Safety & Training Coordinator, Applications & Data Analyst, Capital Projects Coordinator	<b>33</b>	\$ 8,156	\$ 8,483	\$ 8,822	\$ 9,175	\$ 9,542	\$ 9,923	\$ 10,320
Plans Examiner, Civil Plans Reviewer, Planner	<b>34</b>	\$ 8,360	\$ 8,695	\$ 9,043	\$ 9,404	\$ 9,780	\$ 10,172	\$ 10,579
	<b>35</b>	\$ 8,569	\$ 8,912	\$ 9,269	\$ 9,639	\$ 10,025	\$ 10,426	\$ 10,843
Senior Planner	<b>36</b>	\$ 8,784	\$ 9,135	\$ 9,500	\$ 9,880	\$ 10,276	\$ 10,687	\$ 11,114
	<b>37</b>	\$ 9,003	\$ 9,363	\$ 9,738	\$ 10,127	\$ 10,532	\$ 10,954	\$ 11,392
	<b>40</b>	\$ 7,106	\$ 7,390	\$ 7,685	\$ 7,993	\$ 8,313	\$ 8,645	\$ 8,991
	<b>41</b>	\$ 7,283	\$ 7,575	\$ 7,878	\$ 8,193	\$ 8,520	\$ 8,861	\$ 9,216
	<b>42</b>	\$ 7,465	\$ 7,764	\$ 8,074	\$ 8,397	\$ 8,733	\$ 9,083	\$ 9,446
	<b>43</b>	\$ 7,652	\$ 7,958	\$ 8,276	\$ 8,607	\$ 8,952	\$ 9,310	\$ 9,682
	<b>44</b>	\$ 7,843	\$ 8,157	\$ 8,483	\$ 8,823	\$ 9,175	\$ 9,543	\$ 9,924
	<b>45</b>	\$ 8,039	\$ 8,361	\$ 8,695	\$ 9,043	\$ 9,405	\$ 9,781	\$ 10,172
	<b>46</b>	\$ 8,240	\$ 8,570	\$ 8,913	\$ 9,269	\$ 9,640	\$ 10,026	\$ 10,427
Public Works Analyst, Management Analyst	<b>47</b>	\$ 8,446	\$ 8,784	\$ 9,136	\$ 9,501	\$ 9,881	\$ 10,276	\$ 10,687
	<b>48</b>	\$ 8,657	\$ 9,004	\$ 9,364	\$ 9,738	\$ 10,128	\$ 10,533	\$ 10,954
Senior HR Specialist, IT Security Analyst, Civil Engineer, Traffic Engineer	<b>49</b>	\$ 8,874	\$ 9,229	\$ 9,598	\$ 9,982	\$ 10,381	\$ 10,796	\$ 11,228
Senior Finance Analyst	<b>50</b>	\$ 9,102	\$ 9,466	\$ 9,844	\$ 10,238	\$ 10,648	\$ 11,073	\$ 11,516
IT Systems Engineer, Principal Planner	<b>51</b>	\$ 9,329	\$ 9,702	\$ 10,090	\$ 10,494	\$ 10,914	\$ 11,350	\$ 11,804
	<b>52</b>	\$ 9,562	\$ 9,945	\$ 10,342	\$ 10,756	\$ 11,186	\$ 11,634	\$ 12,099

Building Supervisor	<b>53</b>	\$ 9,801	\$ 10,193	\$ 10,601	\$ 11,025	\$ 11,466	\$ 11,925	\$ 12,402
Capital Projects Manager	<b>54</b>	\$ 10,046	\$ 10,448	\$ 10,866	\$ 11,301	\$ 11,753	\$ 12,223	\$ 12,712
Senior Civil Engineer, Parks Planning & Development Manager	<b>55</b>	\$ 10,297	\$ 10,709	\$ 11,138	\$ 11,583	\$ 12,046	\$ 12,528	\$ 13,029
Police Administrative Manager, Risk Manager, Municipal Services Manager/City Clerk, Environmental Programs Manager	<b>56</b>	\$ 10,555	\$ 10,977	\$ 11,416	\$ 11,873	\$ 12,348	\$ 12,842	\$ 13,355
PW Operations Manager, Building Official, Planning Manager, Human Resources Manager	<b>57</b>	\$ 10,819	\$ 11,251	\$ 11,701	\$ 12,169	\$ 12,656	\$ 13,163	\$ 13,689
	<b>58</b>	\$ 11,089	\$ 11,533	\$ 11,994	\$ 12,474	\$ 12,973	\$ 13,492	\$ 14,031
Finance Manager	<b>59</b>	\$ 11,366	\$ 11,821	\$ 12,294	\$ 12,786	\$ 13,297	\$ 13,829	\$ 14,382
	<b>60</b>	\$ 11,651	\$ 12,117	\$ 12,601	\$ 13,106	\$ 13,630	\$ 14,175	\$ 14,742
	<b>61</b>	\$ 11,942	\$ 12,420	\$ 12,916	\$ 13,433	\$ 13,970	\$ 14,529	\$ 15,110
	<b>62</b>	\$ 12,240	\$ 12,730	\$ 13,239	\$ 13,769	\$ 14,320	\$ 14,892	\$ 15,488
City Engineer	<b>63</b>	\$ 12,546	\$ 13,048	\$ 13,570	\$ 14,113	\$ 14,678	\$ 15,265	\$ 15,875
	<b>64</b>	\$ 12,860	\$ 13,375	\$ 13,910	\$ 14,466	\$ 15,045	\$ 15,646	\$ 16,272
	<b>65</b>	\$ 13,182	\$ 13,709	\$ 14,257	\$ 14,828	\$ 15,421	\$ 16,038	\$ 16,679
Police Commander	<b>66</b>	\$ 13,511	\$ 14,052	\$ 14,614	\$ 15,199	\$ 15,807	\$ 16,439	\$ 17,096
Deputy PW Director	<b>67</b>	\$ 13,849	\$ 14,403	\$ 14,979	\$ 15,578	\$ 16,201	\$ 16,849	\$ 17,523
	<b>68</b>	\$ 14,195	\$ 14,763	\$ 15,354	\$ 15,968	\$ 16,606	\$ 17,271	\$ 17,962
Deputy Police Chief	<b>69</b>	\$ 14,550	\$ 15,132	\$ 15,738	\$ 16,367	\$ 17,022	\$ 17,703	\$ 18,411
Directors (Community Development, Finance, HR, IT, Parks, PW)	<b>70</b>	\$ 14,914	\$ 15,511	\$ 16,131	\$ 16,776	\$ 17,447	\$ 18,145	\$ 18,871
	<b>71</b>	\$ 15,287	\$ 15,898	\$ 16,534	\$ 17,196	\$ 17,884	\$ 18,599	\$ 19,343
Police Chief	<b>72</b>	\$ 15,669	\$ 16,296	\$ 16,948	\$ 17,626	\$ 18,331	\$ 19,064	\$ 19,827
	<b>73</b>	\$ 16,061	\$ 16,703	\$ 17,371	\$ 18,066	\$ 18,789	\$ 19,541	\$ 20,322
	<b>74</b>	\$ 16,462	\$ 17,121	\$ 17,806	\$ 18,518	\$ 19,259	\$ 20,029	\$ 20,830
City Administrator	<b>80</b>				\$ 21,809			



Council Member  
Ryan Donoghue

Council Member  
Nathan Packard

Council Member  
Sabina Araya

Council Member  
Tosha Edwards

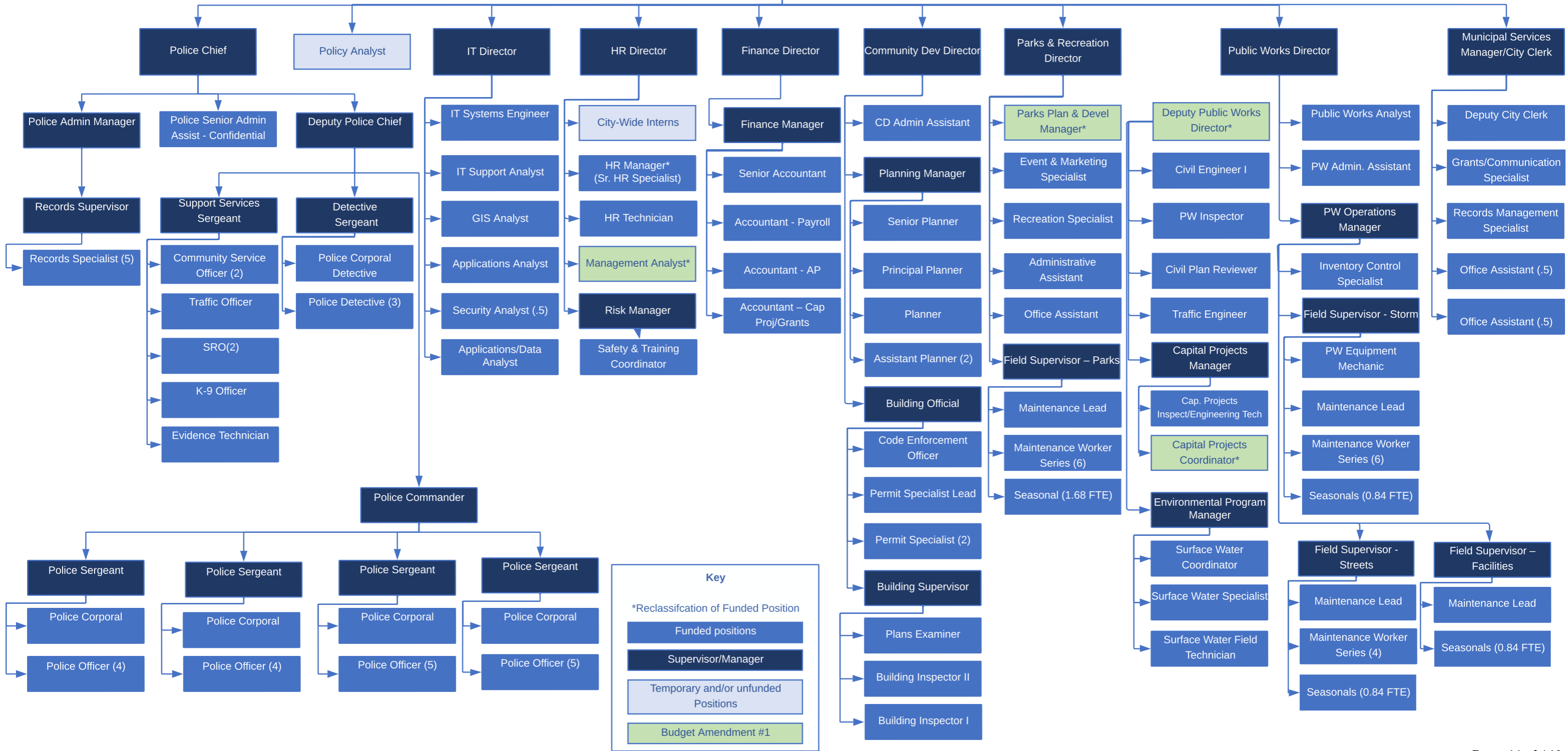
Council Member  
Brian McManus

Council Member  
Anji Jorstad

Council Member  
Kymm Shipman

Mayor  
City Administrator

2026 Budget Amendment #1



**Key**

- \*Reclassification of Funded Position
- Funded positions
- Supervisor/Manager
- Temporary and/or unfunded Positions
- Budget Amendment #1

N	Project	Fund	Fund #	Revenue/Expenditure Account	Type	Budgeted	Total Amended	New Budget	Notes
RF	FI Operations	General	001	FI-Professional Service	Exp	\$56,000	\$60,000	\$116,000	ERP Software & Financial Consultant
RF	IT Grant	General	001	DHS Fed Ind 97.036 FEMA	Rev	\$0	\$128,300	\$128,300	Grant - Ongoing Project
RF	IT Grant	General	001	IT- Operating Supplies	Exp	\$18,500	\$113,114	\$131,614	Grant Related Expenses - IT
C	IT Grant	General	001	DHS Fed Ind 97.036 FEMA	Rev	\$0	\$27,000	\$27,000	Grant Revenue - IT - New (Council 3/10/26)
C	IT Grant	General	001	IT- Operating Supplies	Exp	\$0	\$27,000	\$27,000	Grant Revenue - IT - New (Council 3/10/26)
RF	IT Operations	Computer	510	Capital - Purch Computer Equip	Exp	\$0	\$55,000	\$55,000	ITSM & Wireless Network Replacement
C	OpenGov	General	001	Interfund Transfer In	Rev	\$0	\$53,443	\$53,443	Reallocating Budgets for OpenGov Asset Module (2/17/26)
C	OpenGov	General	001	Parks - Operating	Exp	\$191,325	(\$34,302)	\$157,023	Reallocating Budgets for OpenGov Asset Module (2/17/26)
C	OpenGov	General	001	IT - Professional Services	Exp	\$25,000	\$87,745	\$112,745	Reallocating Budgets for OpenGov Asset Module (2/17/26)
C	OpenGov	Street	101	ST-Transfer Out	Exp	\$0	\$34,302	\$34,302	Reallocating Budgets for OpenGov Asset Module (2/17/26)
C	OpenGov	Street	101	ST-Operating Cost	Exp	\$158,400	(\$34,302)	\$124,098	Reallocating Budgets for OpenGov Asset Module (2/17/26)
C	OpenGov	SWM	410	SW - Transfer Out	Exp	\$0	\$34,302	\$34,302	Reallocating Budgets for OpenGov Asset Module (2/17/26)
C	OpenGov	SWM	410	SW - Operating Costs	Exp	\$150,000	(\$34,302)	\$115,698	Reallocating Budgets for OpenGov Asset Module (2/17/26)
C	OpenGov	Computer	510	Transfers In	Rev	\$0	\$15,161	\$15,161	Reallocating Budgets for OpenGov Asset Module (2/17/26)
C	OpenGov	Computer	510	Sft Lcns & Maint - Infra Svcs	Exp	\$27,445	\$15,161	\$42,606	Reallocating Budgets for OpenGov Asset Module (2/17/26)
C	Operations	General	001	LG-General Public Defender	Exp	\$375,000	(\$21,000)	\$354,000	Negotiated Contract & Conflict Attorney Costs
Adj	Operations	General	001	LE-Holiday Cashout	Exp	\$175,000	\$40,000	\$215,000	Change in Contract for Cashouts
Adj	Operations	General	001	LE-Jail	Exp	\$570,599	\$75,000	\$645,599	Increased Cost and Volume
Adj	Operations	General	001	GG-Excise Tax	Exp	\$10,300	\$6,000	\$16,300	Revenue Increases - Excise Tax Increases
Adj	Operations	Street	101	Utility Tax - Sewer	Rev	\$1,200,000	\$300,000	\$1,500,000	Increased Sewer Utility Rates
Adj	Operations	Sewer	401	Sewer District Reimbursement	Rev	\$740,436	\$4,500	\$744,936	Increased Utility Cost/Use
Adj	Operations	Sewer	401	Sewer Dist Utilities	Exp	\$7,500	\$4,500	\$12,000	Increased Utility Cost/Use
RF	Parks Operations	General	001	PK - Professional Services	Exp	\$85,500	\$10,995	\$96,495	PROS Plan finishing up in 2026
RF	PD Operations	General	001	LE-Minor Equipment	Exp	\$50,000	\$10,440	\$60,440	Accreditation Private Grant
RF	PD Operations	General	001	LE-Donation Exp - Other	Exp	\$0	\$10,594	\$10,594	Donation Funds
RF	PD Operations	General	001	LE - Uniform Clothing	Exp	\$63,600	\$41,000	\$104,600	Equipment & Clothing
RF	PD Operations	General	001	LE-Prof Srv - Wellness Grant	Exp	\$8,200	\$3,157	\$11,357	CITC Grant Remaining
RF	PD Operations	General	001	LE-Facility Repair & Maint	Exp	\$19,000	\$21,000	\$40,000	Janitorial Allocation
Adj	PD Operations	General	001	LE - Supply- Opioid Settlement	Exp	\$0	\$48,800	\$48,800	SWAT Gear/Drone/Vehicle Lift
Adj	PD Operations	General	001	LE - PS - Opioid Settlement	Exp	\$30,000	\$6,600	\$36,600	Leads Online/Cellbrite Lic/Experts/Training (conf., travel, and lodging) for K9 Officer for K9 conference.
RF	PDC Operations	General	001	PL-Professional Serv	Exp	\$0	\$9,300	\$9,300	Ongoing EDDS/Comprehensive Plan Project
RF	PDC Operations	General	001	PL-Professional Serv	Exp	\$0	\$50,000	\$50,000	Industrial Center Zoning & Design Standards
RF	PDC Operations	General	001	PL-Professional Serv	Exp	\$0	\$6,385	\$6,385	Alliance for Housing Affordability (AHA)
RF	PDC Operations	General	001	PL - Citywide Beautification	Exp	\$10,000	\$69,366	\$79,366	Gateway Signs Purchased 2025 - Invoiced 2026
RF	RP Operations	General	005	Broker Fees	Exp	\$20,000	\$5,665	\$25,665	Pay for broker fees for new tenants
Adj	Storm Fees	General	001	PK-Storm Drainage	Exp	\$51,000	\$5,800	\$56,800	Increased SWM Fee Allocation for the Mill
Adj	Storm Fees	General	005	Rental Property Utilities	Exp	\$4,500	\$1,600	\$6,100	Increased SWM Fee Allocation
Adj	Storm Fees	SWM	410	Storm Drainage Charges	Rev	\$5,451,649	\$7,400	\$5,459,049	Increased SWM Fee Allocation
Adj	Vehicle Lease	Police Equip	520	Vehicles - Capital Equip	Exp	\$135,200	\$6,000	\$141,200	Increased Lease Cost - Estimated in 2024
Trx	Vehicle Lease	General	001	PL - Contrib to Vehicle Replac	Exp	\$12,000	(\$12,000)	\$0	Move Vehicle Lease for Building Supervisor to Equip Fund
Trx	Vehicle Lease	Street	101	ST - Salaries	Exp	\$1,820,845	(\$7,000)	\$1,813,845	Move Vehicle Lease for New Traffic Engineer to Equip Fund
Trx	Vehicle Lease	PDC Equip	515	PDC - Lease Agreements	Exp	\$0	\$10,000	\$10,000	Move Vehicle Lease for Building Supervisor to Equip Fund
Trx	Vehicle Lease	PDC Equip	515	PDC - Capital Lease Fees	Exp	\$0	\$2,000	\$2,000	Move Vehicle Lease for Building Supervisor to Equip Fund
Trx	Vehicle Lease	PW Equip	530	PW Lease Agreements	Exp	\$128,342	\$6,200	\$134,542	Move Vehicle Lease for New Traffic Engineer to Equip Fund
Trx	Vehicle Lease	PW Equip	530	Capital Lease Taxes & Fees	Exp	\$50,000	\$800	\$50,800	Move Vehicle Lease for New Traffic Engineer to Equip Fund
Adj	WCIA Training	General	001	HR - City Training Program	Exp	\$5,000	(\$1,526)	\$3,474	Reduced WCIA Grant Funding
Adj	WCIA Training	General	001	GF - Private Grant (WCIA/AWC)	Rev	\$5,000	(\$1,526)	\$3,474	Reduced WCIA Grant Funding

N	Project	Fund	Fund #	Revenue/Expenditure Account	Type	Budgeted	Total Amended	New Budget	Notes
RF	131st	REET 2	304	131st Ave NE Sewer Extension	Exp	\$1,499,826	\$58,230	\$1,558,056	Ongoing Capital Project
RF	36th Bridge	SWC	411	2025 PWTF Loan Proceeds	Rev	\$0	\$911,000	\$911,000	PWTF Loan - Ongoing Project
RF	36th Bridge	SWC	411	Catherine Creek/36th St Bridge	Exp	\$731,000	\$460,929	\$1,191,929	Ongoing Capital Project
RF	ADA	Sidewalk	309	ADA Crosswalk Improvements	Exp	\$0	\$100,000	\$100,000	Ongoing Capital Project - Invoicing to Continue in 2026
RF	Bayview	Park Mit	302	State Commerce - Bayview	Rev	\$500,000	(\$8,580)	\$491,420	Recv'd 2025 - Reduce Remaining
RF	Bayview	Park Mit	302	PM -LS Bayview Connector - PT	Exp	\$1,196,000	\$212,000	\$1,408,000	Ongoing Capital Project
RF	Capital	General	005	EECBG - Fed Indirect	Rev	\$0	\$76,130	\$76,130	PD HVAC Grant
RF	Capital	General	005	Rental Property Capital	Exp	\$97,000	\$203,000	\$300,000	Commercial Building Ongoing Project (HVAC)
Adj	Capital	Street	101	PW - Retainage	Rev	\$0	\$20,000	\$20,000	Project Retainage & Release - Pass Through Rev/Exp
Adj	Capital	Street	101	PW Retainage Release	Exp	\$0	\$20,000	\$20,000	Project Retainage & Release - Pass Through Rev/Exp
Adj	Capital	TBP	120	Retainage	Rev	\$0	\$30,000	\$30,000	Project Retainage & Release - Pass Through Rev/Exp
Adj	Capital	TBP	120	Retainage Release	Exp	\$0	\$30,000	\$30,000	Project Retainage & Release - Pass Through Rev/Exp
RF	CCTV	SWM	410	DOE - SFAP Grant	Rev	\$0	\$537,397	\$537,397	Grant - Ongoing Project
RF	CCTV	SWM	410	SW - Prof Service - CCTV	Exp	\$0	\$478,307	\$478,307	Ongoing Capital Project
RF	Frontier Heights	Park Mit	302	SnoCo SSCP Grants - PR100 - FH	Rev	\$0	\$205,280	\$205,280	Grant - Ongoing Project
RF	Hartford Crossing	SWC	411	Hartford Crossings/Cath Creek - EPA Grant	Exp	\$1,250,000	\$23,596	\$1,273,596	Ongoing Capital Project
RF	Historical Museum	Art	112	Art - Public Art Acquisition	Exp	\$25,000	\$25,000	\$50,000	Ongoing Capital Project
RF	Historical Museum	Facility	306	WS Historical Society - Museum	Rev	\$0	\$688,367	\$688,367	Grant - Ongoing Project
RF	Historical Museum	Facility	306	Culture Facility Cap - Museum	Exp	\$0	\$2,232,631	\$2,232,631	Ongoing Capital Project
RF	Main	Traffic Mit	301	TZ1 - Main Street	Exp	\$80,000	\$81,788	\$161,788	Ongoing Capital Project
Adj	Museum	Park Mit	302	Tree Replacement Expenditures	Exp	\$0	\$50,000	\$50,000	Museum - Restricted Funding - Ongoing Project
Adj	NC Marina	REET 2	304	Capital Project Contributions	Rev	\$0	\$27,241	\$27,241	Marine Unit FD Contribution
Trx	NC Marina	Park Mit	302	PM - NC Marina Feasibility	Exp	\$400,000	(\$54,000)	\$346,000	Move Budget - Not PM Eligible Expense
Trx	NC Marina	REET 2	304	R2 - NC Feasibility Marine Unit	Exp	\$0	\$54,482	\$54,482	Move Budget - Not PM Eligible Expense
RF	Salmonoid	SWM	410	Commerce Grant- Salmonoid	Rev	\$0	\$202,387	\$202,387	Grant - Ongoing Project
RF	Salmonoid	SWM	410	SW - Salmonoid Basin Comp Plan	Exp	\$0	\$205,625	\$205,625	Ongoing Capital Project
C	Salmonoid Basin	SWM	410	SW - Salmonoid Basin Comp Plan	Exp	\$0	\$106,000	\$106,000	New Grant Award (2/24/26)
C	Salmonoid Basin	SWM	410	Commerce Grant- Salmonoid	Rev	\$0	\$106,000	\$106,000	New Grant Award (2/24/26)
RF	Stormwater Capital	SWC	411	SW - Capital Expenditure	Exp	\$0	\$150,000	\$150,000	Private Stormwater Facility Maintenance
RF	TBP04	TBP	120	TBP04: 117th NE - 20th to26th	Exp	\$974,853	\$147,769	\$1,122,622	Ongoing Capital Project
RF	TBP05	TBP	120	WSDOT SRTS - Grant TBP05	Rev	\$485,000	\$315,000	\$800,000	Grant - Ongoing Project
RF	TBP05	TBP	120	TIB - Grant TBP05	Rev	\$0	\$800,000	\$800,000	Full \$800K New Grant 2025-2026
RF	TBP05	TBP	120	TBP05: 91st - 20th to 12th	Exp	\$757,800	\$719,019	\$1,476,819	Ongoing Capital Project

# CITY COUNCIL STAFF REPORT



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**Agenda Date:** 5/26/2026

**Subject:** 2025 Comprehensive Plan Docket Public Hearing (LUA2025-0197)

**Contact Person/Department:** Christi Schmidt, Community Development

**Budget Impact:** Traffic Impact Fee Increases

**Legal Review:** No

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## RECOMMENDATION(S)/ACTION REQUESTED:

1. **Public Hearing and first and final reading of Ordinance No. 1220** for the 2025 Comprehensive Plan Amendments to the Transportation and Capital Facilities Elements and **Resolution No. 2026-06** to implement the City's associated Traffic Impact Fee Cost Basis and Traffic Impact Fees documents.
2. **A Motion to Approve Ordinance No. 1220** amending the 2025 Lake Stevens Comprehensive Plan, including the associated Traffic Impact Fee Cost Basis and Traffic Impacts Fees documents.
3. **A Motion to direct staff to bring back Resolution No. 2026-06** at the first meeting in June amending Resolution 2026-02 to implement the traffic impact fees effective July 1, 2026.

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## SUMMARY/BACKGROUND:

Under the Growth Management Act, local jurisdictions can typically only amend their Comprehensive Plan and Future Land Use Map once per year through their [annual docket](#). However, per [RCW 36.70A.130\(2\)\(a\)\(iv\)](#), additional amendments to the capital facilities element are permitted if associated with a budgetary item, such as traffic impact fees.

The 2025 docket included three city-initiated text amendments and two city-initiated map amendments; no citizen-initiated requests were received by January 31, 2025, deadline. The Planning Commission held a public hearing and made a recommendation

to ratify the 2025 Docket on March 5, 2025. City Council ratified the 2025 Docket on March 11, 2025 via [Resolution 2025-02](#).

As the 2025 docket was not adopted by the end of the calendar year, the majority of items were carried forward to the 2026 docket, which was ratified via [Resolution 2026-01](#) and is expected to be adopted in Fall 2026. However, using the exemption above, the city has opted to review proposed amendments to the Capital Facilities Element that are associated with traffic impact fees separately, along with minor updates to the Transportation Element that are associated with these updated lists of capital projects and which would maintain consistency between the Capital Facilities Element and Transportation Element, as required by the GMA.

The Planning Commission held a work session on the proposed amendments listed below on [April 1, 2026](#), which was followed by a work session with the City Council on [April 21, 2026](#) and concluded with the Planning Commission public hearing on May 6, 2026. The Planning Commission made a recommendation to the City Council to adopt said amendments and Traffic Impact Fee Cost Basis and Traffic Impacts Fees documents (**Exhibit 9**). Project files and documents can be found under the meeting links and the [2025 Comprehensive Plan Docket](#) webpage.

### Proposed Text Amendments

- [Transportation Element \(Chapter 8\)](#):
  - Table 8.8 (**Exhibit 1**) is the 20-year Capital Projects List, which is located on pages 8-45 to 8-51 and shows the project locations and the extents of the transportation improvements identified by each project.
  - Figure 8.14 (**Exhibit 2**) is the Future Active Transportation Network map, which is located on page 8-43 and has been revised to include segments of 91st Ave NE and Frontier Circle (where pedestrian improvements for projects TE-10, TE-11a, and TE-11b are planned).
  - Figure 8.15 (**Exhibit 3**) is the Transportation Improvement Project Locations map, which is located on page 8-52 and has been revised to show project TE-67 (S Lake Stevens/Davies Rd improvement) and reflect the correct extents of project TE-11.
  
- [Capital Facilities Element \(Chapter 9\)](#):
  - Table 9.1 (**Exhibit 4**) is the 20 Year Capital Facilities Plan (2025-2045), which lists the capital facilities by type and provides estimates of project costs by year.
  - Table 9.2 (**Exhibit 5**) is the 6-Year Capital Projects Lists., which has been updated to reflect transportation improvements required to accommodate the city's growth targets and to meet the city's adopted Level of Service

(LOS) consistent with the adopted [2024 Comprehensive Plan periodic update](#).

**Associated Changes to Traffic Impact Fees**

The city is also proposing to update the Traffic Impact Fees, which are shown below and reflect the revised 20-year Transportation Improvement Plan in Table 9.1. Because TIZ 2 and 3 are both within the influence of the SR-9 corridor and access from the west by US-2, a combined impact fee was developed for these two zones to ensure equity in resources from fees paid in both TIZ areas to construct projects. Adjustments to the [Traffic Impact Fee Cost Basis](#) and Appendix A (Table 8.8) update the City’s Traffic Impact Fees.

The Traffic Impact Fee Cost Basis and Traffic Impacts Fees documents were reviewed at the [April 1, 2026](#) Planning Commission work session and the [April 21, 2026](#) City Council work session. They are included again in this packet as the City Council is the decision-making body on budgetary items and impact fees, which do not require a recommendation for the Planning Commission (**Exhibit 11**). Staff proposes a delay in the effective date of the fee resolution (**Exhibit 15**) until July 1, 2026 to notify developers and provide the opportunity to pay impact fees, prior to the rate increase taking effect.

**Proposed TIF Updates for 2025**

Item	Traffic Impact Zones (TIZ)	
	TIZ 1	TIZ 2 & 3
Total Estimated Project Costs	\$115,735,000	\$102,442,000
TIF Eligible Project Costs (Exhibit 7)	\$28,374,000	\$26,774,000
Estimated Grant Funding (Secured)	\$8,000,000	\$0
PM Peak Hour Growth Trips	5,014	7,187



The MBAKS letter is supportive of the overall changes to both the 20-year Transportation Improvement List and the 6-Year Transportation Improvement List, the reconciliation and refinement of project scopes and overall project cost as well as identifying the discrepancy in the LOS last fall at the intersection of S. Lake Stevens Road and South Davies. MBAKS does ask for future consideration of the City Council to vest impact fees at the time of application or preliminary approval. The intent of LSMC 14.112, Traffic Impact Mitigation Fees requires that traffic impact fees as assessed are collected at the time of issuance of a building permit unless deferred per LSMC 14.124 for residential uses. This ensures that the most current fee in effect at the time of actual development impacts is collected.

Thomas Hansen (**Exhibit 13**) expressed concerns about the city's application of traffic impact fee methodology and the eligibility percentage of project costs for six active transportation projects. The city's consulting transportation engineering firm, Transpo reviewed the comment letter and verified the accuracy of the methodology and how the facilities were expected to operate within the vehicle or active Level of Service (LOS) standards as a future condition and how the rating system was consistently applied to each project (**Exhibit 14**).

There were no substantive Planning Commission comments or public comments at the [May 6, 2026](#) public hearing and the Planning Commission recommended approval of the proposed comprehensive plan amendments and associated traffic impact fee documents to City Council (**Exhibit 11**).

## **COMPREHENSIVE PLAN CRITERIA:**

### **14.16C.040 Comprehensive Plan Amendments -Text and Maps**

(a) Amendments to the City of Lake Stevens Comprehensive Plan include amendments, additions and deletions to the text, maps, or charts and do not include amendments to the Zoning Map as set forth in Section [14.16C.090](#).

(b) Procedure. Comprehensive Plan amendments shall follow the procedures established in Chapter [14.16B](#) for a Type VI permit process and appropriate State statutes including RCW [36.70A.130](#). Public notice was issued as required by Chapter 14.16B and the city received no public comments.

(c) Amendment Criteria. All amendments to the Comprehensive Plan processed under this section shall be in conformance with the Lake Stevens Vision, consistency requirements, and revisions and amendments sections of Chapter 1 of the Comprehensive Plan.

(d) Exemptions. Changes in the organization, format, appearance, illustrations, examples or other non-material changes to the Comprehensive Plan may be made

by the Department of Planning and Community Development and are exempt from this section.

(e) Approval by Ordinance. All amendments shall be approved by ordinance of the City Council.

*Findings: The 2025 Docket for text amendments was set by Resolution 2025-0002. The review of the 2025 Docket followed the amendment process for Type VI permit process for Legislative Actions and the state process for comprehensive plan reviews per Chapter 36.70A RCW and environmental SEPA review per Chapter 197-11 WAC. The proposed amendments are consistent with the Comprehensive Plan Amendment Criteria per LSMC 14.16C.040.*

**Conclusion: All proposed comprehensive plan changes meet the requirements for granting the proposed amendments and have met state and local requirements for review and compliance.**

#### **RECOMMENDATION:**

Based on the proposed amendments and associated traffic impact fee documents consistency with the approval criteria, the Planning Commission Recommendation (**Exhibit 11**) to City Council for approval, staff recommends a motion of approval to adopt Ordinance 1220 (**Exhibit 15**) and to bring Resolution No. 2026-06 (**Exhibit 16**) back to the first meeting in June and which will have an effective date for the traffic impacts fees of July 1, 2026. Once adopted the revised charts and figures will be inserted into the comprehensive plan.

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#### **APPLICABLE CITY POLICIES:**

LSMC 14.110 Concurrency Management System and LSMC 14.112 Traffic Impact Mitigation Fees

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#### **ATTACHMENTS:**

1. Ex 1 - Table 8.8 20-Year Capital Project List
2. Ex 2 - Figure 8.14 - Future Active Transportation Network
3. Ex 3 - Figure 8.15 - Long-Term Transportation Improvement Projects
4. EX 4 - 20-Year Capital Facilities Program\_Sidewalks and Active Trans and Roads
5. EX 5- 6-Year Capital Improvement Plan 2026-2031
6. Ex 6 - Lake Stevens TIF Cost Basis (February 2026)\_Clean
7. Ex 7 - TIF Eligibility Percentage Per TIZ
8. Ex 8 - Acknowledge-Letter-2026-S-11596
9. Ex 9-SEPA DNS Addendum 2025 CP Docket April 3 2026

10. Ex 10-Notice of Public Hearings
11. Ex 11-PC Recommendation Letter 5-6-26 - signed
12. Ex 12-5-4-26 Master Builders Transportation Impact Fee letter
13. EX 13-Comment Letter Thomas Hansen TIF comments 5-5-26
14. Ex 14-5-6-26 Email from Transpo Re Eligibility Percentages
15. Ex 15-Ordinance 1220 - 2025 Comprehensive Plan Docket
16. Ex 16-Draft Resolution 2026-06

# Exhibit 1

**Table 8.8 - Transportation Improvement Project List**

TE #	City Project No.	Title and Location	Project Description	Transportation Impact Zone	2024 Project Cost
<b>Citywide</b>					
TE-60	RD-01	Wayfinding Signage	Procure and install wayfinding and welcome signs throughout City.	Citywide	\$10,000
TE-61	RD-202	ADA & Sidewalk Improvements	Curb ramp and sidewalk repair, maintenance, reconstruction in support of the ADA Transition Plan.	Citywide	\$600,000
TE-62	RD-203	Pavement Preservation Program	Annual pavement preservation activities including grind and overlay, crack sealing.	Citywide	\$5,400,000
TE-63	RD-214	Citywide Enhanced Striping Program	Install enhanced striping improvements (profiled double yellow centerlines, two-way left turn lane lanes, lane lines, and edgelines) along roadways identified in the LRSP.	Citywide	\$60,000
TE-64	RD-204	Local Road Safety Plan	Update LRSP with recent collision data, identify safety concerns and countermeasures, prep for grant opportunities, implement improvements.	Citywide	\$350,000
TE-65	RD-215	Active Transportation Plan	Develop an active Transportation Plan providing an analysis of the city's pedestrian/bicycle network and recommendations of how to incorporate active transportation improvements into roadways.	Citywide	\$400,000
TE-66	RD-205	Traffic Calming Program	Create Traffic Calming Program with stakeholder engagement, update code, notify public, implement.	Citywide	\$600,000
<b>Miscellaneous Project Total</b>					<b>\$7,420,000</b>
<b>TIZ 1 - East Lake Stevens</b>					
TE-2	RD-113	20th St NE and Main St Roundabout	Construct roundabout and frontage improvements per the downtown subarea plan. Includes realignment improvements at Grade Rd/Hartford Dr.	TIZ 1 - East Lake Stevens	\$3,215,000
TE-3	RD-105	125th Ave NE Downtown Roadway Improvements	Upgrade 125th Ave N between 18th St NE and 20th St NE to include two travel lanes, parking, planters, bike lanes and sidewalks.	TIZ 1 - East Lake Stevens	\$5,530,000
TE-4	RD-212	20th St NE - Neighborhood Connector	Upgrade road between Main St and Machias Rd to include two travel lanes, parking on one side, landscaping on both sides, a multiuse path on one side, and a sidewalk on one side.	TIZ 1 - East Lake Stevens	\$12,810,000
TE-5	TBD-01	16th St NE Multiuse Path	Construct a MUP to connect downtown Lake Stevens to the Centennial Trail.	TIZ 1 - East Lake Stevens	\$4,495,000
TE-6	RD-104	Grade Rd - Boulevard	Upgrade road to minor arterial road standard including multiuse path or sidewalk with bike lane, travel lanes, center lane with landscape islands.	TIZ 1 - East Lake Stevens	\$38,955,000
TE #	City Project No.	Title and Location	Project Description	Transportation Impact Zone	2024 Project Cost
TE-7	CP-103	Hartford Dr - Neighborhood Connector	Install multiuse path adjacent to northbound travel lane between Grade Rd and 131st Ave NE.	TIZ 1 - East Lake Stevens	\$3,320,000
TE-8	TBD-06	N Lakeshore Dr Sidewalk	TBD sidewalk along one side of N Lakeshore Dr between Main St and 123rd Ave.	TIZ 1 - East Lake Stevens	\$215,000
TE-9	RD-206	SR 92 and Grade Rd Access Improvements	Improve the intersection of SR 92 / Grade Rd (roundabout) to reduce side St delay	TIZ 1 - East Lake Stevens	\$3,215,000

TE-24	RD-208	131st Ave NE/28th St NE Intersection Alignment	Realign the intersection of 131st Ave (Old Hartford Dr) / 28th St to improve sight distance and safety for turning movements. Install pedestrian curb ramp improvements.	TIZ 1 - East Lake Stevens	\$2,695,000
TE-25	RD-209	131st Ave NE/ Old Hartford Rd - Collector	Upgrade road between Main St and Machias Rd to include two travel lanes, landscaping on both sides, a multiuse path on one side, and a sidewalk on one side.	TIZ 1 - East Lake Stevens	\$23,730,000
TE-26	RD-213	Machias Rd/ 28th St Intersection	Improve the intersection of Machias Rd/28th St NE (potential roundabout or signal) to reduce delay and improve access to the Industrial Center.	TIZ 1 - East Lake Stevens	\$4,500,000
TE-29	RD-107	Madrona Dr	Convert half road to reduced standard local access road section including two travel lanes and a sidewalk on one side of the road.	TIZ 1 - East Lake Stevens	\$1,410,000
TE-30	RD-108	Alder Rd	Convert half road to reduced standard local access road section including two travel lanes and a sidewalk on one side of the road.	TIZ 1 - East Lake Stevens	\$2,100,000
TE-31	RD-109	101st Ave NE	Convert half road to reduced standard local access road section including two travel lanes and a sidewalk on one side of the road.	TIZ 1 - East Lake Stevens	\$6,295,000
TE-32	TBD-04	117th Ave NE Sidewalk	TBD sidewalk along one side of 117th Ave NE between 20th St and 26th St, including frontage and stormwater improvements.	TIZ 1 - East Lake Stevens	\$1,665,000
TE-33	CP-158	116th Ave NE Sidewalk	Sidewalk / curb ramp improvements along one side of 116th Ave NE between 20th St and 26th St	TIZ 1 - East Lake Stevens	\$1,335,000
TE-37	CP-102	123rd Ave NE Sidewalk	Construct sidewalk and curb ramp improvements along 123rd Ave between 22nd St NE and North Lakeshore Dr.	TIZ 1 - East Lake Stevens	\$1,015,000
TE-38	CP-108	Lake View Dr Sidewalk	construct a sidewalk and curb ramp improvements along Lake View Dr between 112th Dr and Callow Rd.	TIZ 1 - East Lake Stevens	\$4,390,000
TE-40	CP-121	32nd St NE Sidewalk	Construct a sidewalk and curb ramp improvements along 32nd St NE between Grade Rd and 118th Dr NE.	TIZ 1 - East Lake Stevens	\$665,000
<b>TE #</b>	<b>City Project No.</b>	<b>Title and Location</b>	<b>Project Description</b>	<b>Transportation Impact Zone</b>	<b>2024 Project Cost</b>
TE-45	CP-135S	99th Ave NE Sidewalk	Construct a sidewalk and curb ramp improvements along 99th Ave NE between Sunnycrest Elementary School and 30th St NE.	TIZ 1 - East Lake Stevens	\$1,890,000
TE-46	CP-137S	30th St NE Sidewalk	Construct a sidewalk and curb ramp improvements along 30th St NE between 99th Ave NE and Callow Rd, including 2 RRFB crosswalk improvements.	TIZ 1 - East Lake Stevens	\$1,830,000
TE-47	CP-138S	Cedar Rd Sidewalk	Construct a sidewalk and curb ramp improvements along Cedar Rd between 20th St NE and 30th St NE, including 2 RRFB crosswalk improvements.	TIZ 1 - East Lake Stevens	\$5,020,000
TE-48	CP-142S	Lakeshore Dr Sidewalk	Construct multiuse path / curb ramps along N Lakeshore Dr between 123rd Ave NE and N Lakeshore Swim Beach, including two RRFB crosswalk improvements	TIZ 1 - East Lake Stevens	\$1,815,000
TE-49	CP-143S	N Lakeshore Dr Sidewalk	Construct sidewalk and curb ramp improvements along N Lakeshore Dr between Mitchell Rd and 114th Dr NE.	TIZ 1 - East Lake Stevens	\$2,340,000
TE-52	CP-149S	E Lake Stevens Multiuse Path	Construct a multiuse path along E Lake Stevens Rd between Main St and Sunset Beach.	TIZ 1 - East Lake Stevens	\$5,575,000
TE-54	CP-151S	Vernon Rd/Lakeshore Dr Non-Motorized Improvements	Add sharrow markings along Vernon Rd/ North Lakeshore Dr; extend/connect existing sections of sidepath between Lakeview Dr and 123rd Ave NE and add traffic calming measures as well.	TIZ 1 - East Lake Stevens	\$1,490,000
TE-59	CP-156S	4th St NE/Purple Pennant Rd Sidewalk	Construct sidewalk / curb ramp improvements along 4th St NE and Purple Pennant Rd between Lake Stevens Rd and 5th Place NE.	TIZ 1 - East Lake Stevens	\$940,000
<b>TIZ 1 Project Subtotal</b>					<b>\$142,455,000</b>

<b>TIZ 2 - West Lake Stevens</b>					
<b>TE #</b>	<b>City Project No.</b>	<b>Title and Location</b>	<b>Project Description</b>	<b>Transportation Impact Zone</b>	<b>2024 Project Cost</b>
TE-10	RD-102-I	91st Ave NE Commercial Revitalization Phase I	Market Place to SR 204, upgrade road to minor arterial road standard between Market Place to SR 204.	TIZ 2 - West Lake Stevens	\$3,870,000
TE-11	RD-102-II	91st Ave NE Commercial Revitalization Phase II	SR 204 to Frontier Circle, upgrade road to minor arterial road standard between SR 204 to Frontier Circle.	TIZ 2 - West Lake Stevens	\$1,105,000
	RD-102-III	91st Ave NE Commercial Revitalization Phase III	Custom road profile along Frontier Circle East to 113th Ave NE to support multimodal transit, parking and vehicles	TIZ 2 - West Lake Stevens	\$3,870,000
TE-12	RD-210	Vernon Rd Commercial Corridor Improvements	Widen/restripe roadway to provide one travel lane in each direction with a center TWLTL and sidewalks/landscaping (Minor Arterial standard).	TIZ 2 - West Lake Stevens	\$8,990,000
TE-13	CP-116	4th St NE Sidewalk	Construct sidewalk /curb ramps along 4th St between 97th Dr NE and 98th Dr NE.	TIZ 2 - West Lake Stevens	\$665,000
TE-14	CP-117	99th Ave Pedestrian/Bicycle Improvements	Install sidewalks, curb ramps, and bicycle lanes/wide shoulders between 4th St NE and Market Place.	TIZ 2 - West Lake Stevens	\$1,055,000
TE-15	RD-103	99th Ave NE - Boulevard	Upgrade 99th Ave NE between Market Place & 4th St SE to a minor arterial road standard including multiuse path or sidewalk with bike lanes, travel lanes, center lane with landscape islands.	TIZ 2 - West Lake Stevens	\$7,790,000
TE-34	TBD-07	Soper Hill Multiuse Path	TBD sidewalk along one side of Soper Hill Rd between Lake Dr and SR9. Includes ROW and typical frontage improvements including stormwater.	TIZ 2 - West Lake Stevens	\$2,595,000
TE-39	CP-111	Lake Dr Sidewalk	Construct sidewalk and curb ramp improvements along Lake Dr between Lundeen Pkwy to 28th St.	TIZ 2 - West Lake Stevens	\$2,180,000
TE-43	CP-125	Vernon Rd Sidewalk	Construct sidewalk and curb ramp improvements along Vernon Rd between 12th Pl NE and 15th St NE.	TIZ 2 - West Lake Stevens	\$895,000
TE-46	CP-146S	Frontier Circle Sidewalk	Construct sidewalk and curb ramp improvements along Frontier Circle between Frontier Circle E and 11th St NE.	TIZ 2 - West Lake Stevens	\$1,475,000
TE-53	CP-150S	Lundeen Pkwy Non-Motorized Improvements	Install a multiuse trail along Lundeen Pkwy between Lake Dr and 101st Ave NE.	TIZ 2 - West Lake Stevens	\$ 460,000
TE-55	CP125S	Davies Rd Non-Motorized Improvements (Vernon Rd to Lake Stevens Rd)	Implement sharrow makings along Davies Rd between Vernon and Lake Stevens Rd and extend/connect existing sections of the sidepath along the roadway.	TIZ 2 - West Lake Stevens &	\$1,670,000
TE-56	CP-153S	Vernon Rd Non-Motorized Improvements	Implement sharrow makings along the Vernon Rd between 15th St NE and Lundeen Pkwy and extend/connect existing sections of the existing sidepath along the roadway.	TIZ 2 - West Lake Stevens	\$470,000
TE-70	CP-157S	Marysville Connector	Construct multiuse path along 10th St NE west of Lundeen Parkway, connecting with an off-St trail along the existing utility corridor west of 83rd Ave NE extending to the city of Marysville.	TIZ 2 - West Lake Stevens	\$1,085,000
<b>TIZ 2 Project Subtotal</b>					<b>\$38,175,000</b>

TE #	City Project No.	Title and Location	Project Description	Transportation Impact Zone	2024 Project Cost
<b>TIZ 3 - South Lake Stevens</b>					
TE-1	RD-211	US-2 Trestle Replacement	WSDOT project to replace the US-2 westbound trestle, including improvements to the US-2 / SR 204 / 20th St SE interchange to address peak hour congestion. No city contribution identified	TIZ 3 - South Lake Stevens	
TE-16	CP-120-I	99th Ave SE Pedestrian/Bicycle Improvements - Phase 1	Install sidewalks, curb ramps, and bicycle lanes/wide shoulders between 4th St SE and 11th Place SE.	TIZ 3 - South Lake Stevens	\$3,655,000
TE-17	TBD-05	91st Ave SE Pedestrian/Bicycle Improvements	Install sidewalks, curb ramps, and bicycle lanes/wide shoulders between 12th St SE and 20th St SE.	TIZ 3 - South Lake Stevens	\$3,955,000
TE-18	CP-120-II	99th Ave SE Pedestrian/Bicycle Improvements - Phase 2	Install sidewalks, curb ramps, and bicycle lanes/wide shoulders between 11th Pl SE and S Lake Stevens Rd.	TIZ 3 - South Lake Stevens	\$4,280,000
TE-19	RD-100	79th Ave SE Access Rd	Construct new roadway including bike lane, two travel lanes, landscape strips and sidewalks for through road to Cavalero Mid-High School.	TIZ 3 - South Lake Stevens	\$3,180,000
TE-20	RD-211	20th St SE Corridor Improvements	Widen roadway west of 83rd Ave SE to provide an additional eastbound travel lane. Install a sidewalk along the south side of the roadway and bike lanes/wide shoulders in both directions.	TIZ 3 - South Lake Stevens	\$10,615,000
TE-21	RD-110	99th Ave SE /20th St SE U-turn Channelization	Rechannelize 20th St SE to allow for U-turns at the intersection of 20th St SE/99th Ave SE.	TIZ 3 - South Lake Stevens	\$35,000
TE-22	CP-126S	20th St SE Sidewalk	Construct a sidewalk and curb ramp improvements along 20th St SE between S Lake Stevens Rd and 122nd Ave SE, including 8 RRFB crosswalk improvements.	TIZ 3 - South Lake Stevens	\$4,820,000
TE-23	CP-140S	S Lake Stevens Rd Multiuse Path Phase II	Install a multiuse path along S Lake Stevens Dr between SR 9 and 100th Dr SE.	TIZ 3 - South Lake Stevens	\$3,670,000
TE-27	RD-216	79th Ave SE & 8th St SE Intersection	Improve the intersection at 79th Ave SE and 8th St SE. Implement safety improvements at adjacent intersections along corridor.	TIZ 3 - South Lake Stevens	\$655,000
TE-28	RD-111	12th St. SE/87th Ave SE Rd Realignment	Re-align intersection at 87th St SE/12th St SE to provide adequate sight distances for vehicles and construct additional roadway surface.	TIZ 3 - South Lake Stevens	\$520,000
TE #	City Project No.	Title and Location	Project Description	Transportation Impact Zone	2024 Project Cost
TE-35	TBD-18	South Lake Stevens Multiuse Path Phase III	Construct a multiuse path to connect pedestrian generators to the existing trail along Machias Cutoff (Lake Stevens Rd to 123rd Ave SE)	TIZ 3 - South Lake Stevens	\$3,500,000
TE-36	CP-155-II	Machias Cutoff Multiuse Path	Install a multiuse path along Machias Cutoff between 123rd Ave SE to the Centennial Trail.	TIZ 3 - South Lake Stevens	\$655,000
TE-41	CP-136S	8th St SE Sidewalk	Construct a sidewalk and curb ramp improvements along 8th St SE between 79th Ave SE and 91st Ave SE, including 2 RRFB crosswalk improvements.	TIZ 3 - South Lake Stevens	\$3,705,000
TE-42	CP-123	79th Ave SE Sidewalk	Construct a sidewalk and curb ramp improvements along 79th Ave SE between 8th St SE and 16th St SE, including six RRFB crosswalk improvements.	TIZ 3 - South Lake Stevens	\$4,205,000

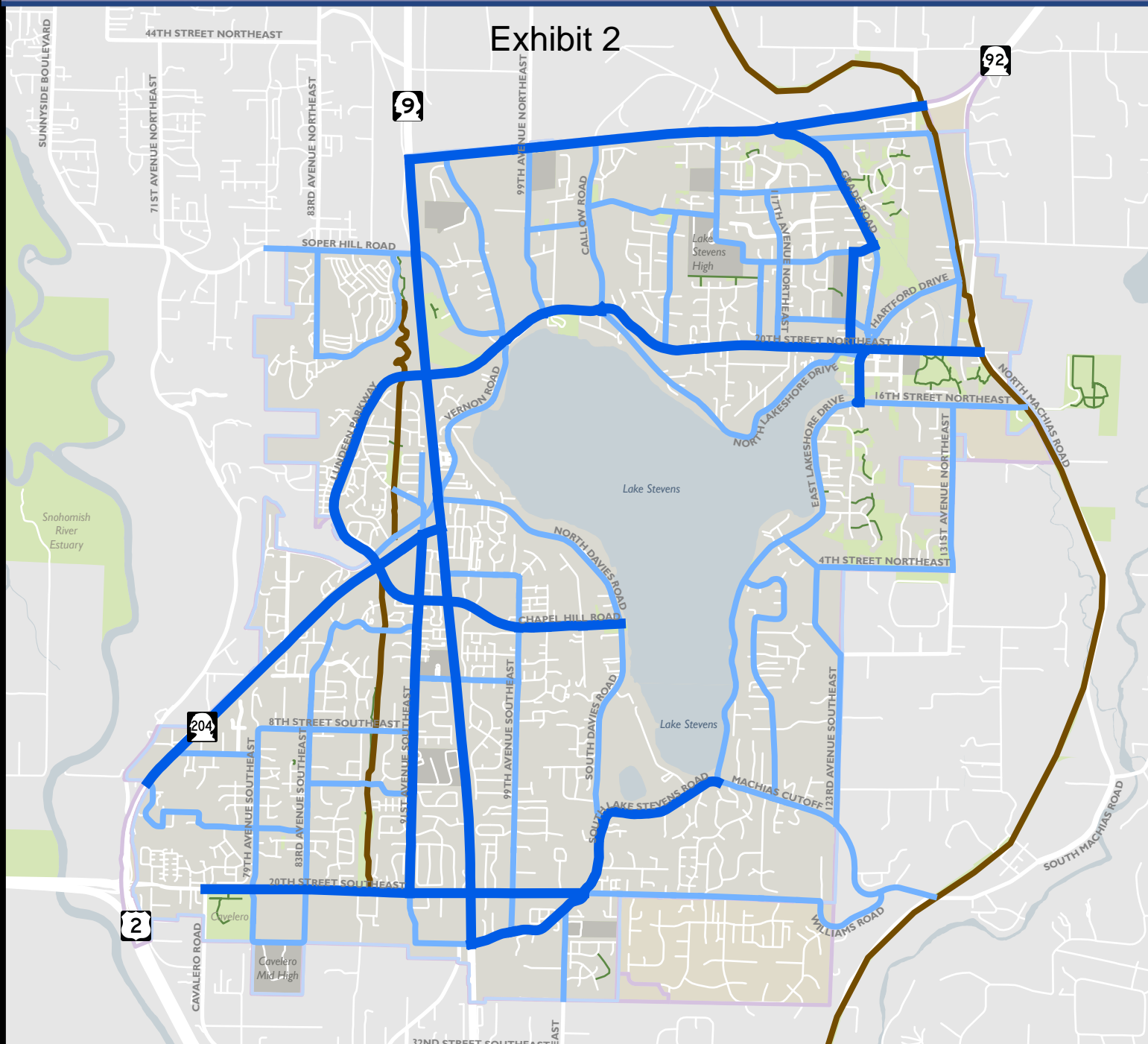
TE-44	CP-129S	83rd Ave SE Sidewalk	Construct sidewalk improvements along 83rd Ave SE between 20th St SE and 17th St SE.	TIZ 3 - South Lake Stevens	\$1,225,000
TE-51	CP-148S	118th Ave SE Sidewalk	Construct a sidewalk and curb ramp improvements along 118th Ave SE between 2nd St SE and 9th Place SE.	TIZ 3 - South Lake Stevens	\$6,265,000
TE-57	CP-154	10th St SE Sidewalk Everett Rd Sidewalk	Construct sidewalk and curb ramp improvements along 10th Steet SE between SR204 and 79th Ave SE.	TIZ 3 - South Lake Stevens	\$445,000
TE-58	CP-155-I	123rd Ave SE Sidewalk	Construct sidewalk and curb ramp improvements along 123rd Ave SE between 2nd St SE to Machias Cutoff.	TIZ 3 - South Lake Stevens	\$3,685,000
<b><i>TIZ 3 Project Subtotal</i></b>					<b><i>\$59,070,000</i></b>
<b><i>Total All Street and Sidewalk Projects</i></b>					<b><i>\$247,120,000</i></b>

**Table 8.8 - Transportation Improvement Project List**

# Future Active Transportation Network



## Exhibit 2



Active Transportation Type			
	Primary Network		Regional Trails
	Secondary Network		Park or Open Space
	Trail		Schools
			City Limits
			UGA



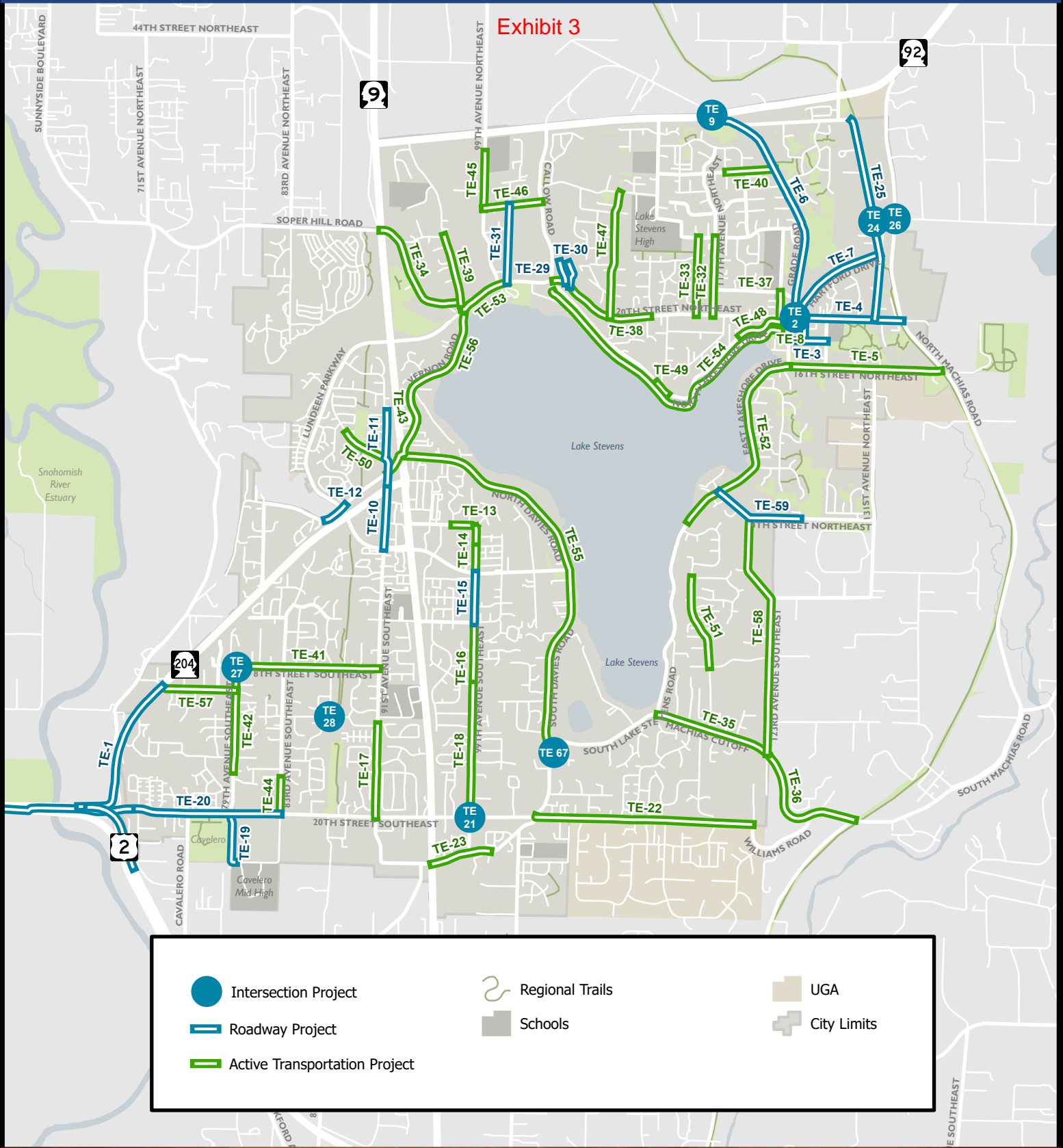
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REVISION DATE:

# Transportation Improvement Project Locations



Exhibit 3



	Intersection Project		Regional Trails		UGA
	Roadway Project		Schools		City Limits
	Active Transportation Project				

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REVISION DATE:

Exhibit 4

TABLE 9.1 - 20-YEAR CAPITAL FACILITIES PROGRAM, 2025-2045					PROJECT COST
TE #	Citywide Project #	Title and Location	Project Description	TIZ	Project Cost (\$1,000s)
<b>Sidewalks and Active Transportation</b>					
TE-37	CP-102	123rd Ave NE Sidewalk (22nd St to N Lakeshore Dr)	Construction of sidewalk and curb ramp improvements along 123rd Ave between 22nd St NE and N Lakeshore Dr.	TIZ 1 - East Lake Stevens	\$665
TE-7	CP-103	Hartford Drive - Neighborhood Connector	Install 12' multi-use path adjacent to northbound travel lane between Grade Rd and 131st Ave NE.	TIZ 1 - East Lake Stevens	\$3,320
TE-38	CP-108	Lake View Dr Sidewalk (112th Dr to Callow Rd)	Construction of sidewalk and curb ramp improvements along Lake View Dr between 112th Dr and Callow Rd.	TIZ 1 - East Lake Stevens	\$4,390
TE-39	CP-111	Lake Dr Sidewalk (Lundeen Pkwy to 28th St)	Construction of sidewalk and curb ramp improvements along Lake Dr between Lundeen Pkwy to 28th St.	TIZ 2 - West Lake Stevens	\$2,180
TE-13	CP-116	4th St Sidewalk (97th Dr to 98th Dr)	Construction of sidewalk and curb ramp improvements along 4th St between 97th Dr NE and 98th Dr NE.	TIZ 2 - West Lake Stevens	\$1,230
TE-14	CP-117	99th Ave Pedestrian/Bicycle Improvements (4th St NE to Market Pl)	Install sidewalks, curb ramps, and bicycle lanes/wide shoulders between 4th Street NE and Market Place.	TIZ 2 - West Lake Stevens	\$1,055
TE-16	CP-120-I	99th Ave Pedestrian/Bicycle Improvements (4th St SE to 11th Pl SE)	Install sidewalks, curb ramps, and bicycle lanes/wide shoulders between 4th Street SE and 11th Place SE.	TIZ 3 - South Lake Stevens	\$3,655
TE-18	CP-120-II	99th Ave Pedestrian/Bicycle Improvements (11th Pl SE to S Lake Stevens Rd)	Install sidewalks, curb ramps, and bicycle lanes/wide shoulders between 11th Pl SE and S Lake Stevens Road.	TIZ 3 - South Lake Stevens	\$3,000
TE-40	CP-121	32nd St Sidewalk (Grade Rd to 118th Dr)	Construction of sidewalk and curb ramp improvements along 32nd Street NE between Grade Rd and 118th Dr NE.	TIZ 1 - East Lake Stevens	\$665
TE-42	CP-123	79th Ave Sidewalk (8th St to 16th St)	Construction of sidewalk and curb ramp improvements along 79th Ave SE between 8th St SE and 16th St SE, including 6 RRFB crosswalk improvements.	TIZ 3 - South Lake Stevens	\$4,205
TE-43	CP-125	Vernon Rd Sidewalk (12th Pl to 15th St)	Construction of sidewalk and curb ramp improvements along Vernon Rd between 12th Pl NE and 15th St NE.	TIZ 2 - West Lake Stevens	\$895
TE-55	CP-125S	Davies Rd Non-Motorized Improvements (Vernon Rd to Lake Stevens Rd)	Implement sharrow makings along the roadway and extend/connect existing sections of the 4-foot sidepath along the roadway.	TIZ 2 - West Lake Stevens	\$1,670
TE-22	CP-126S	20th St Sidewalk (Lake Stevens Rd to 122nd Ave)	Construction of sidewalk and curb ramp improvements along 20th St SE between S Lake Stevens Rd and 122nd Ave SE, including 8 RRFB crosswalk improvements.	TIZ 3 - South Lake Stevens	\$4,820

TABLE 9.1 - 20-YEAR CAPITAL FACILITIES PROGRAM, 2025-2045					PROJECT COST
TE #	Citywide Project #	Title and Location	Project Description	TIZ	Project Cost (\$1,000s)
TE-44	CP-129S	83rd Ave Sidewalk (20th St to 17th St)	Construction of sidewalk improvements along 83rd Ave NE between 20th St SE and 17th St SE.	TIZ 3 - South Lake Stevens	\$742
TE-45	CP-135S	99th Ave Sidewalk (Sunnycrest Elementary to 30th St)	Construction of sidewalk and curb ramp improvements along 99th Ave NE between Sunnycrest Elementary School and 30th St NE.	TIZ 1 - East Lake Stevens	\$2,430
TE-41	CP-136S	8th St Sidewalk (79th Ave to 91st Ave)	Construction of sidewalk and curb ramp improvements along 8th St SE between 79th Ave SE and 91st Ave SE, including 2 RRFB crosswalk improvements.	TIZ 3 - South Lake Stevens	\$3,705
TE-46	CP-137S	30th St Sidewalk (99th Ave to Callow Rd)	Construction of sidewalk and curb ramp improvements along 30th St NE between 99th Ave NE and Callow Road, including 2 RRFB crosswalk improvements.	TIZ 1 - East Lake Stevens	\$1,830
TE-47	CP-138S	Cedar Rd Sidewalk (20th St to 30th St)	Construction of sidewalk and curb ramp improvements along Cedar Rd between 20th St NE and 30th St NE, including 2 RRFB crosswalk improvements.	TIZ 1 - East Lake Stevens	\$5,020
TE-23	CP-140S	S Lake Stevens Rd Multi-Use Path Phase II (SR 9 to 100th Dr)	Install a multi-use path along S Lake Stevens Dr between SR 9 and 100th Dr SE.	TIZ 3 - South Lake Stevens	\$3,650
TE-48	CP-142S	Lakeshore Dr Sidewalk (123rd Ave to Lakeshore Swim Beach)	Construction of sidewalk and curb ramp improvements along N Lakeshore Dr between 123rd Ave NE and N Lakeshore Swim Beach, including 2 RRFB crosswalk improvements.	TIZ 1 - East Lake Stevens	\$2,430
TE-49	CP-143S	N Lakeshore Dr Sidewalk (Mitchell Rd to 114th Dr)	Construction of sidewalk and curb ramp improvements along N Lakeshore Dr between Mitchell Rd and 114th Dr NE.	TIZ 1 - East Lake Stevens	\$2,340
TE-50	CP-146S	Frontier Circle Sidewalk (Frontier Circle E to 11th St)	Construction of sidewalk and curb ramp improvements along Frontier Circle between Frontier Circle E and 11th St SE.	TIZ 2 - West Lake Stevens	\$1,475
TE-51	CP-148S	118th Ave SE Sidewalk (2nd St SE to 9th Pl SE)	Construction of sidewalk and curb ramp improvements along 118th Ave SE between 2nd Street SE and 9th Place SE.	TIZ 3 - South Lake Stevens	\$6,265
TE-52	CP-149S	E Lake Stevens Multi-Use Path (Main St to Sunset Beach)	Construction of a multi-use path along E Lake Stevens Rd between Main St and Sunset Beach.	TIZ 1 - East Lake Stevens	\$5,575
TE-53	CP-150S	Lundeen Pkwy Non-Motorized Improvements (Lake Drive and 101st Ave NE)	Install a multi-use trail along Lundeen Pkwy between Lake Drive and 101st Ave NE.	TIZ 2 - West Lake Stevens	\$460
TE-54	CP-151S	Vernon Rd/Lakeshore Dr Non-Motorized Improvements (Lakeview Dr to 123rd Ave)	Implement sharrow makings along the roadway and extend/connect existing sections of the 4-foot sidepath along the roadway. Traffic calming measures are recommended for the corridor as well.	TIZ 1 - East Lake Stevens	\$1,490

TABLE 9.1 - 20-YEAR CAPITAL FACILITIES PROGRAM, 2025-2045					PROJECT COST
TE #	Citywide Project #	Title and Location	Project Description	TIZ	Project Cost (\$1,000s)
TE-56	CP-153S	Vernon Rd Non-Motorized Improvements (15th St to Lundeen Pkwy)	Implement sharrow markings along the roadway and extend/connect existing sections of the 4-foot sidepath along the roadway.	TIZ 2 - West Lake Stevens	\$470
TE-57	CP-154	10th St SE Sidewalk (SR 204 to 79th Ave)	Construction of sidewalk and curb ramp improvements along 10th Street SE between SR 204 and 79th Ave SE.	TIZ 3 - South Lake Stevens	\$445
TE-58	CP-155-I	122nd Ave/123rd Ave Sidewalk (4th St NE to Machias Cutoff)	Construction of sidewalk and curb ramp improvements along 122nd Avenue SE and 123rd Avenue SE between 4th Street NE and 20th Street SE.	TIZ 3 - South Lake Stevens	\$3,685
TE-36	CP-155-II	Machias Cutoff Sidepath (123rd Ave to Centennial Trail)	Install a sidepath along Machias Cutoff between 123rd Ave SE and the Centennial Trail.	TIZ 3 - South Lake Stevens	\$655
TE-59	CP-156S	4th St NE/Purple Pennant Rd Sidewalk (Lake Stevens Rd to 5th Pl NE)	Construction of sidewalk and curb ramp improvements along 4th Street NE and Purple Pennant Road between Lake Stevens Road and 5th Place NE.	TIZ 1 - East Lake Stevens	\$940
TE-33	CP-158	116th Ave NE Sidewalk (20th to 26th St NE)	Sidewalk and curb ramp improvements along one side of 116th Ave NE between 20th St and 26th St	TIZ 1 - East Lake Stevens	\$1,335
<b>Streets and Sidewalks</b>					
TE-19	RD-100	79th Ave SE Access Road	Construct new roadway including bike lane, two travel lanes, landscape strips and sidewalks for through road to Cavalero Mid-High School.	TIZ 3 - South Lake Stevens	\$3,180
TE-10	RD-102-I	91st Ave NE Commercial Revitalization Phase I	Market Place to SR 204, upgrade road to minor arterial road standard between Market Place to SR 204.	TIZ 2 - West Lake Stevens	\$3,850
TE-11a	RD-102-II	91st Ave NE Commercial Revitalization Phase II	Vernon Rd to Frontier Circle, upgrade sidewalk along the west side of the road	TIZ 2 - West Lake Stevens	\$210
TE-11b	RD-102-III	91st Ave NE Commercial Revitalization Phase III	Custom road profile along Frontier Circle East to 113th Ave NE to support multimodal transit, parking and vehicles	TIZ 2 - West Lake Stevens	\$3,850
TE-15	RD-103	99th Ave NE - Boulevard (Market Place to 4th St SE)	Upgrade road (Market Pl to 4th St SE) to minor arterial road standard including multi-use path or sidewalk with 7' bike lane, 11' travel lanes and 12' center lane with landscape islands. Potential for roundabout at midblock for circulation into commercial areas	TIZ 2 - West Lake Stevens	\$7,790
TE-6a	RD-104	Grade Road - Segment 1 (36th St NE to 30nd St NE)	Install multiuse path on west side w/ landscaped buffer - tie into sidewalk at 30th. Consider turn lanes north and south at 32nd and 30th based on traffic volumes.	TIZ 1 - East Lake Stevens	\$1,895
TE-6b	RD-104	Grade Road - Segment 2 (30th St NE to 26th St NE)	Keep existing improvements - restripe to provide bike lane and transition at 28th. (no widening)	TIZ 1 - East Lake Stevens	\$10

TABLE 9.1 - 20-YEAR CAPITAL FACILITIES PROGRAM, 2025-2045					PROJECT COST
TE #	Citywide Project #	Title and Location	Project Description	TIZ	Project Cost (\$1,000s)
TE-6c	RD-104	Grade Road - Segment 3 (26th St NE to Meadow Dr)	Keep existing improvements, restripe to provide bike lanes (no widening)	TIZ 1 - East Lake Stevens	\$10
TE-6d	RD-104	Grade Road - Segment 4 (Meadow Dr to 20th St NE)	Add center TWLTL, bike lane & sidewalk or multiuse path and tie into existing improvements (assume sidewalks on both sides for cost estimate)	TIZ 1 - East Lake Stevens	\$8,595
TE-3	RD-105	125th Ave NE/18th St NE/20th St NE Downtown Roadway Improvements	Upgrade road to two 10' travel lanes, 8' parking on both sides, 5' planters and 5' sidewalks.	TIZ 1 - East Lake Stevens	\$5,530
TE-29	RD-107	Madrona Drive	Convert half road to reduced standard local access road section including two 10' travel lanes and a sidewalk on a single side of the road.	TIZ 1 - East Lake Stevens	\$1,410
TE-30	RD-108	Alder Road	Convert half road to reduced standard local access road section including two 10' travel lanes and a sidewalk on a single side of the road.	TIZ 1 - East Lake Stevens	\$2,100
TE-31	RD-109	101st Ave NE	Convert half road (between 30th St NE and Lundeen Pkwy) to reduced standard local access road section including two 10' travel lanes and a sidewalk on a single side of the road.	TIZ 1 - East Lake Stevens	\$6,295
TE-21	RD-110	99th/20th U-turn Channelization	Rechannelize 20th Street SE to allow for U-turns at the intersection of 20th Street SE/99th Ave SE.	TIZ 3 - South Lake Stevens	\$35
TE-28	RD-111	12th St. SE/87th Ave SE Road Realignment	The intersection at 87th Street SE/12th Street SE is not aligned to provide adequate sight distances for vehicles. Project will realign the intersection and construct additional roadway surface.	TIZ 3 - South Lake Stevens	\$520
TE-2	RD-113	20th St NE and Main Street Roundabout	Construct roundabout and frontage improvements per the downtown subarea plan. Includes realignment improvements at Grade Rd/Hartford Dr.	TIZ 1 - East Lake Stevens	\$2,500
TE-60	RD-201	Wayfinding Signage	Procure and install wayfinding and welcome signs throughout City.	Citywide	\$10
TE-61	RD-202	ADA & Sidewalk Improvements	Curb ramp and sidewalk repair, maintenance, reconstruction in support of the ADA Transition Plan.	Citywide	\$600
TE-62	RD-203	Pavement Preservation Program	Annual pavement preservation activities including grind and overlay, crack sealing.	Citywide	\$5,400
TE-64	RD-204	Local Road Safety Plan	Update LRSP with recent collision data, identify safety concerns and countermeasures, prep for grant opportunities, implement improvements.	Citywide	\$350
TE-66	RD-205	Traffic Calming Program	Create Traffic Calming Program with stakeholder engagement, update code, notify public, implement.	Citywide	\$600

TABLE 9.1 - 20-YEAR CAPITAL FACILITIES PROGRAM, 2025-2045					PROJECT COST
TE #	Citywide Project #	Title and Location	Project Description	TIZ	Project Cost (\$1,000s)
TE-9	RD-206	SR 92 Access Improvements (Grade Road)	Improve the intersection of SR 92 / Grade Rd (roundabout) to reduce side street delay	TIZ 1 - East Lake Stevens	\$4,500
TE-1	RD-207	US-2 Trestle Replacement	Replace the US-2 westbound trestle. As part of this project, improvements to the US-2 / SR 204 / 20th St SE interchange are being identified to address peak hour congestion along the connecting ramps. Improvements are expected to improve operations along SR 204 and 20th St SE. <b>This is a WSDOT-led project.</b>	TIZ 3 - South Lake Stevens	-
TE-24	RD-208	131st Ave/28th St NE Intersection Alignment	Realign the intersection of 131st Ave (Old Hartford Dr) / 28th St to improve sight distance and safety for turning movements. Install pedestrian curb ramp improvements.	TIZ 1 - East Lake Stevens	\$2,695
TE-25	RD-209	131st Ave/Old Hartford Rd - Collector	Upgrade road between 36th St NE and 20th St NE to two 18' travel lanes, 5' landscaping on both sides, and a 5' sidewalk on both sides. Maintain the existing multi-use path along the east side of the roadway.	TIZ 1 - East Lake Stevens	\$23,730
TE-12	RD-210	Vernon Road Commercial Corridor Improvements	Widen/restripe roadway to provide one travel lane in each direction with a center TWLTL and sidewalks/landscaping (Minor Arterial standard).	TIZ 2 - West Lake Stevens	\$8,990
TE-20	RD-211	20th St SE Corridor Improvements	Widen roadway west of 83rd Avenue SE to provide an additional eastbound travel lane. Install a sidewalk along the south side of the roadway and bike lanes/wide shoulders in both directions.	TIZ 3 - South Lake Stevens	\$14,200
TE-4	RD-212	20th St NE - Neighborhood Connector	Upgrade road between Main St and Machias Rd to two 10' travel lanes, 8' parking on one side, 4' landscaping on both sides, a 10' multi-use path on one side, and a 6' sidewalk on one side.	TIZ 1 - East Lake Stevens	\$12,810
TE-26	RD-213	Machias Rd/28th St Intersection Improvements	Improve the intersection of Machias Rd/28th St NE (potential roundabout or signal) to reduce delay and improve access to the Industrial Center.	TIZ 1 - East Lake Stevens	\$4,500
TE-63	RD-214	Citywide Enhanced Striping Program	Install enhanced striping improvements (profiled double yellow centerlines, two-way left turn lane lanes, lane lines, and edgelines) along roadways identified in the LRSP.	Citywide	\$600
TE-65	RD-215	Active Transportation Plan	Create an Active Transportation Plan providing a detailed analysis of the City's pedestrian and bicycle network. Include a detailed evaluation of how to incorporate active transportation improvements into limited ROW roadways; development of separate bicycle/pedestrian LOS standards; develop LTS standards for the City.	Citywide	\$400
TE-27	RD-216	79th Ave SE & 8th St SE Intersection Improvements	Improve the intersection at 79th Ave SE and 8th Street SE. Implement safety improvements at adjacent intersections along corridor.	TIZ 3 - South Lake Stevens	\$655

TABLE 9.1 - 20-YEAR CAPITAL FACILITIES PROGRAM, 2025-2045					PROJECT COST
TE #	Citywide Project #	Title and Location	Project Description	TIZ	Project Cost (\$1,000s)
TE-67	RD-217	S Lake Stevens Rd & Davies Rd Intersection Improvements	Intersection improvements to address LOS deficiency at the intersection	TIZ 3 - South Lake Stevens	\$2,500
TE-5	TBD-01	16th Street NE Multi-Use Path	Construction of an MUP to connect downtown Lake Stevens to the Centennial Trail.	TIZ 1 - East Lake Stevens	\$4,500
TE-32	TBD-04	117th Ave NE Sidewalk (20th to 26th St NE)	TBD sidewalk along one side of 117th Ave NE between 20th St and 26th St. Includes ROW and typical frontage improvements including stormwater.	TIZ 1 - East Lake Stevens	\$2,000
TE-17	TBD-05	91st Ave SE Pedestrian/Bicycle Improvements (12th St SE to 20th St SE)	Install sidewalks, curb ramps, and bicycle lanes/wide shoulders between 12th Street SE and 20th Street SE.	TIZ 3 - South Lake Stevens	\$3,100
TE-8	TBD-06	N Lakeshore Dr Sidewalk (Main St to 123rd Ave NE)	TBD sidewalk along one side of N Lakeshore Dr between Main St and 123rd Ave.	TIZ 1 - East Lake Stevens	\$225
TE-34	TBD-07	Soper Hill Sidewalk (Lake Drive to SR9)	TBD sidewalk along one side of Soper Hill Rd between Lake Dr and SR9. Includes ROW and typical frontage improvements including stormwater.	TIZ 2 - West Lake Stevens	\$3,700
TE-35	TBD-18	South Lake Stevens Multi-Use Path Phase III	Construction of MUP to connect pedestrian generators to the existing trail along Machias Cutoff (Lake Stevens Road to 123rd Avenue)	TIZ 3 - South Lake Stevens	\$5,600

	Total Project Costs
TIZ 1	<b>\$115,735,000</b>
TIZ 2	<b>\$37,825,000</b>
TIZ 3	<b>\$64,617,000</b>
Citywide Programs (See note 3)	<b>\$7,960,000</b>
<b>TOTAL</b>	<b>\$0</b>

Exhibit 5

Table 9.2 - 6-Year 2026 - 2031 Capital Improvement Plan

Type	Project No.	Project Group/Name	Description	Total Project Cost	2026	2027	2028	2029	2030	2031	Total	
STREETS	RD-100	Main St. Improvements (16th St NE to 20th St NE)	Multi-use path, street frontage improvements along Main Street between 16th St to 20th St.	\$ 4,040,000	\$ 400,000						\$ 3,900,000	
	FC-112	131st Avenue Infrastructure Improvements	Construct new sewer, storm and road improvements along 131st Ave NE from 20th Street NE to Hartford Drive.	\$ 2,500,000	\$ 2,379,826						\$ 2,500,000	
	RD-113	20th St NE and Main Street Roundabout	Construct roundabout and frontage improvements per the downtown subarea plan.	\$ 3,200,000	\$ 80,000	\$ 2,691,785					\$ 3,200,000	
	TBD-04	117th Ave NE Sidewalk (20th to 26th St NE)	TBD sidewalk along one side of 117th Ave NE between 20th St and 26th St. Includes ROW and typical frontage improvements including stormwater.	\$ 1,650,000	\$ 1,374,853						\$ 1,650,000	
	TBD-05	91st Ave SE Sidewalk (20th to 12th St SE)	TBD sidewalk along the east side of 91st Ave SE between 20th St SE and 12th St. Includes ROW and typical frontage improvements including stormwater.	\$ 2,300,000	\$ 1,950,000						\$ 2,130,000	
	TBD-07	Soper Hill Sidewalk & Sewer Improvements	TBD sidewalk along one side of Soper Hill Rd between Lake Dr and SR9. Includes ROW and typical frontage improvements including stormwater.	\$ 3,800,000	\$ 570,000	\$ 3,230,000					\$ 3,800,000	
	RD-100	79th Ave SE Access Road	Construct new roadway including bike lane, two travel lanes, landscape strips and sidewalks for through road to Cavalero Mid-High School.	\$ 3,180,000		\$ 400,000	\$ 2,780,000				\$ 3,180,000	
	TBD-06	N Lakeshore Dr Sidewalk (Main St to 123rd Ave NE)	TBD sidewalk along one side of N Lakeshore Dr between Main St and 123rd Ave.	\$ 150,000	\$ 40,000	\$ 110,000					\$ 150,000	
	TBD-01	16th Street NE Multi-Use Path	Construction of an MUP to connect downtown Lake Stevens to the Centennial Trail.	\$ 3,150,000		\$ 350,000	\$ 300,000	\$ 2,500,000			\$ 3,150,000	
	RD-1021	91st Ave NE Commercial Revitalization Phase I	Market Place to SR 204, upgrade road to minor arterial road standard between Market Place to SR 204.	\$ 3,850,000			\$ 350,000	\$ 3,500,000			\$ 3,850,000	
	RD-1021	91st Ave NE Commercial Revitalization Phase II	SR 204 to Frontier Circle, upgrade road to minor arterial road standard between SR 204 to Frontier Circle.	\$ 1,100,000		\$ 100,000	\$ 1,000,000				\$ 1,100,000	
	CP-1405	South Lake Stevens Multi-Use Path Phase II	Construction of multi use path from 20th Street SE to SR9	\$ 3,650,000		\$ 400,000	\$ 250,000	\$ 3,000,000			\$ 3,650,000	
	TBD-18	South Lake Stevens Multi-Use Path Phase III	Construction of a multi use path from S. Lake Stevens Road east on Machias Cutoff	\$ 3,500,000				\$ 500,000	\$ 3,000,000		\$ 3,500,000	
	RD-214	Annual Citywide Road Striping and Thermoplastic	Maintenance of city-wide striping	\$ 600,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 755,000
	RD-202	Annual ADA & Sidewalk Improvements	Curb ramp and sidewalk repair, maintenance, reconstruction in support of the ADA Transition Plan.	\$ 1,200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,250,000
	RD-203	Annual Pavement Preservation Program	Annual pavement preservation activities including grind and overlay, crack sealing.	\$ 4,200,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 700,000	\$ 4,735,000
	RD-204	Traffic Safety & Calming Program	Create Traffic Calming Program with stakeholder engagement, update code, notify public, implement.	\$ 600,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,001	\$ 675,001
	*new	Traffic Safety Cameras Program and Equipment	City Council has authorized the ordinance to install traffic safety cameras. This ordinance grants the ability to put into place a program	\$ 120,000	\$ 120,000							\$ 120,000
			<b>Streets</b>	<b>STREETS TOTAL</b>	<b>\$ 42,790,000</b>	<b>\$ 8,014,679</b>	<b>\$ 8,381,785</b>	<b>\$ 5,780,000</b>	<b>\$ 10,600,000</b>	<b>\$ 4,100,000</b>	<b>\$ 1,100,001</b>	<b>\$ 37,976,465</b>
												\$ -
PARKS	PR-100	Frontier Heights Phase II	Phase 2 - multi use synthetic athletic field, 4 pickleball courts, parking, sensory garden, labyrinth.	\$ 2,000,000	\$ 1,283,505						\$ 1,283,505	
	PR-102	Eagle Ridge Park Phase II	Phase 2 of master plan - playground, walking trail, amphitheater, parking.	\$ 3,664,774	\$ 332,387	\$ 3,000,000					\$ 3,332,387	
	PR-104	Cedarwood Property	Site feasibility study for Cedarwood property.	\$ 2,455,589	\$ 500,000	\$ 1,955,589					\$ 2,455,589	
	PR-106	West Lake Park Recreation Amenities	Plan amenities for West Lake Park consistent with the powerline easements. (May inc revamping sports field, adding a playground or pump track.)	\$ 100,000	\$ 100,000						\$ 100,000	
	PR-113	Davies Beach Pier Resurfacing	Resurface public dock at Davies Beach. The wood is degraded and new light transparent decking is needed.	\$ 100,000	\$ 180,000						\$ 180,000	
	PR-201	N Cove Marina Feasibility & Marine Unit Relocation	Construct a marina to replace motorized, non-motorized and first responder's dock.	\$ 4,125,000	\$ 400,000	\$ 3,725,000					\$ 4,125,000	
	PR-207	North Cove Parking Lot & Recreation Building	Remove one of the administrative buildings, repurpose the other and construct new parking lot.	\$ 1,300,000	\$ 300,000	\$ 1,000,000					\$ 1,300,000	
	PR-108	Lake Stevens Bayview Connector Phase 0.5	12th St to 8th St trail, realign 12th Street and connect to Phase 0 project.	\$ 1,546,000	\$ 773,000						\$ 773,000	
	PR-203	Lake Stevens Bayview Connector Phase 1	8th St SE to SR 204, coordination with City of Marysville for Bayview Connector.	\$ 3,470,000	\$ 635,000	\$ 2,200,000					\$ 2,835,000	
	PR-204	Lake Stevens Bayview Connector Phase 2	SR 204 to 17th St NE, coordination with City of Marysville for Bayview Connector.	\$ 2,800,000		\$ 500,000	\$ 2,300,000				\$ 2,800,000	
	PR-205	Lake Stevens Bayview Connector Phase 3	17th St NE to Soper Hill Rd, coordination with City of Marysville for Bayview Connector.	\$ 5,100,000			\$ 500,000	\$ 4,600,000			\$ 5,100,000	
	PR-206	Lake Stevens Bayview Connector Phase 4	20th & 83rd Ave NE to Marysville Connection	\$ 1,700,000				\$ 500,000	\$ 1,200,000		\$ 1,700,000	
	PR-117	Annual Mini Park Restorations	Restoration program for mini-parks throughout the City. Mini-parks typically have playgrounds that need to be replaced or repaired. This is recurring annual funding.	\$ 400,000		\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000		\$ 400,000	
	PR-110	Centennial Woods Trail Improvements	Improve trails and signage.	\$ 200,000			\$ 200,000				\$ 200,000	
	PR-111	Pump Track and Climbing Walls	Find location to construct a pump track and climbing walls.	\$ 1,100,000			\$ 1,100,000				\$ 1,100,000	
	PR-126	Lundeen Park Restroom Building	Remodel the Lundeen Park restroom building, including the concession area.	\$ 950,000				\$ 150,000	\$ 800,000		\$ 950,000	
	PR-131	Frontier Heights Restroom & Storage Building		\$ 250,000		\$ 250,000					\$ 250,000	
PR-130	Davies Park Restroom Building		\$ 950,000					\$ 150,000	\$ 800,000	\$ 950,000		
PR-112	South Lake Stevens Acquisition of Park Property	Neighborhood level park need in south west area of the city.	\$ 5,000,000							\$ 5,000,000		
		<b>Parks</b>	<b>PARKS TOTAL</b>	<b>\$ 37,211,363</b>	<b>\$ 4,503,892</b>	<b>\$ 12,730,589</b>	<b>\$ 4,200,000</b>	<b>\$ 5,350,000</b>	<b>\$ 2,250,000</b>	<b>\$ 5,800,000</b>	<b>\$ 34,834,481</b>	
FACILITIES	FC-205	Evergreen Office Building (HVAC, Alarm)	Replace the HVAC	\$ 194,000	\$ 97,000						\$ 97,000	
	FC-102	Municipal Service Campus	Remodel existing buildings to house the city hall complex	\$ 15,899,820	\$ 7,949,910						\$ 7,949,910	
	FC-101	Museum	Complete final design of museum and construction of the new building	\$ 6,326,192	\$ 3,163,096						\$ 3,163,096	
	FC-202	Police Office Space Expansion	2nd story to training center for additional office space to allow for future growth	\$ 2,000,000				\$ 2,000,000			\$ 2,000,000	
			<b>Facilities</b>	<b>FACILITIES TOTAL</b>	<b>\$ 24,420,012</b>	<b>\$ 11,210,006</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,000,000</b>	<b>\$ -</b>	<b>\$ 13,210,006</b>
STORM	SW-104	Bridge 06 Replacement - 36th Street NE	Replacement of Bridge 06 to ensure safe access to the Hartford Industrial area by commercial traffic.	\$ 4,000,000	\$ 731,000						\$ 731,000	
	SW-111	Catherine Creek/Hartford Crossing Replacement	Lower Stevens Creek Phase 1A: Replace fish passage barrier culvert on Catherine Creek at Hartford Dr. for restored channel realignment.	\$ 6,500,000	\$ 1,250,000	\$ 2,625,000	\$ 2,625,000				\$ 6,500,000	
	SW-108	36th St Culvert Replacement	Replace the fish barrier culvert at 36th Street NE that conveys a tributary to Catherine Creek.	\$ 1,500,000	\$ 225,000			\$ 1,500,000			\$ 1,725,000	
	SW-103	99th Ave SE/4th St SE Culvert Feasibility	Feasibility of a fish barrier culvert replacement project at 99th Ave SE/4th St SE.	\$ 50,000	\$ 50,000			\$ 340,000	\$ 1,700,000		\$ 2,090,000	
	*new	SWM Fee - Rate Study and Fee Adoption	This project is to hire a consultant to set surface water utility rates.		\$ 50,000						\$ 50,000	
		<b>Storm</b>	<b>STORMWATER TOTAL</b>	<b>\$ 12,050,000</b>	<b>\$ 2,306,000</b>	<b>\$ 2,625,000</b>	<b>\$ 2,625,000</b>	<b>\$ 1,840,000</b>	<b>\$ 1,700,000</b>	<b>\$ -</b>	<b>\$ 11,096,000</b>	
		<b>GRAND TOTAL</b>	<b>\$ 116,471,375</b>	<b>\$ 26,034,577</b>	<b>\$ 23,737,374</b>	<b>\$ 12,605,000</b>	<b>\$ 17,790,000</b>	<b>\$ 10,050,000</b>	<b>\$ 6,900,001</b>	<b>\$ 97,116,952</b>		

# TRAFFIC IMPACT FEE COST BASIS FOR THE CITY OF LAKE STEVENS



Prepared for:  
City of Lake Stevens

February 2026

Prepared by:



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### Appendix

Appendix A: Detailed TIF Eligibility Worksheets

# Executive Summary

This report presents the Transportation Impact Fee (TIF) program for the city of Lake Stevens (City). The TIF program has been updated based on the transportation project list from the Transportation Element (TE) within the City’s 2024 Comprehensive Plan, with further revisions in 2025. This report outlines the methodology for determining the amount of transportation-related project costs eligible for TIF funding, based on forecasted land use growth within the City considering projected total PM peak hour vehicle trips. As required by the Growth Management Act (GMA), the impact fee calculation presented here reflects transportation improvement costs needed to accommodate growth and does not include existing network deficiencies. The multimodal level of service (MMLoS) standards established in the TE were used to identify the transportation improvements needed to accommodate growth.

Table ES.1 summarizes the key findings of the TIF program. TIF-eligible project costs across the three Traffic Impact Zones (TIZs) are estimated at \$55.1 million. The expected increase in PM peak hour trips associated with planned land use growth citywide through 2044 is estimated to be 12,201 trips. The TIF-eligible costs are divided by the estimated growth in PM peak hour trips in each TIZ to arrive at the base TIF rates shown in Table ES.1.

**Table ES.1 Citywide Transportation Impact Fee Rate**

	<b>TIZ 1 – East Lake Stevens</b>	<b>TIZ 2 – West Lake Stevens</b>	<b>TIZ 3 – South Lake Stevens</b>	<b>Combined TIZ 2 &amp; 3</b>
A. Growth Share of TIF Cost <sup>1</sup>	\$28,374,000	\$13,688,000	\$13,086,000	\$26,774,000
B. Growth in Trips <sup>2</sup>	5,014	4,196	2,991	7,187
C. Base TIF Rate for Service Area <sup>3</sup>	\$5,659	\$3,262	\$4,375	\$3,725

1. See Table 5 for how share of cost is allocated by TIZ.  
 2. Based on analysis of land use growth from the 2024 Land Use Plan and PM peak hour trip generation rates from the ITE *Trip Generation Manual, 11th Edition*.  
 3. Values in line A are divided by values in line B and rounded up to the nearest dollar.

New developments within the city must pay the necessary TIF fees at the time of building permit issuance, as outlined in Chapter 14.112 of the Lake Stevens Municipal Code (LSMC). The City uses impact fees collected to fund the transportation projects outlined in Table 1 of this report.

The city will update the impact fee base rate annually in the fees resolution using the Consumer Price Index (CPI) in the region, unless a more applicable industry standard construction cost index is available. The City will prepare an annual report summarizing the fees collected and the projects financed using TIF funds for the previous calendar year.



## Introduction

Lake Stevens, like many local government agencies in Washington State, has implemented transportation impact fee (TIF) program to help fund improvements to its transportation system. The Growth Management Act (GMA) allows agencies to develop and implement a TIF program to help fund some of the costs of transportation facilities needed to accommodate growth. Chapter 82.02 of the Revised Code of Washington (RCW) requires TIFs to be:

- Related to improvements serving new developments, not existing deficiencies;
- Assessed proportional to the impacts of new developments;
- Allocated for improvements that reasonably benefit new development; and
- Spent on facilities identified in the Capital Facilities Plan

The city adopted its TIF program in 2012 (Ordinance No. 876) codified in Chapter 112 of the Lake Stevens Municipal Code (LSMC). The analysis, provided in the Transportation Element (TE), from the current Comprehensive Plan sets the basis for the TIF program.

The TIF program is built from the long-term transportation project lists contained in the Transportation and Capital Facilities Elements of the Comprehensive Plan. The project list was prepared utilizing the city's travel demand model to evaluate future transportation system needs. The travel demand model is a tool for forecasting traffic volumes based on the projected growth in housing and employment identified in the Land Use Element. The travel demand model provides the technical basis for the TIF program. The scope and cost of transportation projects have been updated and refined since adoption of the Comprehensive Plan to reflect further design elements, increased costs, or modifications to the general scope of the project.

In line with the multimodal level of service (MMLOS) requirements enacted by House Bill 1181 (HB1181) in 2023, the Washington State Legislature also passed Senate Bill 5452 (SB 5452) expanding the transportation improvements eligible for TIF funding. RCW 82.02.090(7) includes pedestrian and bicycle facilities on the list of "public facilities" eligible for TIF funding. The revised TIF cost basis analysis now includes an expanded project list with pedestrian and bicycle projects and incorporates the cost of these improvements into the fee calculation.

Further, recent legal rulings have changed the manner with which impact fees are calculated and documented. The U.S. Supreme Court in *Sheetz v. El Dorado County* (2024) ruled that legislatively imposed conditions to all development are not exempt from the Takings Clause outlined in the Fifth Amendment. Thus, impact fees must provide a nexus to the development and be roughly proportional to its impact. While TIFs in the state have long been subject to nexus and proportionality requirements, the *Sheetz* decision shifts the responsibility onto public agencies to document and support the methodology used to calculate the impact fee. The city's updated TIF program, outlined herein, has been refined to meet the heightened requirements of this ruling.

This report outlines the City's TIF program. It also highlights what transportation impact fees are and how they relate to other development regulations. An overview of the TIF program summarizes how the program was created and how the fees were established. It also details how the program will be implemented by Lake Stevens.

## What are Transportation Impact Fees?

Transportation impact fees (TIFs) are allowed under the GMA to help fund growth-related capital facility improvements to public streets and roads. Impact fees are also allowed under

the GMA to fund other public capital facilities such as parks, open space, recreation facilities, schools, and fire protection. The following summarizes the GMA definition of an impact fee:

*“Impact fee” means a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. (source: RCW 82.02.090[3])*

Public transportation facilities for which TIF funding can be used include:

*Public streets, roads, and bicycle and pedestrian facilities that were designed with multimodal commuting as an intended use; (source: RCW 82.02.090[7](a))*

Impact fees are an optional element of the GMA; agencies are not required to implement them; however, they are used to help jurisdictions mitigate some of the transportation impacts due to new development or redevelopment.

TIFs cannot be the only funding used to pay for the growth-related transportation improvements. The project cost allocations must account for other public funding, which would be generated by development in forms of taxes or user fees.

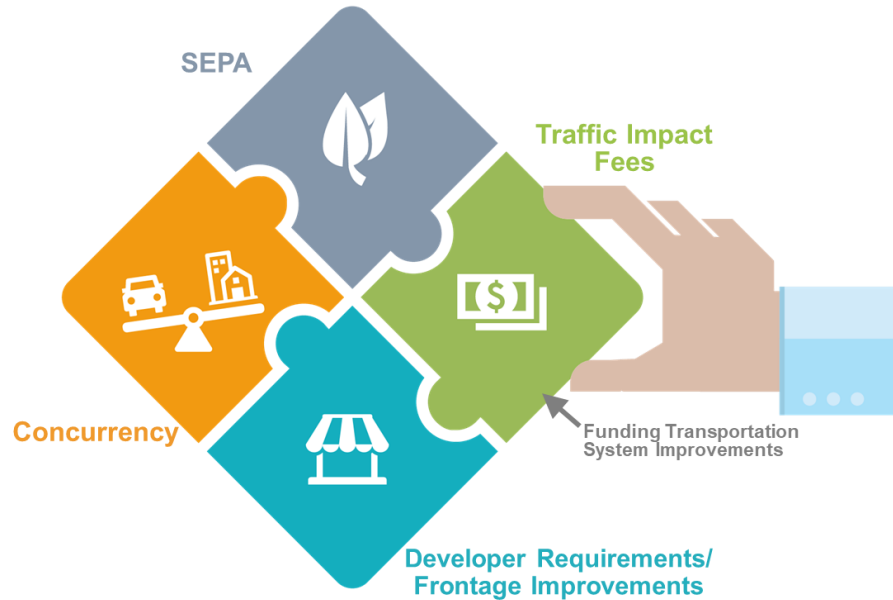
Transportation impact fees help mitigate development impacts for system wide traffic impacts. The following summarizes the key points:

- Supports “growth pays for growth” principle
- Funds must be spent on transportation improvement projects that will serve new growth and not fix existing deficiencies
- Funds must be spent on improvements that generally benefit the developments paying the fee
- Impact fee projects are to address “system” improvements, not “project” improvements
- Must be generally proportional to impacts of development
- Provide funding for the agency’s six-year Capital Improvement Program
- Funds assessed for several improvement needs can be “pooled” to address agency’s priority projects

## **How do Transportation Impact Fees Relate to Other Development Regulations?**

TIFs are an optional element allowed under GMA; however, they are a crucial tool to help mitigate development impacts on the transportation system. TIFs are used in conjunction with other development regulations as shown in Figure 1:

- Frontage Improvements/Development Regulations
- State Environmental Policy Act (SEPA)
- Transportation Concurrency



**Figure 1.** Elements of the Development Review Process

These other requirements cover transportation impacts directly resulting from specific developments. They do not explicitly address the long-term transportation system needs resulting from forecast growth. While transportation impact fees can change how agencies apply some of these other regulations, the other requirements do not cease with the adoption of a TIF. The following summarizes the basic roles of the other transportation review and mitigation programs.

### *Development Regulations/Frontage Improvements*

When properties are subdivided or otherwise developed, the permitting agency can require transportation and other improvements needed to promote the public health, safety, and general welfare (RCW 58.17). Frontage improvements and site development regulations help ensure that the city’s road standards are met and that ultimately, new development is served by transportation facilities in a safe and efficient manner. Developers can be required to construct the site’s frontage and on-site roadways based on the City’s Engineering Design and Development Standards (EDDS). Frontage improvements apply to both vehicular and active transportation facilities. Key elements related to mitigating impacts on the transportation system include:

- Addressing on-site impacts and access onto public rights-of-way;
- Ensuring new development is served by adequate roadways;
- Requiring developers to construct frontages along public and private roads; and
- Defining potential vehicular, transit, and active transportation needs serving the development

### *State Environmental Policy Act (SEPA)*

Washington’s State Environmental Policy Act (SEPA), adopted in 1971 (RCW 43.21C), directs state and local decision-makers to consider the environmental impacts of their actions. “SEPA gives agencies the tools to both consider and mitigate for environmental impacts of proposals.” (*Washington State Department of Ecology, SEPA Handbook, 2003*) Implementing regulations, in the form of the SEPA Rules (WAC 197-11) establish uniform requirements for agencies to

use when evaluating the potential environmental impacts of a proposal. The process also allows review of possible project alternatives or mitigation measures that will reduce the environmental impacts of a project. For transportation, SEPA is typically used to review impacts within the immediate and nearby vicinity, such as vehicular access points, operations and safety at nearby intersections or roadways. Depending on the potential for impacts, SEPA review can extend beyond the immediate vicinity of the development based on an assessment of the likely impacts of the proposed development. The intention of SEPA, as applied for transportation, is to mitigate a development's impact on the transportation system in terms of capacity, operations, and safety, including access, circulation, pedestrian connections and safety, bicycle system needs, and transit facilities and services.

The following list summarizes common SEPA review items related to specific development projects:

- Considers impacts and “significant adverse impact” standard, not just level of service;
- Broad scope can be used to address impacts on capacity, safety, operations, non-motorized travel, and transit; and
- Typically reviewed on a development-by-development basis, or as part of a Planned Action Ordinance

Mitigation measures can include constructing improvements or the payment of proportionate share of improvement costs and can be used to mitigate both on- and off-site impacts.

### *Concurrency*

The GMA (RCW 36.70A.070) requires that infrastructure improvements or strategies to accommodate development be available when the impacts of development occur. For transportation facilities, concurrency is defined in the GMA and the Washington Administrative Code (WAC) to mean that any needed transportation improvements or programs be in place at the time of development or that a financial commitment exists to complete the improvements or strategies within six years. Local governments have flexibility regarding how they set level-of-service standards and how to apply transportation concurrency within their plans, regulations, and permit processes.

As part of the requirement to develop a comprehensive plan, jurisdictions are required to establish level-of-service standards for arterials, transit service, and other facilities, such as water and sewer. With the passage of HB 1181, when evaluating the performance of the transportation networks, jurisdictions are now required to adopt multimodal level-of-service standards by which to measure the performance not just for vehicles, but also pedestrians, bicyclists, and transit users. As part of the major *2024 Comprehensive Plan* update, the city adopted multimodal level of service standards.

Once a jurisdiction adopts a standard, it is used to determine whether the impacts of a proposed development can be accommodated with the existing transportation system. If a “development causes the level of service on a locally owned transportation facility to decline below the standards adopted in its transportation element”, jurisdictions are required to prohibit development approval unless transportation improvements or strategies to accommodate the impacts of development are made **concurrent** with the development. Transportation is the only area of concurrency that specifies denial of development if the standards are not met within six years. The Growth Management Hearings Boards reiterated the role of a concurrency program, finding that “the concept of concurrency is not an end in of itself but a foundation for local governments to achieve the coordinated, consistent, sustainable growth called for by the Act” (source: *Puget Sound Regional Council, Assessing the Effectiveness of Concurrency, 2002*).

Concurrency provides a link between land use, transportation, and public investments. The following identifies key requirements for concurrency programs.



- Compliance with the GMA
- Local governments have flexibility in applying concurrency
- Measured with level of service standards as defined by the City's Comprehensive Plan
- Addresses system wide impacts
- Developments shall not be approved if development causes the level of service to decline below identified standards and the standards cannot be met within six years.

It should be noted that the City uses PM peak hour vehicle operations to evaluate transportation concurrency. As part of the development review process, the City may require an evaluation of the AM peak hour on a case-by-case basis depending on the development proposal. To maintain alignment with the City's concurrency program, the TIF program was developed based on PM peak hour operations<sup>1</sup>.

## Development of the City of Lake Stevens's Transportation Impact Fee Program

The updated Transportation Impact Fee program for the city of Lake Stevens is based on technical analyses and policy direction as part of the adopted Transportation Element of the City's Comprehensive Plan, which was last updated in 2024. The 2025 update to the TIF program represented a comprehensive review of the existing impact fee methodologies and incorporation of legislative changes allowing consideration of active transportation projects into the program. In addition to refined methodology, the TIF program reviews project eligibility criteria more closely and includes updated cost estimates for the capital projects identified in the Comprehensive Plan. Material and labor costs associated with construction have continued to increase since the last comprehensive update of the TIF program in 2012.

Key elements of the program are presented in this section, including:

- What improvement projects and costs are included?
- What share of the TIF Costs are allocated to growth in Lake Stevens?
- What is the service area for the TIF Program?
- What are the resulting impact fee rates and schedules?
- How are TIF rates determined for uses not specifically included in the rate schedule?
- How are the transportation impact fees collected and spent?
- Are any developments exempt from the fees?
- How will the impact fees be kept up to date?

### What Improvement Projects and Costs are Included?

As noted above, the GMA specifies that Transportation Impact Fees shall only be used for system improvements that are reasonably related to new development. As defined by GMA (RCW 82.02.090), "*system improvements mean public facilities that are included in the capital*

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<sup>1</sup> While some roadways within the City experience delays and queuing during the AM peak hour, these backups largely stem from capacity constraints along WSDOT facilities (e.g., SR 2, SR 204, and SR 9). As these facilities are owned and operated by WSDOT, the City does not have jurisdiction (or funding) to implement improvements to these facilities. The City will work with WSDOT to identify and implement improvement projects along these facilities to address existing and future congestion along State facilities that affects local roads.

*facilities plan and are designed to provide service to service areas within the community at large, in contrast to project improvements.”*

The Transportation Element includes a list of transportation projects needed to address existing and forecast capacity, operations, and safety needs through 2044. The plan builds upon the city’s policies, standards, and overall transportation funding strategy. The plan also considers state and regional plans and programs, including planned improvements to the state highway system.

The project list was reviewed to confirm which improvements were needed to address deficiencies and serve growth (and therefore, TIF eligible) and those that were not TIF-eligible. The multimodal level-of-service (LOS) standards established in the Transportation Element were used to determine whether a project could be considered necessary to address future land use growth. This initial screening of the project list used the results of the analysis conducted as part of the Transportation Element update and evaluated both vehicular and active transportation needs.

### ***TIF Eligible Projects***

The first step to calculate the TIF-eligible project costs was to determine which Transportation Element projects are required to address future growth. The process used to determine whether projects were eligible for TIF funding considered the results of the LOS analysis conducted as part of the Transportation Element to determine whether transportation deficiencies are projected under 2044 baseline conditions. All projects at locations identified as operating below either the city’s vehicular or active transportation LOS standards (as established in the Transportation Element) were assumed to be TIF-eligible. The city’s planned growth adds vehicle or active transportation trips to these locations operating below the established LOS under future conditions, and therefore, can reasonably be determined to contribute to the network deficiencies.

The following LOS standards are established in the Transportation Element and were used to identify the TIF-eligible projects:

#### Vehicular LOS

- **State Highway:** LOS D or better for SR 9 and SR 92 and LOS E Mitigated or better SR 204, as established by WSDOT and PSRC
- **Other Intersections:** LOS E or better along major and minor arterials and collector roadways and LOS C or better on local access roadways<sup>2</sup>

#### Active Transportation LOS

- **Planned Pedestrian Network Roadways:** an orange or acceptable LOS, based on the completeness, connectivity, and comfort of active transportation facilities, as defined within the Transportation Element

Table 1 and Figure 2 show the transportation improvements from the 2024 Transportation Element and as revised in 2025 that were identified as being growth-related system improvements needed to address future deficiencies. Appendix A presents the full list of transportation improvements from the Transportation Element and compares both the vehicular and active transportation LOS values at each project location against the identified LOS standards. As shown in Table 1 and Appendix A, most projects included in the TIF program were deemed to be TIF-eligible due to not meeting the Active Transportation LOS standard.

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<sup>2</sup> LOS within the city’s subareas is measured based on a system LOS E standard which takes an accumulative average of LOS at key intersections within each subarea (excluding intersections with State Route facilities).

The projects listed represent most of the improvement projects in the Transportation Element. As shown, the TIF-eligible projects have an estimated total cost of approximately \$161 million (in 2024 dollars).

**Table 1. TIF Program Projects**

TE #	Citywide Project #	Title & Location	Project Description	TIZ	TIF Eligible?		Project Cost (\$1,000s) <sup>(1)</sup>
					Vehicle LOS	Active Trans. LOS	
TE-2	RD-113	20th St NE and Main Street Roundabout	Construct roundabout and frontage improvements per the downtown subarea plan. Includes realignment improvements at Grade Rd/Hartford Dr.	TIZ 1 - East Lake Stevens	Y	N	\$2,500
TE-4	RD-212	20th St NE - Neighborhood Connector	Upgrade road between Main St and Machias Rd to two 10' travel lanes, 8' parking on one side, 4' landscaping on both sides, a 10' multi-use path on one side, and a 6' sidewalk on one side.	TIZ 1 - East Lake Stevens	N	Y	\$12,810
TE-5	TBD-01	16th Street NE Multi-Use Path	Construction of an MUP to connect downtown Lake Stevens to the Centennial Trail.	TIZ 1 - East Lake Stevens	N	Y	\$4,500
TE-6a	RD-104	Grade Road - Segment 1 (36th St NE to 30nd St NE)	Install multiuse path on west side w/ landscaped buffer - tie into sidewalk at 30th. Consider turn lanes north and south at 32nd and 30th based on traffic volumes.	TIZ 1 - East Lake Stevens	N	Y	\$1,895
TE-6c	RD-104	Grade Road - Segment 3 (26th St NE to Meadow Dr)	Keep existing improvements, restripe to provide bike lanes (no widening)	TIZ 1 - East Lake Stevens	N	Y	\$10
TE-6d	RD-104	Grade Road - Segment 4 (Meadow Dr to 20th St NE)	Add center TWLTL, bike lane & sidewalk or multiuse path and tie into existing improvements (assume sidewalks on both sides for cost estimate)	TIZ 1 - East Lake Stevens	N	Y	\$8,595
TE-8	TBD-06	N Lakeshore Dr Sidewalk (Main St to 123rd Ave NE)	TBD sidewalk along one side of N Lakeshore Dr between Main St and 123rd Ave.	TIZ 1 - East Lake Stevens	N	Y	\$225
TE-9	RD-206	SR 92 Access Improvements (Grade Road)	Improve the intersection of SR 92 / Grade Rd (roundabout) to reduce side street delay	TIZ 1 - East Lake Stevens	Y	N	\$4,500
TE-10	RD-102-I	91st Ave NE Commercial Revitalization Phase I	Market Place to SR 204, upgrade road to minor arterial road standard between Market Place to SR 204.	TIZ 2 - West Lake Stevens	N	Y	\$3,850
TE-11b	RD-102-III	91st Ave NE Commercial Revitalization Phase III	Custom road profile along Frontier Circle East to 113th Ave NE to support multimodal transit, parking and vehicles	TIZ 2 - West Lake Stevens	N	Y	\$3,850
TE-12	RD-210	Vernon Road Commercial Corridor Improvements	Widen/restripe roadway to provide one travel lane in each direction with a center TWLTL and sidewalks/landscaping (Minor Arterial standard).	TIZ 2 - West Lake Stevens	N	Y	\$8,990
TE-13	CP-116	4th St Sidewalk (97th Dr to 98th Dr)	Construction of sidewalk and curb ramp improvements along 4th St between 97th Dr NE and 98th Dr NE.	TIZ 2 - West Lake Stevens	N	Y	\$1,230



**Table 1. TIF Program Projects**

TE #	Citywide Project #	Title & Location	Project Description	TIZ	TIF Eligible?		Project Cost (\$1,000s) <sup>(1)</sup>
					Vehicle LOS	Active Trans. LOS	
TE-14	CP-117	99th Ave Pedestrian/Bicycle Improvements (4th St NE to Market Pl)	Install sidewalks, curb ramps, and bicycle lanes/wide shoulders between 4th Street NE and Market Place.	TIZ 2 - West Lake Stevens	N	Y	\$1,055
TE-15	RD-103	99th Ave NE - Boulevard (Market Place to 4th St SE)	Upgrade road (Market Pl to 4th St SE) to minor arterial road standard including multi-use path or sidewalk with 7' bike lane, 11' travel lanes and 12' center lane with landscape islands. Potential for roundabout at midblock for circulation into commercial areas	TIZ 2 - West Lake Stevens	N	Y	\$7,790
TE-16	CP-120-I	99th Ave Pedestrian/Bicycle Improvements (4th St SE to 11th Pl SE)	Install sidewalks, curb ramps, and bicycle lanes/wide shoulders between 4th Street SE and 11th Place SE.	TIZ 3 - South Lake Stevens	N	Y	\$3,655
TE-17	TBD-05	91st Ave SE Pedestrian /Bicycle Improvements (12th St SE to 20th St SE)	Install sidewalks, curb ramps, and bicycle lanes/wide shoulders between 12th Street SE and 20th Street SE.	TIZ 3 - South Lake Stevens	N	Y	\$3,100
TE-20	RD-211	20th St SE Corridor Improvements	Widen roadway west of 83rd Avenue SE to provide an additional eastbound travel lane. Install a sidewalk along the south side of the roadway and bike lanes/wide shoulders in both directions.	TIZ 3 - South Lake Stevens	N	Y	\$14,200
TE-22	CP-126S	20th St Sidewalk (Lake Stevens Rd to 122nd Ave)	Construction of sidewalk and curb ramp improvements along 20th St SE between S Lake Stevens Rd and 122nd Ave SE, including 8 RRFB crosswalk improvements.	TIZ 3 - South Lake Stevens	N	Y	\$4,820
TE-23	CP-140S	"S Lake Stevens Rd Multi-Use Path Phase II	Install a multi-use path along along S Lake Stevens Dr between SR 9 and 100th Dr SE.	TIZ 3 - South Lake Stevens	N	Y	\$3,650
TE-26	RD-213	Machias Rd/28th St Intersection Improvements	Improve the intersection of Machias Rd/28th St NE (potential roundabout or signal) to reduce delay and improve access to the Industrial Center.	TIZ 1 - East Lake Stevens	Y	N	\$4,500
TE-32	TBD-04	117th Ave NE Sidewalk (20th to 26th St NE)	TBD sidewalk along one side of 117th Ave NE between 20th St and 26th St. Includes ROW and typical frontage improvements including stormwater.	TIZ 1 - East Lake Stevens	N	Y	\$2,000
TE-33	CP-158	116th Ave NE Sidewalk (20th to 26th St NE)	Sidewalk and curb ramp improvements along one side of 116th Ave NE between 20th St and 26th St	TIZ 1 - East Lake Stevens	N	Y	\$1,335
TE-34	TBD-07	Soper Hill Sidewalk (Lake Drive to SR9)	TBD sidewalk along one side of Soper Hill Rd bet. Lake Dr and SR9. Includes ROW & typical frontage improvements including stormwater.	TIZ 2 - West Lake Stevens	N	Y	\$3,700



**Table 1. TIF Program Projects**

TE #	Citywide Project #	Title & Location	Project Description	TIZ	TIF Eligible?		Project Cost (\$1,000s) <sup>(1)</sup>
					Vehicle LOS	Active Trans. LOS	
TE-35	TBD-18	South Lake Stevens Multi-Use Path Phase III	Construction of MUP to connect pedestrian generators to the existing trail along Machias Cutoff (Lake Stevens Road to 123rd Avenue)	TIZ 3 - South Lake Stevens	N	Y	\$5,600
TE-38	CP-108	Lake View Dr Sidewalk (112th Dr to Callow Rd)	Construction of sidewalk and curb ramp improvements along Lake View Dr between 112th Dr and Callow Rd.	TIZ 1 - East Lake Stevens	N	Y	\$4,390
TE-39	CP-111	Lake Dr Sidewalk (Lundeen Pkwy to 28th St)	Construction of sidewalk and curb ramp improvements along Lake Dr between Lundeen Pkwy to 28th St.	TIZ 2 - West Lake Stevens	N	Y	\$2,180
TE-40	CP-121	32nd St Sidewalk (Grade Rd to 118th Dr)	Construction of sidewalk and curb ramp improvements along 32nd Street NE between Grade Rd and 118th Dr NE.	TIZ 1 - East Lake Stevens	N	Y	\$665
TE-41	CP-136S	8th St Sidewalk (79th Ave to 91st Ave)	Construction of sidewalk and curb ramp improvements along 8th St SE between 79th Ave SE and 91st Ave SE, including 2 RRFB crosswalk improvements.	TIZ 3 - South Lake Stevens	N	Y	\$3,705
TE-42	CP-123	79th Ave Sidewalk (8th St to 16th St)	Construction of sidewalk and curb ramp improvements along 79th Ave SE between 8th St SE and 16th St SE, including 6 RRFB crosswalk improvements.	TIZ 3 - South Lake Stevens	N	Y	\$4,205
TE-44	CP-129S	83rd Ave Sidewalk (20th St to 17th St)	Construction of sidewalk improvements along 83rd Ave NE between 20th St SE and 17th St SE.	TIZ 3 - South Lake Stevens	N	Y	\$742
TE-45	CP-135S	99th Ave Sidewalk (Sunnycrest Elementary to 30th St)	Construction of sidewalk and curb ramp improvements along 99th Ave NE between Sunnycrest Elementary School and 30th St NE.	TIZ 1 - East Lake Stevens	N	Y	\$2,430
TE-46	CP-137S	30th St Sidewalk (99th Ave to Callow Rd)	Construction of sidewalk and curb ramp improvements along 30th St NE between 99th Ave NE and Callow Road, including 2 RRFB crosswalk improvements.	TIZ 1 - East Lake Stevens	N	Y	\$1,830
TE-47	CP-138S	Cedar Rd Sidewalk (20th St to 30th St)	Construction of sidewalk and curb ramp improvements along Cedar Rd between 20th St NE and 30th St NE, including 2 RRFB crosswalk improvements.	TIZ 1 - East Lake Stevens	N	Y	\$5,020
TE-48	CP-142S	Lakeshore Dr Sidewalk (123rd Ave to Lakeshore Swim Beach)	Construction of sidewalk and curb ramp improvements along N Lakeshore Dr between 123rd Ave NE and N Lakeshore Swim Beach, including 2 RRFB crosswalk improvements..	TIZ 1 - East Lake Stevens	N	Y	\$2,430
TE-49	CP-143S	N Lakeshore Dr Sidewalk (Mitchell Rd to 114th Dr)	Construction of sidewalk and curb ramp improvements along N Lakeshore Dr between Mitchell Rd and 114th Dr NE.	TIZ 1 - East Lake Stevens	N	Y	\$2,340



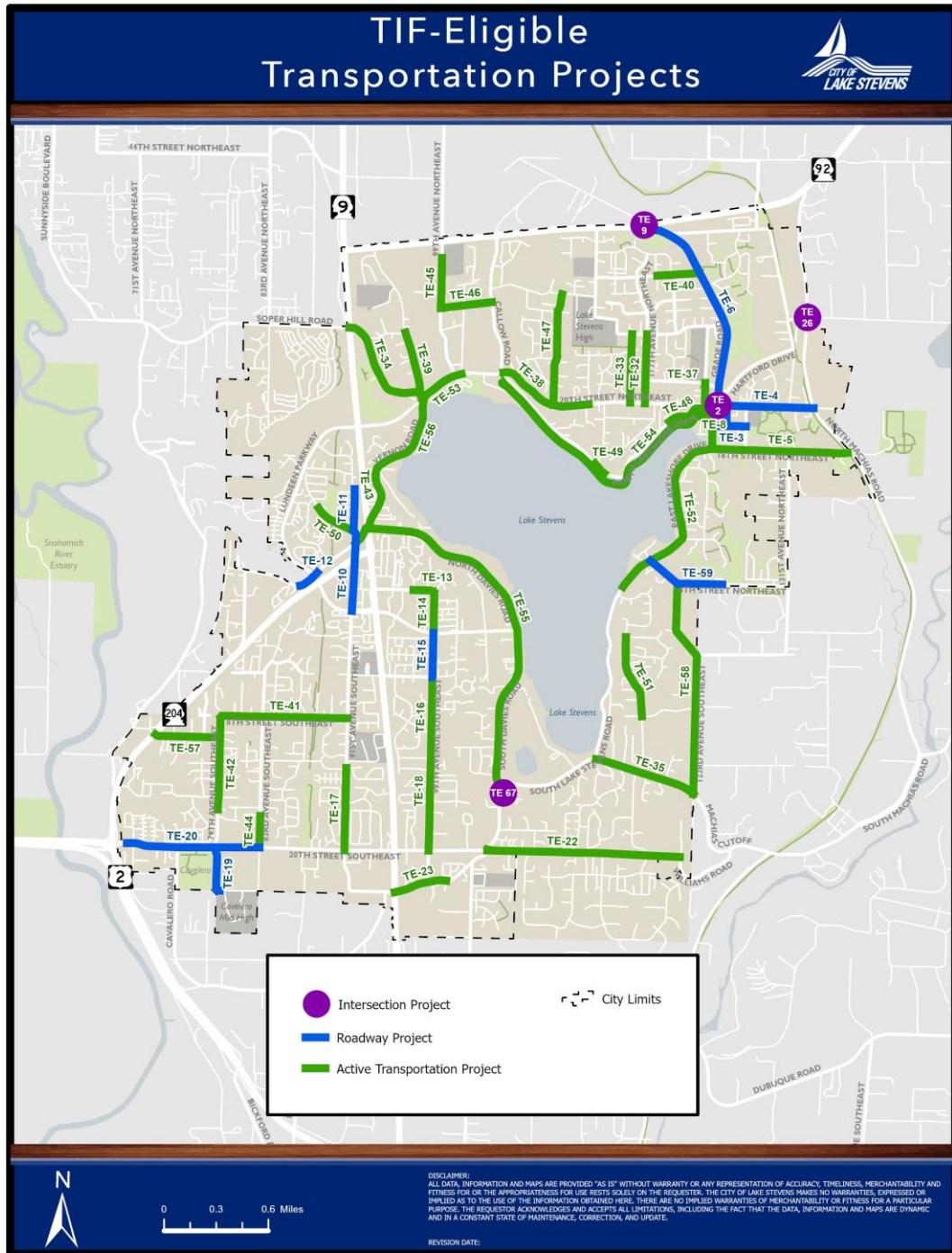
**Table 1. TIF Program Projects**

TE #	Citywide Project #	Title & Location	Project Description	TIZ	TIF Eligible?		Project Cost (\$1,000s) <sup>(1)</sup>
					Vehicle LOS	Active Trans. LOS	
TE-52	CP-149S	E Lake Stevens Multi-Use Path (Main St to Sunset Beach)	Construction of a multi-use path along E Lake Stevens Rd between Main St and Sunset Beach.	TIZ 1 - East Lake Stevens	N	Y	\$5,575
TE-53	CP-150S	Lundeen Pkwy Non-Motorized Improvements (Lake Drive and 101st Ave NE)	Install a multi-use trail along Lundeen Pkwy between Lake Drive and 101st Ave NE.	TIZ 2 - West Lake Stevens	N	Y	\$460
TE-54	CP-151S	Vernon Rd/Lakeshore Dr Non-Motorized Improvements (Lakeview Dr to 123rd Ave)	Implement sharrow makings along the roadway and extend/connect existing sections of the 4-foot sidepath along the roadway. Traffic calming measures are recommended for the corridor as well.	TIZ 1 - East Lake Stevens	N	Y	\$1,490
TE-55	CP-125S	Davies Rd Non-Motorized Improvements (Vernon Rd to Lake Stevens Rd)	Implement sharrow makings along the roadway and extend/connect existing sections of the 4-foot sidepath along the roadway.	TIZ 2 - West Lake Stevens	N	Y	\$1,670
TE-56	CP-153S	Vernon Rd Non-Motorized Improvements (15th St to Lundeen Pkwy)	Implement sharrow makings along the roadway and extend/connect existing sections of the 4-foot sidepath along the roadway.	TIZ 2 - West Lake Stevens	N	Y	\$470
TE-58	CP-155-I	122nd Ave/123rd Ave Sidewalk (4th St NE to Machias Cutoff)	Construction of sidewalk and curb ramp improvements along 122nd Avenue SE and 123rd Avenue SE between 4th Street NE and 20th Street SE.	TIZ 3 - South Lake Stevens	N	Y	\$3,685
TE-59	CP-156S	4th St NE/Purple Pennant Rd Sidewalk (Lake Stevens Rd to 5th Pl NE)	Construction of sidewalk and curb ramp improvements along 4th Street NE and Purple Pennant Road between Lake Stevens Road and 5th Place NE.	TIZ 1 - East Lake Stevens	N	Y	\$940
TE-67	RD-217	S Lake Stevens Rd & Davies Rd Intersection Improvements	Intersection improvements to address LOS deficiency at the intersection	TIZ 3 - South Lake Stevens	Y	N	\$2,500
<b>Total Cost of TIF-Eligible Projects</b>							<b>\$161,267</b>

TIF eligibility: Y= Yes; N= No  
 1. Costs in 2024 dollars (2024 \$).



Figure 2. TIF-Eligible Transportation Projects



## What are the Total TIF Program Project Costs?

Table 1 summarizes the improvements projects included in the City's TIF program. The project locations are shown in Figure 2. The first two columns in Table 1 indicate the project identification numbers used in the Transportation Element and Capital Facilities Element, respectively. The project identifiers do not represent the City's priorities or implementation sequence.

### *TIF Eligibility Percentages*

Projects identified as TIF eligible were reviewed to determine what portion of the project costs could be included in the TIF rate calculation. The review addressed existing and forecast traffic volumes and levels of service. The primary focus of the technical analysis was to determine if the improvements were adding capacity to the transportation system that was needed to serve growth. The evaluation also assessed each improvement in resolving existing deficiencies - which cannot be covered by impact fees.

Since the project list identifies both vehicular and active transportation projects, separate TIF-eligible cost percentages were calculated for projects addressing vehicular LOS deficiencies and those addressing active transportation LOS deficiencies. The calculation of separate TIF eligibility percentages based on project type allows for a stronger nexus between the improvement type and development impacts.

The City has divided its transportation into three service areas, Traffic Impact Zones (TIZs), for which separate TIF rates are applied. For consistency with each TIZ, separate TIF eligibility percentages have been developed for each TIZ.

#### Vehicular Project TIF Eligibility Percentages

As shown in Table 1, several projects are proposed throughout the city to address future vehicular LOS deficiencies. The results of existing intersection LOS analysis in the Transportation Element, conducted in 2023, were reviewed to determine whether the proposed projects are needed to address existing deficiencies. A summary of the vehicular LOS results for the Transportation Element compared to the adopted LOS standards is provided in Appendix A. As shown, all intersections operate above the city's LOS standards<sup>3</sup>. The proposed improvement projects in the TIF program address future growth issues and are considered eligible projects.

The TIF eligibility percentages for projects addressing vehicular LOS deficiencies were derived based on data from the travel demand model updated as part of the Transportation Element. The percentage of PM peak hour traffic growth at each project location was calculated from the model and averaged across each TIZ. The resulting vehicle eligibility percentages for each TIZ are presented in Table 2.

**Table 2. TIF Eligibility – Vehicular Projects**

Traffic Impact Zone (TIZ)	Traffic Growth % <sup>1</sup>
TIZ 1 – East Lake Stevens	50%
TIZ 2 – West Lake Stevens	50%
TIZ 3 – South Lake Stevens	30%

1. Rounded to the nearest 5 percent.

#### Active Transportation Project TIF Eligibility Percentages

<sup>3</sup> In line with the city's LOS standards, the existing LOS in the subareas was measured on a system-wide basis averaging the delay and LOS at all non-WSDOT facility intersections.



While the travel demand model has historically been used to calculate the nexus between growth and traffic increase, the travel demand model does not calculate active mode trips directly. As a result, a different measurement was needed to capture the link between development and active transportation trips. The assumption for this linkage is that active transportation improvement projects located nearer to areas of more dense development and existing pedestrian and bicycle generators (schools, parks, etc.) are more likely to shift traveler choice toward walking, biking and rolling and away from default automobile trips. Therefore, the TIF eligibility for active transportation improvement projects was calculated using proximity to planned growth. The level of planned housing and employment growth was categorized into low, medium and high for each transportation analysis zone (TAZ) within the updated travel demand model. The planned growth is shown in Figure 3.

Active transportation projects were then awarded TIF eligibility based on their proximity to the highest level of growth shown in Figure 3. This criterion was selected to create a measurable nexus between areas of higher development and likely walk / bicycle activity.

Table 3 summarizes the link between the proximity to household growth and the TIF eligibility percentage. Note that the upper limit of TIF eligibility for active transportation projects was linked to the higher of the Vehicular TIF Eligibility percentages for each TIZ shown in Table 2.

**Table 3. TIF Eligibility – Active Transportation Projects**

Traffic Impact Zone (TIZ)	Household & Employment Growth		
	Low	Medium	High
TIZ 1 – East Lake Stevens	17%	33%	50%
TIZ 2 – West Lake Stevens	17%	33%	50%
TIZ 3 – South Lake Stevens	10%	20%	30%

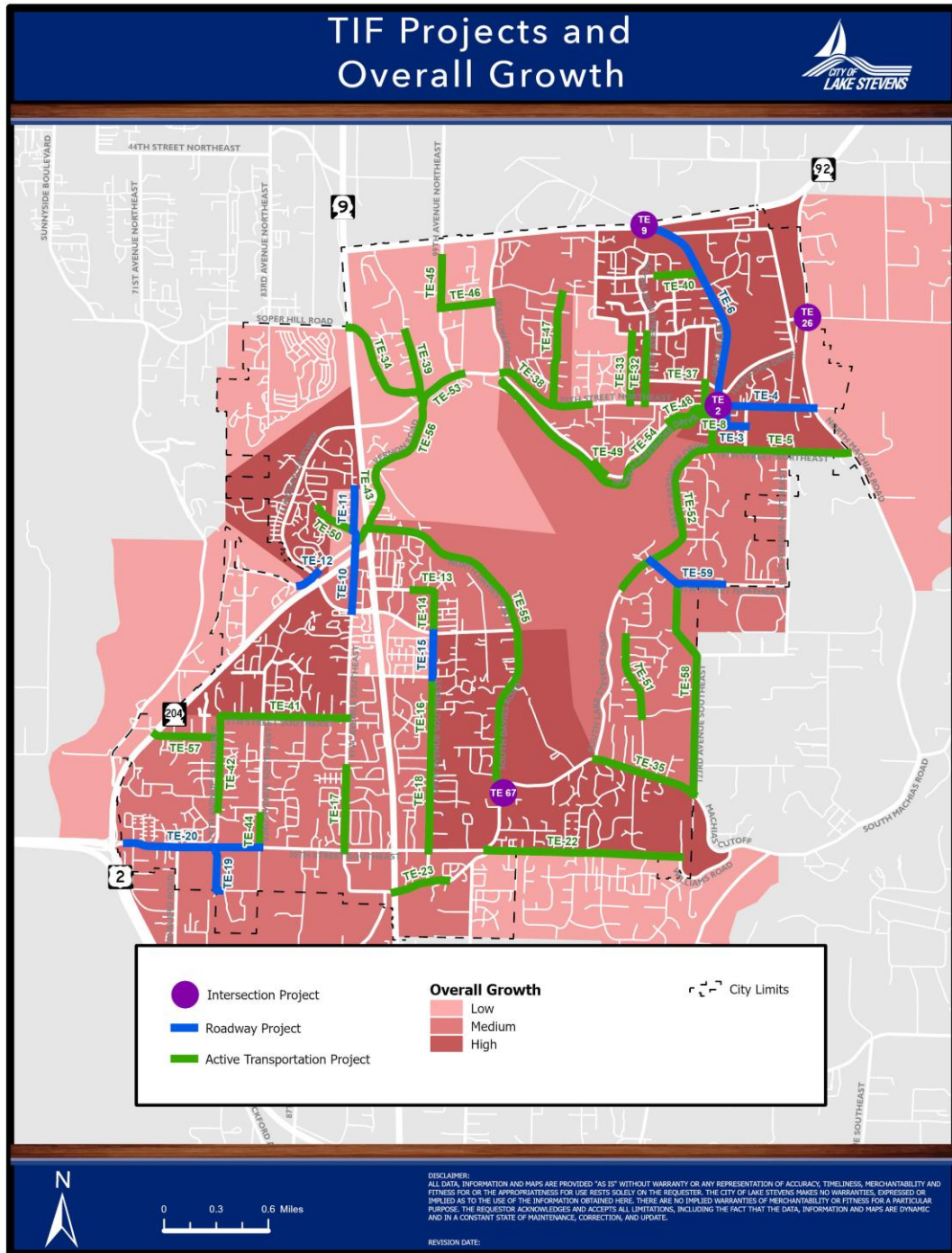
***TIF Eligible Costs***

The TIF eligibility percentages presented in Tables 2 and 3 for the vehicular and active transportation projects, respectively, were applied to the total project costs presented in Table 1 to determine the TIF-eligible cost for each project. The vehicular TIF eligibility percentages (Table 2) were applied to all projects addressing only vehicular LOS deficiencies. The active transportation TIF eligibility percentages (Table 3) were applied to all projects addressing only active transportation LOS deficiencies. Projects addressing both vehicular and active transportation LOS deficiencies applied the larger of the two TIF eligibility percentages. Table 4 summarizes the TIF eligibility percentages and TIF-eligible costs for the Transportation Element project list.

The TIF eligible costs presented in Table 4 were reviewed against grant funding awards received for project implementation. TIF-eligible project costs for all projects which have grant funding were reduced to be the lesser of the TIF-eligible project cost (as calculated using the methodology described above) or the non-grant funded portion of the project.

The total TIF-eligible cost allocated to the program is \$55.1 million.

**Figure 3.** Growth by TAZ and Proximity to Active Transportation Improvement Projects



**Table 4. TIF Eligible Project Costs**

TE #	Citywide Project #	Title & Location	TIZ	TIF Eligibility %			TIF-Eligible Cost (\$1,000s) <sup>(1)</sup>
				Vehicular	Active Trans.	Overall	
TE-2	RD-113	20th St NE and Main Street Roundabout	TIZ 1 - East Lake Stevens	50%	N/A	0%	\$0
TE-4	RD-212	20th St NE - Neighborhood Connector	TIZ 1 - East Lake Stevens	N/A	50%	50%	\$6,405
TE-5	TBD-01	16th Street NE Multi-Use Path	TIZ 1 - East Lake Stevens	N/A	50%	44%	\$2,000
TE-6a	RD-104	Grade Road - Segment 1 (36th St NE to 30nd St NE)	TIZ 1 - East Lake Stevens	N/A	50%	50%	\$948
TE-6c	RD-104	Grade Road - Segment 3 (26th St NE to Meadow Dr)	TIZ 1 - East Lake Stevens	N/A	50%	50%	\$5
TE-6d	RD-104	Grade Road - Segment 4 (Meadow Dr to 20th St NE)	TIZ 1 - East Lake Stevens	N/A	50%	50%	\$4,298
TE-8	TBD-06	N Lakeshore Dr Sidewalk (Main St to 123rd Ave NE)	TIZ 1 - East Lake Stevens	N/A	50%	50%	\$113
TE-9	RD-206	SR 92 Access Improvements (Grade Road)	TIZ 1 - East Lake Stevens	50%	N/A	50%	\$2,250
TE-10	RD-102-I	91st Ave NE Commercial Revitalization Phase I	TIZ 2 - West Lake Stevens	N/A	33%	33%	\$1,283
TE-11b	RD-102-III	91st Ave NE Commercial Revitalization Phase III	TIZ 2 - West Lake Stevens	N/A	33%	33%	\$1,283
TE-12	RD-210	Vernon Road Commercial Corridor Improvements	TIZ 2 - West Lake Stevens	N/A	50%	50%	\$4,495
TE-13	CP-116	4th St Sidewalk (97th Dr to 98th Dr)	TIZ 2 - West Lake Stevens	N/A	33%	33%	\$410
TE-14	CP-117	99th Ave Pedestrian/Bicycle Improvements (4th St NE to Market Pl)	TIZ 2 - West Lake Stevens	N/A	33%	33%	\$352
TE-15	RD-103	99th Ave NE - Boulevard (Market Place to 4th St SE)	TIZ 2 - West Lake Stevens	N/A	50%	50%	\$3,895



**Table 4. TIF Eligible Project Costs**

TE #	Citywide Project #	Title & Location	TIZ	TIF Eligibility %			TIF-Eligible Cost (\$1,000s) <sup>(1)</sup>
				Vehicular	Active Trans.	Overall	
TE-16	CP-120-I	99th Ave Pedestrian/Bicycle Improvements (4th St SE to 11th Pl SE)	TIZ 3 - South Lake Stevens	N/A	30%	30%	\$1,097
TE-17	TBD-05	91st Ave SE Pedestrian/Bicycle Improvements (12th St SE to 20th St SE)	TIZ 3 - South Lake Stevens	N/A	20%	20%	\$620
TE-18	CP-120-II	99th Ave Pedestrian/Bicycle Improvements (11th Pl SE to S Lake Stevens Rd)	TIZ 3 - South Lake Stevens	N/A	30%	30%	\$900
TE-19	RD-100	79th Ave SE Access Road	TIZ 3 - South Lake Stevens	N/A	20%	20%	\$636
TE-20	RD-211	20th St SE Corridor Improvements	TIZ 3 - South Lake Stevens	N/A	20%	20%	\$2,840
TE-22	CP-126S	20th St Sidewalk (Lake Stevens Rd to 122nd Ave)	TIZ 3 - South Lake Stevens	N/A	30%	30%	\$1,446
TE-23	CP-140S	"S Lake Stevens Rd Multi-Use Path Phase II	TIZ 3 - South Lake Stevens	N/A	20%	18%	\$650
TE-26	RD-213	Machias Rd/28th St Intersection Improvements	TIZ 1 - East Lake Stevens	50%	N/A	50%	\$2,250
TE-32	TBD-04	117th Ave NE Sidewalk (20th to 26th St NE)	TIZ 1 - East Lake Stevens	N/A	50%	50%	\$1,000
TE-33	CP-158	116th Ave NE Sidewalk (20th to 26th St NE)	TIZ 1 - East Lake Stevens	N/A	50%	50%	\$668
TE-34	TBD-07	Soper Hill Sidewalk (Lake Drive to SR9)	TIZ 2 - West Lake Stevens	N/A	17%	17%	\$617
TE-35	TBD-18	South Lake Stevens Multi-Use Path Phase III	TIZ 3 - South Lake Stevens	N/A	30%	30%	\$1,680
TE-38	CP-108	Lake View Dr Sidewalk (112th Dr to Callow Rd)	TIZ 1 - East Lake Stevens	N/A	33%	33%	\$1,463



**Table 4. TIF Eligible Project Costs**

TE #	Citywide Project #	Title & Location	TIZ	TIF Eligibility %			Project Cost (\$1,000s) <sup>(1)</sup>
				Vehicular	Active Trans.	Overall	
TE-39	CP-111	Lake Dr Sidewalk (Lundeen Pkwy to 28th St)	TIZ 2 - West Lake Stevens	N/A	17%	17%	\$363
TE-40	CP-121	32nd St Sidewalk (Grade Rd to 118th Dr)	TIZ 1 - East Lake Stevens	N/A	50%	50%	\$333
TE-41	CP-136S	8th St Sidewalk (79th Ave to 91st Ave)	TIZ 3 - South Lake Stevens	N/A	20%	20%	\$741
TE-42	CP-123	79th Ave Sidewalk (8th St to 16th St)	TIZ 3 - South Lake Stevens	N/A	20%	20%	\$841
TE-44	CP-129S	83rd Ave Sidewalk (20th St to 17th St)	TIZ 3 - South Lake Stevens	N/A	20%	20%	\$148
TE-45	CP-135S	99th Ave Sidewalk (Sunnycrest Elementary to 30th St)	TIZ 1 - East Lake Stevens	N/A	17%	17%	\$405
TE-46	CP-137S	30th St Sidewalk (99th Ave to Callow Rd)	TIZ 1 - East Lake Stevens	N/A	17%	17%	\$305
TE-47	CP-138S	Cedar Rd Sidewalk (20th St to 30th St)	TIZ 1 - East Lake Stevens	N/A	33%	33%	\$1,673
TE-48	CP-142S	Lakeshore Dr Sidewalk (123rd Ave to Lakeshore Swim Beach)	TIZ 1 - East Lake Stevens	N/A	33%	33%	\$810
TE-49	CP-143S	N Lakeshore Dr Sidewalk (Mitchell Rd to 114th Dr)	TIZ 1 - East Lake Stevens	N/A	33%	33%	\$780
TE-52	CP-149S	E Lake Stevens Multi-Use Path (Main St to Sunset Beach)	TIZ 1 - East Lake Stevens	N/A	33%	33%	\$1,858
TE-53	CP-150S	Lundeen Pkwy Non-Motorized Improvements (Lake Drive and 101st Ave NE)	TIZ 2 - West Lake Stevens	N/A	17%	17%	\$77
TE-54	CP-151S	Vernon Rd/Lakeshore Dr Non-Motorized Improvements (Lakeview Dr to 123rd Ave)	TIZ 1 - East Lake Stevens	N/A	33%	33%	\$497



**Table 4. TIF Eligible Project Costs**

TE #	Citywide Project #	Title & Location	TIZ	TIF Eligibility %			Project Cost (\$1,000s) <sup>[1]</sup>
				Vehicular	Active Trans.	Overall	
TE-55	CP-125S	Davies Rd Non-Motorized Improvements (Vernon Rd to Lake Stevens Rd)	TIZ 2 - West Lake Stevens	N/A	50%	50%	\$835
TE-56	CP-153S	Vernon Rd Non-Motorized Improvements (15th St to Lundeen Pkwy)	TIZ 2 - West Lake Stevens	N/A	17%	17%	\$78
TE-58	CP-155-I	122nd Ave/123rd Ave Sidewalk (4th St NE to Machias Cutoff)	TIZ 3 - South Lake Stevens	N/A	20%	20%	\$737
TE-59	CP-156S	4th St NE/Purple Pennant Rd Sidewalk (Lake Stevens Rd to 5th Pl NE)	TIZ 1 - East Lake Stevens	N/A	33%	33%	\$313
TE-67	RD-217	S Lake Stevens Rd & Davies Rd Intersection Improvements	TIZ 3 - South Lake Stevens	30%	N/A	30%	\$750
<b>Total TIF-Eligible Project Costs</b>							<b>\$55,148</b>

1. Costs in 2024 dollars (2024 \$).

As shown on Table 1, the total cost of projects included in the TIF program is approximately \$161.3 million (2024 dollars). After applying the adjustments, the TIF related portion of the costs is reduced to \$55.1 million. This represents approximately 24 percent of the total project costs included in the TIF analysis.

## **What is the Service Area for the TIF Program?**

GMA requires an agency implementing impact fees to establish one or more service areas (RCW 82.02.060) for assessing the fees. In 2012, the city divided its transportation system into three service areas for implementation of the TIF program. A single service area for the entire City was reviewed but was determined to not be an appropriate approach due to the lake serving as a natural barrier to circulation within the roadway network. The Traffic Impact Zones (TIZ) in the city are shown in Figure 4.

As part of the 2012 TIF program analysis, it was determined that Stevens Creek makes a good dividing point between eastern and western portions of the city, since it is close to SR 9 and only one city street crosses it. SR 9 itself does not make a good zone boundary since it is crossed by several streets, and because parcels east of SR9 along the west side of the lake are well connected with the Lake Stevens Center area and poorly connected to Old Town.

The west side of the city does not have the same issue with lack of connectivity so it realistically could be analyzed as one zone. However, since the city has defined two distinct subareas on the west side for its land-use planning, the Lake Stevens Center and the 20th Street SE Corridor, it made sense to divide the west into two zones, at least to begin with, and for analysis purposes if nothing else. One western zone includes the area around Lake Stevens Center and will be referred to as “TIZ 2 – West Lake Stevens.” The other western zone includes the area around the 20th Street SE Corridor and will be referred to as TIZ 3 – South Lake Stevens.” The boundary between TIZ 2 and TIZ 3 is the centerline of 4th Street SE or its imaginary alignment to the west and east where 4th Street SE does not exist.

Figure 4 also identifies the TIZ for the City’s Urban Growth Area (UGA) expansion areas. Once these areas are annexed into city limits, impact fees will be applied to new development within these areas in alignment with the identified TIZ.

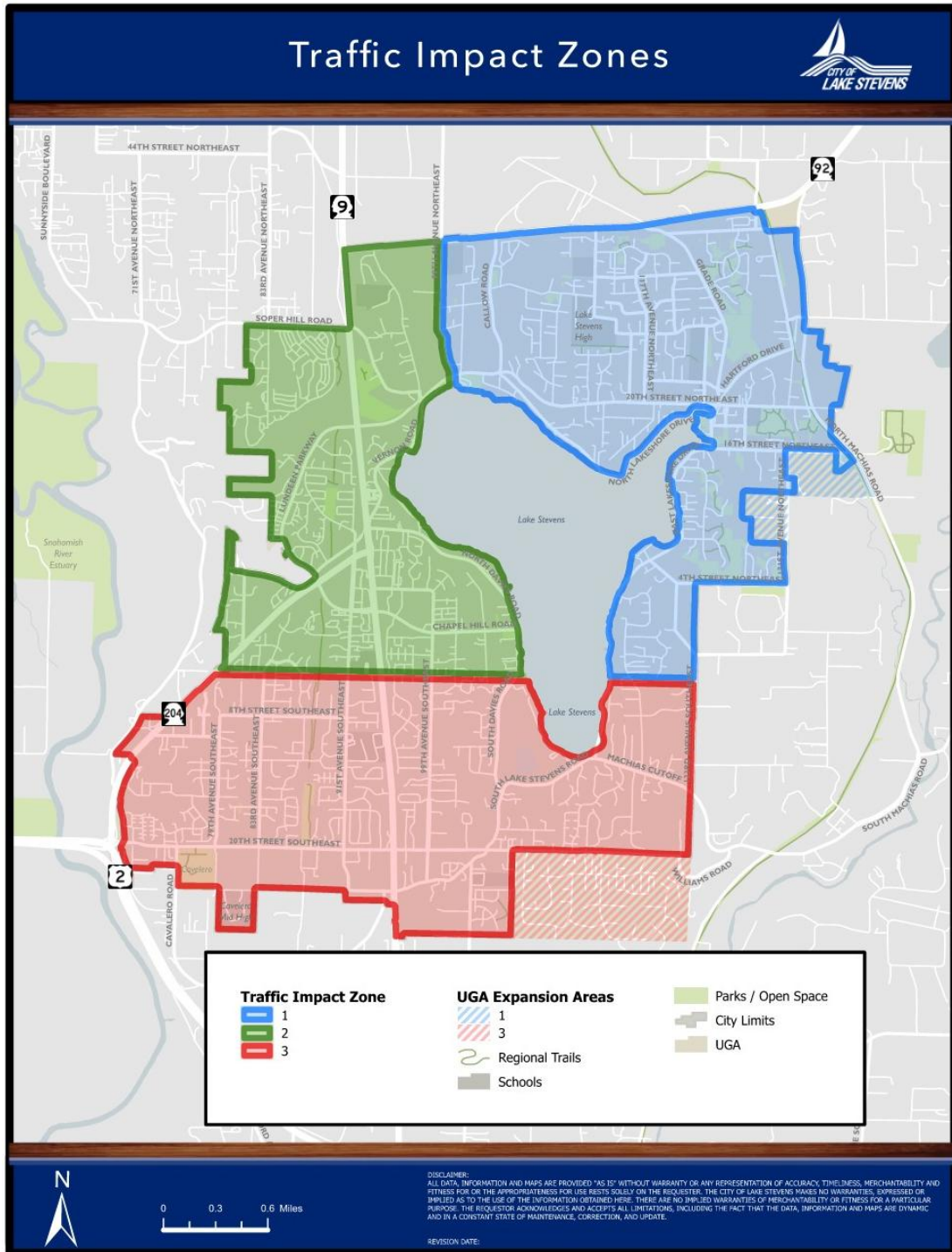
## **What Share of the TIF Costs Are Allocated to Growth in Lake Stevens**

Increases in traffic in Lake Stevens will result from growth within the city as well as increased travel from outside of the city. Without specific Interlocal Agreements, the city can only apply its TIF to growth within its boundaries. The TIF share for growth in the city is based on the proportional share of the growth share of the forecast travel demands on city roadways. As noted previously, the TIF-eligibility rates derived from the travel demand model were calculated to separate out the growth-related travel demands from the existing travel demands.

## **What are the Resulting Transportation Impact Fees and Rates?**

The city share of the impact fee project costs was converted to a base cost per new PM peak hour trip. The base cost per new PM peak hour trip was then used to develop the TIF rate schedule for a wide range of land uses. The rate schedule considers the relative net new trip generation of the various land uses.

**Figure 4.** Traffic Impact Zones



### Project Cost Allocation

To develop TIF rates for each of the three TIZs, the TIF-eligible project costs were proportionately divided between the three zones based on the distribution of growth trips throughout the city. The TIF-eligible project costs were first assigned to each TIZ based on the location of the improvement projects (shown in Figure 2). Table 5 summarized the TIF-eligible project costs by TIZ.

**Table 5. TIF Eligibility – Vehicular Projects**

Traffic Impact Zone (TIZ)	TIF-Eligible Project Costs
TIZ 1 – East Lake Stevens	\$28,374,000
TIZ 2 – West Lake Stevens	\$13,688,000
TIZ 3 – East Lake Stevens	\$13,086,000

### Base Transportation Impact Fee Rate

Based on the City’s adopted Land Use Plan for 2024, growth in the city will generate a total of 12,201 additional PM peak hour trips across the three TIZs. To calculate a base transportation impact fee rate for each zone, the growth share of the TIF project costs for each service area were divided by the increase in trips forecast within the same service area. Table 5 presents the base TIF rates for the City’s three TIZs. These reflect the maximum trip rates for each TIZ justified by this analysis, but adopted rates may be lower.

Since TIZ 2 and TIZ 3 are both within the influence of the SR-9 corridor and access from the west by US-2, a combined impact fee was developed for these two zones to ensure equity in the per vehicle trip cost due to their shared connections with the identified highways. This means, the identified transportation improvements required for the combined area can share resources from fees paid in both TIZ areas to construct projects. In recognition of the importance of the growth centers, the individual TIZ designations were retained.

**Table 6. Calculating the Base Transportation Impact Fee Rates**

	TIZ 1 – East Lake Stevens	TIZ 2 – West Lake Stevens	TIZ 3 – South lake Stevens	Combined TIZ 2 & 3
A. Growth Share of TIF Cost <sup>1</sup>	\$28,374,000	\$13,688,000	\$13,086,000	\$26,774,000
B. Growth in Trips <sup>2</sup>	5,014	4,196	2,991	7,187
C. Base TIF Rate for Service Area <sup>3</sup>	\$5,659	\$3,262	\$4,375	\$3,725

1. See Table 5.
2. Based on model analysis of growth in travel based on land use assumptions.
3. Values in line A divided by values in line B, rounded to nearest dollar.

### Development of the TIF Rate Schedules

The base transportation impact fee rate per new PM peak hour trip end is converted to a schedule of fees by land use category. This makes it simpler for staff and applicants to calculate the TIF for a specific development project. *Trip Generation*, Institute of Transportation Engineers (ITE), 12th Edition, 2021 provides data on the average PM peak hour trips generated for a wide range of land uses. The weekday PM peak hour trip rate is used because it is consistent with the modeling analysis of growth trips and was the basis for defining the improvement projects. The ITE rates are based on studies from around the United States using standardized sampling and reporting methods. The trip rates are defined based on units of



development. Typically, trip rates for residential land uses are based on the number of dwelling units. Trip rates for employment land uses can be reported for several different variables, with the most typical being trips per 1,000 square feet of building area. The base trip rates are adjusted to reflect the impacts of “new” trips, consistent with methodologies identified in *Trip Generation*.

### ***Pass-by Trip Adjustment***

The base PM peak hour trip rate reported by *Trip Generation* reflects the number of trips entering and exiting the site access driveways or roadways during the weekday afternoon time frame. *Trip Generation* notes that some retail and other commercial land uses, not all driveway trips are “new” to the road system but are “pass-by” trips. Pass-by trips reflect traffic that would otherwise be traveling on the adjacent street system but make an intermediate stop at the new development. A person making a trip between work and home but stops at a gas station along the route is an example of a pass-by trip. The inbound and outbound trips at the gas station would not be new trips to the system and should not be charged in the TIF. Therefore, the rate schedule applies an adjustment to account for the reduction of traffic impacts to account for pass-by trips.

The *Trip Generation Handbook* provides guidance on adjustments for pass-by trips. In addition to using ITE data, data on pass-by trip rates applied in TIF programs by other agencies were reviewed in developing the proposed adjustment for Lake Stevens. The base trip generation rate for residential and many other land use categories do not affect pass-by trips and therefore, the full base trip rate is applied in the rate schedule.

### ***TIF Rate Schedules***

A revised transportation impact fee schedule was prepared for the citywide service area for a wide range of typical land uses. The rate schedule was calculated as follows:

***Transportation Impact Fee Rate per Unit = Cost per New PM Peak Hour Trip x Base Trip Generation Rate per Unit of Development x Pass-by Trip Adjustment Factor***

A spreadsheet was prepared, which includes the resulting rate schedule. The base trip rate and adjustments for pass-by trips are incorporated in the rate schedules. The impact fee assessed for a specific development would simply be calculated by multiplying the number of units by the rate per unit for the corresponding district.

***Total Transportation Impact Fee = Number of Units x Transportation Impact Fee per Unit***

## **How are TIF Rates Determined for Uses Not Specifically Included in the Rate Schedule?**

The impact fee rate schedule developed for the city includes impact fee rates for a wide range of typical land uses. There will, however, be development applications for land uses that are not included in the rate schedule. The GMA requires that the TIF ordinance allow applicants to submit their own independent studies to reflect unique characteristics that may not be accurately reflected by the average trip rates reported in *Trip Generation*.

For developments where the land use category is not included in the rate schedule, the applicant and/or traffic consultant must provide a base rate for the most comparable type of land use in the schedule, subject to approval by the city considering the definitions in *Trip Generation* or other available studies.

Assigned staff from the departments of Public Works and Planning and Community will consider the type of activity, size of development, and other information provided by the

applicant when considering the comparable land use type to establish the trip generation. Additional information may include the hours of operations; number of employees, staff, or visitors; parking requirements; potential market area; and proximity to other land uses. The rationale for selecting a comparable land use must be provided for documentation and included in the project file.

If none of the categories in the rate schedule provides a suitable comparable land use, the city can request the applicant provide an independent fee calculation. An applicant can also choose to submit their own independent fee study for their development if they believe that the characteristics of their project are not accurately reflected by the rate schedule for one or more land uses. The independent fee calculation would provide data and/or analyses on trip generation characteristics including trip rates, mode share. The Directors of Planning and Community Development and Public Works, or their designees may accept the calculation and impose the fee based on the independent fee analysis. If the Directors do not accept the independent fee calculation, the applicant can appeal the decision to the hearing examiner consistent with City code.

## **How are the Transportation Impact Fees Collected and Spent?**

The city of Lake Stevens requires that transportation impact fees be paid prior to the issuance a building permit. If a building permit is not required, the fees would be payable at the time of issuance of an applicable construction permit. The required fees would be those in effect at that time. Under GMA, the city is required to maintain a separate account in its accounting processes for the collected impact fees. The City will use the account to track collection of the TIF and where the funds are spent. The City would encumber the fees as part of its annual budgeting process to ensure the funds are properly spent. Collected fees must be encumbered or spent within 10 years of receipt, unless an extraordinary reason is identified in written findings by the City Council.

The city can only spend the collected fees on improvement projects identified in the TIF program (Figures 2 and 3). The fees can be spent on planning, engineering design, acquisition of right-of-way (for those projects where right-of-way was included in the TIF cost), or construction of any of the TIF improvement projects.

GMA requires that the city provides a credit against the TIF for applicants that are required to construct all or a portion of a TIF project or for dedication of land that was *included in the costs of the TIF project*. This eliminates the potential for double charging a development applicant for the same improvement. Since the costs of rights-of-way and frontage improvements for the parallel road system projects were not included in the TIF cost share, credits would not be required for those project elements.

## **Are any Developments Exempt from the Fees?**

GMA allows jurisdictions to exempt low-income housing or other developments that serve broad public purposes, as defined by the city. Fees that would otherwise be collected from exempt developments would be the responsibility of the city. These could be paid through property taxes, general funds, grants, or other applicable funding sources but cannot be paid with other TIF fees. The total amount of the potential revenues generated by the program would be directly reduced by any exemptions.

## How Will the Impact Fees Be Kept Up to Date?

Many communities with adopted impact fee programs incorporate an annual cost escalation to help keep fees more current. The cost escalator is based on an index that reflects changes in improvement costs for the area. Moving forward, the City's TIF program will include a cost escalation factor based on the most recent Consumer Price Index (CPI) in the region, unless a more applicable industry standard construction cost index is available.

The city also should plan to update the base TIF rates as new growth-related transportation improvement projects are defined as part of the next update of its Comprehensive Plan. Significant changes in forecast residential or employment growth from those in the current Land Use Element and travel forecasting model also would result in a need to update the TIF program and base rate schedule. Significant annexations to the city also could trigger a need to update the base TIF rates. Changes in land use and growth-related transportation improvement projects would likely be identified as part of the future updates of the City's Comprehensive Plan

# Appendix A: Detailed TIF Eligibility Worksheets

PROJECT INFORMATION						PROJECT ELEMENTS						TIF ELIGIBILITY						PROJECT COST INFORMATION						MODEL GROWTH DATA									
TE #	Citywide Project #	2027 TIP Project?	Title and Location	Project Description	TIZ	Source	Vehicular Operations	Safety	Active Transportation	Complete Streets / Preservation	Vehicle LOS Standard	Future Vehicle LOS (No Improvement)	Future Vehicle LOS (With Improvement)	Active Transportation LOS Standard (Comp Plan Table 8.2)	Future AT LOS (No Improvement)	Future AT LOS (With Improvement)	TIF Eligible Based on Vehicular LOS <sup>1</sup>	TIF Eligible Based on Active Transportation LOS <sup>2</sup>	TIF Eligible?	Reason?	TIF Eligibility % Vehicle	TIF Eligibility % Active Transportation	Overall TIF Eligibility %	Project Cost (\$1,000s)	Grant Funding Amount	Maximum TIF Eligibility Based on Grant Funding	Grant Source	TIF Eligible Cost CFP (\$1,000s)	2044 Model Vol	Model Growth	Growth as % of Future	Overall Growth Category	
TE-1	RD-207		US-2 Trestle Replacement	Replace the US-2 westbound trestle. As part of this project, improvements to the US-2 / SR 204 / 20th St SE interchange are being identified to address peak hour congestion along the connecting ramps. Improvements are expected to improve operations along SR 204 and 20th St SE. This is a WSDOT-led project.	TIZ 3 - South Lake Stevens	WSDOT	X	X	X	X	-	-	-	-	-	-	-	N	N	N	WSDOT project (not eligible for TIF funding)	N/A	N/A	N/A	-	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TE-2	RD-113	Y	20th St NE and Main Street Roundabout	Construct roundabout and frontage improvements per the downtown subarea plan. Includes realignment improvements at Grade Rd/Bluff Road.	TIZ 1 - East Lake Stevens	2024-2029 CIP (RD-113)	X	X	X	X	E	F	A	Orange	Orange	Green	Y	N	Y	Adding vehicle capacity to intersection to address LOS F	50%	N/A	0%	\$2,500	\$2,500,000	0.0%	Federal Earmark	50	866	395	46%	H	
TE-3	RD-105		125th Ave NE/18th St NE/20th St NE Downtown Roadway Improvements	Upgrade road to two 10' travel lanes, 8' parking on both sides, 3' planters and 4' sidewalks.	TIZ 1 - East Lake Stevens	2024-2044 CFP (RD-105)	X	X	X	X	-	-	-	Orange	Orange	Green	N	N	N		N/A	N/A	N/A	\$5,530	N/A	N/A	N/A	N/A	N/A	N/A	N/A	H	
TE-4	RD-212		20th St NE - Neighborhood Connector	Upgrade road between Main St and Machias Rd to two 10' travel lanes, 8' parking on one side, 4' landscaping on both sides, a 10' multi-use path on one side, and a 6' sidewalk on the other.	TIZ 1 - East Lake Stevens	Downtown Subarea Plan	X	X	X	X	-	-	-	Orange	Red	Green	N	Y	Y	Adding active transportation connection to address RED LOS	N/A	50%	50%	\$12,810	N/A	N/A	N/A	\$6,405	311	76	24%	H	
TE-5	TBD-01	Y	16th Street NE Multi-Use Path	Construction of a MUP to connect downtown Lake Stevens to the Centennial Trail.	TIZ 1 - East Lake Stevens	2024-2029 CIP (TBD-01)	X	X	X	X	-	-	-	Orange	Red	Green	N	Y	Y	Adding active transportation connection to address RED LOS	N/A	50%	44%	\$4,500	\$2,500,000	44.4%	Capital Transportation	\$2,000	191	88	46%	H	
TE-6a	RD-104		Grade Road - Segment 1 (30th St NE to 30th St NE)	Install multi-use path on west side w/ landscaped buffer - tie into sidewalk at 30th. Consider turn lanes north and south at 32nd and 30th based on traffic volumes.	TIZ 1 - East Lake Stevens	2024-2044 CFP (RD-104)	X	X	X	X	-	-	-	Orange	Red	Green	N	Y	Y	Adding active transportation connection to address RED LOS	N/A	50%	50%	\$1,895	N/A	N/A	N/A	\$948	490	192	39%	H	
TE-6b	RD-104		Grade Road - Segment 2 (30th St NE to 26th St NE)	Keep existing improvements - restripe to provide bike lane and transition at 28th. (no widening)	TIZ 1 - East Lake Stevens	2024-2044 CFP (RD-104)	X	X	X	X	-	-	-	Orange	Orange	Green	N	N	N		N/A	N/A	N/A	\$10	N/A	N/A	N/A	N/A	490	192	39%	H	
TE-6c	RD-104		Grade Road - Segment 3 (26th St NE to Meadow Dr)	Keep existing improvements, restripe to provide bike lanes (no widening)	TIZ 1 - East Lake Stevens	2024-2044 CFP (RD-104)	X	X	X	X	-	-	-	Orange	Red	Green	N	Y	Y	Adding active transportation connection to address RED LOS	N/A	50%	50%	\$10	N/A	N/A	N/A	55	490	192	39%	H	
TE-6d	RD-104		Grade Road - Segment 4 (Meadow Dr to 20th St NE)	Add center TWLTL, bike lane & sidewalk or multiuse path and tie into existing improvements (assume sidewalks on both sides for road alignment)	TIZ 1 - East Lake Stevens	2024-2044 CFP (RD-104)	X	X	X	X	-	-	-	Orange	Red	Green	N	Y	Y	Adding active transportation connection to address RED LOS	N/A	50%	50%	\$8,595	N/A	N/A	N/A	\$4,298	490	192	39%	H	
TE-7	CP-103		Hartford Drive - Neighborhood Connector	Install 12' multi-use path adjacent to northbound travel lane between Grade Rd and 131st Ave NE.	TIZ 1 - East Lake Stevens	2024-2044 CFP (CP-103 and CP-1475) Downtown Subarea Plan	X	X	X	X	-	-	-	Orange	Orange	Green	N	N	N		N/A	N/A	N/A	\$3,320	N/A	N/A	N/A	N/A	274	144	53%	H	
TE-8	TBD-06	Y	N Lakeshore Dr Sidewalk (Main St to 123rd Ave NE)	TBD sidewalk along one side of N Lakeshore Dr between Main St and 123rd Ave.	TIZ 1 - East Lake Stevens	2024-2029 CIP (TBD-06)	X	X	X	X	-	-	-	Orange	Red	Orange/Green	N	Y	Y	Active Transportation Project	N/A	50%	50%	\$225	N/A	N/A	N/A	\$113	526	228	43%	H	
TE-9	RD-206	Y	SR 92 Access Improvements (Grade Road)	Improve the intersection of SR 92 / Grade Rd (roundabout) to reduce side street delay	TIZ 1 - East Lake Stevens	Downtown Subarea Plan	X	X	X	X	E	F	A	-	-	-	Y	N	Y	Adding vehicle capacity to intersection to address LOS F	50%	N/A	50%	\$4,500	N/A	N/A	N/A	\$2,250	1785	328	18%	H	
TE-10	RD-102-I	Y	91st Ave NE Commercial Revitalization Phase I	Market Place to SR 204, upgrade road to minor arterial road standard between Market Place to SR 204.	TIZ 2 - West Lake Stevens	2024-2029 CIP (RD-102-I)	X	X	X	X	-	-	-	Orange	Red	Green	N	Y	Y	Improving active transportation connection to address RED LOS	N/A	33%	33%	\$3,850	N/A	N/A	N/A	\$1,283	678	387	57%	M	
TE-11a	RD-102-II	Y	91st Ave NE Commercial Revitalization Phase II	Vernon Rd to Frontier Circle, upgrade sidewalk along the west side of the road.	TIZ 2 - West Lake Stevens	2024-2029 CIP (RD-102-II)	X	X	X	X	-	-	-	Orange	Orange	Green	N	N	N		N/A	N/A	N/A	\$210	N/A	N/A	N/A	N/A	638	327	51%	M	
TE-11b	RD-102-III		91st Ave NE Commercial Revitalization Phase III	Custom road profile along Frontier Circle East to 113th Ave NE to support multimodal transit, parking and vehicles	TIZ 2 - West Lake Stevens	2024-2029 CIP (RD-102-III)	X	X	X	X	-	-	-	Orange	Red	Green	N	Y	Y	Improving active transportation connection to address RED LOS	N/A	33%	33%	\$3,850	N/A	N/A	N/A	\$1,283	638	327	51%	M	
TE-12	RD-210		Vernon Road Commercial Corridor Improvements	Widen/restripe roadway to provide one travel lane in each direction with a center TWLTL and sidewalks/landscaping (Minor Arterial standard)	TIZ 2 - West Lake Stevens	Lake Stevens Center Subarea Plan	X	X	X	X	-	-	-	Orange	Red	Green	N	Y	Y	Adding active transportation connection to address RED LOS	N/A	50%	50%	\$8,990	N/A	N/A	N/A	\$4,495	321	117	36%	H	
TE-13	CP-116		4th St Sidewalk (97th Dr to 98th Dr)	Construction of sidewalk and curb ramp improvements along 4th St between 97th Dr NE and 98th Dr NE.	TIZ 2 - West Lake Stevens	2024-2044 CFP (CP-116)	X	X	X	X	-	-	-	Orange	Red	Green	N	Y	Y	Improving active transportation connection to address RED LOS	N/A	33%	33%	\$1,230	N/A	N/A	N/A	\$410	158	67	42%	M	
TE-14	CP-117		99th Ave Pedestrian/Bicycle Improvements (4th St NE to Market Pl)	Install sidewalks, curb ramps, and bicycle lanes/wide shoulders between 4th Street NE and Market Place.	TIZ 2 - West Lake Stevens	2024-2044 CFP (CP-117, CP-118)	X	X	X	X	-	-	-	Orange	Red	Green	N	Y	Y	Adding active transportation connection to address RED LOS	N/A	33%	33%	\$1,055	N/A	N/A	N/A	\$352	158	67	42%	M	
TE-15	RD-103		99th Ave NE - Boulevard (Market Place to 4th St SE)	Upgrade road (Market Pl to 4th St SE) to minor arterial road standard including multi-use path or sidewalk with 7' bike lane, 11' travel lanes and 12' center lane with landscape islands. Potential for roundabout at midblock for circulation into commercial areas	TIZ 2 - West Lake Stevens	2024-2044 CFP (RD-103, CP-119)	X	X	X	X	-	-	-	Orange	Red	Green	N	Y	Y	Adding active transportation connection to address RED LOS	N/A	50%	50%	\$7,790	N/A	N/A	N/A	\$3,895	570	257	45%	H	
TE-16	CP-120-I		99th Ave Pedestrian/Bicycle Improvements (4th St SE to 11th Pl SE)	Install sidewalks, curb ramps, and bicycle lanes/wide shoulders between 4th Street SE and 11th Place SE.	TIZ 3 - South Lake Stevens	2024-2044 CFP (CP-120)	X	X	X	X	-	-	-	Orange	Green	Green	N	Y	Y	Adding active transportation connection to address RED LOS	N/A	30%	30%	\$3,655	N/A	N/A	N/A	\$1,097	311	131	42%	H	
TE-17	TBD-05	Y	91st Ave SE Pedestrian/Bicycle Improvements (12th St SE to 20th St SE)	Install sidewalks, curb ramps, and bicycle lanes/wide shoulders between 12th Street SE and 20th Street SE.	TIZ 3 - South Lake Stevens	2024-2029 CIP (TBD-05)	X	X	X	X	-	-	-	Orange	Red	Green	N	Y	Y	Adding active transportation connection to address RED LOS	N/A	20%	20%	\$3,100	N/A	N/A	N/A	\$620	561	155	28%	M	
TE-18	CP-120-II		99th Ave Pedestrian/Bicycle Improvements (11th Pl SE to 5 Lake Stevens Rd)	Install sidewalks, curb ramps, and bicycle lanes/wide shoulders between 11th Pl SE and 5 Lake Stevens Road.	TIZ 3 - South Lake Stevens	2024-2044 CFP (CP-120-II)	X	X	X	X	-	-	-	Orange	Red	Green	N	Y	Y	Adding active transportation connection to address RED LOS	N/A	30%	30%	\$3,000	N/A	N/A	N/A	\$900	548	219	40%	H	
TE-19	RD-100	Y	79th Ave SE Access Road	Construct new roadway including bike lane, two travel lanes, landscape strips and sidewalks for through road to Cavalero Middle School.	TIZ 3 - South Lake Stevens	2024-2029 CIP (RD-100)	X	X	X	X	-	-	-	Orange	Red	Green	N	Y	Y	Adding active transportation connection to address RED LOS	N/A	20%	20%	\$3,180	N/A	N/A	N/A	\$636	150	44	29%	M	
TE-20	RD-211	Y	20th St SE Corridor Improvements	Widen roadway west of 83rd Avenue SE to provide an additional eastbound travel lane. Install a sidewalk along the south side of the roadway and bike lanes/wide shoulders on both directions.	TIZ 3 - South Lake Stevens	20th Street SE Corridor Subarea Plan	X	X	X	X	-	-	-	Orange	Red	Green	N	Y	Y	Improving active transportation connection to address RED LOS	N/A	20%	20%	\$14,200	N/A	N/A	N/A	\$2,840	5521	1134	21%	M	
TE-21	RD-110		99th/20th U-turn Channelization	Rechannelize 20th Street SE to allow for U-turns at the intersection of 20th Street SE and 99th Ave SE.	TIZ 3 - South Lake Stevens	2024-2044 CFP (RD-110)	X	X	X	X	-	-	-	-	-	-	N	N	N		N/A	N/A	N/A	\$35	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
TE-22	CP-1265		20th St Sidewalk (Lake Stevens Rd to 122nd Ave)	Construction of sidewalk and curb ramp improvements along 20th St SE between 5 Lake Stevens Rd and 122nd Ave SE, including 8 RRB crosswalk improvements.	TIZ 3 - South Lake Stevens	2024-2044 CFP (CP-1265)	X	X	X	X	-	-	-	Orange	Red	Green	N	Y	Y	Adding active transportation connection to address RED LOS	N/A	30%	30%	\$4,820	N/A	N/A	N/A	\$1,446	1219	135	11%	H	
TE-23	CP-1405	Y	5 Lake Stevens Rd Multi-Use Path Phase II (SR 9 to 100th Dr)	Install a multi-use path along 5 Lake Stevens Dr between SR 9 and 100th Dr SE.	TIZ 3 - South Lake Stevens	2024-2029 CIP (CP-1405) Trails Master Plan	X	X	X	X	-	-	-	Orange	Red	Green	N	Y	Y	Adding active transportation connection to address RED LOS	N/A	20%	18%	\$3,650	\$3,000,000	17.8%	Capital Transportation	\$650	663	118	18%	M	
TE-24	RD-208		131st Ave/28th St NE Intersection Alignment	Realign the intersection of 131st Ave (Old Hartford Dr) / 28th St to improve sight distance and safety for turning movements. Install pedestrian curb ramp improvements.	TIZ 1 - East Lake Stevens	Industrial Center Analysis Report	X	X	X	X	-	-	-	-	-	-	N	N	N		N/A	N/A	N/A	\$2,695	N/A	N/A	N/A	N/A	330	175	53%	N/A	
TE-25	RD-209		131st Ave/Old Hartford Rd - Collector	Upgrade road between 36th St NE and 20th St NE to two 18' travel lanes, 5' landscaping on both sides, and a 5' sidewalk on both sides. Maintain the existing multi-use path along the east side of the roadway.	TIZ 1 - East Lake Stevens	Industrial Center Analysis Report	X	X	X	X	-	-	-	Orange	Orange	Green	N	N	N		N/A	N/A	N/A	\$23,730	N/A	N/A	N/A	N/A	332	175	53%	H	
TE-26	RD-213		Machias Rd/28th St Intersection Improvements	Improve the intersection of Machias Rd/28th St NE (potential roundabout or signal) to reduce delay and improve access to the industrial center.	TIZ 1 - East Lake Stevens	Industrial Center Analysis Report	X	X	X	X	E	F	A	-	-	-	Y	N	Y	Adding vehicle capacity to intersection to address LOS F	50%	N/A	50%	\$4,500	N/A	N/A	N/A	\$2,250	637	542	85%	H	
TE-27	RD-216		79th Ave SE & 8th St SE Intersection Improvements	Improve the intersection at 79th Ave SE and 8th Street SE. Implement safety improvements at adjacent intersections along corridor.	TIZ 3 - South Lake Stevens	2024-2029 CIP (RD-106)	X	X	X	X	-	-	-	-	-	-	N	N	N		N/A	N/A	N/A	\$655	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
TE-28	RD-111		12th St SE/97th Ave SE Road Realignment	The intersection at 87th Street SE/12th Street SE is not aligned to provide adequate sight distances for vehicles. Project will realign the intersection and construct additional roadway surface.	TIZ 3 - South Lake Stevens	2024-2044 CFP (RD-111)	X	X	X	X	-	-	-	-	-	-	N	N	N		N/A	N/A	N/A	\$520	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
TE-29	RD-107		Madrona Drive	Convert half road to reduced standard local access road section including two 10' travel lanes and a sidewalk on a single side of the road.	TIZ 1 - East Lake Stevens	2024-2044 CFP (RD-107)	X	X	X	X	-	-	-	-	-	-	N	N	N		N/A	N/A	N/A	\$1,410	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
TE-30	RD-108		Alder Road	Convert half road to reduced standard local access road section including two 10' travel lanes and a sidewalk on a single side of the road.	TIZ 1 - East Lake Stevens	2024-2044 CFP (RD-108)	X	X	X	X	-	-	-	-	-	-	N	N	N		N/A	N/A	N/A	\$2,100	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
TE-31	RD-109		101st Ave NE	Convert half road (between 30th St NE and Lundeen Pkwy) to reduced standard local access road section including two 10' travel lanes and a sidewalk on a single side of the road.	TIZ 1 - East Lake Stevens	2024-2044 CFP (RD-109)	X	X	X	X	-	-	-	-	-	-	N	N	N		N/A	N/A	N/A	\$6,295	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
TE-32	TBD-04	Y	117th Ave NE Sidewalk (20th to 26th St NE)	TBD sidewalk along one side of 117th Ave NE between 20th St and 26th St. Includes ROW and typical frontage improvements including stormwater.	TIZ 1 - East Lake Stevens	2024-2029 CIP (TBD-04)	X	X	X	X	-	-	-	Orange	Red	Orange/Green	N	Y	Y	Adding active transportation connection to address RED LOS	N/A	50%	50%	\$2,000	N/A	N/A	N/A	\$1,000	217	35	16%	H	
TE-33	CP-158		116th Ave NE Sidewalk (20th to 26th St NE)	Sidewalk and curb ramp improvements along one side of 116th Ave NE between 20th St and 26th St.	TIZ 1 - East Lake Stevens	LOS analysis	X	X	X	X	-	-	-	Orange	Red	Orange/Green	N	Y	Y	Adding active transportation connection to address RED LOS	N/A	50%	50%	\$1,335	N/A	N/A	N/A	\$668	209	42	20%	H	
TE-34	TBD-07		Soper Hill Sidewalk (Lake Drive to SR9)	TBD sidewalk along one side of Soper Hill Rd between Lake Dr and SR9. Includes ROW and typical frontage improvements including stormwater.	TIZ 2 - West Lake Stevens	2024-2029 CIP (TBD-07)	X	X	X	X	-	-	-	Orange	Red	Orange/Green	N	Y	Y	Adding active transportation connection to address RED LOS	N/A	17%	17%	\$3,700	N/A	N/A	N/A	\$617	205	97	47%	L	
TE-35	TBD-18		South Lake Stevens Multi-Use Path Phase III	Construction of MUP to connect pedestrian generators to the existing trail along Machias Cutoff (Lake Stevens Road to 123																													

PROJECT INFORMATION						PROJECT ELEMENTS				TIF ELIGIBILITY										PROJECT COST INFORMATION					MODEL GROWTH DATA							
TE #	Citywide Project #	2027 TIP Project?	Title and Location	Project Description	TIZ	Source	Vehicular Operations	Safety	Active Transportation	Complete Streets / Preservation	Vehicle LOS Standard	Future Vehicle LOS (No Improvement)	Future Vehicle LOS (With Improvement)	Active Transportation LOS Standard (Comp Plan Table 8.2)	Future AT LOS (No Improvement)	Future AT LOS (With Improvement)	TIF Eligible Based on Vehicular LOS <sup>1</sup>	TIF Eligible Based on Active Transportation LOS <sup>2</sup>	TIF Eligible?	Reason?	TIF Eligibility % Vehicle	TIF Eligibility % Active Transportation	Overall TIF Eligibility %	Project Cost (\$1,000s)	Grant Funding Amount	Maximum TIF Eligibility Based on Grant Funding	Grant Source	TIF Eligible Cost CIP (\$1,000s)	2044 Model Vol	Model Growth	Growth as % of Future	Overall Growth Category
TE-43	CP-125		Vernon Rd Sidewalk (12th Pl to 15th St)	Construction of sidewalk and curb ramp improvements along Vernon Rd between 12th Pl NE and 15th St NE.	TIZ 2 - West Lake Stevens	2024-2044 CFP (CP-125)		X	X	X	-	-	-	Orange	Orange	Green	N	N	N		N/A	N/A	N/A	\$895	N/A	N/A		N/A	1055	572	54%	L
TE-44	CP-1295		83rd Ave Sidewalk (20th St to 17th St)	Construction of sidewalk improvements along 83rd Ave NE between 20th St SE and 17th St SE.	TIZ 3 - South Lake Stevens	2024-2044 CFP (CP-1295)		X	X	X	-	-	-	Orange	Red	Green	N	Y	Y	Adding active transportation connection to address RED LOS	N/A	20%	20%	\$742	N/A	N/A		\$148	249	46	18%	M
TE-45	CP-1355		99th Ave Sidewalk (Sunnycrest Elementary to 30th St)	Construction of sidewalk and curb ramp improvements along 99th Ave NE between Sunnycrest Elementary School and 30th St NE.	TIZ 1 - East Lake Stevens	2024-2044 CFP (CP-1355)		X	X	X	-	-	-	Orange	Red	Green	N	Y	Y	Improving active transportation connection to address RED LOS	N/A	17%	17%	\$2,430	N/A	N/A		\$405	451	306	68%	L
TE-46	CP-1375		30th St Sidewalk (99th Ave to Callow Rd)	Construction of sidewalk and curb ramp improvements along 30th St NE between 99th Ave NE and Callow Road, including 2 RRB crosswalk improvements.	TIZ 1 - East Lake Stevens	2024-2044 CFP (CP-1375)		X	X	X	-	-	-	Orange	Red	Green	N	Y	Y	Adding active transportation connection to address RED LOS	N/A	17%	17%	\$1,830	N/A	N/A		\$305	288	58	20%	L
TE-47	CP-1385		Cedar Rd Sidewalk (20th St to 30th St)	Construction of sidewalk and curb ramp improvements along Cedar Rd between 20th St NE and 30th St NE, including 2 RRB crosswalk improvements.	TIZ 1 - East Lake Stevens	2024-2044 CFP (CP-1385)		X	X	X	-	-	-	Orange	Red	Green	N	Y	Y	Adding active transportation connection to address RED LOS	N/A	33%	33%	\$5,020	N/A	N/A		\$1,673	128	30	23%	M
TE-48	CP-1425		Lakeshore Dr Sidewalk (123rd Ave to Lakeshore Swim Beach)	Construction of sidewalk and curb ramp improvements along N Lakeshore Dr between 123rd Ave NE and N Lakeshore Swim Beach, including 2 RRB crosswalk improvements.	TIZ 1 - East Lake Stevens	2024-2044 CFP (CP-1425)		X	X	X	-	-	-	Orange	Red	Green	N	Y	Y	Improving active transportation connection to address RED LOS	N/A	33%	33%	\$2,430	N/A	N/A		\$810	121	53	44%	M
TE-49	CP-1435		N Lakeshore Dr Sidewalk (Mitchell Rd to 114th Dr)	Construction of sidewalk and curb ramp improvements along N Lakeshore Dr between Mitchell Rd and 114th Dr NE.	TIZ 1 - East Lake Stevens	2024-2044 CFP (CP-1435)		X	X	X	-	-	-	Orange	Red	Orange/Green	N	Y	Y	Improving active transportation connection to address RED LOS	N/A	33%	33%	\$2,340	N/A	N/A		\$780	188	41	22%	M
TE-50	CP-1465		Frontier Circle Sidewalk (Frontier Circle E to 11th St)	Construction of sidewalk and curb ramp improvements along Frontier Circle between Frontier Circle E and 11th St SE.	TIZ 2 - West Lake Stevens	2024-2044 CFP (CP-1465)		X	X	X	-	-	-	Orange	Orange	Green	N	N	N		N/A	N/A	N/A	\$1,475	N/A	N/A		N/A	159	36	23%	H
TE-51	CP-1485		118th Ave SE Sidewalk (2nd St SE to 9th Pl SE)	Construction of sidewalk and curb ramp improvements along 118th Ave SE between 2nd Street SE and 9th Place SE.	TIZ 3 - South Lake Stevens	2024-2044 CFP (CP-1485)		X	X	X	-	-	-	Orange	Orange	Green	N	N	N		N/A	N/A	N/A	\$6,265	N/A	N/A		N/A	476	53	11%	M
TE-52	CP-1495		E Lake Stevens Multi-Use Path (Main St to Sunset Beach)	Construction of a multi-use path along E Lake Stevens Rd between Main St and Sunset Beach.	TIZ 1 - East Lake Stevens	2024-2044 CFP (CP-1495)		X	X	X	-	-	-	Orange	Red	Green	N	Y	Y	Improving active transportation connection to address RED LOS	N/A	33%	33%	\$5,575	N/A	N/A		\$1,858	574	190	33%	M
TE-53	CP-1505		Lundeen Pkwy Non-Motorized Improvements (Lake Drive and 101st Ave NE)	Install a multi-use trail along Lundeen Pkwy between Lake Drive and 101st Ave NE.	TIZ 2 - West Lake Stevens	Trails Master Plan		X	X	X	-	-	-	Orange	Red	Green	N	Y	Y	Adding active transportation connection to address RED LOS	N/A	17%	17%	\$460	N/A	N/A		\$77	1468	606	41%	L
TE-54	CP-1515		Vernon Rd/Lakeshore Dr Non-Motorized Improvements (Lakeshore Dr to 123rd Ave)	Implement sharrow markings along the roadway and extend/connect existing sections of the 4-foot sidepath along the roadway. Traffic calming measures are recommended for the corridor as well.	TIZ 1 - East Lake Stevens	Trails Master Plan		X	X	X	-	-	-	Orange	Red	Orange/Green	N	Y	Y	Improving active transportation connection to address RED LOS	N/A	33%	33%	\$1,490	N/A	N/A		\$497	658	77	12%	M
TE-55	CP-1255		Davies Rd Non-Motorized Improvements (Vernon Rd to Lake Stevens Rd)	Implement sharrow markings along the roadway and extend/connect existing sections of the 4-foot sidepath along the roadway.	TIZ 2 - West Lake Stevens	Trails Master Plan		X	X	X	-	-	-	Orange	Red	Orange/Green	N	Y	Y	Improving active transportation connection to address RED LOS	N/A	50%	50%	\$1,670	N/A	N/A		\$835	1420	640	45%	H
TE-56	CP-1535		Vernon Rd Non-Motorized Improvements (15th St to Lundeen Pkwy)	Implement sharrow markings along the roadway and extend/connect existing sections of the 4-foot sidepath along the roadway.	TIZ 2 - West Lake Stevens	Trails Master Plan		X	X	X	-	-	-	Orange	Red	Orange/Green	N	Y	Y	Adding active transportation connection to address RED LOS	N/A	17%	17%	\$470	N/A	N/A		\$78	870	536	62%	L
TE-57	CP-154		10th St SE Sidewalk (SR 204 to 79th Ave)	Construction of sidewalk and curb ramp improvements along 10th Street SE between SR 204 and 79th Ave SE.	TIZ 3 - South Lake Stevens	LOS analysis		X	X	X	-	-	-	Orange	Orange	Green	N	N	N		N/A	N/A	N/A	\$445	N/A	N/A		N/A	334	202	60%	M
TE-58	CP-155-1		122nd Ave/123rd Ave Sidewalk (4th St NE to Machias Cutoff)	Construction of sidewalk and curb ramp improvements along 122nd Avenue SE and 123rd Avenue SE between 4th Street NE and 27th Street SE.	TIZ 3 - South Lake Stevens	LOS analysis		X	X	X	-	-	-	Orange	Red	Green	N	Y	Y	Adding active transportation connection to address RED LOS	N/A	20%	20%	\$3,685	N/A	N/A		\$737	260	65	25%	M
TE-59	CP-1565		4th St NE/Purple Pennant Rd Sidewalk (Lake Stevens Rd to 5th Pl NE)	Construction of sidewalk and curb ramp improvements along 4th Street NE and Purple Pennant Road between Lake Stevens Road and 5th Place NE.	TIZ 1 - East Lake Stevens	LOS analysis		X	X	X	-	-	-	Orange	Red	Green	N	Y	Y	Adding active transportation connection to address RED LOS	N/A	33%	33%	\$940	N/A	N/A		\$313	61	25	41%	M
TE-60	RD-201		Wayfinding Signage <sup>3</sup>	Procure and install wayfinding and welcome signs throughout City.	Citywide	2024-2029 CIP (RD-201)			X		-	-	-	-	-	-	N	N	N	Annual projects without defined improvements are not TIF eligible	N/A	N/A	N/A	\$10	N/A	N/A		N/A				
TE-61	RD-202		ADA & Sidewalk Improvements <sup>3</sup>	Curb ramp and sidewalk repair, maintenance, reconstruction in support of the ADA Transition Plan.	Citywide	2024-2029 CIP (RD-202)		X	X		-	-	-	-	-	-	N	N	N	Annual projects without defined improvements are not TIF eligible	N/A	N/A	N/A	\$600	N/A	N/A		N/A				
TE-62	RD-203		Pavement Preservation Program <sup>3</sup>	Annual pavement preservation activities including grind and overlay, crack sealing.	Citywide	2024-2029 CIP (RD-203)				X	-	-	-	-	-	-	N	N	N	Annual projects without defined improvements are not TIF eligible	N/A	N/A	N/A	\$5,400	N/A	N/A		N/A				
TE-63	RD-214		Citywide Enhanced Striping Program <sup>3</sup>	Install enhanced striping improvements (profiled double yellow centerlines, two-way left turn lane lanes, lane lines, and edgelines) along roadways identified in the LRSP.	Citywide	Local Roadway Safety Plan		X			-	-	-	-	-	-	N	N	N	Annual projects without defined improvements are not TIF eligible	N/A	N/A	N/A	\$600	N/A	N/A		N/A				
TE-64	RD-204		Local Road Safety Plan <sup>3</sup>	Update LRSP with recent collision data, identify safety concerns and countermeasures, prep for grant opportunities, implement improvements.	Citywide	2024-2029 CIP (RD-204)		X			-	-	-	-	-	-	N	N	N	Annual projects without defined improvements are not TIF eligible	N/A	N/A	N/A	\$350	N/A	N/A		N/A				
TE-65	RD-215		Active Transportation Plan <sup>3</sup>	Create an Active Transportation Plan providing a detailed analysis of the City's pedestrian and bicycle network. Include a detailed evaluation of how to incorporate active transportation improvements into limited ROW roadways; development of separate bicycle/pedestrian LOS standards; develop LTS standards for the City.	Citywide	LOS analysis			X	X	X	-	-	-	-	-	N	N	N	Annual projects without defined improvements are not TIF eligible	N/A	N/A	N/A	\$400	N/A	N/A		N/A				
TE-66	RD-205		Traffic Calming Program <sup>3</sup>	Create Traffic Calming Program with stakeholder engagement, update code, notify public, implement.	Citywide	2024-2029 CIP (RD-205)		X	X	X	-	-	-	-	-	-	N	N	N	Annual projects without defined improvements are not TIF eligible	N/A	N/A	N/A	\$600	N/A	N/A		N/A				
TE-67	RD-217		S Lake Stevens Rd & Davies Rd Intersection Improvements	Intersection improvements to address LOS deficiency at the intersection.	TIZ 3 - South Lake Stevens	LOS analysis		X			E	F	B	-	-	-	Y	N	Y	Adding vehicle capacity to intersection to address LOS F	30%	N/A	30%	\$2,500	N/A	N/A		\$750	1540	191	12%	H

Notes  
<sup>1</sup> Projects improving the vehicular LOS at locations which are shown to operate below the LOS standard under future conditions (LOS E for Arterials and Collectors and LOS C for local access roads) are determined to be TIF eligible.  
<sup>2</sup> Projects adding/improving active transportation facilities at locations expected to operate below the established active transportation LOS standard under future conditions (RED LOS per Table 8.2 in the Comprehensive Plan) are determined to be TIF eligible.  
<sup>3</sup> Citywide Plans and Programs. These projects indicate ongoing improvement programs or Citywide transportation planning efforts without predetermined improvement locations. They include the Wayfinding Signage, ADA & Sidewalk Improvement, Pavement Preservation, Enhanced Striping, and Traffic Calming programs and the Local Roadway Safety and Active Transportation Plans. These projects are not TIF eligible.

Total Project Costs \$226,137 Total-TIF Eligible Project Costs \$55,148  
Total Project Costs for TIF-Eligible Projects \$161,267

	Total Project Costs	TIF-Eligible Costs	TIF Eligible %
TIZ 1	\$115,735,000	\$28,374,000	24.5%
TIZ 2	\$37,825,000	\$13,688,000	36.2%
TIZ 3	\$64,617,000	\$13,086,000	20.3%
Citywide Programs (See note 3)	\$7,960,000	\$0	0.0%
<b>TOTAL</b>	<b>\$226,137,000</b>	<b>\$55,148,000</b>	<b>24.4%</b>

# Exhibit 7 - TIF Eligible Project Percentages and Ratings Per Traffic Impact Zone

	Total Project Cost (\$1,000s)	Total Project Costs for TIF-Eligible Projects (\$1,000s)	TIF-Eligible Costs (\$1,000s)	Vehicle Eligibility Weighted Avg. Growth %	Active Transportation Eligibility		
					Low	Med	High
TIZ 1	\$115,735	\$69,980	\$28,374	50%	17%	33%	50%
TIZ 2	\$37,825	\$35,245	\$13,688	50%	17%	33%	50%
TIZ 3	\$64,617	\$56,042	\$13,086	30%	10%	20%	30%

Vehicle and Active Transportation TIF Eligibility percentages presented in Tables 2 and 3, respectively, of the *Lake Stevens Traffic Impact Fee Cost Basis Report* (February 2026).



STATE OF WASHINGTON  
DEPARTMENT OF COMMERCE  
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000  
[www.commerce.wa.gov](http://www.commerce.wa.gov)

03/10/2026

Ms. Christi Schmidt  
Planning Manager  
City of Lake Stevens  
1812 Main Street  
Post Office 257  
Lake Stevens, WA 98258-0257

Sent Via Electronic Mail

Re: City of Lake Stevens--2026-S-11596--60-day Notice of Intent to Adopt Amendment

Dear Ms. Schmidt:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

**The city is proposing amendments to the capital facilities element for the purposes of updating the city's traffic impact fees to fund budgeted projects per RCW 36.70A.130(2)(a)(iv). Other amendments include updates to the traffic impact fee methodology and administrative forms.**

We received your submittal on 03/10/2026 and processed it with the Submittal ID 2026-S-11596. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 05/09/2026.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov), or call Jeff Aken, (360) 725-2869.

Sincerely,

Review Team  
Growth Management Services



## ADDENDUM TO SEPA DETERMINATION OF NONSIGNIFICANCE

**Addendum Date:** April 3, 2026

**DNS Issuance Date:** September 23, 2024 (SEPA # 202404143)

**Project Name (No.):** 6-Year and 20-Year CIP Updates to the 2025 Comprehensive Plan (LUA2025-0197)

**Applicant:** City of Lake Stevens

**Description of Proposal:** The City of Lake Stevens is proposing updates to Table 9.1 (20-Year Capital Facilities Plan) and Table 9.2 (6-Year Capital Improvement Plan) of the 2024 Comprehensive Plan's [Capital Facilities Element](#). The proposed changes were part of the 2025 Comprehensive Plan annual docket, which have been carried over to 2026. They reflect updated capital project lists that were prepared in coordination with proposed updates to the city's Traffic Impact Mitigation Fees, which are codified in [Chapter 14.112 LSMC](#) and included in the city's current [fees resolution](#). The proposal is being considered separately from the 2026 Comprehensive Plan annual docket per [RCW 36.70A.130\(2\)\(a\)\(iv\)](#). The 60-Day Notice to Adopt was issued on March 10, 2026 (2026-S-11596).

A Determination of Nonsignificance (DNS) was issued for the 2024 Comprehensive Plan on September 23, 2024 under SEPA # 202404143. An addendum to the DNS was previously issued on January 24, 2025 under SEPA # 202500289 for minor changes to the Housing Element (Chapter 3) and Land Capacity Analysis (Appendix B).

The Lake Stevens Planning Commission is tentatively scheduled to hold a public hearing on the proposed amendments on May 6, 2026. The Lake Stevens City Council will consider their recommendation in late May or June 2026.

**Project Location:** Citywide

**Contact Person:** Christi Schmidt, Planning Manger **Phone:** (425) 622-9438 **Email:** [cschmidt@lakestevenswa.gov](mailto:cschmidt@lakestevenswa.gov)

**Threshold Determination:** The City of Lake Stevens, acting as lead agency for this proposal, has determined that the proposed changes would not result in any additional probable significant adverse impacts on the environment beyond those included in the September 23, 2024 DNS, and is issuing this Addendum.

**SEPA Responsible Official:**

Russ Wright, Community Development Director

**Public Comments:** SEPA addenda do not require a public comment period.

For additional information please contact the Department of Community Development at 425-622-9438.

***It is the City's goal to comply with the American with Disabilities Act. The City offers its assistance to anyone with special needs, including the provision of TDD services.***

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Distribution: Published on SEPA Register under SEPA # 20240414



One Community Around the Lake

## CITY OF LAKE STEVENS NOTICE OF PUBLIC HEARING 2025 Comprehensive Plan Docket

**PROJECT NAME:** 2025 Comprehensive Plan Amendments to Chapter 8, Transportation Element and Chapter 9 Capital Facilities Element, Traffic Impact Fee Cost Basis and Proposed Traffic Impact Fee Adjustments to Update the City's Traffic Impact Fees.

**APPLICANT:** City of Lake Stevens, 1812 Main Street, Lake Stevens, WA 98258

**NOTICE OF PUBLIC**

**HEARINGS PUBLISHED:** April 25 and May 15, 2026

**PLANNING COMMISSION PUBLIC HEARING:** Wednesday, May 6, 2026 at 6:00 PM

**CITY COUNCIL PUBLIC HEARING:** Tuesday, May 26, 2026 at 6:00 PM

**LOCATION/FORMAT:** Hybrid In-Person/Online Format

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

**Zoom:** See city website calendar and agenda for the link

**PROPOSED PROJECT DESCRIPTION:**

Under the Growth Management Act, the city can amend its Comprehensive Plan and Future Land Use Map once per year, through an annual docket process. The 2025 docket includes updates the Transportation (Chapter 8) and Capital Facilities (Chapter 9), updates to the 20-year Capital Projects List (Tables 8.8 and 9.1), Figure 8.15 which show the project locations, 6-Year Capital Projects Lists (Table 9.2) to reflect transportation improvements required to accommodate the city's growth targets and to meet the city's adopted Level of Service (LOS) consistent with the adopted 2024 Comprehensive Plan periodic update. In addition, the city has proposed adjustments to the Traffic Impact Fees.

The Lake Stevens Planning Commission will conduct a public hearing and receive public testimony to consider the docket items described above. The Lake Stevens City Council will then review the Planning Commission recommendation and conduct an additional public hearing before making a final decision.

**PUBLIC REVIEW AND COMMENT:**

Interested parties may submit written comments before the hearing or provide oral testimony in-person or via Zoom. Comments can be submitted to City Hall, Attn: Christi Schmidt at PO Box 257, Lake Stevens, WA 98258 or by email at [cshmidt@lakestevenswa.gov](mailto:cshmidt@lakestevenswa.gov). Persons who provide comments may appeal the decision, per LSMC 14.16A.265. Project files and Zoom links for the public hearings will be available a week prior to the public hearing date at [2025 Comprehensive Plan Docket | Lake Stevens, WA - Official Website](#).

*It is the City's goal to comply with the American with Disabilities Act. The City offers its assistance to anyone with special needs, including the provision of TDD services.*

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Distribution: Posted at Permit Center, City Hall, and Website  
Published in Everett Herald



May 6, 2026

Lake Stevens City Council  
1812 Main Street  
Lake Stevens, WA 98258

**RE: Planning Commission Recommendation on 2025 Comprehensive Plan Docket**

**Commissioners Present:** Bruce Morton–Chair, Connor Davis, Jennifer Davis and Janice Huxford

**Commissioners Absent:** Amy Lewandowski, Mike Duerr– Vice Chair, James Sauls (resigned effective May 6, 2026)

PLANNING COMMISSION PUBLIC HEARING

On May 6, 2026, the Planning Commission held a public hearing on the 2025 Comprehensive Plan Docket, following a work session on April 1, 2026 with the Planning Commission and a City Council work session on April 21, 2026 to review draft materials. Following the staff presentation, zero members of the public provided oral testimony. Commissioners also reviewed written comments received from the public and outside agencies. Commissioners briefly discussed the proposal, before approving a motion to unanimously approved the staff's recommended text amendments.

As detailed in the May 6, 2026, staff report, staff concluded that the proposed amendments met the applicable approval/decision criteria LSMC 14.16C.090 and were consistent with the Growth Management Act.

PLANNING COMMISSION RECOMMENDATION

The Commission approved a motion to recommend that Council approve the 2025 Comprehensive Plan Docket to update Table 9.1 (20-Year Capital Facilities Plan) and Table 9.2 (6-Year Capital Improvement Plan) of the 2024 Comprehensive Plan's [Capital Facilities Element](#). The proposed changes were part of the 2025 Comprehensive Plan annual docket, which have been carried over to 2026. They reflect updated capital project lists that were prepared in coordination with proposed updates to the city's Traffic Impact Mitigation Fees, which are codified in [Chapter 14.112 LSMC](#) and included in the city's current [fees resolution](#).

Respectfully Submitted,

*Bruce Morton*

[Bruce Morton \(May 8, 2026 09:56:28 PDT\)](#)

Bruce Morton - Chair

Lake Stevens Planning Commission






# Ex 9\_PC Recommendation Letter 5-6-26

Final Audit Report

2026-05-08

Created:	2026-05-08
By:	Dawn Erickson (derickson@lakestevenswa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA1fYLsMgWDkBYqKtSh29tzO5mMelftS8q

## "Ex 9\_PC Recommendation Letter 5-6-26" History

-  Document created by Dawn Erickson (derickson@lakestevenswa.gov)  
2026-05-08 - 4:15:29 PM GMT
-  Document emailed to Bruce Morton (bruce.morton@gmail.com) for signature  
2026-05-08 - 4:15:33 PM GMT
-  Email viewed by Bruce Morton (bruce.morton@gmail.com)  
2026-05-08 - 4:55:14 PM GMT
-  Document e-signed by Bruce Morton (bruce.morton@gmail.com)  
Signature Date: 2026-05-08 - 4:56:28 PM GMT - Time Source: server - Signature Appearance Selected: TYPE
-  Agreement completed.  
2026-05-08 - 4:56:28 PM GMT



May 4, 2026

Planning Commission  
City of Lake Stevens  
1812 Main Street  
Lake Stevens, WA 98258

RE: Transportation and Capital Facilities Elements

Dear Planning Commission,

On behalf of the 2,500 members of the Master Builders Association of King and Snohomish Counties (MBAKS), we would like to comment on the updates to the 2025 Comprehensive Plan Docket set for a public hearing on May 6<sup>th</sup>.

MBAKS takes pride in building communities. Our members are professional homebuilders, architects, remodelers, tradespeople, planners and engineers, suppliers, manufacturers, and sales and marketing professionals in your community. We are committed to ensuring that all people can attain housing and believe that everyone deserves a place to call home. We make home happen.

### **Introduction**

The proposed updates to the 2025 Comprehensive Plan Docket appear to have been carefully analyzed by staff and the city's consultant Transpo. MBAKS supports the overall changes to both the 20-Year Transportation Improvement List and the 6-Year Transportation Improvement List.

### **Analysis**

The city must outline the transportation improvements that will be built and that are "reasonably related" to the impacts caused by new development. The timeline for when the projects are needed to maintain the LOS as a result of new development must be clearly identified.

The 2025 Comprehensive Plan Update describes numerous transportation projects the city intends to undertake. To its credit, the city further divides the projects into three zones within the city. This division more accurately reflects the impacts from new projects to specific transportation projects and level of service (LOS).

MBAKS would like to compliment the Planning Commission and city staff for identifying a discrepancy in LOS last fall at the intersection of S. Lake Stevens Road and South Davies. Transpo evaluated the project-specific data and the growth model for the comprehensive plan and as noted, has reconciled the inconsistency to more accurately reflect changes to the plan and overall project costs.



Furthermore, staff evaluation of project efficiencies has led to an overall reduction in the total project price tag. Taking some non-project related elements out of the plan and finding ways to combine project elements has reduced the overall cost.

While the Planning Commission will not set the Traffic Impact Fee, the elements that you approve directly impact the final impact fee calculation. As a result, please recognize that for every \$1,000 increase in the median price of a home in Snohomish County, 1025 families are priced out or unable to obtain financing to purchase a home (assumes about a 6.30% interest rate and 10% down) according to the NAHB. Even a small increase to the Traffic Impact Fee may be unmanageable and could lead to a reduction in available supply of new housing in Lake Stevens.

### **Future Discussion Topic**

As a future topic for the Planning Commission to study, fee vesting is a critical issue for our industry. Vesting of Traffic or Park Impact Fees at the time of land use application is crucial from a lending and finance standpoint. The primary activity banks perform when entertaining a loan request is to identify risk and then mitigate and manage that risk. For development projects, the two basic “risks” are development risk (can the developer construct the project on schedule and on budget?) and marketing risk (can the developer sell the units, lots or houses at a profitable margin and with optimal velocity or absorption?) By far the greater of the two risks is development risk. Furthermore, this risk is exacerbated in the current high-interest rate environment.

Anything that adds uncertainty to a project or its costs adversely impacts the lender’s willingness to provide financing. A tenet that all lenders employ is that all costs associated with completing the development are to be known at the time the loan is underwritten, approved, and closed. The lender will often make one loan covering the entire development which is established with the developer before construction commences. Based on underwriting the perceived risks, the developer will be required to bring in cash equity to cover a percentage of the overall estimated budget – ranging from 15% to 25% or more. The more uncertainty, the higher the equity requirement. This can obviously run into hundreds of thousands of dollars or more and limit the pool of developers or property owners capable of meeting these cash requirements.

Vesting of fees and mitigation payments at the time of application or preliminary approval has long provided comfort to lenders that the budget they use to structure a loan is reflective of the ultimate costs necessary to complete the development. The erosion of this principle makes underwriting a loan more challenging and less enticing. We would ask that a future conversation about vesting fees at the time of land use application be considered.



## Conclusion

MBAKS supports the proposed updates to the 2025 Comprehensive Plan Docket. Thank you for careful consideration of both the 20-Year Transportation Improvement List and the 6-Year Transportation Improvement List. In addition, thank you for analyzing and modifying the discrepancies found in this process. Finally, we request that a discussion concerning vesting Park and Traffic Impact Fees be added to your future work plan.

Please let us know if you have any questions or would like to discuss this further.

Sincerely,

*Russell Joe*

Russell Joe  
Snohomish County Government Affairs Manager

Everyone deserves a place to call home.

cc: Lake Stevens City Council  
Russ Wright, Community Development Director  
Christi Schmidt, Planning Manager



## Exhibit 13

City of Lake Stevens – TIF comments 5-5-26

By Thomas E. Hansen

1. TE-4 Including 50% of the project cost in Active Transportation column is very high for the addition of a 6 ft sidewalk on one side and a 10 ft. multiuse path on the other. Not reasonable in my experience.
2. TE-9 Listing 50% of the project costs under vehicular for a project that is not needed to maintain the acceptable level of service (LOS) is not acceptable. Delete project from list
3. TE –10 and TE-11b. Listing 33 % of the project costs for these two road upgrade projects under active transportation is not acceptable. If the project scopes include building sidewalks on both sides of these projects, maybe 10% of the project costs can be assigned to active transportation column.
4. TE-12. Listing 50% of the project cost to active transportation for what is described as a road widening project does not seem reasonable. If the project includes the construction of sidewalks on both sides, maybe 10% is more justifiable.
5. TE-15. Listing 50% of the project cost to active transportation for a sidewalk and 7 ft bike lane seems unreasonably high given the scope includes construction of 2 travel lanes and a TWLTL. 10% to 20% might be justifiable.



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**RE: Revised Traffic Impact Fee Study by Transpo**

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**From** Stefanie Herzstein <stefanie.herzstein@transpogroup.com>

**Date** Wed 5/6/2026 1:41 PM

**To** Christi Schmidt <cschmidt@lakestevenswa.gov>; Russell Wright <rwright@lakestevenswa.gov>

**Cc** Daniel Hendricks <daniel.hendricks@transpogroup.com>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

It was nice talking with you this morning. Below is the explanation of how we determined TIF eligibility percentages. Let us know if you have additional questions.

Transpo developed a standard methodology for determining the TIF eligibility percentages consistent with the growth assumptions and multimodal LOS standards adopted in the Comprehensive Plan. The approach includes:

- 1. Project List.** Identifying the projects needed to improve transportation facilities expected to operate below either the vehicle or active transportation LOS standards under future conditions.
- 2. Base TIF Eligibility Percent by TIZ.** Determining eligibility percentages for the projects for each Transportation Impact Zone (TIZ) using the City's travel demand model to calculate the amount of growth at each project location. These growth percentages were then weighted across all projects in each TIZ to develop a consistent base eligibility percentage for all projects within each zone. Separate eligibility percentages are developed for projects addressing vehicle and active transportation needs.
- 3. Refinements to Eligibility Percent for Active Transportation.** After determining the base TIF eligibility percentage, further refinements were completed for active transportation projects to account for varying intensities of employment and housing growth in specific areas of the City and how that changes the use of the active transportation facility. The base TIF eligibility was considered the high end of the TIF eligibility for active transportation. A tiered system of low, medium, and high was developed to adjust the TIF eligibility percentage considering the location of the active transportation projects and the growth proposed with the land use plan. This approach results in a systematic method for reducing TIF eligibility for active transportation projects recognizing that some areas of the City or TIZ will not see as much growth as others.



**Stefanie Herzstein PE, PTOE | Principal**



425-896-5219



510-384-3313

**CITY OF LAKE STEVENS**  
**Lake Stevens, Washington**  
**ORDINANCE NO. 1220**

**AN ORDINANCE OF THE CITY OF LAKE STEVENS, WASHINGTON AMENDING THE LAKE STEVENS COMPREHENSIVE PLAN AND APPROVING FINDINGS OF FACT FOR THE 2023 COMPREHENSIVE PLAN DOCKET, WHICH INCLUDES CITY-INITIATED TEXT AMENDMENTS TO CHAPTER 8 , PROVIDING FOR SEVERABILITY, AN EFFECTIVE DATE AND FOR SUMMARY PUBLICATION BY ORDINANCE TITLE ONLY.**

**WHEREAS**, the City of Lake Stevens is required to review, and if needed, revise its Comprehensive Plan and development regulations to ensure the plan and regulations are consistent with and comply with the Growth Management Act, Chapter 36.70A RCW; and

**WHEREAS**, the Growth Management Act allows jurisdictions to amend comprehensive plans once a year, except in those situations enumerated in RCW 36.70A.130(2)(a); and

**WHEREAS**, the 2023 Comprehensive Plan Docket, ratified by Resolution No. 2023-03, includes city-initiated text and map amendments with concurrent rezones as well as a citizen-initiated map amendment and concurrent rezones. All the described actions propose to revise the Comprehensive Plan land use map, text and figures; and

**WHEREAS**, on June 29, 2023, the City submitted the proposed Comprehensive Plan amendments to the Washington State Department of Commerce for its 60-day review and received documentation of completion of the procedural requirement; and

**WHEREAS**, SEPA Addenda and Adoption of Existing Documents were issued on June 29, 2023 for the Comprehensive Plan; and

**WHEREAS**, in taking the actions set forth in this ordinance, the City has complied with the requirements of the State Environmental Policy Act, Ch. 43.21C RCW; and

**WHEREAS**, the Lake Stevens Planning Commission, after review of the proposed 2023 Comprehensive Plan amendments, held a dually noticed public hearing on September 6, 2023 and considered oral testimony from members of the public as well as written comments submitted in advance of the public hearing; and

**WHEREAS**, the Planning Commission recommended approval of the 2023 Comprehensive Plan Docket and associated rezones; and

**WHEREAS**, the Lake Stevens City Council reviewed the Planning Commission's recommendation relating to the proposed 2023 Comprehensive Plan land use map, text and figure amendments and held a dually noticed public hearing and considered all public testimony on September 26, 2023; and

**WHEREAS**, pursuant to RCW 36.70A.130 all the Comprehensive Plan amendments set forth in this ordinance were considered concurrently so the cumulative effect of the proposals could be ascertained.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE STEVENS, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1.** The City Council hereby adopts and incorporates the findings and conclusions for approving the 2023 Comprehensive Plan docket as set forth in the Planning Commission’s recommendation, pursuant to LSMC 14.16C.090 and adopts the Planning Commission’s Recommendation dated September 6, 2023, attached hereto as **Exhibit A and incorporated by this reference.**

1. Exhibit B (Land Use Map) shall reflect proposed Map Amendments M-1, M-2, and M-3.

**Section 2.** The City Council hereby finds the city-initiated map amendments and text amendments meet the approval criteria as set forth in LSMC 14.16C.040 for amendments to the Comprehensive Plan.

1. The Amendments are consistent with the Growth Management Act and other applicable State laws;
2. The Amendments are consistent with the applicable Countywide Planning Policies;
3. The Amendments are consistent with the Community Vision or other goals, policies, and provisions of the Comprehensive Plan;
4. The Amendments can be accommodated by all applicable and available public services and facilities, including transportation;
5. The Amendments will change the development or use potential of a site or area without creating significant adverse impacts on existing sensitive land uses, businesses, and/or residents; and
6. The Amendments will result in long-term benefits to the community and are in the best interest of the community.

**Section 3.** The amendments shall be included with the Comprehensive Plan filed in the office of the Planning and Community Development Department and shall be available for public inspection.

**Section 4.** The City Council hereby amends the Comprehensive Plan by adopting the 2023 city-initiated map and text amendments and citizen-initiated map amendments included as Exhibit B.

**Section 5.** Severability. If any section, clause, phrase, or term of this ordinance is held for any reason to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance, and the remaining portions shall be in full force and effect.

**Section 6.** Effective Date and Publication. A summary of this ordinance consisting of its title shall be published in the official newspaper of the City. This ordinance shall take effect and be in full force five days after the date of publication.

**PASSED** by the City Council of the City of Lake Stevens this 26<sup>th</sup> day of September 2023.

\_\_\_\_\_  
Brett Gailey, Mayor

ATTEST/AUTHENTICATION:

\_\_\_\_\_

Kelly Chelin, City Clerk

APPROVED AS TO FORM:

---

Greg Rubstello, City Attorney

First and Final Reading: September 26, 2023

Published:

Effective Date:

**EXHIBIT A**



**EXHIBIT B**

**EXHIBIT C**

**ATTACHMENT 1**  
CITY OF LAKE STEVENS  
LAKE STEVENS, WASHINGTON

**RESOLUTION NO. 2026-062**

**A RESOLUTION OF THE LAKE STEVENS CITY COUNCIL AMENDING RESOLUTION NO. 2026-062, THE CURRENT CITY FEE RESOLUTION**

WHEREAS, the City Council, through ordinance, has adopted regulations requiring certain actions and services; and,

WHEREAS, these various ordinances set forth that fees shall be set by resolution; and,

WHEREAS, the cost of providing these various services consistent with applicable codes, regulations, and policies periodically increase or decrease, or certain services or practices are discontinued and fees are no longer needed; and,

WHEREAS, it is the intent of the City of Lake Stevens to charge appropriate fees and charges that are consistent with the services provided and to cover the public cost of providing these various services so that the public is not subsidizing individual benefits derived there from;

WHEREAS, it is the intent of the City of Lake Stevens to provide the development community until July 1, 2026 to pay applicable project traffic impact fees prior to the traffic impacts fee rate adjustment associated with the 2025 Comprehensive Plan Docket update per Ordinance 1220;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE STEVENS TO AMMEND THE FEES RESOLUTION AS FOLLOWS Through the enactment of Resolution No. 2026-062:

**Section 1. Fees and Deposits-General.**

- A. Fees. Fees are intended to cover the normal, recurring administrative costs associated with said action, such as secretarial staff time, advertising, mailings, file distribution, etc. and project review. Certain fees may be refundable based on a case by case analysis from the applicable department director and approval of the Finance Director. -The applicant is responsible for costs incurred for any portion of project/permit reviewed by a consultant hired by the City for such review.
- B. Payment Due. Fees and deposits are due at the time the action is requested (e.g., at time of application) or occurs (e.g., prior to a specific action). An applicant may pay all fees and deposits of a multi-phased project in advance; however, doing so does not vest applicable fees due. Fees due are those in effect at the time the specific action or phase of an action is requested or occurs.
- C. Late Payment Penalties. If payment is not received within 30 days of the due date specified on the invoice, the amount due shall accrue interest at the rate of 1.5 percent per month, with a maximum monthly interest accrual of \$20.00, from the date the fee became due and the date payment is actually made.
- D. Waivers. Upon petition by the applicant, the Mayor or designee may waive any of the fees or

portions thereof, for any non-profit organization that provide services for the necessary support of the poor or infirm, or upon the submittal of a signed and notarized declaration of financial hardship, in the form attached to this resolution.

- E. Concurrent Applications. Concurrent applications requiring land use fees established by this resolution shall be subject to each fee cumulatively as if reviewed separately. There shall be no reduction in fees where more than one type of fee is charged for a project.
- F. The city will use an annual 5-year average CPI-U adjustment to the land use, building permit and park and traffic impact fees, which will be updated annually. This CPI-U adjustment will occur and become effective January 1st of each year.

**Section 2. Land Use Fees.** Fees for various services, actions, and permits regarding land use, as per LSMC Title 14 and 16, shall be as listed in Table A. Land Use fees are in addition to Building Permit fees. Attorney and other consultant fees may be recovered for specific projects.

**Table A: Schedule of Land Use Fees**

<b>Land Use Fees – Table A:</b> All fees listed below include the following: two complete submittal reviews including consultant indirect costs for the two reviews, public notice (as applicable based on the permit Type), a land use decision, and required inspections. After two reviews, each subsequent review is subject to an hourly review rate as well any additional consultant costs.	
<b>Permit Type</b>	<b>Fee</b>
<b>Type I Land Use Permits – Administrative without Public Notice</b>	
Administrative Modifications	\$1,043
Adult Family Home (also requires Home Occupation Business License and Building Permit)	\$506
Boundary Line Adjustments	\$1106
Change of Use	\$727
Code Interpretation	\$885
Concurrency Certification	\$253
Construction Plan Approval	\$5,900
Design Review	\$1,106
Event Level 1	\$105 (+ Fire Permit fee)
Event Level 2	\$237 (+ Fire Permit fee)
Event Level 3	\$342 (+ Fire Permit fee)
Event Level 4	\$1,106 (+ Fire Permit fee)
Event Level 4 Deposit	80% of City estimated cost for City Services
Event Expediated Review Fee	\$105
EDDS Deviation / Frontage Improvement Waiver	\$495
Floodplain Development Permit (standalone)	\$495
Legal Lot Status Determination	\$601
Land Disturbance, Minor	\$980
Mobile Food Vendor	\$253 License + Fire Permit

Mobile Food Vendor Renewal	\$126 Renewal + Fire Permit
Multi-Family Tax Exemption	\$853
Pasture/Waste Management Plan (LSMC 5.18.040)	\$253
Reasonable Use Exception	\$495 + Critical areas review fee
Shoreline Exemption	\$601
Shoreline Exemption with Floodplain Development Permit	\$727
Mooring Buoy	\$211
Short Term Rentals	\$537
Short Term Rental Renewal	\$126
Signs	\$253
Sign, Master Sign Program	\$632
Temporary Residence	\$253
Temporary Mobile/Modular Public Structures in any zone	\$253
Temporary Structures	\$253
Underground Utility Deviations	\$495
Zoning Verification Letter	\$379
<b>Type II Land Use Permits – Administrative with Public Notice</b>	
Administrative Conditional Use	\$1,322
Administrative Variance	\$1,322
Binding Site Plan	\$8,281
Binding Site Plan Revision	\$1,475
Short Subdivision, Preliminary	\$3,224
Short Subdivision Alterations	\$1,707
Short Subdivision/Subdivision, Pre-check and Survey Review	Consultant review cost + hourly staff review
Short Subdivision, Final	\$1,101
Short Subdivision, Vacation	\$1,707
Subdivision Alterations, Minor LSMC 14.18.060 (b) (1)	\$1,707
Subdivision, Final	\$3,219
Major Land Disturbance Permit	\$1,449
Major Land Disturbance with Class IV Forest Practices	\$1,702
Shoreline Substantial Development Permit	\$1,196
Site Plan Review	\$1,349
Temporary Encampments	\$2,434
<b>Type III – Quasi-Judicial, Hearing Examiner</b>	
Conditional Uses	\$4,530
Subdivisions, Preliminary	\$10,852

Subdivision Alterations, Major LSMC 14.18.060 (b) (2)	\$5,426
Shoreline Variances	\$4,025
Variances	\$4,025
<b>Type IV – Quasi-Judicial, City Council with Hearing Examiner Recommendation</b>	
Essential Public Facilities	\$4,530
Rezone, Minor – Site Specific Zoning Map Amendment	\$4,530
Secure Community Transition Facilities	\$4,530
<b>Type V – Quasi-Judicial, City Council</b>	
Right-of-Way Vacation	\$1,791
<b>Type VI- Legislative, City Council with Planning Commission Recommendation</b>	
Comprehensive Plan Amendment, Minor	\$3,793
Comprehensive Plan Amendment, Major Amendment (5-year cycle)	\$5,163
Development Agreement	\$3,561
Land Use Code Amendments (LSMC 14.16C.075)	\$3,561
Rezone, Major – Areawide Zoning Map	\$3,561

<b>SEPA REVIEW</b>	
SEPA Addendum	\$474
SEPA Appeal (to Hearing Examiner)	\$2,107 Hearing Examiner fee + hourly fee
SEPA, Environmental Impact Study (EIS)	\$1,264
SEPA, Planned Action Certification	\$853
Review of requested studies (including traffic, drainage, etc.)	\$253 (2 hour minimum) per study
SEPA Review (DNS or MDNS)	\$853
SEPA (Stand-alone Type II)	\$1,027

<b>RIGHT-OF-WAY PERMIT FEES</b>	
Fees for plan review and inspections are comprehensive, with two (2) corrections each; all additional plan review and inspections shall be charged at the hourly rate.	
Right-of-Way Permit – Private Enhancement in accordance with (LSMC 14.56.270)	\$126 + hourly cost after
Right-of-Way Permit – All Others	\$253 + hourly cost after
Road Cuts (required for pavement cuts where lane-width or greater roadway overlay is not required by the city)	\$5 per liner foot of roadway cut
Right-of-Way Work without inspection or permit	\$253 per instance
MISCELLANEOUS STAFF REVIEW & INSPECTIONS	\$126 (Staff) /\$221 (Director) hourly rate All fees are calculated at a one-hour minimum charge + hourly cost after

<b>MISCELLANEOUS FEES</b>	
<b>APPEALS AND RECONSIDERATION</b>	
Appeal, City Council	\$817
Appeal, Hearing Examiner	\$817 + Hearing Examiner Cost
Appeal, Shoreline Hearings Board	\$817
Contested Hearing (Code Enforcement)	\$369 + Hearing Examiner Cost
Reconsideration, Applicable Director	\$1,106
Reconsideration, Hearing Examiner	\$469 + Hearing Examiner fees
<b>ANNEXATIONS</b>	\$464 + hourly cost after
<b>CONCESSIONS</b>	
Background Check	\$70
Concession Agreement Review/Administration (lease rate)	Negotiated
Damage & Litter Deposit (refundable at end of contract)	Negotiated
Lease Rate	Negotiated
<b>CONSULTANT FEES INCLUDING ATTORNEY REVIEW</b>	Actual Cost + \$53 administrative fee
<b>CRITICAL AREA REVIEW</b>	Actual Cost + \$53 administrative fee
<b>PERMIT EXTENSION</b>	\$253
<b>PERMIT REVISION</b>	\$253 + hourly cost after

<b>IMPACT FEES</b>	
<b>Park Mitigation Fees</b>	
Single-family residences (e.g., single-family residence, duplex and manufactured home)	\$4,572
Multifamily residences with two or more bedrooms	\$3,306
Multifamily residences and Accessory Dwelling Units with 0-1 bedrooms	\$2,104
<b>School Mitigation Fees</b>	
Lake Stevens Schools <sup>1</sup>	
Detached Single Family Residence	\$13,730/unit
Townhouse/Multiplex	\$2,627/unit
Multifamily( 0-1 bedrooms)	0
Multifamily( 2+ bedrooms)	\$741/unit
Snohomish Schools <sup>1</sup>	
Detached Single Family Residence	\$5,361/dwelling unit
Duplex/Townhouse	\$5,462/dwelling unit
Multi-Family (0-1 bedrooms)	0

Multi-Family (2+ bedrooms)	\$1,357/dwelling unit
<b>Traffic Mitigation Fees</b>	
Traffic Impact Zone 1	\$ <u>2,8945,659</u>
Traffic Impact Zone 2	\$ <u>3,6553,725</u>
Traffic Impact Zone 3	\$ <u>3,6553,725</u>
<b>MISCELLANEOUS STAFF REVIEW</b>	\$126 (Staff)/\$221 (Director) hourly rate. All fees are calculated at a two-hour minimum charge + hourly cost after.
Review of requested studies	\$253 + hourly cost after
Tree Replacement Fee In-Lieu (per LSMC 14.76.120(e))	\$58/tree
Lake Safety Marker – one time fee for the Lake Safety Program for buoy purchase	\$369
<b>PRE-APPLICATION CONFERENCE FEE</b>	\$885 (Fee is credited toward application fee over \$1000 at submittal if received within 12 months from date of pre-application)
<b>RECORDING FEES</b>	Direct Recording Costs + Staff Hourly Rate.

**Section 3. Building Permit Fees.** (Land Use fees, if required, are in addition to Building Permit fees.)

- A. Washington State Building Codes Adopted. The City of Lake Stevens does hereby incorporate by this reference as though fully set forth the fees from the current editions of:
1. The International Building Code (IBC)
  2. The International Residential Code (IRC)
  3. The International Mechanical Code including the International Fuel Code, National Fire Protection Association 58 (Liquefied Petroleum Gas Code) and National Fire Protection Association 54 (National Fuel Gas Code)
  4. The Uniform Plumbing Code
  5. Washington State Barrier Free Regulations (Title 51 WAC)
  6. Current edition of the Washington State Energy Code
  7. The International Fire Code
  8. Current edition of the Washington State Ventilation & Indoor Air Quality Code
- B. Valuation for Calculating Building Permit Fees shall be determined according to the International Code Council "Building Valuation Data" which is herein incorporated by reference as though fully set forth. The "Building Valuation Data," including modifiers, is found in Building Safety Journal, and is published quarterly by the International Code Council. Subsequent annual revisions of the "Building Valuation Data" shall be automatically incorporated by this reference to be effective immediately following each new publication. Building permit fees shall be based on the formulas contained in Table 1A.

**Table 1A: Building Permit Fees**

<b>Building Fees – Table 1A</b>	
<b>Total Value</b>	<b>Fee</b>
Fees for permits include permit process, file management, payment processing, coordination and inspections which are comprehensive, with two (2) corrections each; all additional inspections, and	

submittals shall be charged at the hourly rate after two.	
\$1-\$1,000	\$66
\$1,001-\$2,000	\$66 first \$500 plus \$5 each \$100 or fraction
\$2,001-\$25,000	\$116 first \$2,001 plus \$21 each \$1,000 or fraction
\$25,001-\$50,000	\$606 first \$25,001 plus \$15 each \$1,000 or fraction
\$50,001-\$100,000	\$1046 first \$50,001 plus \$11 each \$1,000 or fraction
\$100,001-\$500,000	\$1,580 first \$100,001 plus \$8 each \$1,000 or fraction
\$500,001 and up	\$4,997 first \$500,001 plus \$6 each \$1,000 or fraction

**Table B2: Schedule of Miscellaneous Building Permit Fees**

<b>Building Permit Fees – Table B2</b>	
<b>Miscellaneous Building Permit Fees</b>	
<b>Permit Type</b>	<b>Fee</b>
Fees for plan review are comprehensive, with two (2) review correction cycles; all additional plan reviews shall be charged at the hourly rate.	
Basic Plan Set-up fee	\$253 permit fee
Demolition	\$126 permit + \$126/hr (1hr min) and hourly whichever is greatest plan check
Fence/Retaining Wall	Table 1A based on value permit fee + 65% of permit fee or \$126/hr (1hr min) and hourly whichever is greatest plan check
Manufactured Home/ Residential/Commercial and Modular)	Table 1A based on value (placement, skirting and egress) permit fee + 65% of permit fee or \$126/hr (1hr min) and hourly whichever is greatest plan check
Certificate of Occupancy/Temporary Certification of Occupancy (no construction, update or reissue)	\$253/hr (2hr min) whichever is greatest permit + \$253 (2hr min) and hourly whichever is greatest plan check (if required)
Adult Family Home (WABO Review/Inspection ONLY)	\$253/hr (2hr min) whichever is greatest permit + \$253 (2hr min) and hourly whichever is greatest plan check (if required)
Revisions	\$253 (2hr min) and hourly whichever is greatest plan check
Permit or Plan Review Extension	\$253 permit fee
Inspection-overtime (overtime determined by the building official based on staff availability)	\$379 (2hr min at rate of \$190) and hourly whichever is greatest whichever greatest permit
Re-inspection (after 2 <sup>nd</sup> inspection, or cancellation after 7am notice)	\$126/hr and hourly whichever is greatest permit
Investigation-stop work and/or cease and desist)	2 times permit
Reinstatement of expired permits shall be determined by building official, shall not be across code cycles and within 1 year of expiration date without changes	\$253 (2hr min) whichever greatest permit + \$126 (1hr min) and hourly whichever is greatest plan check

to plans	
Deck, Dock	\$42/sq.ft. - uncovered \$47/sq.ft. - dock \$53/sq.ft. - covered
Unfinished basement (R-3)	\$26/sq.ft.

**Table B3: Mechanical and Plumbing Fees**

<b>Building Permit Fees – Table B3</b>	
<b>Mechanical and Plumbing Fees</b>	
<b>Permit Type</b>	<b>Fee</b>
Fees for inspections are comprehensive, with two (2) corrections each; all additional inspections shall be charged at the hourly rate.	
Mechanical All types	<b>Residential</b> new -10% of building permit fee. Add/alter-\$211w/4 pieces of equipment over 4-\$16 each additional.  <b>Commercial</b> - table 1A based on value of the equipment and installation. Add/alter not requiring plan check-\$211 w/4 pieces of equipment over 4-\$16 each additional.
Plumbing All types	<b>Residential</b> new-10% of building permit fee. Add/alter-\$211 w/4 pieces of equipment over 4-\$16 each additional.  <b>Commercial</b> - table 1A based on value of the fixtures and installation. Add/alter not requiring plan check-\$211w/4 pieces of equipment over 4-\$16 each additional.

<b>Building Permit Fees – Table C</b>	
<b>Plan Review Fees</b>	
<b>Permit Type</b>	<b>Fee</b>
Fees for plan review are comprehensive, with two (2) review correction cycles; all additional plan reviews shall be charged at the hourly rate. Valuation of plumbing and mechanical work for determining the plumbing and mechanical permit fees shall be based on the plumbing and mechanical work for each permit and listed for combination permits separately.	
Residential, (Duplex and IRC Townhomes)	65% of table IA or \$126 (1hr min) whichever is greatest
Basic House plan check	See table 2B
Commercial, (Multi-Family and Mixed Use)	65% of table IA or \$126 (1hr min) whichever is greatest
Plumbing & Mechanical-Commercial, Multi-Family and Mixed Use	40% of Plumbing & Mechanical permit fee or \$126 (1hr min) whichever is greatest
Other: All overtime plan review as determined by the building official based on staff availability	\$379 (2hr min at \$190 hourly) and hourly whichever is greatest plan check

<b>Fire Department Commercial Plan Review</b>	
<b>Building Permit Table D - Fire Fees (SRFR) 2026 fees are hereby adopted by reference Table A)</b>	
<b>Plan Review Fees</b>	
<b>Total Value</b>	<b>Fee</b>
Fees for plan review are comprehensive, with two (2) review correction cycles; all additional plan reviews shall be charged at the hourly rate.	
New or Tenant Improvement Building Permits – Applies to all Occupancies except Group U (Adopt Snohomish Regional Fire & Rescue (SRFR) by reference. Section 2, table A Building Permit Fees	
Group R-3 or IRC Dwellings (regardless of valuation)	\$32
\$0-\$5,000	\$32
\$5,001-\$10,000	\$63
\$10,001-\$28,000	\$94
\$28,001-\$55,000	\$185
\$55,001-\$275,000	\$308
\$275,001-\$550,000	\$431
\$550,001-\$1,000,000	\$584
\$1,000,001-\$2,000,000	\$810
\$2,000,001-\$5,000,000	\$921
\$5,000,001-\$10,000,000	\$1,106
Over \$10,000,001 (Fee plus \$66 per \$500,000 prorated)	\$1,288

C. Fire (SRFR) 2026 fees are hereby adopted by reference. See SRFR Tables A, B, C, D and E, F, G, H, I, J, K, L, M, N and O for Sprinkler and Alarm fees, Operational, Investigation, Miscellaneous, City Administrative 15% of Permit Fee, minimum \$32 and 5% Technology.

D. Miscellaneous Building Permit Fees. Tables B2 specifies those fees charged for permits to be issued pursuant to the Washington State Building Code and which are not included in the provisions of Section 3 Subsections A and B.

**Section 4. Animal Code Fees.** Fees for other various services, actions, and permits related to Animal Control, as per LSMC Title 5, shall be as listed in Table D.

**Table D: Animal Code Fees**

Permit/Action	Fee (\$)
<b>Dog/Cat License:</b>	
– Each dog or cat licensed within 60 days of residency or within 60 days of acquiring pet, lifetime	Free

<ul style="list-style-type: none"> <li>– Each dog or cat neutered or non-neutered, lifetime</li> <li>– Senior Citizen (defined as being 62 years of age or older) owners, lifetime</li> <li>– Service and guide dogs, lifetime</li> <li>– Duplicate license for lost or destroyed dog/cat tag</li> <li>– Duplicate license - Senior Citizen owners and Service/Guide Dogs</li> <li>– Other Code Violations: <ul style="list-style-type: none"> <li>■ First Offense, For first offense the fee for such violation will be set equivalent to the Basic Rule Violation as set forth in the Justice Information System (JIA) Law Table as published by the Administrative Office of the Courts.</li> <li>■ Second Offense, For the second offense, the fee for such violation shall be set equivalent to double the Basic Rule Violation as set forth in the Justice Information System (JIA) Law Table as published by the Administrative Office of the Courts.</li> </ul> </li> </ul>	<p>\$21</p> <p>Free</p> <p>Free</p> <p>\$4</p> <p>Free</p>
<p><b>Impound Fees for Cost Recovery:</b></p> <ul style="list-style-type: none"> <li>– Dogs and cats (at police kennel)</li> <li>– Animals</li> <li>– Dogs, Cats and other animals (at/or transported to animal shelter) As set forth by the Everett Animal Shelter animal impound fee schedule, plus an additional \$5.00 administrative fee for reviewing and processing billing statements.</li> <li>– Additionally, any costs incurred which exceed the base fee and which are associated with the collection, impoundment, maintenance, treatment, and destruction of the animal(s), any fees owing, and any costs of damage cause by the animal(s) shall be the liability of the owner. The City is not responsible for such costs incurred.</li> </ul>	<p>\$26</p> <p>\$32</p> <p>Varies</p>
<p><b>Pasture/Waste Management Plan (Sec 5.18.040): See Table A Land Use Fees</b></p>	

**Section 5. Miscellaneous Police Fees.** Fees for various Police services, actions, and permits shall be as listed in Table E.

**Table E: Schedule of Miscellaneous Police Fees & Fines**

Permit/Action/Service	Fee (\$)
<b>Fingerprinting:</b>	
1. For Concealed Pistol and Solicitor Licenses	State fee
2. People who work or reside in the City (per 2 cards)	10
3. People who do not work or reside in the City (per 2 cards)	20
<b>Fine:</b>	
1. Failure to pay fee (50% reduction if paid within 24 hours)	40
<b>DUI cost recovery:</b>	
1. Administrative fee	200
2. Jail booking fee (or as revised by Snohomish County or City of Marysville)	82
3. Daily lodging fee (or as revised by Snohomish County or City of Marysville)	61
<b>False Alarm Fees:</b>	
1. Second response to premises within six months after the first response	25
2. Third response to premises within six months after a second response	50
3. Fourth response to premises in six months after the third response and for all succeeding responses within six months of last response	100
<b>Impound Fees for Cost Recovery:</b>	
Signs if owner wants returned, per sign	25
Impound fee for wheeled recreational devices	60
Administrative storage fee for impounded vehicles	15
<b>Fine for parking:</b>	
1. Fine for parking as described in Lake Stevens Municipal Code Section 7.12.090, Prohibited Parking	100
<b>Off-duty Officer:</b>	<b>Refer to current billable rate schedule</b>
Security for Non-profits	
Security for others (includes a 15% administrative fee)	
<b>Special Event Services Deposit:</b>	\$100 per hour of event with one hour minimum
(For special planned events that require additional police services)	
<b>Letters for search of local criminal justice data bases</b>	10
<b>Administrative dismissal of infraction for operating motor vehicle without insurance – administrative fee</b>	<b>25</b>

**Section 6. Miscellaneous Fees.** Fees for various other services, actions, and permits shall be as listed in Table F.

**Table F: Schedule of Miscellaneous Fees and Fines**

Permit/Action	Fee or Fine (\$)
<p><b>Public Works and Parks and Recreation Departments:</b></p> <p>Hourly Rate for Service for Non-profits Hourly Rate for Service for others (includes a 15% administrative fee)</p> <p><b>Equipment/Assets:</b></p> <ul style="list-style-type: none"> <li>- Theft or Vandalism/Damage</li> <li>- Lost Items (applies when City items are leant out to events)</li> </ul>	<p><b>Refer to current billable rate schedule</b></p> <p>Actual Replacement Cost + 20% + Staff Time</p>
<p><b>Business Licenses:</b></p> <ul style="list-style-type: none"> <li>- Non-refundable Adult Entertainment (Cabaret) application fee</li> <li>- Adult Entertainment (Cabaret) Establishment (annual)</li> <li>- Adult Entertainment (Cabaret) Establishment Manager/ Entertainer (annual)</li> <li>- Business License Registration, General Business</li> <li>- Business License Registration, Non-Resident</li> <li>- Business License Registration, Home Occupation</li> <li>- Business License Registration – Annual Renewal</li> <li>- Temporary business license Renewal</li> <li>- Canvassers, Solicitors and Peddlers (includes City application fee, does not include Washington State Patrol fingerprint processing fee License expires one year from date of application)</li> <li>- Live music and/or dance entertainment (annual)</li> <li>- Games (annual)</li> <li>- Pawnbroker and Second Dealers (annual)</li> </ul>	<p>\$105</p> <p>\$527</p> <p>\$53/person</p> <p>\$126</p> <p>\$42</p> <p>\$95</p> <p>\$26</p> <p>\$42</p> <p>\$5</p> <p>\$79 for the 1<sup>st</sup> three employees, and \$11 for each additional employee</p> <p>\$53</p> <p>\$53</p> <p>\$527</p>
<ul style="list-style-type: none"> <li>- Washington State Department of Licensing’s Master License Service and Business license handling fees are here by adopted by reference only, fees assessed and collected by Department of Revenue (DOR).</li> <li>- Business license handling fee (fees shall be automatically amended by the State)</li> </ul>	<p>New Application \$19</p> <p>Renewal \$11</p> <p>DOR Processing \$50</p>
<p><b>Code Enforcement Review &amp; Inspection Fees:</b></p> <p>Fee for review and inspections are comprehensive, with two</p>	<p>\$126 (Staff) /\$221 (Director) hourly rate. All fees are</p>

Permit/Action	Fee or Fine (\$)
(2) corrections each, all additional review and inspections shall be charged at the hourly rate.	calculated at a two-hour minimum charge + hourly cost after.
<p><b>Duplication of Public Records: (postage/delivery costs extra)</b>  For all records duplication regardless of format, first \$1 cumulative will be waived.</p> <ul style="list-style-type: none"> <li>- In-house Copying of City documents to pdf when original document is not in electronic format.</li> <li>- Electronic files or attachments uploaded to e-mail, cloud-based data storage service or other means of electronic delivery.</li> <li>- Transmission of public records in an electronic format or for the use of agency equipment to send the records electronically. The City shall take reasonable steps to provide the record in the most efficient manner available to the agency in its normal operations.</li> <li>- Digital storage media or device provided by the City, the actual cost of any container or envelope used to mail the copies to the requestor and the actual postage or delivery charge</li> <li>- In-House duplication of City documents to CD, such as <ul style="list-style-type: none"> <li>• Comprehensive Plan, Lake Stevens Municipal Code Title 14,</li> <li>• Urban Design Standards, Engineering Design and Development Standards, etc.</li> </ul> </li> <li>- Documents or CDs printed by outside vendor</li> <li>- Maps - Duplication of maps less than 11"x17"</li> <li>- Maps - Duplication of maps greater than 11"x17" and</li> <li>- Special requests for plotted maps, aerials, plans, etc. (each)</li> <li>- Police Body Worn Camera <ul style="list-style-type: none"> <li>• Redaction of audio/video</li> </ul> </li> </ul>	<p>15¢/page/side</p> <p>10¢/page/side \$1 extra for copy to CD</p> <p>5¢ per each four electronic files or attachments plus 10¢ per gigabyte</p> <p>Actual Cost</p> <p>Actual Cost</p> <p>Actual cost to reproduce (minimum deposit required); requestor may arrange to pay outside vendor directly)</p> <p>\$.15/page</p> <p>\$1 per square foot for in-house printing or actual cost if sent out to reproduce</p> <p>\$0.84 per minute</p>

Permit/Action	Fee or Fine (\$)
<ul style="list-style-type: none"> <li>- Audio recordings of meetings:               <ul style="list-style-type: none"> <li>• Duplicated by Staff</li> <li>• Duplicated by outside vendor</li> </ul> </li> <li>- Color photos (cost to reproduce)</li> <li>- Certified copy of a public record</li> </ul>	<p style="text-align: right;">\$1/tape/disc Actual cost to reproduce</p> <p style="text-align: right;">40¢</p> <p style="text-align: right;">\$5 for 1<sup>st</sup> Page and \$1 each after the 1<sup>st</sup> Page</p>
<p><b>Dishonored Check Fine (in payment of City services)</b></p>	<p style="text-align: right;">\$35</p>
<p><b>Technology Fee</b></p>	<p>A non-refundable technology fee of five (5) percent shall apply to all development services transactions excluding deposits, impact fees, State Building Code Council (SBCC) fees, consultant fees, attorney and Hearing Examiner fees.</p>
<p><b>Service Fee</b></p>	<p>A non-refundable service fee of three (3) percent shall apply to all payments made to the City except for payments made by cash/check, Boat launch kiosk fees, Police Department fees and charges related to duplication of public records.</p>

**Section 7. Parks and Recreation Fees.** Fees for renting facilities and using recreational services and parks shall be as listed in this section.

**Table G1: Mill Rental Fees**

	Saturday or Sunday		Friday		Mon-Thurs	
	All Day	Hourly	All Day	Hourly	All Day	Hourly
Entire Mill	\$2000		\$1800		\$1500	
Hartford Hall	\$1500	\$150	\$1200	\$140	\$800	\$110
Hartford Hall w/ The Stack	\$1800	\$180	\$1500	\$160	\$1000	\$125
The Stack		\$100		\$80		\$75
Sawyers Room	\$1200	\$120	\$1000	\$100	\$700	\$85

Rental Add Ons	
A/V System Use	\$50/day
Microphone Use	Hard Wired \$25/day (per unit) Wireless \$50/day

**Not For Profit Rental Fee:** 20% discount (rounded up to the nearest dollar)

1. Not For Profit Community Interest Groups devoted to community interest whose activities generally take place within the geographical confines of the City of Lake Stevens. Groups must be registered as Not For Profit with the Secretary of State.
2. Use of public facilities for the purpose of generating personal gain is prohibited without written agreement with the City of Lake Stevens.

**Table G2: Mill Deposits and Cancellation/Modification Fees**

The Mill Deposits (refundable when the facility is returned to pre-rental condition and all rules and rental times are followed.

	Deposit	Add Alcohol	Deposit & Alcohol
Entire Mill or Two Rooms	\$500	\$500	\$1,000
Individual Rooms or Hourly	\$250	\$250	\$500
Cancellation Fee			\$250
Modification Fee (change in hours and/or days; not for adding hours before/after).			\$35

**Table G3: Schedule of All Other Park Fees**

		Number of shelters	Rate	
Park Shelter/Facility			Rental Fee	
			Full Day	Half Day (Available during peak season, April 1 through September 30.)
Lundeen Park	North or South Shelter (half)	\$125	<u>\$75</u>	
	North and South - Full Shelter (both sides)	\$250	<u>\$150</u>	
Lundeen Park Lakeside Shelter		\$225	<u>n/a</u>	
North Cove Park Shelter		\$125	<u>\$75</u>	
North Cove Park Observation Deck		\$125	<u>\$75</u>	
Mill Outdoor Plaza Rental		\$125	<u>\$75</u>	
<u>Oak Hill Park Shelter North</u>		<u>\$60</u>	<u>n/a</u>	
<u>Oak Hill Park Shelter South</u>		<u>\$60</u>	<u>n/a</u>	
<u>Frontier Height Park Shelter North</u>		<u>\$60</u>	<u>n/a</u>	
<u>Frontier Height Park Shelter South</u>		<u>\$60</u>	<u>n/a</u>	
<u>All Shelters/Facilities – Half Day Rentals</u>		<u>\$75 (Available during peak season, April 1 through September 30.)</u>		
Cancellation Fee for Shelters/Facilities		\$25 if cancelled more than 14 days in advanced. No refunds 14 days or less from reservation date.		
Reservation Date Modification		\$25 (Modifications cannot be made 14 days or less from reservation date.)		
<u>Athletic Fields - Grass</u>		<u>Adult Sports: \$30 every 2 hrs</u> <u>Youth Sports: \$20 every 2 hrs</u>		
<u>Athletic Fields - Synthetic</u>		<u>Adult Sports: \$100/hr</u> <u>Youth Sports: \$80/hr</u>		
<u>Pickleball Court</u>		<u>\$25/hr</u>		
<u>Basketball Court</u>		<u>\$25/hr</u>		
<b>Other Park Fees</b>		<b>Rental fee</b>		
Eagle Ridge Community Garden Bed Rental (Annually)		\$50 \$25 ADA Bed (half size)		

Athletic Fields—Grass	Adult Sports: \$30 every 2 hrs Youth Sports: \$20 every 2 hrs
Athletic Fields—Synthetic	Adult Sports: \$100/hr Youth Sports: \$80/hr
Pickleball Court	\$25/hr
Boat Launch Parking	\$10 for one day \$5 for three-hour parking
Boat Launch Annual Parking Pass	\$75 \$60 for Lake Stevens Residents (One per household)
Park Permit Fee	\$50 (Waived with Shelter/Facility Reservation)
Event Fees	See Land Use Fees Table A
Electricity Fees (15 amps includes when renting a shelter)	\$10/day – 15 amp service \$15/day – 30 amp service \$20/day – 50 amp service
Water – Single Bib Access, Limited Use	\$15/day
Water – Custom Requests	Negotiated
Recycle Containers (ClearStreams)	\$10/unit rental fee Actual Cost + 20% (replacement fee for unreturned or damaged units)
Boat Launch Closure	\$300 for first day \$150 for additional day(s)
Mill Spur Closure	\$240 for first day \$120 for additional day(s)
Technology Fee	3% Parks Technology Fee applies to all transactions except for: Invoices (including reimbursements and sponsorships), Vendors/Concessions, Electricity/Water Fees, and Hourly/Daily Boat Launch Parking Fees.

**Section 8. Stormwater Utility and Lake Management Charges.** Fees for the Stormwater Management Utility, as per LSMC Title 11, shall be as listed in Table IA (below).

**Table IA: Stormwater Management Utility**

Type	Impervious Area per Equivalent Service Unit	Annual Rate per
Residential and Multifamily Residential with Five or Fewer Units <sup>1</sup>	NA	\$273 Year 2025 \$281 Year 2026 \$290 Year 2027

All Other Customers, Including Commercial and Multifamily Residential with Six or More Units	3,000 square feet	\$273 Year 2025 \$281 Year 2026 \$290 Year 2027
Undeveloped <sup>2</sup>	NA	No Charge
State Highways		Set in accordance with RCW 90.03.525
Low Income Senior or Disabled Exemption		Set in accordance with Snohomish County guidelines

1. Multifamily residential units with five or fewer units will be charged the ESU rate multiplied by the number of units.
2. Undeveloped lots are not altered from the natural state by construction and may include lakefront and split lots.
3. Surface water utility service charges are evaluated in accordance with LSMC Title 11.
4. A developed parcel will receive a minimum of one ESU.

Fees for the Lake Management, as per Title 11 LSMC, shall be listed in Table IB (below).

Table IB: Lake Management Benefit Assessment

Class	Impervious Surface %	Monthly Rate	Annual Rate
Lakefront Lot	NA	\$16.00 per parcel	\$192.00 per parcel
Split Lot	NA	\$11.33 per parcel	\$136.00 per parcel

1. The lakefront lot assessment applies to each developed parcel within 200-feet of the lake shore. The split lot assessment applies to each land parcel with a portion of the lot abutting the lake shore and an upland portion beyond the limits of the shoreline master program. Each parcel abutting the lake will be charged a lakefront/split lot surcharge in addition to the appropriate Stormwater Management Utility rate.
2. Lakefront lots developed with only a dock or other over the water structure are developed parcels.
3. Lakefront /split lot parcels with multiple single family structures will be charged the applicable assessment in addition to the single family Stormwater Management Utility rate multiplied by the number of units.
4. Commercial lakefront/split lot parcels will be charged a lakefront/split lot assessment in addition to the appropriate rate category by their percentage of impervious surface.
5. Parcels with a common interest in a community beach will be charged a proportionate share of the lakefront assessment in addition to their single family (or other) Stormwater Management Utility rate.

PASSED by the City Council of the City of Lake Stevens on the ~~26~~<sup>10</sup><sup>th</sup> day of, May~~rch~~ 2026.

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Anji Jorstad, Mayor Pro Tem ~~Brett Gailey, Mayor~~

ATTEST:

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Kelly Chelin, City Clerk

# CITY COUNCIL STAFF REPORT



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**Agenda Date:** 5/26/2026

**Subject:** Selecting Voting Representatives for the 2026 AWC Annual Conference

**Contact Person/Department:** Caitlin Weaver, Administration

**Budget Impact:**

**Legal Review:** No

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## **RECOMMENDATION(S)/ACTION REQUESTED:**

Select up to three voting delegates to represent the City of Lake Stevens at the Association of Washington Cities Annual Conference business meeting.

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## **SUMMARY/BACKGROUND:**

City Council is sending three members to the Association of Washington Cities Annual Conference in June. AWC Bylaws allow each city to appoint up to three voting delegates. Voting delegates should be designated by council action, or by the mayor or city manager, and submitted by Thursday, June 18. These delegates vote on candidates for the AWC Board of Directors. The delegates can change from year to year, so the action is to select delegates for 2026 only.

The current council procedures outline a process for this selection. Please see below.

*When Councilmembers register to attend an official conference requiring voting delegates, such as the Association of Washington Cities, the Council shall designate the voting delegate(s) and alternate voting delegate(s) during a public meeting, by a majority vote; when possible, said selection of voting delegate(s) shall be done on a rotating basis for the purpose of allowing all Councilmembers the opportunity to be an official voting delegate.*

Once a selection is made, the Deputy City Clerk will register the selected delegates with AWC staff.

**APPLICABLE CITY POLICIES:**

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**ATTACHMENTS:**

None

# CITY COUNCIL STAFF REPORT



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**Agenda Date:** 5/26/2026

**Subject:** New Park Fees - Fee Resolution 2026-06

**Contact Person/Department:** Sarah Garceau, Parks Department

**Budget Impact:**

**Legal Review:** No

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## **RECOMMENDATION(S)/ACTION REQUESTED:**

Discuss and provide feedback. Fee Resolution will be added to Action or Consent at the next meeting.

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## **SUMMARY/BACKGROUND:**

The Parks and Recreation Department has identified additional recreational facilities that can be made available for public reservations and is proposing to add them to the fee schedule.

These new fees include:

- Oak Hill Shelter North - \$60 all day
- Oak Hill Shelter South - \$60 all day
- Frontier Heights Shelter North - \$60 all day
- Frontier Heights Shelter South - \$60 all day
- Basketball Courts - \$25 per hour

Park and Recreation Fee adjustments are on page 16 of the Fee Resolution draft provided in with the Comprehensive Plan Docket agenda item (as to not duplicate it in the packet). Note, the fees for athletic fields, pickleball court and half-day rates for shelters/facilities are existing and unchanged, but are being reorganized for clarification.

**APPLICABLE CITY POLICIES:**

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**ATTACHMENTS:**

None

# CITY DEPARTMENT REPORT



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**Agenda Date:** 5/26/2026

**Contact Person/Department:** Caitlin Weaver, Gene Brazel, Administration

During the week of May 4th a delegation from Lake Stevens joined the Economic Alliance Snohomish County's (EASC) D.C. Fly In, with Snohomish County community leaders focused on advocating our collective priorities at the federal level. These priorities included infrastructure, transportation, childcare, education, and economic growth.

The City of Lake Stevens' delegation also scheduled individual meetings with The National League of Cities, United States Department of Transportation, Governor Ferguson's Federal Office, Representative Susan Del Bene, Senator Maria Cantwell and Senator Patty Murray to bring attention to city projects and to seek additional funding opportunities to bring them to completion.

These projects included:

- U.S. 2 Trestle Replacement
- 79th Ave SE and 24th Street SE Extension
- Bayview Trail Extension
- 20th Street NE and Main Street Improvements
- 36th Street Bridge Replacement
- Hartford Stream Restoration

As of this week, the city has received positive news on progress being made on our projects and requests. We will provide updates as new information becomes available.

## **D.C. Fly In 2026 Meeting Summaries**

### **1. Governor Ferguson's Washington D.C. Office**

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**Summary:**

Introductory meeting with the Governor’s federal office, focused on challenges related to Main Street improvements, roundabout funding, and NEPA delays.

**Key Takeaways:**

- Office requested follow-up materials showing efforts to resolve NEPA-related funding delays.
- They will review existing correspondence to determine how they can assist.

**2. U.S. Department of Transportation — USDOT Headquarters**

**Summary:**

Review of several Lake Stevens transportation and grant-eligible projects.

**Key Takeaways:**

- **Bayview Trail:** Emphasize local funding; large “showpiece” projects are currently being prioritized nationally.
- **US 2:** Coordinate efforts with the City of Everett due to regional funding structure.
- **36th Street Bridge:** Federal Highways involvement is appropriate.
- **Hartford:** Explore FEMA funding, highlight the project’s evacuation-route value, pursue state and formula funding.
- **79th:** Safe Streets for All—emphasize first-responder access; application due May 24, 2026.

**3. Congresswoman Suzan DelBene**

**Summary:**

Focus on Main Street funding issues and strategies to improve the City’s position.

**Key Takeaways:**

- Prepare a Fair and Full Consideration letter; coordinate with Shelby (WA legislative aide).
- Submit a request for extension with coordination from Tobin and Annalese.
- Splitting projects into phases may increase chances of successful funding.

#### 4. Senator Maria Cantwell

**Summary:**

Discussion centered on NEPA review delays.

**Key Takeaway:**

- Senator Cantwell's staff requested the full email paper trail regarding the NEPA holdup on Main Street funds.

#### 5. National League of Cities (NLC)

**Summary:**

Wide-ranging discussion on legislation, funding programs, and project positioning.

**Key Takeaways:**

- Monitor **HR7437 ("Basics Act")**, (Bridges and Safety Infrastructure for Community Success Act) which could shift transportation funding decisions to regional bodies.
- Reassess eligibility for:
  - Safe Streets for All
  - Safe Routes to School
  - Transportation Alternatives
- **Bayview Trail:** Show active use—55+ residents, families, business access; explore Dept. of Interior funding and Trust for Public Land assistance.
- Consider USDOT's Freedom to Drive program.
- **Trestle:** Explore potential military partnership/support.
- **20th & Main:** Look at Resilience/Protect funding and Safe Streets FY '27 (Dept. of Interior IGA Office).
- **36th Street Bridge:** Relevant under Basics Act considerations.
- **Hartford:** WRDA and Protect programs may support both bridges.

#### 6. Senator Patty Murray

**Summary:**

Strategic guidance on funding alignment for major transportation projects.

**Key Takeaways:**

- **79th:** Build Grant or Safe Streets are strong funding matches.
  - **Bayview Trail:** Trails are rarely funded—market instead as a pedestrian bridge crossing.
  - Emphasize economic development, freight routes, and highway adjacency; HUD funds are over-subscribed.
  - **US 2:** Add Senator Murray’s staff to ESCTC updates.
  - **20th:** Coordinate primarily through Congresswoman DeBene; Senator Murray’s office can support.
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# City of Lake Stevens 2026 Priorities



## 79th Avenue SE and 24th Street SE Extension

The city is looking to extend 79th Avenue SE south of its intersection with 20th Street SE to 60% design. This extension will create a critical connection to Cavalero Mid-High School and future amenities in Cavalero Hill Park. The project improves school traffic circulation, provides a secondary emergency access route, and shortens the non-motorized travel distance for students from surrounding neighborhoods. It will also serve as an access road to the future southern expansion of Cavalero Hill Park. Once roadway access is established, the city will be positioned to partner with nonprofit organizations or private entities to construct a facility meeting the community's growing social, recreational, and service needs.

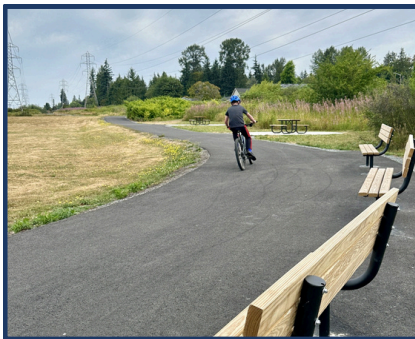
Design funding request: \$500,000 in 2026.



## Bayview Trail Extension (Multimodal Trail)

The city is looking to advance the implementation of Phase 1 which will bring a 12-ft wide paved multi-use non-motorized trail from 8th Street SE to Hwy 204 in the center of Lake Stevens. Trails are the top request from Lake Stevens residents for recreation opportunities. In response, the city adopted a Trails Master Plan in 2020 after extensive public input. The Bayview Trail emerged as the number one choice to connect residents in a non-motorized fashion to and from commercial centers. The City of Lake Stevens is partnered with the City of Marysville to create a regional connection for non-motorized recreation spanning both communities.

Construction funding request: \$1.75 million in 2028.



## US-2 Trestle Replacement

The East Snohomish County Transportation Coalition (ESCTC) is a proposed partnership of local governments and agencies to address congestion and outdated infrastructure in east Snohomish County, including SR 522, US 2, and the US 2 Trestle. The ESCTC's main goals are unified advocacy, funding, and coordinated planning. The city continues working with partners on pre-construction efforts.

The city urges the legislature to accelerate funding for replacing the US-2 Trestle, as most state funds won't be available until after 2029.



## 20th Street NE and Main Street Improvements



Representative DelBene secured \$2.5 million in federal funding in 2023 for the 20th Street NE and Main Street Improvements project. Since then, the City has advanced design work and invested over \$300,000 in local funds, but federal permitting delays—specifically the stalled NMFS programmatic Biological Opinion—mean permits cannot be issued before the October 30, 2026 obligation deadline. As a result, the city will need to pursue the non-programmatic pathway that will take years, so design is now paused pending NMFS’ review or the outcome of this extension request.

The City respectfully requests a three-year extension to ensure the project can obtain required federal permits and proceed to construction.

## 36th Street Bridge



The timber bridge over Catherine Creek, built in 1938 and rebuilt in 1958, is deteriorating and nearing closure of one travel lane. It serves as a collector street and alternate truck route for local industry but does not qualify for the National Bridge Inventory or current WA Fish and Wildlife guidelines. The city is currently in the design phase with completion in spring 2027.

If completed, the project will:

- Restore the stream channel and improve wetland and fish passage.
- Maintain efficient freight movement from businesses and the post office.
- Add a pedestrian and cyclist path.

Construction funding request: \$4 million in 2027.

## Hartford Stream Restoration



The Hartford Stream Restoration will improve access and salmon habitat in Catherine Creek, a key tributary to the Little Pilchuck River within the Snohomish River Basin Salmon Conservation Plan. A fish barrier restricts passage to over five miles of upstream habitat; this project will remove it and reconnect Catherine Creek to Lake Stevens and Lower Stevens Creek. Restoration will benefit water quality, salmon habitat, local flood management, and meet conservation targets. The city is currently in the design phase. Once complete the project will:

- Restore 4,500 feet of Lower Stevens Creek channel and floodplain,
- Remove a fish barrier identified by the Tulalip Tribes,
- Build two bridges on Hartford Drive,
- Reopen access to 40 acres of stream/wetland habitat,
- Enhance species movement to Snohomish County's largest natural lake.

Construction funding request: \$10 million in 2028.

Lake Stevens continues to advance key transportation, recreation, and public safety projects, all of which have significant implications for the city’s growth and quality of life. The city seeks legislative support for necessary funding and legislation to address infrastructure needs, support public safety initiatives, and enhance services for its growing population.







