

CITY COUNCIL MEETING AGENDA



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 19, 2026 - 6:00 PM

City Council Special 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: 87250019278 Passcode: 773907

1. **Call to Order**
2. **Pledge of Allegiance** Mayor
3. **Roll Call**
4. **Approval of Agenda** Council President
5. **Guest Business**
 - A. Volunteers of America Community Resource Center Presentation Tina Mandella
 - B. Sno-Isle Library Update Eric Howard,
Executive
Director
6. **Citizen Comments**
7. **Public Hearing**
 - A. Continued Public Hearing for Ordinance 1218, Ripperger Rezone (LUA2026-0006) David Levitan,
Russ Wright
 - B. Continued Public Hearing for Ordinance 1217, Dawson Rezone (LUA2025-0089) David Levitan
8. **Action Items**
 - A. Funding Request - Music in the Park Sarah Garceau
9. **Discussion Items**
 - A. Ordinance 1219 - 2026 Budget Amendment Matthew Heist
10. **City Department Report**

- A. Park Management in HOA Areas
- 11. Council Business**
- 12. Adjourn**

Sarah Garceau
Council President

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.



VOAWW Report to:

VOAWW report to:

Mayor Jorstad & Lake Stevens City Council;

Councilmember Shipman

Councilmember Araya

Councilmember McManus

Councilmember Edwards

Councilmember Packard

Councilmember Donoghue

Lake Stevens
Community Resource Center

Elizabeth Miller, Site Director LSCRC
Tina Mandella, Operations Director CRCs
Amanda Etchey, Executive Director

VOAWW

Mission: To empower people and strengthen communities in need.

Our **vision** is to build healthy, safe communities where all people enjoy self-sufficient, fulfilled lives.



Helping America's most vulnerable™

Community Resource Centers are...

One-stop-shop hubs for families and individuals in crisis and/or struggling to meet basic needs



LSCRC provides a wide range of services and support:

Emergency food	Hygiene items, clothing	Diapers, wipes, formula	Case management	Assistance with employment opportunities, job referrals	Housing assistance – rental, utilities (when funding available)	Application assistance (DSHS, healthcare, housing, etc.)
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Lake Stevens Community Resource Center

Opened January 2021 at the Lake Church, moved to Holy Cross in 2022

Currently located at the Lake Stevens Community Food Bank!

Offers a safe place to seek help and resources during times of need

Hours: Mondays through Thursdays, 9am-Noon & 1-4pm

2021: LSCRC served 3,055 individuals and 1,216 families

2022: LSCRC served 2,158 individuals and 801 families

2023: LSCRC served 1,993 individuals and 703 families

2024: LSCRC served 3,238 individuals and 1,188 families

2025: LSCRC served 4,543 individuals and 1,612 families



Helping America's most vulnerable™



Annual Community Events for families at LSCRC!

Mother's Day Card Frenzy: Cards, Handprint, Seed Packets and a flower

Back to School Celebration: Backpacks, School Supplies & Community Resources.

"Kreative Kiddos" : Paint, brushes, canvas, popsicle sticks, treats, aprons, markers, and positive childhood memories.

Birthday Program – year-round: Gifts, birthday cake kit, decorations.

"Believe" Holiday Toy Drive: Gifts, Stockings, Wrapping Paper, Bows & Tape

"BOO-tique": Halloween costume giveaway

These events take planning, partnerships and commitment from LSCRC, AND our volunteers and community members. We appreciate your continued support!



Helping America's most vulnerable™

 **Volunteers of America®**
WESTERN WASHINGTON

Back to School Celebration 2025



We served **416 youth** during the day of our Back-to-School Event. Also, providing lunch to all attendees was the Lake Stevens Food Bank, ensuring no child went hungry. This event brought together **23** different community resources for our neighbors in Lake Stevens.

Heather, a grandparent raising her two grandchildren stated:

"Thank you so much. The stress this takes away to not have to worry about supplies is huge!"



Holiday Toy Drive 2025



The 2025 Holiday Toy Drive served over **267 children** this season!

The Lake Stevens Community Resource Center continues to provide relief to families during challenging times, a heartwarming reminder that community exists, and together, we answer the call.

Helping America's most vulnerable™



Kreative Kiddos and Mother's Day Card Frenzy

Youth visited the LSCRC to celebrate their moms for Mother's Day. We provided cards to add handprints/footprints, carnations, teddy bears and gardening kits.



“Kreative Kiddos” gave 11 families (totaling 17 children) an opportunity to socialize, and increase their social, nonverbal, fine motor, listening, and speech skills in a safe, comfortable, and supportive environment.

Our Partners – it takes a village!

City of Lake Stevens	Community Health Plan of WA	Taylor's Plumbing Solutions	Friends of the Library	Lake Stevens Lions Club	Lake Stevens Automotive	Lake Stevens Lions Club
Lake Stevens Food Bank	Ball Park Realty	Lake Stevens School District	Lake Stevens Police Dept.	Molina Health Care	Sherwood Community Services	Sno-Isle Libraries
Snohomish Regional Fire & Rescue	Soroptimist International of Marysville	Dave & Tracy Delorm	United Healthcare	YMCA of Snohomish	Rotary of Lake Stevens	Insurance Works Agency

And countless Lake Stevens community members!

These partnerships help us reach 4543 thus far in 2025, we couldn't do it without you!

Lake Stevens Community Resource Center

We are seeing a growing number of families and individuals reaching out to us who report never having used social services before (**224 families**). The effects of limited community funding, the shortage of livable-wage jobs, and the ongoing challenges of job insecurity and layoffs continue to be felt throughout the Lake Stevens community.

As the cost of housing, food, utilities, and other everyday expenses continues to rise while average incomes remain stagnant, it's becoming increasingly difficult for many to get by.

Now more than ever, we must continue to stand ready to serve all members of our community, because life happens, and no one should face it alone.

For every \$1 spent on CRCs, there is a savings of \$4.93 (*National Family Support Network*).

Your Lake Stevens CRC continues to grow in order to respond to the needs of our growing community. We've tripled our staff, expanded our reach to vulnerable households, and have stepped in to support the community's largest social service events.

Helping America's most vulnerable™



We Thank YOU!

Support from the City of Lake Stevens has been integral to our growth in the community. We are serving more people and families because of this partnership.

With this partnership, we've been able to open new doors to further our sustainability.

Investing in our services means helping families NOW and in the FUTURE! We're helping people in crisis and building their resiliency.

We thank you, this supports critical staffing, operations costs, as well as unrestricted emergency funds to support families and their children in their most dire time.

How to reach us...

Lake Stevens Community Resource Center

Site Director

Elizabeth Miller

425-405-2252; Emiller@voaww.org

Community Resource Centers,

Operations Director

Tina Mandella

909-528-0739; Tmandella@voaww.org



Helping America's most vulnerable™





THANK YOU!



Volunteers of America®
WESTERN WASHINGTON



LAKE STEVENS COMMUNITY RESOURCE CENTER

Annual Report 2025

SUCCESS STORIES FROM THE YEAR...

January

Mary, a single mother, came to the Lake Stevens Community Resource Center (LSCRC) after receiving a 30-day pay-or-vacate notice and fearing the loss of her subsidized housing. After being on medical leave and only cleared to return to work part-time, she fell behind on rent despite a later-approved rent reduction. LSCRC provided rental assistance to help her catch up and connected her to utility assistance, allowing Mary and her daughter to remain stably housed with renewed security.

(Names changed for privacy.)

April

After experiencing a sudden housing crisis, a client entered Snohomish County's Coordinated Entry system and was referred to LSCRC. With support from LSCRC's Housing Navigator and Support Specialist, they accessed services including DSHS, Housing Connector, and Safe Parking. In April, the client was approved for an affordable apartment and received move-in assistance, household essentials, and support for their service dog. Today, they are safely housed and optimistic about their future.

November

LSCRC began working with a mother and her high school-aged daughter who had recently become unhoused due to rising housing costs and ongoing health challenges. The client was connected to Foundational Community Support services, the McKinney-Vento program, temporary shelter, and transportation assistance. Through coordinated support addressing both health and educational needs, the family recently secured permanent supportive housing, providing long-term stability and improved well-being.

YEARLY TOTALS



Participants Served
4,543



Households Served
1,612



Direct Assistance
Disbursed
\$77,044



Calls Fielded
2,707

ASSISTANCE DISTRIBUTION

Housing:	\$40,923
Utilities:	\$31,273
Transportation:	\$3,687
Clothing:	\$50
Food:	\$1,111

Sno-Isle Libraries Update

Eric Howard
Executive Director

Antoinette Morales-Tanner
*Lake Stevens Community Library
Manager*

May 19, 2026 | Lake Stevens City Council



Libraries are for Everyone.

We are committed to:

- Early learning (Storytimes).
- Workforce readiness.
- Digital access.
- Lifelong learning and community connection.
- Events and resources that spark curiosity and joy.





2026 Overview



Strategic Planning



Lake Stevens
Grand Opening



Library Levy Lid
Lift

CITY COUNCIL STAFF REPORT



Agenda Date: 5/19/2026

Subject: Continued Public Hearing for Ordinance 1218, Ripperger Rezone (LUA2026-0006)

Contact Person/Department: David Levitan, Russ Wright, Community Development

Budget Impact: N/A

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

1. Continue the Closed Record Public Hearing and Hold a First and Final Reading for Ordinance No. 1218 (Attachment 1) related to the Ripperger Rezone / LUA2026-0006.
2. **Motion to approve Ordinance No. 1218:** An ordinance of the City of Lake Stevens 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).

SUMMARY/BACKGROUND:

The applicant, Land Pro Group, Inc. on behalf of property owner KNA Holdings, LLC, has requested a site-specific rezone for an approximate 9.2-acre site (29061900300100 and -200, 29061900301500, and 29061900302400, -500 and -600) located at 1605-1705 99th Ave SE, Lake Stevens, WA 98258 pursuant to Lake Stevens Municipal Code (LSMC) [14.16C.090\(b\)\(1\)](#). The applicant requests that the subject parcels' zoning designation change from MFR to R8-12 as part of a proposed transfer of density outlined in Development Agreement (DA) application LUA2025-0090 (Exhibit D to Attachment 1), which the City Council authorized former Mayor Gailey to sign at its [December 16, 2025 meeting](#).

Rezoning applications are Type IV quasi-judicial applications that require a hearing examiner recommendation following an open record public hearing, with that recommendation then considered for approval by the City Council following a closed record public hearing per Chapter 14.16A LSMC (Table 14.16A-I) and Chapter 14.16B LSMC – Part IV. No change is proposed to the underlying High Density Residential (HDR) land use designation.

The rezoning proposal has been reviewed concurrently with the Dawson Rezoning proposal (LUA2025-0089), an approximate 2.84-acre site east of the Ripperger site. The Dawson rezoning requests a change from R8-12 to MFR as outlined in Section 2 of the DA. Council will act on this rezoning request separately.

The applicant intends to develop the site with a 65-lot single-family residential subdivision and has applied for preliminary subdivision approval (LUA2025-0085). The subdivision review is on hold pending a decision on the rezoning request. Rezoning applications are exempt from the State Environmental Policy Act (SEPA) per [WAC 197-11-800\(6\)](#) and from transportation concurrency per [LSMC 14.110.030\(b\)\(9\)](#). Future site development will require SEPA and concurrency review.

The properties to the north and west are zoned R8-12 (the proposed zoning), while the properties to the south are zoned MFR (the existing zoning) and the properties to the east are zoned Mixed-Use Neighborhood (Attachment 1, Exhibit A).

The city received the rezoning application on January 12, 2026, and issued a Determination of Completeness on January 28, 2026. The public meeting for the rezoning was held on February 9, 2026. The open record public hearing by the Lake Stevens Hearing Examiner was held on March 26, 2026. The Hearing Examiner's recommendation to approve was issued and distributed to parties of record on April 9, 2026. One member of the public, Sally Jo Sebring provided oral testimony during the March 26 public hearing. Written comments considered by the Hearing Examiner as part of the official record are included as Exhibit C to Attachment 1. City staff provided public notice for the application, public meeting, public hearing by the Hearing Examiner, and public hearing before the Council by publication in the Everett Herald, direct postcard mailings and posting notices onsite, city website and city bulletin boards following all municipal code requirements.

On April 23, 2026, Ms. Sebring submitted a request for reconsideration of the Hearing Examiner's recommendation for the associated Dawson Rezoning (LUA2025-0089). As the public hearing had been publicly noticed for the City Council's April 28, 2026 meeting, the hearing was briefly opened on April 28. Pending the reconsideration, the City Council continued the public hearing to a date certain of May 19, 2026. Subsequently, the Hearing Examiner denied Ms. Sebring's reconsideration request for the Dawson Rezoning.

The proposed rezoning is consistent with the approved DA. The Lake Stevens Hearing Examiner has determined that this rezoning request is consistent with the goals and policies of the Comprehensive Plan, complies with the Growth Management Act and conforms with the Lake Stevens Municipal Code (LSMC). Staff recommends that the City Council approve

the Hearing Examiner’s recommendation of approval for LUA2026-0006 via the adoption of Ordinance 1218 (Attachment 1).

Any future land use action resulting from the rezone will be subject to the rules and standards in effect at the time of application, including but not limited to public noticing, subdivision, construction, environmental review, critical areas, traffic, trip generation, streets and stormwater management.

FINDINGS AND CONCLUSIONS:

The Hearing Examiner has found the Ripperger Rezone proposal (LUA2026-0006) to be consistent with LSMC 14.16C.090 and has submitted a recommendation (**Exhibit B to Attachment 1**) to the City Council to approve the proposal with conditions based on the findings and conclusions contained in the recommendation.

APPLICABLE CITY POLICIES:

LSMC 14.16C.090, Rezones

ATTACHMENTS:

1. Attachment 1 - Ordinance 1218 with Exhibits

**CITY OF LAKE STEVENS
LAKE STEVENS, WASHINGTON**

ORDINANCE NO. 1218

AN ORDINANCE OF THE CITY OF LAKE STEVENS CONCERNING THE SITE SPECIFIC “RIPPERGER REZONE” APPLICATION; ADOPTING RECITALS AS FINDINGS; FURTHER ADOPTING THE FINDINGS AND CONCLUSIONS RECOMMENDED BY THE HEARING EXAMINER AND THE HEARING EXAMINER’S RECOMMENDED APPROVAL WITH CONDITIONS; AMENDING THE OFFICIAL ZONING MAP ENACTED BY ORDINANCE 1189; APPROVING THE RIPPERGER REZONE (CITY FILE NO. LUA2026-0006) LOCATED AT 1605-1705 99th AVE SE, COMPRISED OF APN 29061900300100 AND -200, 29061900301500, AND 29061900302400, -500, AND -600, BY REZONING THE SUBJECT PARCELS FROM MFR TO R8-12; AND PROVIDING FOR SEVERABILITY, AN EFFECTIVE DATE AND FOR SUMMARY PUBLICATION BY ORDINANCE TITLE ONLY.

WHEREAS, on October 22, 2024, the Lake Stevens City Council approved Ordinance No. 1189, adopting an updated Official Zoning Map; and

WHEREAS, on January 12, 2026, the city received an application for a site-specific rezone (City File No. LUA2026-0006) referred to as the Ripperger Rezone; and

WHEREAS, the Ripperger Rezone includes approximately 9.2 acres on the east side of 99th Ave SE north of 20th St SE as depicted in Exhibit A hereto, and would change the zoning designation on Parcel Nos. 29061900300100 and -200, 29061900301500, and 29061900302400, -500, and -600 from MFR to R8-12 per Lake Stevens Municipal Code (LSMC) 14.16C.090; and

WHEREAS, Section 14.16C.090 of the Lake Stevens Municipal Code (LSMC) sets forth the process for rezone applications; and

WHEREAS, pursuant to LSMC 14.16C.090(b) the rezone is a minor amendment, as there is a single property owner and less than 50 acres involved; and

WHEREAS, the Comprehensive Plan land use designation for the subject parcel is High Density Residential (HDR) which supports the R8-12 zoning designation per LSMC Table 14.36-I – no change is proposed to the underlying comprehensive plan land use designation; and

WHEREAS, the city reviewed the application materials pursuant to the requirements of LSMC 14.16C.090; and

WHEREAS, the rezone application is identified as a requirement to implement Development Agreement application LUA2025-0090, which the City Council authorized the mayor to sign at their December 16, 2025 meeting; and

WHEREAS, the city determined the proposal to be exempt from a State Environmental Policy Act (SEPA) checklist pursuant to Chapter 16.04 LSMC and the WAC 197-11-800(6)(c); and

WHEREAS, the city received public comments in response to the notice of application and public meeting (held on February 9, 2026) and notice of Hearing Examiner public hearing (held on March 26, 2026), which were considered by the Hearing Examiner and are included in Exhibit C; and

WHEREAS, site-specific rezone is a Type IV quasi-judicial decision, per Chapter 14.16A LSMC (Table 14.16A-I), which requires a recommendation from the Hearing Examiner to City Council based on written findings and conclusions and supported by evidence from an open-record hearing; and

WHEREAS, the Hearing Examiner conducted a duly noticed open-record public hearing on March 26, 2026, during which time one member of the public provided public testimony; and

WHEREAS, on April 9, 2026, the Hearing Examiner issued a recommendation to the City Council to approve the rezone request, subject to conditions, based on their findings that the proposed rezone meets the legal criteria for approving a rezone as set forth in LSMC 14.16C.090 and applicable state requirements; and

WHEREAS, between April 15 and 17, 2026, the city duly posted and published the notice of closed-record hearing before the City Council on April 28, 2026; and

WHEREAS, the City Council opened a closed-record hearing for the proposal on April 28, 2026, before immediately continuing the hearing to a date certain of May 19, 2026 in order to allow for a Hearing Examiner decision on the reconsideration request filed for the associated Dawson Rezone (LUA2025-0089); and

WHEREAS, the City Council considered the Hearing Examiner's recommendation at the continued closed record public hearing on May 19, 2026.

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

Section 1. The City Council (a) adopts the above recitals as findings in support of this ordinance; (b) adopts and incorporates the findings and conclusions for approving a rezone, as set forth in the Hearing Examiner's recommendation, pursuant to LSMC 14.16C.090; and (c) hereby adopts the Hearing Examiner's recommendation, including the conditions of approval, set forth in **Exhibit B to this ordinance**.

Section 2. The City Council makes the following conclusions based on the entire record of this proceeding, including all testimony and exhibits:

- A. The open record public hearing of the Hearing Examiner and the closed record public hearing of the City Council satisfy the public participation requirements of Chapter 14.16A LSMC.
- B. The SEPA process conducted for this ordinance satisfies the requirements of the State Environmental Policy Act codified in Chapter 43.21C RCW as implemented by Chapter 197-11 WAC and Title 16 LSMC.
- C. The site-specific zoning map amendment, adopted by this ordinance, complies with the Growth Management Act (Chapter 36.70A RCW).

D. The site-specific zoning map amendment adopted by this ordinance is consistent with the adopted Lake Stevens Comprehensive Plan per Ordinance No. 1188.

Section 3. The Official Zoning Map is hereby amended, as depicted in **Exhibit A**, by changing the zoning on parcels 29061900300100 and -200, 29061900301500, and 29061900302400, -500, and -600 from MFR to R8-12

Section 4. The city will review future development applications for the property under the applicable use and development regulations of the Lake Stevens Municipal Code in effect at the time of application.

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 19th day of May 2026.

Anji Jorstad, Mayor Pro Tem

ATTEST/AUTHENTICATION:

Kelly Chelin, City Clerk

APPROVED AS TO FORM:

Greg Rubstello, City Attorney

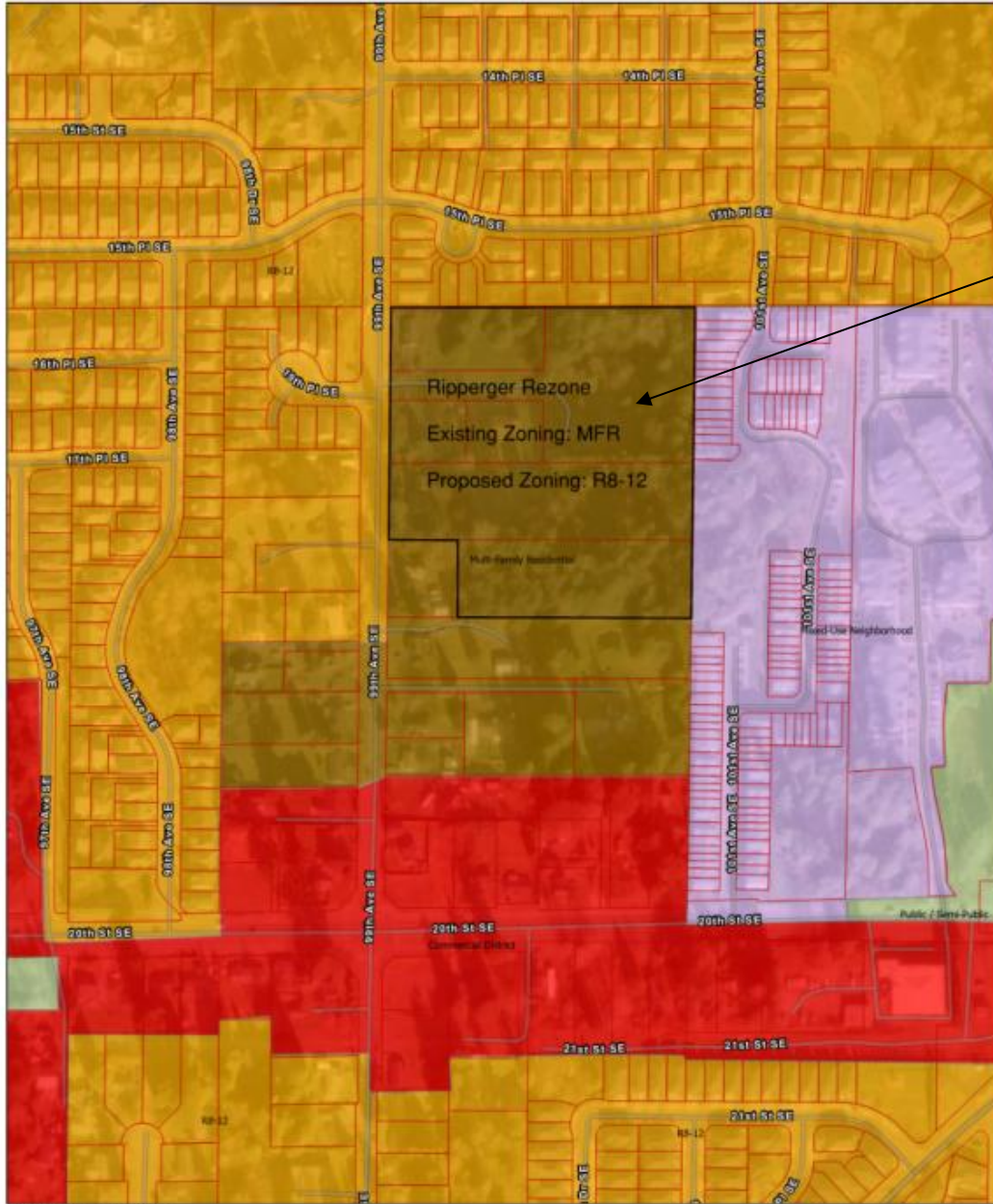
First and Final Reading: May 19, 2026

Published:

Effective Date:

Exhibit A

Ripperger Rezone Map



Rezone Area

4/17/2026, 11:15:46 AM

<ul style="list-style-type: none"> SCOPI_Parcel_Query Zoning Public / Semi-Public R8-12 R4 R6 Commercial District 	<ul style="list-style-type: none"> Local Business Multi-Family Residential Mixed-Use Neighborhood Business District Industrial Waterfront Residential Central Business District 	<ul style="list-style-type: none"> General Industrial City Limits World Imagery Low Resolution 15m Imagery High Resolution 60cm Imagery High Resolution 30cm Imagery Citations
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1:3,448

0 0.03 0.05 0.1 mi
0 0.04 0.09 0.17 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vector

**BEFORE THE HEARING EXAMINER
FOR THE CITY OF LAKE STEVENS**

In the Matter of the Application of	)	No. LUA2025-0006
)	
Ryan Larsen, Land Pro Group, Inc.,	)	Ripperger Rezone
on behalf of KNA Holdings, LLC)	
	)	FINDINGS, CONCLUSIONS,
<u>For Approval of a Site-Specific Rezone</u>	)	AND RECOMMENDATION

SUMMARY OF RECOMMENDATION

The Hearing Examiner recommends that the City Council **APPROVE**, with conditions, the request to rezone six contiguous parcels totaling approximately 9.2 acres, located at 1605-1705 99th Avenue SE, from the Multifamily Residential (MFR) zoning designation to the Residential 8-12 (R8-12) zoning designation.

SUMMARY OF RECORD

Hearing:

The Hearing Examiner held an open record hearing on the request on March 26, 2026.

Testimony:

The following individuals testified at the open record hearing:

- David Levitan, City Principal Planner
- Ryan Larsen, Applicant Representative
- Steve Kever
- Sally Jo Sebring
- Donald Atha

Exhibits:

The following exhibits were admitted into the record:

1. Staff Report, revised March 25, 2026
2. Land Use Permit Application, received January 12, 2026
3. Applicant Project Narrative, dated March 12, 2026
4. Notice of Complete Application Letter, dated January 28, 2026
5. Notice Materials:
 - a. Notice of Application and Public Meeting, issued January 30, 2026, with Affidavit of Publication, Classified Proof, and Affidavit of Posting and Land Use Sign
 - b. Notice of Public Hearing, issued March 13, 2026, with Affidavit of Posting and Land Use Sign

*Findings, Conclusions, and Recommendation
City of Lake Stevens Hearing Examiner
Ripperger Rezone, No. LUA2025-0006*

6. Public Comments:
 - a. Comment from Stanley and Lorraine Akabuogu, dated March 4, 2026
 - b. Comment from Taryn Awana, dated March 5, 2026
 - c. Comment from Danielle Boyle, dated March 7, 2026
 - d. Comment from Modou Camara, dated March 9, 2026
 - e. Comment from Yu Chen and Xiaolin Liu, received March 8, 2026
 - f. Comment from Kwang Ho So, dated March 7, 2026
 - g. Comment from Steve Keever, dated March 6, 2026
 - h. Comment from Lindsay Nagel, dated March 4, 2026
 - i. Comment from Kyle Okiyama, dated March 5, 2026
 - j. Comment from Edgar and Dalia Oriakhi, dated March 4, 2026
 - k. Comment from Jason and Brooke Sandt, dated March 4, 2026
 - l. Comment from Sandy Yang, dated March 7, 2026
 - m. Comment from Ellie Salvisberg, dated March 19, 2026
 - n. Comment from Spencer Brown, dated March 19, 2026
 - o. Comment from Vickram Jeyaraj, dated March 19, 2026
 - p. Comment from Krystle Monillas, dated March 20, 2026
 - q. Comments from Sally Jo Sebring, dated February 7 and 9 and March 12, 13, 23, 25, and 26, 2026
7. Development Agreement LUA2025-0090, recorded December 19, 2025
8. Rezone Map (Existing and Proposed)
9. City Staff Presentation

The Hearing Examiner enters the following findings and conclusions based upon the testimony at the open record hearing and the admitted exhibits:

FINDINGS

Application and Notice

1. Ryan Larsen, of Land Pro Group, Inc., on behalf of KNA Holdings, LLC (Applicant), requests a site-specific rezone of the subject property, comprised of six contiguous parcels totaling approximately 9.2-acres and located at 1605-1705 99th Avenue SE, from the Multifamily Residential (MFR) zoning designation to the Residential 8-12 (R8-12) zoning designation.¹ The requested rezone is part of a proposed transfer of density with an approximately 2.84-acre property located at 1622 S Lake Stevens Road (Dawson Rezone) as outlined in Development Agreement LUA2025-0090 (DA), which was approved by City Council on December 16, 2025.² The DA requires that the Applicant demonstrate that the two rezones, collectively, would not result in a decrease in zoned

¹ The six parcels comprising the subject property are identified by tax parcel numbers 29061900300100, 29061900300200, 29061900301500, 29061900302400, 29061900302500, and 29061900302600. *Exhibit 1, Staff Report, page 2.*

² The Hearing Examiner heard both this rezone request and the Dawson Rezone request (LUA2025-0089) on March 26, 2026. The Hearing Examiner's separate recommendation in the Dawson Rezone matter is issued concurrently with this recommendation.

*Findings, Conclusions, and Recommendation
City of Lake Stevens Hearing Examiner
Ripperger Rezone, No. LUA2025-0006*

capacity for multifamily residential units below the City's allocated growth target, and approval of each rezone request would be required to allow for the development concepts outlined in the DA. If approved, the Applicant intends to develop the subject property with a 65-lot single-family residential subdivision and has applied for preliminary plat approval (LUA2025-0085). The preliminary plat application is not before the Hearing Examiner as part of this rezone request and would be addressed by the Hearing Examiner at a separate hearing. *Exhibit 1, Staff Report, pages 1 and 2; Exhibit 2; Exhibit 3; Exhibits 7 through 9.*

2. The City of Lake Stevens (City) determined the application was complete on January 28, 2026. On or around January 30, 2026, the City provided notice of the application and public meeting by mailing notice to property owners within 300 feet of the site; publishing notice in the *Everett Herald*; and posting notice on-site, on the City website, and at designated City locations. On or around March 13, 2026, the City provided notice of the open record hearing associated with the application in the same manner. The City's notice materials stated that written comments on the proposal could be submitted before the public hearing and that interested members of the public could testify at the hearing. *Exhibit 1, Staff Report, pages 2 and 3; Exhibit 4; Exhibit 5.*
3. The City received written comments on the proposal from members of the public, including 16 comments in support of rezoning the subject property from MFR to R8-12, from residents of the neighboring Eagle Glen Community and one comment from Sally Jo Sebring. The comments from Eagle Glen Community residents largely focus on the impacts of other recent developments and that a rezone to the R8-12 zoning district would provide consistency and stability with the existing character of the neighborhood.

Sally Jo Sebring submitted several questions and comments on the Dawson and Ripperger proposals including:

- Discussing whether the proposal will negatively impact 2044 growth targets for all income levels and whether the increase in single-family residences is needed.
- Expressing concerns about relying on a Development Agreement as a changed circumstance that warrants a rezone.
- Asking questions about the timing and information available or needed for the rezone requests, and questions about the criteria for review.
- Questioning whether there is a need for additional MFR zoning to meet housing needs.
- Expressing concerns about whether there has been a change in circumstances that would warrant a rezone.

City staff acknowledged all the public comments and provided individual responses to several questions or requests for information. Additionally, the City addressed public comments within the staff report, specifically noting that the responses are included in Sections 5 of the staff report. *Exhibit 1, Staff Report, pages 3 and 4; Exhibit 6.*

State Environmental Policy Act

4. City staff determined that the proposed rezone is categorically exempt from review under the State Environmental Protection Act (SEPA), chapter 43.21C Revised Code of Washington (RCW). Under Washington Administrative Code (WAC) 197-11-800(6)(c), the rezone proposal is exempt from environmental review because the project site is in an urban growth area, the rezone does not require an amendment to the City's Comprehensive Plan, and the Comprehensive Plan was previously subject to environmental review and analysis through an Environmental Impact Statement. Future development of the subject property would, however, be subject to SEPA review at the project stage. *Exhibit 1, Staff Report, pages 9 and 10.*

Comprehensive Plan and Zoning

5. The subject property and adjacent properties to the north, south, and west are designated "High-Density Residential" by the City Comprehensive Plan. Adjacent property to the east is designated "Mixed Use." The High-Density Residential land use designation allows single-family, two-family, and multifamily residential uses. It also allows limited public/semi-public, community and recreational uses. This designation should be generally located in transitional areas between single-family designations and commercial designations where infrastructure and public transportation is readily available.

Comprehensive Plan, page 2-17. The Comprehensive Plan's High-Density Residential designation is implemented by the MFR and the R8-12 zoning districts. *Lake Stevens Municipal Code (LSMC) Table 14.36-I.* Accordingly, the proposed rezone of the parcel from MFR to R8-12 would not require a Comprehensive Plan amendment. *Exhibit 1, Staff Report, pages 2, 4, and 5; Exhibit 3; Exhibit 8; Exhibit 9.*

6. City staff analyzed the rezone proposal and determined that it would be consistent with the Comprehensive Plan, identifying the following Comprehensive Plan policies as relevant:
- Accommodate a variety of land uses to support population and employment growth, consistent with the city's responsibilities under the Growth Management Act, PSRC Regional Growth Strategy and the Countywide Planning Policies. [Land Use Policy 2.1.1].
 - Review land uses in conjunction with updates to the Buildable Lands Report and Growth Monitoring Report to ensure employment and population capacity estimates are being met. The strategy will be used to amend the Plan as necessary to remain consistent with actual development trends. [Land Use Policy 2.1.4]
 - Direct new growth to areas where infrastructure and services are available, planned or have undergone an infrastructure analysis to ensure growth occurs in a fiscally responsible manner to support a variety of land uses. [Land Use Policy 2.1.5]

- Coordinate land use decisions with capital improvement needs for public facilities including streets, sidewalks, lighting systems, traffic signals, water, storm and sanitary sewer, parks and recreational facilities, cultural facilities and schools. [Land Use Policy 2.1.6]
- Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings. [Land Use Policy 2.3.3]
- Plan for and zone sufficient buildable lands to meet the city’s housing growth targets at all income levels and accommodate a variety of housing types and densities throughout the city, including single-family, manufactured housing, middle housing, multifamily, mixed-use and accessory dwellings. [Housing Policy 3.1.1]
- Consider the cumulative impact of map amendments, rezones and land use policy decisions that may reduce affordability, contribute to displacement of existing residents and impact employment or residential capacity. [Housing Policy 3.1.2]

Exhibit 1, Staff Report, pages 7 and 8.

7. The subject property is currently zoned MFR, which “is designed to accommodate attached residential uses at a minimum of 15 units per net buildable acre or more in areas served by public water and sewer facilities.” *LSMC 14.36.010(a)(5)*. The Applicant requests that the property be rezoned to R8-12, which is “intended to achieve development densities of eight to 12 dwelling units per net buildable acre with the potential of some density bonuses.” *LSMC 14.36.010(a)(4)*. Approval of the requested rezone of the property from MFR to R8-12, together with approval of the related Dawson rezone request and subsequent approval of the preliminary plat and other associated applications, would allow the Applicant to develop the property with a 65-lot single-family residential subdivision, consistent with the design concept and density transfer of the approved DA. *Exhibit 1, Staff Report, pages 1 and 2; Exhibit 3; Exhibits 7 through 9.*

Existing Site and Surrounding Development

8. The approximately 9.2-acre subject property is comprised of six parcels and is currently developed with three detached single-family residences and two mobile homes. The southern and eastern parts of the property consist of largely undisturbed forest that is predominantly comprised of Western red cedar with a mix of Western hemlock, big-leaf maple, Douglas fir, and red alder, along with an understory of salmonberry, vine maple, red elderberry, and sword fern. The site slopes to the east, and the Applicant has identified a Category III wetland in the southeast corner of the site. Properties to the north and west are zoned R8-12 and are developed with single-family residences. Property to the south is zoned MFR and is developed with single-family residences. Property to the east is zoned Mixed Use Neighborhood and is developed with townhome units. *Exhibit 1, Staff Report, pages 1 and 2.*

*Findings, Conclusions, and Recommendation
City of Lake Stevens Hearing Examiner
Ripperger Rezone, No. LUA2025-0006*

Development Agreement

9. As noted above, this rezone request, referred to as the Ripperger rezone request, and the associated Dawson rezone request are the subject of a Development Agreement (DA), which was approved by City County on December 16, 2025.³ The DA outlines the transfer of density between the two properties and how the rezone requests will allow for compliance with the minimum density requirements. The DA determines the transfer of density by starting with the 103 that would be required for the Ripperger property under its current MFR zoning and subtracting the 65 units proposed for development on the Ripperger property, resulting in 38 units of excess density that must be accommodated on the Dawson property. Under MFR zoning district standards, the required density on the Dawson property would be 32 units. With the transfer of 38 units of excess density from the Ripperger property, the Dawson property development would be required to include at least 70 units. The DA requires the Ripperger property to be developed with 65 units. The DA allows each of the properties to move forward with rezone requests and provides that, if either of the rezone applications is denied, either property can terminate the DA. Finally, the DA includes additional terms of the agreement, including those relating to additional traffic impacts and the possibility that future development will be subject to SEPA review. *Exhibit 7.*

Concurrency and Traffic

10. The Comprehensive Plan requires that development proposals meet concurrency standards, “to ensure that public facilities are available to support the development’s impact at adopted levels of service.” LSMC 14.110.010. Rezone applications are exempt from the concurrency standards under LSMC 14.110.030(b)(9). Future development plans, however, will be required to meet concurrency standards, including traffic levels of service. Any future development permit applicant would be required to provide a Traffic Impact Analysis, which will be evaluated by the City for any needed traffic mitigation, including traffic impact fees, at the time the building permit is submitted. *Exhibit 1, Staff Report, pages 10 and 11.*

Rezone Criteria

11. The Applicant submitted a project narrative addressing the specific rezone criteria of LSMC 14.16C.090(g). Specifically, the project narrative asserts that the rezone would be appropriate because:
- The current Comprehensive Plan was adopted in October of 2024, with updated population targets that have been set to 2044. A rezone of the 9.1-acre subject property from MFR to R8-12 would be consistent with the population targets and development thresholds considered in the current Comprehensive Plan. The approved DA between the Ripperger project and the Dawson project would ensure that the envisioned residential density and population target would be met.

³ The Development Agreement refers to the Dawson property as the South Lake Ridge (SLR) property and to the Ripperger property as the KNA Holdings (KNA) property.

The proposed rezone would also be consistent with several Comprehensive Plan goals and policies, including Land Use Goal 2.1; Land Use Policies 2.1.1, 2.1.4, 2.1.5, 2.1.6, 2.3.3, 2.3.5, and 2.4.4; and Housing Policies 3.1.1, 3.1.2, 3.1.3, 3.1.4, 3.1.5, 3.1.9, 3.2.2, 3.3.2, and 3.5.1.

- The City adopted its Comprehensive Plan consistent with the 13 exclusive goals guiding the planning process under the Growth Management Act (GMA), chapter 36.70A RCW. The proposed rezone would advance several of these exclusive goals, including goals related to urban growth, reducing sprawl, housing, and public facilities and services.
- The proposed rezone would advance the public health, safety, and welfare of the public by facilitating development that would add roads, sidewalks, utility connections, and housing. Future development of the property would be required to meet State and City regulations and concurrency standards.
- The rezone is warranted due to changed circumstances that include City Council approval of the DA, new GMA population targets requiring the City to account for additional housing, and additional industrial projects in the area adding jobs and increasing pressure on the housing market.
- If the rezone were approved and the Applicant proceeds with subdividing the land, development would have to comply with all the plat requirements of chapter 58.17 RCW and Title 14 LSMC, including stormwater requirements, requirements to provide safe walking routes for school children, tree retention requirements, critical area requirements, and requirements for construction plan approval.
- Future development of the property following a rezone to R8-12 would be consistent with densities of multiple other developments in the immediate vicinity and would not be materially detrimental to uses or property surrounding the subject property.
- All public utilities and services are available to the subject parcels. Snohomish County PUD would provide water and electricity services, Lake Stevens Sewer District would provide sanitary sewer services, Puget Sound Energy would provide natural gas services, and Allied Waste/Waste Management would provide garbage services.
- The Applicant would be required to submit a SEPA checklist as part of the review of any future subdivision on the property. All adverse environmental impacts would be mitigated per the SEPA decision and municipal code requirements. The Applicant's development would be designed and constructed to protect any identified critical areas affecting the site per chapter 14.88 LSMC. The Applicant would also be responsible for the payment of mitigation fees for the future development's impacts to schools, traffic, and parks.
- The requested site-specific rezone is consistent with the rezone criteria, permit processing procedures, the existing Comprehensive Land Use designation, and all other applicable municipal code requirements.

- The property is part of the 20th Street SE Corridor Subarea Plan. The proposed zoning designation of R8-12 is an implementing zone of the High Density Residential Comprehensive Plan designation. The subarea plan has the property zoned as High Urban Residential (HUR), which is an old implementing zone from 2012 that was later changed to the R8-12 zone, and the proposed rezone would be consistent with the Subarea plan as it currently exists. It should be noted that the City intends to rectify the discrepancies between the adopted subarea zoning map from September 14, 2012, in this year's upcoming docketing process.
- The proposed rezoned would not affect the adopted plan action ordinance as established under the planned action draft and final environmental impact statement.

Exhibit 3.

12. City staff analyzed the proposal and determined that it would satisfy the specific rezone criteria of LSMC 14.16C.090(g), noting:
- The proposed rezone would be consistent with the subject property's Comprehensive Plan land use designation of High Density Residential and would be consistent with several Comprehensive Plan policies, including Land Use Policies 2.1.1, 2.1.4, 2.1.5, 2.1.6, and 2.3.3, and Housing Policies 3.1.1 and 3.1.2.
 - The proposed rezone would be consistent with the GMA as the City has established its local zoning, and the rezone application had met public notice requirements. The proposed rezone would advance goals and policies of the 2024-2044 Comprehensive Plan Housing Element by encouraging growth within urban growth areas. The proposed transfer of density and general development trends in the city would allow the City to remain in compliance with the GMA, including its 2044 growth targets. Any future development application must meet state and local regulations in effect and must ensure concurrency standards are met.
 - The proposed rezone would advance the public health, safety, and welfare of the public by providing a zoning designation that is consistent with the Comprehensive Plan and surrounding land uses. Future development would be subject to regulations for transportation infrastructure, utility connections, and residential development standards in advancement of the Housing Element Goals and Policies of the City's 2024-2044 Comprehensive Plan.
 - The project site was rezoned in October 2024 from R8-12 to MFR as a concurrent rezone (Ordinance 1189) to the 2024-2044 Comprehensive Plan (Ordinance 1188). That rezone was part of the City's efforts to meet its 2044 growth targets. The City Council has approved a DA that established the conceptual framework for a transfer of density between the subject site and the Dawson property at 1622 S Lake Stevens Road, which is being reviewed for a proposed rezone from R8-12 to MFR (LUA2025 0089). The DA and implementing rezone applications aimed to ensure that the City would maintain residential zoned capacities consistent with

its 2044 growth targets. Several recent actions and projects will help ensure that the City exceeds its required zoned capacity for multifamily housing, including:

- The recent passage of Senate Bill 6026, which will require the City to allow housing in all commercial and mixed-use zoning districts, thereby increasing its zoned capacity by several hundred MFR units.
- Recent development proposals have far exceeded the estimates in the Buildable Lands Report and Land Capacity Analysis used to evaluate the potential production of MFR units.
- The subject site contains adequate area to develop and, per the concurrent preliminary plat application (currently on hold), would be accessed via 99th Ave SE, with an internal road system and a potential future connection to the south. The property's conformance with zoning standards would be reviewed as part of the preliminary plat application. An initial review has determined that the property outside of the critical area would be suitable for development.
- The proposal would not be materially detrimental to adjacent land uses because it must meet state and local regulations in conjunction with the preliminary plat review, and the proposed use (detached single-family residences) is consistent with adjacent properties.
- The subject property is located within the Lake Stevens Sewer District and is within the Snohomish County Public Utility District. In accordance with municipal standards there would be adequate infrastructure to develop the site under the proposed zoning. The Applicant has received utility availability letters as part of its preliminary plat application.
- The proposal does not include a land use map amendment and, therefore, the rezone is exempt from SEPA review under WAC 197-11-800(6)(c). A multifamily residential project with at least 70 units would be required to undergo SEPA environmental review and would be subject to the City's critical areas regulations (chapter 14.88 LSMC). Accordingly, the environmental impacts have been and/or can be mitigated by current regulations.
- The proposal complies with municipal standards for a rezone application. All other applicable criteria and standards would be met by the development application.
- The R8-12 zone is established and defined by LSMC 14.36.010 and is identified as an implementing zoning district for the High-Density Residential land use designation, per LSMC Table 14.36-I. LSMC 14.38.020(d)(1) – which identifies a non-exhaustive list of other zones that “may” occur in the subareas - notes that the description/intent of the R8-12 zoning district within the subareas is slightly modified from the description in LSMC 14.36.010, so as to specifically encourage multifamily residential, middle/infill housing, and small-lot, single-family units.
- The proposed rezone would not increase the established densities adopted in the 2019 Revised Planned Action Ordinance (Ordinance 1075). Future development of the site would be subject to SEPA environmental review, either as a Planned Action Certification (if capacity is still available within the adopted threshold for

residential units established by Ordinance 1075) or via a project-specific SEPA checklist and threshold determination.

Exhibit 1, Staff Report, pages 7 through 10.

Testimony⁴

13. City Principal Planner David Levitan testified generally about the proposal and how it would be consistent with the Comprehensive Plan and would meet the specific criteria for approval for a rezone. He provided a description of the property and the surrounding area, consistent with the findings above, noting where the Dawson rezone request is in relation to this rezone request. Planner Levitan testified that the Applicant has submitted an application for a preliminary plat for a 65-lot subdivision, but the preliminary plat application is on hold pending a decision on this rezone request. He explained that the subject property was changed from the R8-12 zone to the MFR zone during the 2024 Comprehensive Plan update. Planner Levitan discussed the request to rezone this property back to the R8-12 zone as a part of the Development Agreement and that the adoption of the DA by the City Council was a change in circumstances warranting a rezone. Planner Levitan provided an overview of the rezone request, including noting that the proposed zoning district is compatible with the existing Comprehensive Plan designation. He further testified that rezones are exempt from SEPA and review of transportation impacts, but that both would be considered at the project stage. Planner Levitan explained that this property is within the 20th Street SE Corridor Subarea Plan, which was the subject of a planned action ordinance (PAO). Finally, he testified about City staff's analysis of how the proposal would meet all required criteria for approval of a rezone, again consistent with the findings above. *Testimony of David Levitan.*
14. Applicant Representative Ryan Larsen testified that the Applicant agrees with City staff analysis and recommendation of the proposal, as provided in the staff report and Planner Levitan's testimony. He explained that, under LSMC 14.16C.090(g)(4), which provides a series of three reasons why a zoning amendment is warranted, only one of the reasons must be true, not all three. He testified that, in this matter, the reason for the rezone request is a change in circumstances, which is the Development Agreement approved by City Council. *Testimony of Ryan Larsen.*
15. Steve Keever testified that he lives nearby where the rezone is being proposed and that he is in support of the rezone request. He stated that he is generally in favor of multi-family residences but that the area just had a recent multi-family development constructed, and it would be better for the property values and the character of the neighborhood if the property was rezoned to R8-12. *Testimony of Steve Keever.*
16. Sally Jo Sebring testified that she stands by her written comments. She further stated that

⁴ Testimony for this rezone should be considered in conjunction with the testimony from the Dawson Rezone request (LUA2025-0089), which was heard just prior to the hearing on this matter. The Hearing Examiner stated that duplicative testimony from the Dawson rezone request did not need to be repeated for the Ripperger hearing.

she is requesting both this rezone and the Dawson rezone be denied. Ms. Sebring testified that it did not appear that the Applicant was involved during the Comprehensive Plan update, where it would have been more appropriate for the Applicant to provide input on zoning decisions. *Testimony of Sally Jo Sebring.*

17. Donald Atha testified that he lives on property adjacent to the subject property and that he fully supports the rezone back to the R8-12. *Testimony of Donald Atha.*

Staff Recommendation

18. Mr. Levitan testified that City staff recommends the Hearing Examiner forward a recommendation of approval, with conditions, to City Council. Mr. Larsen testified that the Applicant understands and would comply with City staff's recommended conditions. *Testimony of David Levitan; Testimony of Ryan Larsen; Exhibit 1, Staff Report, pages 11 and 12.*

CONCLUSIONS

Jurisdiction

The Hearing Examiner is authorized to hear and make recommendations to the City Council for approval of a site-specific rezone. *LSMC 14.16B.450; LSMC 14.16C.090(c).*

Criteria for Review

The Hearing Examiner may recommend approval of a site-specific rezone request if the following criteria are satisfied:

- (1) The amendment complies with the Comprehensive Plan Land Use Map, policies, and provisions and adopted subarea plans;
- (2) The amendment is in compliance with the Growth Management Act;
- (3) The amendment serves to advance the public health, safety and welfare;
- (4) The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district;
- (5) The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district;
- (6) The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property;
- (7) Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;

- (8) The probable adverse environmental impacts of the types of development allowed by the proposed zone can be mitigated, taking into account all applicable regulations, or the unmitigated impacts are acceptable;
- (9) The amendment complies with all other applicable criteria and standards in this title; and
- (10) If the proposal is located with an adopted subarea plan:
 - (i) The rezone is to a zoning designation allowed within the applicable subarea; and
 - (ii) The rezone does not increase the established intensities adopted as part of the planned action ordinance or mitigates increased or additional impacts by supplementing, amending or adding the applicable planned action draft and final environmental impact statement.

LSMC 14.16C.090(g).

Conclusions Based on Findings

The proposed rezone satisfies the criteria for approval found in LSMC 14.16.090(g) and should be approved. The subject property is designated High-Density Residential by the City Comprehensive Plan. The High-Density Residential designation is implemented by both the R8-12 and the MFR zoning districts and, therefore, the proposed rezone of the parcel from MFR to R8-12 would comply with the existing Comprehensive Plan Land Use Map. The proposed rezone of the property to the R8-12 zoning district would be consistent with several Comprehensive Plan policies and GMA requirements related to accommodating growth, including policies accommodating a variety of land uses to support population and employment growth; reviewing land uses in conjunction with updates to the Buildable Lands Report and Growth Monitoring Report to ensure employment and population capacity estimates are being met; directing new growth to areas where infrastructure and services are available or planned; coordinating land use decisions with capital improvements needs for public facilities; encouraging infill development on underutilized parcels; promoting appropriate zoning of sufficient buildable lands to accommodate various types and densities of housing; and taking into account the cumulative impacts of land use decisions on residential and employment capacity. The subject property is within the 20th Street SE Corridor Subarea Plan, which allows for R8-12 zoning

The City provided reasonable notice and opportunity to comment on the proposed rezone. The City received several comments on the proposal from members of the public in response to its notice materials, and several members of the public provided testimony at the open record hearing. One member of the public provided comments and testimony opposed to both this rezone request and the Dawson rezone request, expressing several concerns, including whether the rezone was necessary to meet growth goals, questioning whether the Development Agreement constituted changed circumstances, and suggesting that input on zoning decisions should be provided during updates to the Comprehensive Plan. All other comments and testimony were supportive of the rezone from MFR to R8-12.

The Applicant has submitted a preliminary plat for development of a 65-lot subdivision. City staff determined that the subject property has adequate access, sufficient developable land outside of environmentally sensitive areas, and adequate infrastructure to develop the proposed preliminary plat. The specific impacts of any development, including conformance with the standards of the R8-12 zone will be considered at during the development application stage. As conditioned, any future development must conform to all regulations, including complying with the development regulations under Title 14 of the Lake Stevens Municipal Code.

The proposed rezone would, as conditioned, serve the public health, safety, and welfare by permitting development that is consistent with the Comprehensive Plan and surrounding uses and would provide additional housing opportunities that can be adequately served by infrastructure and utilities. Future development plans would be required to analyze specific impacts of the development and comply with the R8-12 zoning standards, transportation requirements, utility connections, and residential development standards for any new residential units.

LSMC 14.16C.090 provides a process for approval of a site-specific rezone, which allows for flexibility if there is a need to make a zoning map change in between Comprehensive Plan updates. In this case, the proposed rezone is warranted by changed circumstances. The City Council approved a Development Agreement that provided for a transfer of density and required a rezone. The City Council considered the impacts to the surrounding area, including traffic impacts and the need for properties to meet minimum density requirements, and determined that a transfer of density, and the necessary rezoning of the subject property and the Dawson property, would be appropriate.

The proposed rezone is categorically exempt from SEPA review. The 20th Street SE Corridor Subarea Plan is the subject of a Planned Action Ordinance (PAO), which provided environmental review at the planning stage; if future proposed development was not eligible under the PAO, however, the development would be required to undergo SEPA analysis. Adequate public facilities and services are available to serve the property. Conditions, as detailed below, are necessary to ensure that the proposal meets all applicable requirements for a site-specific rezone and to ensure that any future development of the site complies with all applicable federal, state, and local regulations. *Findings 1 – 18.*

*Findings, Conclusions, and Recommendation
City of Lake Stevens Hearing Examiner
Ripperger Rezone, No. LUA2025-0006*

RECOMMENDATION

Based on the above findings and conclusions, the Hearing Examiner recommends that the City Council **APPROVE** the request to rezone six contiguous parcels totaling approximately 9.2 acres, located at 1605-1705 99th Avenue SE, from the Multifamily Residential (MFR) zoning designation to the Residential 8-12 (R8-12) zoning designation, with the following conditions:

1. **Exhibit 8** depicts the area to be rezoned from the MFR zoning district to the R8-12 zoning district. The proposed rezone is contingent upon the Hearing Examiner's recommendation of approval and final approval by the City Council. Upon approval, the proposed change will be incorporated into an official revised Lake Stevens zoning map.
2. The Dawson Rezone (LUA2025-0089) must also be approved by the City Council (following a recommendation from the Hearing Examiner) to implement the approved development agreement (LUA2025-0090) and allow for the development of each project site, as outlined in the development agreement.
3. State Environmental Policy Act (SEPA) and transportation concurrency review will occur as part of the preliminary subdivision application (LUA2025-0085), contingent on the approval of this rezone application.
4. All future development must comply with federal, state, and local regulations in effect at the time of application.

RECOMMENDED this 9th day of April 2026.



YOSHI KUMARA
Hearing Examiner
Laminar Law, PLLC

David Levitan

From: Lorraine <starscrape@gmail.com>
Sent: Wednesday, March 4, 2026 8:25 PM
To: David Levitan
Subject: Public Comment in Support of Rezone from MFR to R8-12

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To Whom It May Concern,

We am writing to formally express our support for the proposed rezone from MFR to R8-12 for the property adjacent to our neighborhood.

Our community is primarily composed of single-family homes, and the proposed R8-12 zoning would ensure that any future development is consistent with the existing character, density, and design of the surrounding area.

High-density multi-family development in this location would significantly alter the current character of our neighborhood and could create increased traffic congestion, parking strain, and infrastructure impacts that were not originally designed for that level of density. A transition to single-family zoning would provide a more appropriate buffer and protect the long-term stability and property values of the surrounding homes.

We are in support of the rezone from MFR to R8-12.

Thank you for your time, consideration, and commitment to a more thoughtful community planning. I respectfully urge you to approve the requested rezone.

Sincerely,

Stanley and Lorraine Akabuogu
9939 15th SE
Lake Stevens, WA

David Levitan

From: T Awana <taryn.k.awana@gmail.com>
Sent: Thursday, March 5, 2026 9:31 AM
To: David Levitan
Subject: Support of the rezone from MFR to R8-12

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Hello,

I am writing as a resident of the Eagle Glen community in strong support of the proposed rezone from MFR to R8-12.

When purchasing our home, we did so with the understanding that the surrounding area would remain consistent with the character of our neighborhood. Residents were not widely aware of the prior zoning change to MFR during the recent update to the city's development plan. Had the community been properly informed at that time, there likely would have been significant public input.

In recent years, Eagle Glen has already experienced substantial change. An apartment complex and a townhome development have been built immediately adjacent to our neighborhood. While growth is expected and understandable, the pace and scale of recent high-density development has been significant for a community like ours.

Residents need a reasonable level of predictability and continuity in the character of their surroundings. Additional high-density apartments or large-scale townhome projects would further increase traffic, congestion, parking pressure, and strain on local infrastructure while continuing to shift the character of the area.

Single-family homes under an R8-12 designation would be far more consistent with the existing Eagle Glen neighborhood. This type of development would still allow for growth while aligning with the established community, supporting property values, and preserving the residential character that drew many families here.

We respectfully ask the Commission to consider the cumulative impact Eagle Glen has already experienced and approve the rezone from MFR to R8-12.

Thank you for your time and thoughtful consideration.

Taryn Awana
10224 15th PL SE
Lake Stevens WA 98258

David Levitan

From: Danielle B <dmiboyle@gmail.com>
Sent: Saturday, March 7, 2026 8:06 AM
To: David Levitan
Subject: Rezone MFR to R8-12 off 99th Pl SE

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To whom it may concern,

I am a resident in the Eagle Glen community off 99th and 15th SE. I am in strong support of the rezone MFR to R8-12 of the developing lots behind us.

When I moved into the neighborhood 7 years ago, I was not aware of any plan to develop the surrounding neighborhoods. We have already been affected by the new apartments and townhomes added next door to our community. The scale of these developments has not allowed the city/county time to re-develop our highway system or school system. Adding additional high-density apartments and townhomes will not help this situation.

Adding single family homes under R8-12 would be more consistent with our community and other neighborhoods around us and would allow for more time for the city to expand our highways and schools.

I am requesting your consider the impact of the Eagle Glen community as well as the others living in Lake Stevens, please approve R8-12.

Thank you for your time,

Danielle Boyle
10003 15th Pl SE

David Levitan

From: Modou Camara <modou.camara4@icloud.com>
Sent: Monday, March 9, 2026 9:40 PM
To: David Levitan
Subject: Support of the proposed rezone from MFR to R8-12

You don't often get email from modou.camara4@icloud.com. [Learn why this is important](#)

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I am writing as a resident of the Eagle Glen community in strong support of the proposed rezone from MFR to R8-12.

When many of us purchased our homes, we did so with the expectation that the surrounding area would remain consistent with the character and scale of our neighborhood. Unfortunately, many residents were not aware of the original zoning change to MFR during the recent update to the city's development plan. Had residents been properly informed at that time, there likely would have been significant community input and discussion regarding the long-term impact on our neighborhood.

Over the past several years, Eagle Glen has already experienced considerable and rapid change. An apartment complex and a townhome development have been built immediately adjacent to our community. While we understand that growth is inevitable and necessary, the pace and scale of recent high-density development have been significant for a neighborhood like ours.

At some point, neighborhoods need stability. Residents value a sense of normalcy, predictability, and continuity in the character of their surroundings. Introducing additional high-density apartments or large-scale townhome projects would further increase traffic, congestion, parking challenges, and strain on existing infrastructure, while continuing to alter the character of the community.

Rezoning the area to R8-12, which allows for single-family homes, would be far more consistent with the existing Eagle Glen neighborhood. This type of development would allow for thoughtful growth that aligns with the established community, supports long-term property values, and preserves the residential character that attracted many of us to this neighborhood in the first place.

We respectfully ask the Commission to consider the cumulative impact Eagle Glen has already absorbed and to approve the rezone from MFR to R8-12 as a balanced and appropriate path forward.

Thank you for your time and thoughtful consideration.

I am writing as a resident of the Eagle Glen community to express my strong support for the proposed rezone from MFR to R8-12.

When many of us purchased our homes, we did so with the reasonable expectation that the surrounding area would remain consistent with the character of our neighborhood. Most residents were not aware that the zoning had been changed to MFR during the recent update to the city's development plan. Had the community been properly notified or engaged during that process, there would have been significant public input and concern expressed at that time.

Over the past several years, Eagle Glen has already absorbed a substantial amount of development. An apartment complex and a large townhome project have been built immediately adjacent to our neighborhood. While we recognize that growth is part of any expanding city, our community has already experienced a significant level of high-density development within a very short period of time.



There must be a balance between growth and the stability of established neighborhoods. Residents deserve some level of predictability and protection from continuous high-density expansion that dramatically alters the character of the area. Additional apartments or large-scale townhome developments would inevitably increase traffic congestion, strain local infrastructure, worsen parking issues, and further erode the residential character that originally defined this community.

Allowing single-family homes under an R8-12 designation represents a far more balanced and reasonable approach. This type of development would still allow for growth while maintaining compatibility with the surrounding Eagle Glen neighborhood, protecting property values, and preserving the residential environment that residents invested in.

Eagle Glen has already carried a considerable share of the area's recent development. At some point, it is reasonable for a community to ask for stability rather than continued high-density expansion.

For these reasons, I respectfully urge the Commission to approve the rezone from MFR to R8-12 and take into account the cumulative impact that recent development has already had on the Eagle Glen community.

Thank you for your time and consideration.

Yu Chen 
Xiaolin Liu 
10006 15th PL SE
Lake Stevens, WA, 98258

David Levitan

From: K S <kwang.so@live.com>
Sent: Saturday, March 7, 2026 4:55 PM
To: David Levitan
Subject: Resident from Eagle Glen Community

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Dear Mr. Levitan,

I am reaching out as a proud resident of the Eagle Glen community to support the proposed passionate rezoning from MFR to R8-12.

When many of us chose to buy our homes here, we believed the neighborhood's character would remain steady. Unfortunately, we weren't fully informed about the recent city development plan update that included the initial zoning change to MFR. Had we known, we would have been active participants in the conversations that shaped our community.

In recent years, Eagle Glen has faced rapid change—an apartment complex and a townhome development now border our neighborhood. While growth is inevitable, the speed and density of these developments have significantly impacted our community, making us feel the pressure of ongoing change.

Every neighborhood needs stability. Residents deserve the chance to enjoy a sense of normalcy and predictability in their environment. Introducing more high-density apartments or large townhome projects threatens to increase traffic and congestion, strain our infrastructure, worsen parking, and further alter the character that originally drew many of us here.

Keeping our homes as single-family residences under an R8-12 designation aligns better with Eagle Glen's established identity. Such development supports property values and maintains the residential ambiance that first attracted us, allowing growth to happen thoughtfully and respectfully.

We respectfully urge the Commission to consider the cumulative impact Eagle Glen has already endured and to approve the rezone from MFR to R8-12.

Thank you for your time and your thoughtful consideration, as we strive to preserve the community we love.

Sincerely,

Kwang Ho So
Homeowner

David Levitan

From: Steve Kever <steve@keever.cc>
Sent: Friday, March 6, 2026 8:36 AM
To: David Levitan
Subject: Eagle Glen proposal to rezone from MFR to R8-12

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I am writing as a resident of the Eagle Glen community in strong support of the proposed rezone from MFR to R8-12. My current address is 10016 15th Place SE.

When many of us purchased our homes, we did so believing the surrounding area would remain consistent with the character of our neighborhood. Residents were not made aware of the original zoning change to MFR during the city's recent development plan update, and there likely would have been significant community input had we been informed.

In recent years, Eagle Glen has already experienced substantial change with the addition of an apartment complex and a townhome development adjacent to our neighborhood. While we understand that growth is inevitable, the pace and scale of recent high-density development has been significant.

Neighborhoods need stability. Additional high-density apartments or large townhome projects would further increase traffic, congestion, infrastructure strain, and parking challenges while continuing to alter the character of our community.

Single-family homes under an R8-12 designation would better align with the existing Eagle Glen neighborhood, support property values, and preserve the residential character that drew many of us here.

We respectfully ask the Commission to consider the impact our community has already absorbed and approve the rezone from MFR to R8-12.

Thank you for your time and consideration.

--

Steve Kever

425.429.0238

 Please consider the environment before printing.

David Levitan

From: Lindsay Nagel <lalinds@gmail.com>
Sent: Wednesday, March 4, 2026 9:04 PM
To: David Levitan
Cc: Eric Wheeler

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Dear [Commission Name],

I am writing as a resident of the Eagle Glen community to express my strong support for the proposed rezone from MFR to R8-12.

When many of us purchased our homes, we did so with the understanding that the surrounding area would remain consistent with the character of our neighborhood. We were not informed of the previous zoning change to MFR during the recent development plan update; had we been, there would have been significant community input at that time.

Over the past several years, Eagle Glen has already experienced substantial and rapid change, including the construction of an apartment complex and a townhome development immediately adjacent to our neighborhood. While we understand that growth is inevitable, the pace and scale of recent high-density development has been significant for our community.

Neighborhoods require stability and a sense of predictability. Adding further high-density apartments or large-scale townhome projects would intensify traffic, increase infrastructure strain, and create parking challenges while further altering the character of our community.

Single-family homes under an R8-12 designation would be far more consistent with the existing Eagle Glen neighborhood. This type of development allows for growth that aligns with the established community, supports property values, and preserves the residential atmosphere that drew us here.

I respectfully ask the Commission to consider the cumulative impact Eagle Glen has already absorbed and to approve the rezone from MFR to R8-12.

Thank you for your time and consideration.

Best regards,

Lindsay Nagel

David Levitan

From: Kyle Okiyama <okiyamak@yahoo.com>
Sent: Thursday, March 5, 2026 10:45 AM
To: David Levitan
Subject: Eagle Glen neighborhood rezone

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Dear Mr. Levitan,

I am writing as a resident of the Eagle Glen community to express my support for the rezone from MFR to R8-12.

Our neighborhood and the surrounding area have already experienced significant high-density development in recent years. While we understand that growth is part of a growing city, additional apartments or large townhome projects would place further strain on our already overcrowded schools, increased traffic, and local infrastructure.

Many families moved to this area because of its single-family residential character. Rezoning this property to R8-12 would allow for development that is more consistent with the surrounding neighborhood while still accommodating responsible growth.

We respectfully ask the Commission to consider the cumulative impact of recent development on our community and approve the rezone from MFR to R8-12.

Thank you for your time and consideration.

Sincerely,

The Okiyama's
10024 14th Pl se
Lake Stevens, WA 98258

Sent from my iPhone

David Levitan

From: Dalia Oriakhi <mideoinc12@gmail.com>
Sent: Wednesday, March 4, 2026 1:55 PM
To: David Levitan
Subject: Public Comment in Support of Rezone from MFR to R8-12

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To Whom It May Concern,

I am writing to formally express my support for the proposed rezone from MFR to R8-12 for the property adjacent to our neighborhood.

Our community is primarily composed of single-family homes, and the proposed R8-12 zoning would ensure that future development remains consistent with the existing character, density, and design of the surrounding area. Maintaining compatibility in housing type and scale is essential for preserving neighborhood cohesion, safety, traffic flow, and overall livability.

High-density multi-family development in this location would significantly alter our neighborhood's character and could lead to increased traffic congestion, parking strain, and infrastructure impacts. A transition to R8-12 zoning would provide a more appropriate buffer and protect the long-term stability and property values of the surrounding homes.

Thank you for your time, consideration, and commitment to thoughtful community planning. I respectfully urge you to approve the requested rezone.

Sincerely,

Edgar and Dalia Oriakhi
10015 15th PL SE
Lake Stevens, WA

David Levitan

From: Brooke S <bsandt83@gmail.com>
Sent: Wednesday, March 4, 2026 4:22 PM
To: David Levitan
Subject: Public Comment in Support of Rezone MFR to R8-12

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To Whom It May Concern,

We are writing as homeowners in the Eagle Glen community to express our strong support for the proposed rezoning from MFR to R8-12 for the property located next to our neighborhood.

When many of us purchased our homes, we did so with the expectation that the surrounding area would remain compatible with the established character of our neighborhood. We were not informed of the prior zoning change to MFR during the recent update to the city's development plan. Had residents been properly notified, there would have been meaningful community engagement and input at that time.

In recent years, Eagle Glen has already undergone significant and rapid transformation. An apartment complex and a townhome development have been built directly adjacent to our neighborhood. While we recognize that growth is necessary, the scale and pace of recent high-density development have been considerable for a community of our size.

Neighborhoods require stability to thrive. Residents deserve consistency, predictability, and continuity in their surroundings. Additional high-density apartments or large-scale townhome projects would further increase traffic congestion, strain infrastructure, and exacerbate parking challenges, while continuing to shift the character of our community.

Development under an R8-12 designation, consisting of single-family homes, would be much more compatible with the existing Eagle Glen neighborhood. This approach accommodates growth in a way that aligns with the established community, protects property values, and preserves the residential atmosphere that attracted us here.

We respectfully urge the Commission to consider the cumulative impact Eagle Glen has already experienced and to approve the proposed rezoning from MFR to R8-12.

Thank you for your time and consideration in regards to this rezoning.

Sincerely,

Jason and Brooke Sandt
9943 15th Pl SE
Lake Stevens, WA 98258

David Levitan

From: Sandy Yeh <syeh.books@gmail.com>
Sent: Saturday, March 7, 2026 1:13 AM
To: David Levitan
Subject: Rezone from MFR to R8-12

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Dear David Levitan, I am a resident homeowner at Eagle Glen/North and my household respectfully request to rezone from MFR to R8-12.

Single-family homes under an R8-12 designation means we get more homeowners (not renters) who would be far more likely to care for their homes and neighborhoods: no littering by disrespectful kids (and sloppy adults), no pet feces left everywhere by irresponsible dog/cat owners, and reduced package thieves, vandalism, and "pranks" that disrupt community peace and neighborhood etiquette all of which we have seen an infuriating escalation of already and have filed multiple police reports, submitted countless ring video doorbell footages, and talked to several neighbors all with peaceful results and agreeable outcomes due to the fact that we all want a happy place to live.

We respectfully ask the Commission to attract the right kind of people. Our community and the future of our area should be made up of responsible hardworking peaceful neighbors. Please approve the rezone from MFR to R8-12.

Thank you for your time and thoughtful consideration.

Sincerely,
Sandy Yang
1521 101st Ave SE

David Levitan

From: sallyjosebring <sallyjosebring@frontier.com>
Sent: Saturday, February 7, 2026 11:29 AM
To: David Levitan
Subject: Ripperger rezone application initial comments

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Hello Senior Planner Levitan,

I have not been able to delve into the rezone application too deeply yet due to seasonal employment so I don't understand some of the reasoning.

There are two things that do jump out at me:

1. I do not see any real attempt to meet what the requirement in Item 2 of the Development Agreement:

"In addressing the decision criteria in LSMC 14.16C.090(g), each rezone application shall demonstrate that the proposal will not negatively impact the city's ability to meet its adopted 2044 growth targets at all income levels and associated housing types."

What I see in the narrative is a vague description of different housing types, but nothing about the specific types of housing at different income levels as is required within a city's comprehensive plan and was detailed precisely in the 2024 update.

The city of Lake Stevens is projected to go considerably beyond all SFR housing targets, so the argument that this will help meet SFR targets is, unless there has been some update I am not understanding yet, irrelevant.

2. Decision Criteria 4) is "The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district;"

The first argument under this decision criteria by the applicant is the signing of the Development Agreement. Surely a development agreement that hinges on a rezone can not then be used as a supporting argument for the rezone. The rezone has no real changed circumstances, a mistake or a need for additional property in the R8-12 (vs MFR) zone.

This rezone should be denied for the above reasons. It is not consistent with the Growth Management Act, Lake Stevens 2024 Comprehensive Plan update, or decision criteria for rezones.

I hope to make Monday's meeting, but my seasonal employment may interfere with that. Could it please be recorded so that I and others that may not be available can watch it later?

Thank you,
Sally Jo Sebring

David Levitan

From: sallyjosebring <sallyjosebring@frontier.com>
Sent: Monday, February 9, 2026 3:37 PM
To: David Levitan
Subject: Ripperger Rezone question

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Hello Senior Planner Levitan,

Since the 2024 Comprehensive Plan update had to be approved by the Washington State Department of Commerce, will this application and resulting decreased capacity for housing for the lower income categories be run by Commerce for approval?

Thank you,
Sally Jo Sebring

David Levitan

From: sallyjosebring <sallyjosebring@frontier.com>
Sent: Friday, March 13, 2026 10:05 AM
To: David Levitan
Subject: Re: Ripperger and Dawson rezones

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Hello David,

From the Development Agreement: "In addressing the decision criteria in LSMC 14.16C.090(g), each rezone application shall demonstrate that the proposal will not negatively impact the city's ability to meet its adopted 2044 growth targets at all income levels and associated housing types." The statement by the city in regards to this was that the applicant would have to prove this. It seems odd that the city staff is now tasked with the analysis rather than the applicant with their application and at their expense.

Thank you,
Sally Jo

From: David Levitan <dlevitan@lakestevenswa.gov>
Sent: Friday, March 13, 2026 9:52 AM
To: sallyjosebring <sallyjosebring@frontier.com>
Subject: RE: Ripperger and Dawson rezones

Hi Sally Jo:

That information and analysis is needed and is being completed as part of staff's work on the materials for the public hearing, which will be available by next Thursday.

David

From: sallyjosebring <sallyjosebring@frontier.com>
Sent: Friday, March 13, 2026 9:39 AM
To: David Levitan <dlevitan@lakestevenswa.gov>
Subject: Re: Ripperger and Dawson rezones

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Hello David,

On February 10th, you wrote:

Hi Sally Jo:

Thanks for reaching out. As there is no Comprehensive Plan map/text amendment involved, the rezone will not require Commerce review, so long as the analysis/findings for the application show that the city will still have adequate capacity to meet its growth targets at each income (a requirement of the development agreement), thereby keeping the city's zoning code/designations consistent with the Comprehensive Plan (as required by the GMA).

David

I haven't seen anything in their application materials that provides "analysis/findings for the application show that the city will still have adequate capacity to meet its growth targets at each income (a requirement of the development agreement)." That is what I was looking for and assumed that was still to be required before the rezone went to hearings.



Thank you,
Sally Jo Sebring

From: David Levitan <dlevitan@lakestevenswa.gov>
Sent: Friday, March 13, 2026 9:05 AM
To: sallyjosebring <sallyjosebring@frontier.com>
Subject: RE: Ripperger and Dawson rezones

Hi Sally Jo:

Thanks for reaching out. Rezones generally don't have a lot of materials other than the land use application and narrative addressing the decision criteria (since they are exempt from SEPA and don't have large sets of plans or technical reports like a subdivision application would have), but I will go through the files today and make sure everything is uploaded to Citizens Connect. I will be sending out the notices of public hearing to parties of record shortly and will also upload those to Citizens Connect. The official notice date is today but the postcards must have gone out a few days early.

David

David Levitan, *Principal Planner*
City of Lake Stevens | Planning and Community Development
1812 Main Street | PO Box 257
Lake Stevens, WA 98258
(425) 622-9425
dlevitan@lakestevenswa.gov

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From: sallyjosebring <sallyjosebring@frontier.com>
Sent: Thursday, March 12, 2026 1:59 PM
To: David Levitan <dlevitan@lakestevenswa.gov>
Subject: Ripperger and Dawson rezones

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Hello Senior Planner Levitan,

I was a bit surprised to receive a notice of public hearing for these rezones today. I thought it would take awhile for the city review to be final and for the applicant to respond.

I went to both of the projects in the Citizens Connect website and saw no new documents since January, before the public meeting for the Ripperger rezone. If the hearing is scheduled, I would expect to see both the city review comments and the applicant's response. I know the staff report probably won't come out until closer to the hearing, but can you make sure all related documents that are currently in the city's possession are available on Citizens Connect now?

Thank you,
Sally Jo Sebring

David Levitan

From: Spencer Brown <spencercbrown11@aol.com>
Sent: Thursday, March 19, 2026 8:23 PM
To: David Levitan
Subject: Ripperger Rezone

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Hello,

I am writing as a resident of the Eagle Glen community in strong support of the proposed rezone from MFR to R8-12.

When many of us purchased our homes, we did so with the understanding that the surrounding area would remain consistent with the character of our neighborhood. We were not made aware of the original zoning change to MFR under the recent update to the city's development plan. Had residents been properly informed, there would have been significant community input at that time.

Over the past several years, Eagle Glen has already experienced substantial and rapid change. An apartment complex and a townhome development have been constructed immediately adjacent to our neighborhood. While we understand growth is inevitable, the pace and scale of recent high-density development has been significant for a community like ours.

At some point, neighborhoods need stability. Residents need the opportunity to maintain a sense of normalcy, predictability, and continuity in the character of their surroundings. Adding additional high-density apartments or large-scale townhome projects would further intensify traffic, congestion, strain on infrastructure, and parking challenges, while continuing to alter the character of our community.

Single-family homes under an R8-12 designation would be far more consistent with the existing Eagle Glen neighborhood. This type of development would provide growth in a manner that better aligns with the established community, supports property values, and preserves the residential feel that drew many of us here in the first place.

We respectfully ask the Commission to consider the cumulative impact Eagle Glen has already absorbed and to approve the rezone from MFR to R8-12.

Thank you for your time and thoughtful consideration.

Spencer & Christie Brown
1514 101st Ave Se
Lake Stevens Wa 98258

David Levitan

From: Vickram Jeyaraj <vickram.jeyaraj@gmail.com>
Sent: Thursday, March 19, 2026 9:12 PM
To: David Levitan
Subject: Support for Rezoning – MFR to R8-12

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Hi David and the Lake Stevens commissioning team,

I wanted to address the recent proposed rezone of the area near our house at the Eagle Glen community in 99th Ave SE and 15th PL SE, I strongly support of the proposed rezone from MFR to R8-12.

Our neighborhood has already seen a rapid increase in high-density housing with recent apartment and townhome projects. We believe it is time to prioritize stability and preserve the residential character that makes our community home.

Switching to R8-12 zoning will reduce further strain on local traffic and parking so please maintain consistency with existing single-family homes and protect the long-term value and feel of our neighborhood.

I please urge the commission to approve this rezone to ensure our community grows in a balanced, sustainable way.

Let me know if you have any questions and concerns to discuss more.

Thanks
Vickram Jeyaraj

David Levitan

From: Ellie Salvisberg <ellie.salvisberg@gmail.com>
Sent: Thursday, March 19, 2026 5:23 PM
To: David Levitan
Subject: City Development Plan

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Hello David,

I am a resident of the Eagle Glen community and would like to express my support for the proposed rezone from MFR to R8-12.

When many of us chose to purchase our homes here, we did so with the expectation that the surrounding area would remain in line with the existing character of the neighborhood. Residents were not clearly informed about the shift to MFR zoning during the city's recent development plan updates, and had that been communicated more transparently, it likely would have prompted meaningful community feedback at that time.

In recent years, Eagle Glen has already undergone considerable change. New apartment and townhome developments have been built directly adjacent to our neighborhood. While growth is understandable and expected, the speed and intensity of higher-density development has been significant for a community like ours.

There is real value in allowing neighborhoods to reach a point of stability. Residents benefit from consistency in their surroundings and a sense of continuity over time. Additional high-density projects would likely increase traffic, parking limitations, and strain on local infrastructure, while continuing to shift the overall character of the area.

Development under an R8-12 designation, focused on single-family homes, would be much more compatible with the existing Eagle Glen neighborhood. This approach allows for growth while maintaining alignment with the established community, helping to protect property values and preserve the residential atmosphere that originally attracted homeowners.

We respectfully ask that the Commission take into account the cumulative impact of recent development in Eagle Glen and approve the rezone from MFR to R8-12.

Thank you for your time and consideration.

Ellie Salvisberg

David Levitan

From: krystle portus <krystledaleportus@yahoo.com>
Sent: Friday, March 20, 2026 9:32 PM
To: David Levitan
Subject: Support Letter

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To Whom it May Concern,

This email is being sent to emphasize that we are in support of the rezone from MFR to R8-12.

Thank you,
Krystle Monillas
Eagle Glen Community

David Levitan

From: sallyjosebring <sallyjosebring@frontier.com>
Sent: Monday, March 23, 2026 2:37 PM
To: David Levitan
Subject: SB 6026 and Ripperger/Dawson rezones

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Hello Senior Planner Levitan,

In reading through the Dawson and Ripperger rezone packets, I see SB 6026 referenced several times:

"Senate Bill 6026 (2026)...will require the city to allow housing units in all of its commercial and mixed-use zoning districts (by September 2027), adding hundreds of MFR units of zoned capacity within the city's subareas."

From looking at LSMC, it seems to me that housing is already allowed in commercial and mixed-use zoning in Lake Stevens. I do see provisions in the bill that seem to state that only a percentage of that zoning would be allowed to have restrictions against housing on ground level, so that could add some additional units. It just doesn't seem as big of a change as inferred in the staff report.

Am I interpreting the LSMC incorrectly in terms of housing currently being allowed in those zoning districts?

Thank you,
Sally Jo Sebring

David Levitan

From: sallyjosebring <sallyjosebring@frontier.com>
Sent: Wednesday, March 25, 2026 11:05 AM
To: David Levitan
Subject: Dawson and Ripperger rezones decision criteria missing

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Hello Senior Planner Levitan,

In reviewing the Staff Recommendations for the Dawson and Ripperger rezone hearings, I see that one rezone decision criteria from LSMC 14.16C.090(g) is missing from consideration in C. Analysis 5 Rezone Criteria vii Decision Criteria.

Decision Criteria 10 is:

If the proposal is located within an adopted subarea plan:

(i)

The rezone is to a zoning designation allowed within the applicable subarea; and

(ii)

The rezone does not increase the established intensities adopted as part of the planned action ordinance or mitigates increased or additional impacts by supplementing, amending or addending the applicable planned action draft and final environmental impact statement.

As are all the other decision criteria, since both of these properties appear to be in the 20th Street subarea, criteria 10 would need to be addressed in order and shown that it is met for these rezones to be approved.

Thank you,
Sally Jo Sebring

David Levitan

From: sallyjosebring <sallyjosebring@frontier.com>
Sent: Thursday, March 26, 2026 1:42 PM
To: David Levitan
Subject: Ripperger rezone comments

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.

Hello,

I am submitting the same final comments for both the Dawson and Ripperger rezone applications since they are so intermingled due to the December 2025 Development Agreement. Discussion of both in each application is undeniably vital considering the City's own Staff Recommendations which mention and link the two applications.

Decision Criteria for rezones are found in LSMC 14.16C.090(g) and detailed in section C.5.vii of the Staff Recommendation for each rezone application starting on page 7.

Decision criteria 4 is "The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district."

City staff point to two factors in response to this criterion, but without a specific explanation of which of these elements is met: changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district.

I think it is clear that there was no mistake made in regards to the initial zoning of the Dawson site as nothing is mentioned in that regard.

The City's own statements in their recommendations, both in section C.4.d and in C.5.vii indicate that zoned capacity for MFR does now or soon will exceed required zoning capacity for MFR under the Comprehensive Plan due to changes in state law and recent development proposals. In section C.4.d, the City states Senate Bill 6026 (2026) will add "hundreds of MFR units of zoned capacity within the city's subareas." Next, it indicates recent projects "have greatly exceeded the development assumptions" and state that one project "exceeded the estimate by more than 100 units." Combining those two statements, it would be reasonable to project that the City means that the current MFR zoned capacity is at minimum 300 units more than required.

The Ripperger project as MFR would likely produce 103-138 MFR units based on the city's estimates. Since the City already has a considerable over-capacity based on its own statements, there would still be more than ample MFR capacity without the Dawson rezone and density transfer to the Dawson site, even if the Ripperger site was eventually rezoned to R8-12. There is no need for this MFR capacity based on the city's assertions. There is no need for the Dawson rezone or the Development Agreement at this point.

The Dawson site is not an ideal site for an MFR unit of at least 70 units due to being immediately surrounded on all directions by R8-12 zoning and a Category I wetland, with only one available access, and not being on a transit route. A minimum of 70-72 units would be required by the Development Agreement due to the density transfer if the Dawson rezone is approved. That is much higher density than minimum MFR would require without the Development Agreement. If the Dawson site and the adjacent parcels had been ideal for MFR, they would have been chosen over other locations with the 2024 Comprehensive Plan update.

The Dawson rezone should be denied as the changed circumstances do not support the need for MFR capacity on the Dawson site.

Since this is such a convoluted combination with the Development Agreement and the two rezone applications intermingling, I would recommend both rezone applications be denied. If one is denied, the applicant is given the choice in the Development Agreement to nullify the agreement. If both rezones were denied without prejudice by the City Council, the applicant could re-apply for the Ripperger rezone under changed circumstances without undue delay.

Thank you,

Sally Jo Sebring
1023 99th Ave SE
Lake Stevens WA 98258

AFTER RECORDING RETURN TO:

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

DOCUMENT TITLE:

- 1. DEVELOPMENT AGREEMENT

GRANTOR(S) (last name first, then first name /& initials):

- 1. KNA HOLDINGS, LLC
SOUTH LAKE RIDGE, LLC

GRANTEE(S) (last name first, then first name/& initials):

- I. CITY OF LAKE STEVENS

LEGAL DESCRIPTION (abbreviated: ie block, plat or section, township, range):

SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 19, TOWNSHIP 29, RANGE 6, SNOHOMISH COUNTY, WASHINGTON

REFERENCE NUMBER(S) (of documents assigned or released):

LUA2025-0090

- 1. ASSESSOR PROPERTY TAX ACCOUNT NUMBER: 29061900300100, 29061900302400, 29061900302600 29061900302500, 29061900300200, 29061900301500, and 00479700000500

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (“Agreement”) is made by and between the City of Lake Stevens (“City”), a Washington municipal corporation, KNA Holdings, LLC, a Washington limited liability company (“KNA”), and South Lake Ridge, LLC, a Washington limited liability company (“SLR”) (each an “Owner” and collectively the “Owners”) and is effective upon the signature of all parties (“Effective Date”). The City and the Owners are collectively referred to as the “Parties” and each individually as a “Party.” All referenced Exhibits are hereby incorporated.

RECITALS

A. WHEREAS, KNA is the owner of certain real property within the City known as Assessor Parcel Numbers 29061900300100, 29061900302400, 29061900302600, 29061900302500, 29061900300200, and 29061900301500, the legal description of which is attached hereto as Exhibit A (the “KNA Property”); and

B. WHEREAS, SLR is the owner of certain real property within the City known as Assessor Parcel Number 00479700000500, the legal description of which is attached hereto as Exhibit B (the “SLR Property”) (individually a “Property” or collectively with the KNA Property the “Properties”); and

C. WHEREAS, KNA and SLR are developing their respective Properties, with the SLR Property having preliminary plat and civil plan approval for 28 townhomes, and KNA desiring to develop 65 single-family residences (subject to City approval) on the KNA Property; and

D. WHEREAS, the KNA Property is currently zoned Multi Family Residential (MFR) and the SLR Property is zoned R8-12 under the Lake Stevens Comprehensive Plan and related Zoning Code.

E. WHEREAS, in order to comply with the minimum density requirements of Lake Stevens Municipal Code (LSMC) Chapter 14.36, KNA and SLR desire to complete a rezone of each Property and effect a trade or transfer of density thereby, between the Properties; and

F. WHEREAS, the Lake Stevens Comprehensive Plan provides the policy foundation for such rezones, the decision criteria for which are found in LSMC 14.16C.090(g); and

G. WHEREAS, SLR future development will impact an intersection at S. Lake Stevens Road and S. Davies Road that is currently not meeting concurrency standards as established by the City of Lake Stevens. As part of the future development on the SLR Property, SLR agrees to complete the mitigation measures set forth herein; and

H. WHEREAS, methods for meeting traffic concurrency are established in LSMC 14.110.080, and SLR’s concurrency responsibilities are outlined in Section 4 of this agreement; and

I. WHEREAS, by executing this Agreement, the Parties intend to set forth common goals, mutual understandings, and binding terms and conditions as they relate to the proposed rezone, the development review process, and the future development of the Properties.

AGREEMENT

PURSUANT TO Lake Stevens Municipal Code 14.16C.055 and RCW 36.70B.170 et seq., and in consideration of, and subject to, the mutual promises, benefits, and obligations set forth herein, the City and the Owners hereby enter into this Development Agreement and agree to be bound by its terms, as follows.

1. **Property Governed by This Agreement.** The Property governed by this Agreement, exclusive of public rights-of-way existing as of the Effective Date, consists of the KNA Property and SLR Property, the parcel numbers, legal descriptions and conceptual site plans of which are set forth in Exhibit A and Exhibit B, respectively.

2. **Rezoning Applications.** To give effect to this Agreement, the SLR Property will submit a rezoning application for the SLR Property pursuant to LSMC 14.16C.090; such application shall request rezoning of the SLR Property from R8-12 to MFR. The KNA Property will submit a rezoning application for the KNA Property pursuant to LSMC 14.16C.090; such application shall request rezoning of the KNA Property from MFR to R8-12. In addressing the decision criteria in LSMC 14.16C.090(g), each rezoning application shall demonstrate that the proposal will not negatively impact the city’s ability to meet its adopted 2044 growth targets at all income levels and associated housing types. Provided the rezoning applications are consistent with this Agreement, they shall be given all due consideration given the mutual promises, benefits, and obligations set forth herein. If either or both of the rezoning applications are denied, KNA and SLR may, in their sole discretion, terminate this Agreement effective immediately by recording notice of the same with reference to this provision.

3. **Transfer of Development Rights to SLR.** Pursuant to the rezoning application above, and together with this Agreement, the KNA Property hereby transfers the balance of its development rights under the MFR designation to the SLR Property.

3.1 Calculation of Density Transfer.

3.1.1 KNA Property

Existing: MFR *calculating density for MR zone property is calculated differently since no minimum lot size is required by the zone

Zoning District	Lot Size	Lot Width	Front Setback ³	Side Setback ¹⁰	Rear Setback	Maximum Impervious Area ⁷	Maximum Height
MFR	None	20 feet ⁶	Variable	10 feet between other districts or buildings on site	10 feet between other districts	80%	55 feet

Net Density: 400,659sf – (123,177sf x 0.25) = 300,495.25 sf (6.89ac)

Required Density: 6.89ac x 15 units per acre = 103.35 units or 103 units

Proposed Density: 65 SFR Units

Difference to be Transferred: 103– 65 = 38 units

3.1.2 SLR Property

Existing: R8-12

Net Density: 123,177sf – (123,177sf x 0.25) = 92,383 sf (2.12ac)

Allowable Density: 92,383sf / 4,000sf (Detached minimum lot size) = 23.09
or 23 units

Allowable Density: 92,383sf / 2,800sf (Attached minimum lot size) = 32.99
or 33 units

Proposed: Multi-Family Residential (MFR)

Net Density: 123,177sf – (123,177sf x 0.25) = 92,383 sf (2.12ac)

Allowable Density: 2.12ac x 15 units per acre = 31.8 units or 32 units

Proposed Density w/ Transfer: 70-72 units, depending on detached or
attached baseline

SLR Increase in Density: 70 units – 32 units = **38 units**

72 units – 32 units = **40 units**

4. SLR Concurrency Requirement. Consistent with LSMC Chapter 14.110 Concurrency Management Systems, RCW 82.02.020, and Chapter 43.21C RCW (SEPA), SLR's initial contribution to mitigating the intersection of S. Lake Stevens Road and S. Davies Road shall be to survey the intersection, provide the City with an Intersection Control Evaluation (ICE Report), and prepare a Conceptual Phase and Geometric Layout of a roundabout as outlined below.

4.1 Survey

4.1.1 Survey the intersection of S. Lake Stevens Road and S. Davies Road, including the two driveway approaches east of the intersection.

4.1.2 Survey south of the intersection to the southern boundary of the SLR Property.

4.1.3 Survey both S. Lake Stevens Road and S. Davies Road north of the intersection to a distance of 300-feet.

4.2 Intersection Control Evaluation (ICE)

4.2.1 Collect AM and PM peak-hour volumes to confirm existing traffic volumes.

4.2.2 Calculate 2044 future traffic volumes for the intersection of S. Lake Stevens Road and S. Davies Road to include a growth rate and/or pipeline data.

4.2.3 Evaluate intersection control alternatives, to include all-way stop-control, signalization, and roundabout control.

4.2.4 Crash analysis for latest 5-year period and/or discussion of Crash Modification Factors (CMF) for control alternatives.

4.2.5 Provide report based on a modified Washington State Department of Transportation (WSDOT) ICE methodology.

4.3 Conceptual Phase of Geometric Layout of Roundabout

4.3.1 SLR will prepare a two-dimensional concept geometric layout for the intersection of S. Lake Stevens Road at S. Davies Road. This concept geometric layout will include:

- 4.3.1.1 Single lane for all traffic movements
- 4.3.1.2 Turning movements
 - 40-foot bus – All movements
 - Emergency vehicle – All movements
- 4.3.1.3 Fast Path Calculations
- 4.3.1.4 Design will look at preserving existing sidewalks to the amount reasonably feasible
- 4.3.1.5 Two (2) online meetings with City representatives (if desired by either party)
 - ❖ This concept geometric layout will not include: any vertical considerations, drainage impacts or design, or opinion of probable cost.

5. **Subsequent Development.** Presuming that the rezone applications are approved, subsequent development applications shall be governed by this Agreement. The financial cost of the survey and analysis identified in Section 4 (based on a scope of work and fee estimate agreed upon between the City and SLR) shall be credited towards the proportional share of necessary design and improvements to the intersection of S Lake Stevens Rd and S Davies Rd associated with future development of the SLR property, as determined by the final design and cost estimate of the intersection improvements and the project-level traffic impact analysis (including trip generation and distribution) for the SLR property. Should the SLR property owner's costs for tasks identified in Section 4 exceed their determined proportional share of intersection design and improvements, the difference shall be reflected in traffic impact fee (TIF) credits.

6. **SEPA Analysis.** Both the KNA and SLR properties are located within the boundaries of the 20th St SE Corridor subarea, for which a Planned Action Ordinance (PAO) was adopted in 2012. The PAO is approaching its maximum thresholds for residential units, so either or both properties may be subject to project-level SEPA review.

7. **Vested Rights.** Pursuant to RCW 36.70B.170–.180, the development and/or use of the Properties, including without limitation any preliminary plat application(s), shall be governed by the LSMC development regulations in effect on the Effective Date, excluding any currently vested applications for the Properties. The vesting provisions of this section shall govern any fully complete development applications for a Property submitted to the City prior to the expiration of the Term of this Agreement. Provided further, should the City adopt new development regulations (whether requested by the Owners or not) that amend, replace, supplement, or otherwise modify the regulations to which the Property is vested under this Agreement, the Owners may request the City to apply some or all such new regulations to the Property. Any decision to approve such request shall require an amendment of this Agreement executed by all Parties, which may be done administratively by the City.

8. **Regulatory Authority Reserved.** Except to the extent expressly provided in this Agreement, nothing herein shall be construed as waiving, limiting or otherwise abridging the City's regulatory power and/or the legislative discretion of the City Council, which are hereby expressly reserved in full. Without limitation of the foregoing, it is expressed understood and acknowledged by the Parties that any project permit application, as defined by Chapter 36.70B

RCW, to develop any portion of the Property may be approved, denied, and/or conditioned by the City in the ordinary course.

9. **Term.** The Term of this Agreement (“**Term**”) shall be ten (10) years, measured from the Effective Date.

10. **Transfer of Ownership.** In the event of transfer of ownership of all or any portion of the Property, the benefits accruing to, and the obligations placed upon the Owners, and each of them, under this Agreement shall run with the land and title to the Property and inure to the benefit of, and be binding upon, each person having any right or title or other legal interest in the Property with respect to that party’s interest in the Property. This Agreement shall be deemed to create privity of contract and estate with and among all persons and entities acquiring any interest in the Property subsequent to the date hereof.

11. **Equal Opportunity to Participate in Drafting.** The Parties have participated and had an equal opportunity to participate in the drafting of this Agreement. No ambiguity shall be construed against any Party based upon a claim that such Party drafted the ambiguous language. There shall be no presumption against the drafting party of any provision herein. The terms of this Agreement shall be interpreted subject to the laws of contract in the State of Washington.

12. **Full Understanding – Construction.** The Parties each acknowledge, represent and agree that they have read this Agreement, that they fully understand the terms thereof; that they have had the opportunity to be fully advised by their legal counsel and any other advisors with respect thereto; and that they are executing this Agreement after sufficient review and understanding of its contents.

13. **Dispute Resolution.** In the event of any disagreement or dispute as to interpretation or application of any terms or conditions of this Agreement, designated officials with authority to resolve the matter from the Owners, or Owner, as applicable, and City shall meet in person or by virtual means within ten (10) business days after request from either Party for the purpose of attempting, in good faith, to resolve the disagreement or dispute. The meeting may, by mutual agreement be continued to a further date certain in order to include any other necessary agencies with authority over the dispute or disagreement, to obtain additional information, or to engage the services of an agreed-upon mediator, the cost of which shall be borne equally by the City and Owner(s). In the event this dispute resolution is unsuccessful, either Party may proceed with an action in law or equity brought before the Superior Court of the State of Washington, Snohomish County. Provided, that the foregoing provisions of this section shall not apply to, or otherwise be construed as limiting or abridging, the City’s code enforcement and/or nuisance abatement authority as set forth at Title 17 and Chapter 9.60 LSMC, respectively.

14. **Specific Performance.** During the Term of this Agreement as provided for in Section 5, above, the Parties specifically agree that damages are not an adequate or appropriate remedy for breach of this Agreement, and that no Party shall be entitled to an award of damages or any other monetary compensation whatsoever in any action for breach or default hereunder. The Parties shall instead be entitled to specific performance of all terms of this Agreement by any Party in default hereof. No Party shall be in default under this Agreement unless it has failed to perform following written notice of default from the other Party or Parties, as applicable. Notice

of default shall allow the defaulting Party thirty (30) days to cure or commence cure where thirty (30) days is insufficient for a complete cure. Each notice of default shall specify the nature of the alleged fault and the manner in which the default may be cured satisfactorily. A Party not in default under this Agreement shall have all applicable rights and remedies provided by law or equity unless otherwise provided herein. Notwithstanding the provisions of this section, the City may in its discretion and without limitation exercise its rights to pursue code enforcement pursuant to LSMC Title 17, nuisance abatement authority pursuant to Chapter 9.60 LSMC, issuance of stop work orders, and/or injunctions at any time in the ordinary course. Nothing herein will operate to prevent any Party from taking legal action regarding noncompliance that threatens public health, safety or welfare prior to the expiration of the thirty (30) day cure period following notice of default. No such action or proceeding will operate to automatically terminate this Agreement, nor shall it release either Party from any promise or obligation herein nor shall it release any Party from any liability or obligation with respect to any breach of this Agreement occurring prior to the commencement of any legal action by a Party.

15. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Washington, notwithstanding any conflicts of law provisions. Venue will be in Snohomish County.

16. Notices. All notices and other communications required or otherwise provided for by this Agreement shall be in writing and shall be given to the following persons:

CITY OF LAKE STEVENS

Attention:
Bret Gailey, Mayor
1812 Main St
PO Box 257
Lake Stevens, WA 98258

And to its Attorney:

City of Lake Stevens City Attorney
Attn: _____

**KNA Holdings, LLC
South Lake Ridge, LLC**

Attention:
Tim Kaintz, Member/Partner
Patrick McCourt, Member/Partner
10515 20th ST SE, Ste 202
Lake Stevens, WA 98258

And to its Attorney:

Dean Williams
Gordon Thomas Honeywell, LLP
1201 Pacific Avenue, Suite 2100
Tacoma, WA 98402
DWilliams@gth-law.com

The Parties may, from time-to-time, notify each other in writing of changes in the names and addresses of persons to receive notices and communications and such changes shall become effective upon receipt by the non-notifying Party. Notices shall be deemed received within three days after being placed in the United States Mail, properly addressed and postage prepaid, or upon personal delivery.

17. **Attorneys' Fees.** If either Party institutes litigation against another Party to enforce any provision of this Agreement or to redress any breach thereof, the substantially prevailing Party shall be entitled to recover its costs and reasonable attorneys' fees incurred in such litigation.

18. **Severability.** If any section, sentence, clause or phrase of this Agreement is determined to be invalid or unconstitutional by any court of competent jurisdiction, the remaining sections, sentences, clauses and phrases shall remain viable and in full force and effect.

19. **Counterparts.** This Agreement may be executed in counterparts, with each Party sending a pdf of its signature to the other Parties via email transmission. This Agreement, when fully executed and signature pages exchanged as provided herein shall be effective as the original document.

20. **Integration; Future Agreements.** This Agreement constitutes the entire agreement between the Parties relating to the subject matter hereof. Nothing herein shall restrict the City and the Owners from agreeing to amend this Agreement or enter into one or more additional Agreements relating to the Property provided that this Agreement supersedes and replaces all prior agreements, discussions and representation on all subjects relating to the development of the Property. Neither Party is entering into this Agreement in reliance on any oral or written promises, inducements, representations, understandings, interpretations or agreements other than those contained in this Agreement and the exhibits hereto.

21. **Voluntary Commitments; Waiver.** The Owners expressly acknowledge that the dedication and conveyance of the Park and the Additional Dedication Parcel and any improvements associated therewith pursuant to Section 5 of this Agreement are provided by the Owners freely and voluntarily. Without limitation of the foregoing, the Owners, and each of them, expressly waive as against and release the City, its officials and employees from any and all claims, suits and causes of action (collectively, "Claims") related to such dedication and conveyance, specifically including any Claims alleging liability for unconstitutional takings, substantive due process, procedural due process, and/or violations of Chapter 82.02 RCW.

22. **Relationship of the Parties.** Nothing contained in this Agreement shall be deemed or construed, either by the Parties hereto or by any third-party, to create the relationship of principal and agent or to create any partnership, joint venture, or other association between the parties.

23. **No Third-Party Beneficiary.** This Agreement is intended for the exclusive benefit of the signatory Parties hereto and their designated successors and assigns, and may only be enforced by the same. However, in the event Owners transfer property to a third party, Owners shall notify the City of said transfer and the City shall not object thereto absent good cause. Any transferee of ownership shall have the equivalent rights as Owners under this Agreement.

24. **Recording.** Within five (5) days of mutual execution by the Parties, this Agreement shall be recorded against the title of the Property by and at the expense of the Owners.

25. **Waiver.** The failure to enforce any particular provision of this Agreement on any particular occasion shall not be deemed a waiver by any Party of its rights hereunder, nor shall it


be deemed to be a waiver of subsequent or continuing breaches of that provision, unless such waiver be expressed in a writing signed by the Party to be bound.

26. **Cost Recovery.** Pursuant to the City's adopted Fee Resolution, the Owners shall remit payment to the City in the total amount of _____ (\$___) to defray the City's expenses in the review, negotiation, and drafting of the Agreement. Such payment shall be invoiced and remitted prior to the City's execution hereof.

27. **Signatory Authority.** Each Party represents and warrants to the other Parties that the individuals signing below have full power, authority and legal right to execute and deliver this Agreement and thereby to legally bind the Party on whose behalf such person signed.

SIGNATURES CONTINUED FROM PREVIOUS PAGE

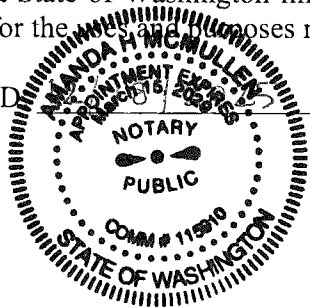
KNA HOLDINGS, LLC, a State of Washington limited liability company

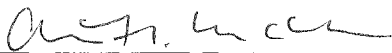
By: 
Tim Kaintz, Its Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

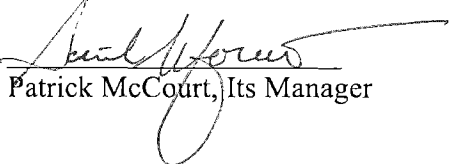
I certify that I know or have satisfactory evidence that TIM KAINZ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of KNA HOLDINGS, LLC, a State of Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____




Printed: Amanda H. McMullen
NOTARY PUBLIC in and for State of Washington
My commission expires: 03/15/2029

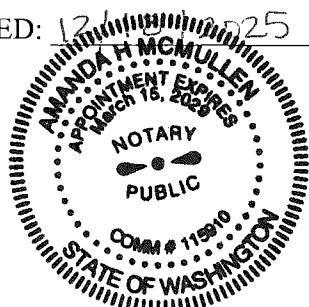
SOUTH LAKE RIDGE, LLC, a State of Washington limited liability company

By: 
Patrick McCourt, Its Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that PATRICK MCCOURT is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of South Lake Ridge, LLC, a State of Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 12/19/2025





Printed: Amanda H. McMullen
NOTARY PUBLIC in and for State of Washington
My commission expires: 03/15/2029

EXHIBIT A

Legal Description

PARCEL A:

LOT 1, SNOHOMISH COUNTY SHORT PLAT NO. SP-196- (6-81) RECORDED UNDER AUDITOR'S FILE NO. 8208120164 IN THE RECORDS OF SNOHOMISH COUNTY BEING A PORTION OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST WM

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

PARCEL B:

LOT 2, SNOHOMISH COUNTY SHORT PLAT NO. SP-196- (6-81) RECORDED UNDER AUDITOR'S FILE NO. 8208120164 IN THE RECORDS OF SNOHOMISH COUNTY BEING A PORTION OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST WM

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

PARCEL C:

LOT 3, SNOHOMISH COUNTY SHORT PLAT NO. SP-196- (6-81) RECORDED UNDER AUDITOR'S FILE NO. 8208120164 IN THE RECORDS OF SNOHOMISH COUNTY BEING A PORTION OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST WM

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

PARCEL D:

LOT 4, SNOHOMISH COUNTY SHORT PLAT NO. SP-196- (6-81) RECORDED UNDER AUDITOR'S FILE NO. 8208120164 IN THE RECORDS OF SNOHOMISH COUNTY BEING A PORTION OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST WM

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

PARCEL E:

THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 29, NORTH, RANGE 6 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON; EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY BY INSTRUMENT RECORDED UNDER RECORDING NO. 176514.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL F:

THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 29, NORTH, RANGE 6 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON; EXCEPT THE WEST 175 FEET THEREOF.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Vicinity Map



Conceptual Site Plan

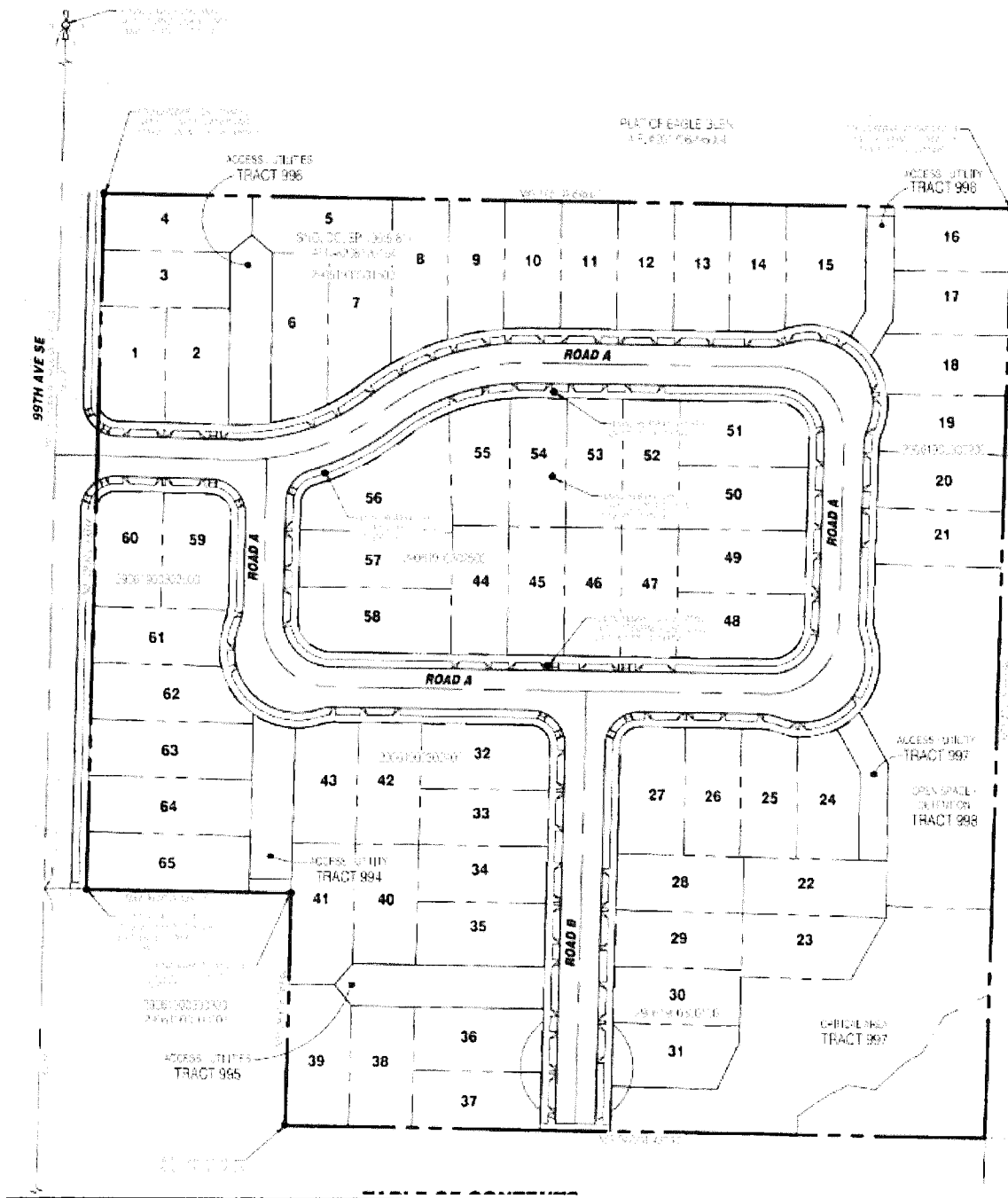


EXHIBIT B

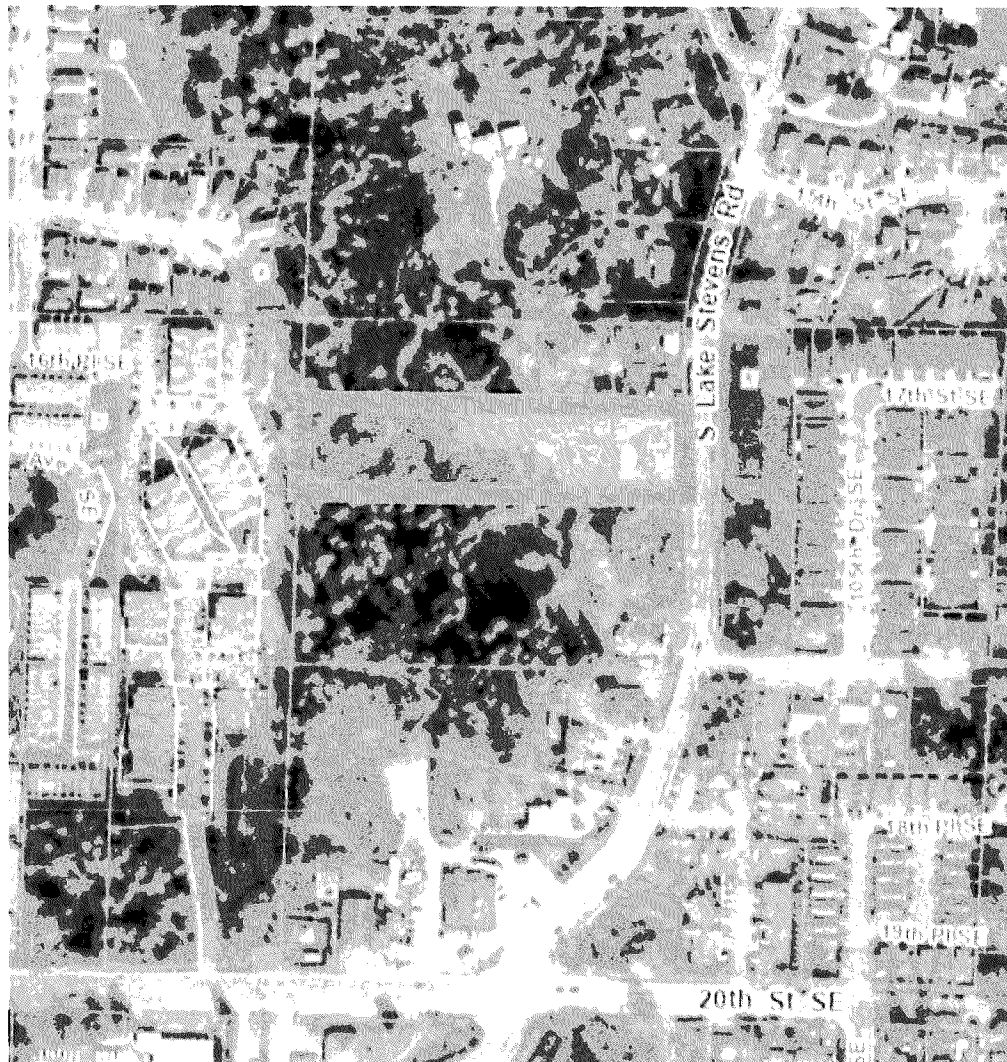
Legal Description

THE SOUTH 167 FEET OF LOT 5, IDEAL GARDEN TRACTS, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 33, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT ANY PORTION THEREOF LYING WITHIN THE NORTH 165 FEET OF THE EAST 132 FEET OF SAID LOT 5;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Vicinity Map



CITY COUNCIL STAFF REPORT



Agenda Date: 5/19/2026

Subject: Continued Public Hearing for Ordinance 1217, Dawson Rezone (LUA2025-0089)

Contact Person/Department: David Levitan, Community Development

Budget Impact: N/A

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

1. Continue the Closed Record Public Hearing (originally opened on April 28, 2026) and Hold a First and Final Reading for Ordinance No. 1217 (Attachment 1) related to the Dawson Rezone (LUA2025-0089).
2. **Motion to approve Ordinance No. 1217:** Approve an ordinance of the City of Lake Stevens 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).

SUMMARY/BACKGROUND:

The applicant, Land Pro Group, Inc. on behalf of property owner South Lake Ridge LLC, has requested a site-specific rezone for an approximately 2.84-acre parcel (APN 00479700000500 and -503) located at 1622 S Lake Stevens Rd, Lake Stevens, WA 98258 pursuant to Lake Stevens Municipal Code (LSMC) [14.16C.090\(b\)\(1\)](#). The applicant requests that the subject parcels' zoning designation change from R8-12 to MFR as part of a proposed transfer of density outlined in Development Agreement (DA) application LUA2025-0090 (Exhibit D to Attachment 1), which the City Council authorized former Mayor Gailey to sign at their [December 16, 2025 meeting](#).

The rezone proposal has been reviewed concurrently with the Ripperger Rezone

proposal (LUA2026-0006), an 8.2-acre site just west of the Dawson site which is being considered separately this evening by the City Council for a proposed rezone from MFR to R8-12, as outlined in Section 2 of the DA. Rezones are Type IV quasi-judicial applications that require a hearing examiner recommendation following an open record public hearing, with that recommendation then considered for approval by the City Council following a closed record public hearing, per [Chapter 14.16A LSMC](#) (Table 14.16A-I) and [Chapter 14.16B LSMC – Part IV](#). No change is proposed to the underlying High Density Residential (HDR) land use designation.

Exhibit B of the DA includes a conceptual site plan for the Dawson site (known as the “SLR Property”), based on a minimum 70-unit multifamily residential project identified in Section 3.1.2 of the DA. However, to date the applicant has not submitted any applications for site development. Rezone applications are exempt from the State Environmental Policy Act (SEPA) per [WAC 197-11-800\(6\)](#) and from transportation concurrency per [LSMC 14.110.030\(b\)\(9\)](#); future development of the site will require both SEPA and concurrency review.

Section 4 of the DA (“SLR Concurrency Requirement”) identified survey and design work at the intersection of S Lake Stevens Rd and S Davies Rd that the applicant would be responsible for to mitigate their proportional share of impacts at the intersection. This was based on traffic studies for recent development proposals in the southeast corner of the city that showed that intersection was expected to reach level of service (LOS) F following completion of projects currently in the development pipeline. LOS F is considered “failing” and is below the LOS E standard adopted by the city for collector arterials (which both streets are) per [Transportation Element](#) Policy 8.7.2 (page 8-70), and is different from the LOS C estimate for the year 2044 shown in Transportation Element Figure 8.12 (page 8-33).

The city’s transportation consultant has since determined that those LOS findings were due to differences in methodology, traffic counts and growth targets, and has proposed changes to the city’s 6-year and 20-year capital projects lists to ensure the intersection operates at an acceptable LOS. Updates to the capital projects list will be considered by the City Council later in May or June 2026 as part of the 2025 Comprehensive Plan docket. The applicant will be required to submit a project-specific traffic study with any future development proposal, which will be used to determine any proportional share to mitigate traffic impacts associated with site development.

The properties to the north, south and east have a zoning designation of R8-12 (the same as the existing designation for the Dawson site), while the properties to the west are zoned Mixed-Use Neighborhood (Attachment 1, Exhibit A). The nearest MFR-zoned properties are located along 99th Ave SE (including the Ripperger site), approximately 680 feet west of the Dawson site. The Dawson site is within walking distance of

properties with a zoning designation of Commercial District (CD), which provide restaurants, shopping, and other amenities.

The city received the rezone application on June 6, 2025, and issued a Determination of Completeness on July 2, 2025. The public meeting for the rezone was held on July 29, 2025. The open record public hearing by the Lake Stevens Hearing Examiner was held on March 26, 2026, and the Hearing Examiner's recommendation to approve the application was issued and distributed to parties of record on April 9, 2026 (Attachment 4).

One member of the public (Sally Jo Sebring) provided oral testimony during the March 26 public hearing, and written comments considered by the Hearing Examiner as part of the official record are included as Exhibit C to Attachment 1. City staff provided public notice for the application, public meeting, public hearing by the Hearing Examiner, and public hearing before the Council by publication in the Everett Herald, direct postcard mailings, and posting notices onsite, city website and city bulletin boards.

On April 23, 2026, Ms. Sebring submitted a request for reconsideration of the Hearing Examiner's recommendation (Attachment 2), which referenced [LSMC 14.16B.340\(e\)\(1\)\(v\)](#) and her belief that the recommendation was not supported by the record. The reconsideration request was cosigned by Kristina Brooks, who had provided written comments in response to the notice of application on July 29, 2025 and as such is also a party of record. As this public hearing had already been publicly noticed to occur at the City Council's April 28, 2026 meeting, the hearing was briefly opened on April 28 before the City Council approved a motion to continue the public hearing to a date certain of May 19, 2026.

On May 4, 2026, the Hearing Examiner issued a decision denying Ms. Sebring's reconsideration request (Attachment 3), along with a revised recommendation (Attachment 1, Exhibit B) that includes several new footnotes that aim to provide additional clarity and context to the recommendation. The Hearing Examiner's revised recommendation includes no substantive changes from the original recommendation (Attachment 4).

The proposed rezone is consistent with the approved DA, and the Lake Stevens Hearing Examiner has determined that this rezone request is consistent with the goals and policies of the Comprehensive Plan, complies with the Growth Management Act and conforms with the Lake Stevens Municipal Code (LSMC). Staff recommend that the City Council approve the Hearing Examiner's recommendation of approval for LUA2025-0089 via the adoption of Ordinance 1217 (Attachment 1).

Any future land use action resulting from the rezone will be subject to the rules and standards in effect at the time of application, including but not limited to public noticing, subdivision, construction, environmental review, critical areas, traffic, trip generation, streets and stormwater management.

FINDINGS AND CONCLUSIONS:

The Hearing Examiner has found the Dawson Rezone proposal (LUA2025-0089) to be consistent with LSMC 14.16C.090 and has submitted a revised recommendation (**Exhibit B to Attachment 1**) to the City Council to approve the proposal with conditions based on the findings and conclusions contained in the revised recommendation.

APPLICABLE CITY POLICIES:

LSMC 14.16C.090, Rezones

ATTACHMENTS:

1. Attachment 1 - Ordinance 1217 with Exhibits
2. Attachment 2 - Sebring Reconsideration Request
3. Attachment 3 - Hearing Examiner Reconsideration Decision
4. Attachment 4 - Hearing Examiner Original Recommendation

**CITY OF LAKE STEVENS
LAKE STEVENS, WASHINGTON**

ORDINANCE NO. 1217

AN ORDINANCE OF THE CITY OF LAKE STEVENS CONCERNING THE SITE SPECIFIC “DAWSON REZONE” APPLICATION; ADOPTING RECITALS AS FINDINGS; FURTHER ADOPTING THE FINDINGS AND CONCLUSIONS RECOMMENDED BY THE HEARING EXAMINER AND THE HEARING EXAMINER’S RECOMMENDED APPROVAL WITH CONDITIONS; AMENDING THE OFFICIAL ZONING MAP ENACTED BY ORDINANCE 1189; APPROVING THE DAWSON REZONE (CITY FILE NO. LUA2025-0089) LOCATED AT 1622 S LAKE STEVENS RD, COMPRISED OF APN 00479700000500 AND -503, BY REZONING THE SUBJECT PARCELS FROM R8-12 TO MFR; AND PROVIDING FOR SEVERABILITY, AN EFFECTIVE DATE AND FOR SUMMARY PUBLICATION BY ORDINANCE TITLE ONLY.

WHEREAS, on October 22, 2024, the Lake Stevens City Council approved Ordinance No. 1189, adopting an updated Official Zoning Map; and

WHEREAS, on June 6, 2025, the city received an application for a site-specific rezone (City File No. LUA2025-0089) referred to as the Dawson Rezone; and

WHEREAS, the Dawson Rezone includes approximately 2.84 acres on the west side of S Lake Stevens Rd between 20th St SE and S Davies Rd, as depicted in Exhibit A hereto, and would change the zoning designation on Parcel Nos. 00479700000500 and -503 from R8-12 to MFR per Lake Stevens Municipal Code (LSMC) 14.16C.090; and

WHEREAS, Section 14.16C.090 of the Lake Stevens Municipal Code (LSMC) sets forth the process for rezone applications; and

WHEREAS, pursuant to LSMC 14.16C.090(b) the rezone is a minor amendment, as there are less than five tracts and less than 50 acres involved; and

WHEREAS, the Comprehensive Plan land use designation for the subject parcel is High Density Residential (HDR) which supports the MFR zoning designation per LSMC Table 14.36-I – no change is proposed to the underlying comprehensive plan land use designation; and

WHEREAS, the city reviewed the application materials pursuant to the requirements of LSMC 14.16C.090; and

WHEREAS, the rezone application is identified as a requirement to implement Development Agreement application LUA2025-0090, which the City Council authorized the mayor to sign at their December 16, 2025 meeting; and

WHEREAS, the city determined the proposal to be exempt from a State Environmental Policy Act (SEPA) checklist pursuant to Chapter 16.04 LSMC and the WAC 197-11-800(6)(c); and

WHEREAS, the city received public comments in response to the notice of application and public meeting (held on July 29, 2025) and notice of Hearing Examiner public hearing (held on March 26, 2026); which were considered by the Hearing Examiner and are included in Exhibit C; and

WHEREAS, a site-specific rezone is a Type IV quasi-judicial decision, per Chapter 14.16A LSMC (Table 14.16A-I), which requires a recommendation from the Hearing Examiner to City Council based on written findings and conclusions and supported by evidence from an open-record hearing; and

WHEREAS, the Hearing Examiner conducted a duly noticed open-record public hearing on March 26, 2026, during which time one member of the public provided public testimony; and

WHEREAS, on April 9, 2026, the Hearing Examiner issued a recommendation to the City Council to approve the rezone request, subject to conditions, based on their findings that the proposed rezone meets the legal criteria for approving a rezone as set forth in LSMC 14.16C.090 and applicable state requirements; and

WHEREAS, between April 15 and 17, 2026, the city duly posted and published the notice of closed-record hearing before the City Council on April 28, 2026; and

WHEREAS, on April 23, 2026, party of record Sally Jo Sebring filed a request for reconsideration of the Hearing Examiner's recommendation, utilizing the process outlined in LSMC 14.16B.450(f); and

WHEREAS, the City Council opened the closed record public hearing on April 28, 2026 and immediately continued it to a date certain of May 19, 2026 to allow for review of the Hearing Examiner reconsideration request; and

WHEREAS, on May 4, 2026, the Hearing Examiner issued a ruling denying the reconsideration request, while also making minor amendments to their recommendation to provide additional clarity; and

WHEREAS, the City Council considered the Hearing Examiner's recommendation at the continued closed record public hearing on May 19, 2026.

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

Section 1. The City Council (a) adopts the above recitals as findings in support of this ordinance; (b) adopts and incorporates the findings and conclusions for approving a rezone, as set forth in the Hearing Examiner's recommendation, pursuant to LSMC 14.16C.090; and (c) hereby adopts the Hearing Examiner's revised recommendation, including the conditions of approval, set forth in **Exhibit B to this ordinance.**

Section 2. The City Council makes the following conclusions based on the entire record of this proceeding, including all testimony and exhibits:

- A. The open record public hearing of the Hearing Examiner and the closed record public hearing of the City Council satisfy the public participation requirements of Chapter 14.16A LSMC.
- B. The SEPA process conducted for this ordinance satisfies the requirements of the State Environmental Policy Act codified in Chapter 43.21C RCW as implemented by Chapter 197-11 WAC and Title 16 LSMC.
- C. The site-specific zoning map amendment, adopted by this ordinance, complies with the Growth Management Act (Chapter 36.70A RCW).
- D. The site-specific zoning map amendment adopted by this ordinance is consistent with the adopted Lake Stevens Comprehensive Plan per Ordinance No. 1188.

Section 3. The Official Zoning Map is hereby amended, as depicted in **Exhibit A**, by changing the zoning on parcels 0047970000500 and -503 from R8-12 to MFR.

Section 4. The city will review future development applications for the property under the applicable use and development regulations of the Lake Stevens Municipal Code in effect at the time of application.

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 19th day of May 2026.

Anji Jorstad, Mayor Pro Tem

ATTEST/AUTHENTICATION:

Kelly Chelin, City Clerk

APPROVED AS TO FORM:

Greg Rubstello, City Attorney

First and Final Reading: May 19, 2026
Published:
Effective Date:

**BEFORE THE HEARING EXAMINER
FOR THE CITY OF LAKE STEVENS**

In the Matter of the Application of	)	No. LUA2025-0089
)	
Ryan Larsen, Land Pro Group, Inc.,	)	Dawson Rezone
on behalf of South Lake Ridge, LLC)	
	)	REVISED FINDINGS,
	)	CONCLUSIONS,
<u>For Approval of a Site-Specific Rezone</u>	)	AND RECOMMENDATION

SUMMARY OF RECOMMENDATION

The Hearing Examiner recommends that the City Council **APPROVE**, with conditions, the request to rezone an approximately 2.84-acre parcel, located at 1622 S Lake Stevens Road, from the Residential 8-12 (R8-12) zoning designation to the Multifamily Residential (MFR) zoning designation.

SUMMARY OF RECORD

Hearing:

The Hearing Examiner held an open record hearing on the request on March 26, 2026.

Testimony:

The following individuals testified at the open record hearing:

David Levitan, City Principal Planner
Ryan Larsen, Applicant Representative
Sally Jo Sebring

Exhibits:

The following exhibits were admitted into the record:

1. Staff Report, revised March 25, 2026
2. Land Use Development Application, received June 6, 2025
3. Applicant Project Narrative, dated March 12, 2026
4. Notice of Complete Application Letter, dated July 2, 2025
5. Notice Materials:
 - a. Notice of Application and Public Meeting, issued July 22, 2025, with Affidavit of Notice, Affidavit of Publication, and Classified Proof
 - b. Notice of Public Hearing, issued March 13, 2026, with Affidavit of Notice and Affidavit of Posting and Land Use Sign
6. Public Comments:
 - a. Comment from Gary Bartelheimer, dated July 28, 2025
 - b. Comment from Beau Allen, dated August 4, 2025

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- c. Comment from Kristina Brooks, dated July 28, 2025
 - d. Comment from Brian and Kelli Kesler, dated August 1, 2025
 - e. Comment from Carolyn Ketter, dated August 3, 2025
 - f. Comment from Brian and Tania Maine, dated August 3, 2025
 - g. Comment from Prasanna (no last name provided), dated August 7, 2025
 - h. Comment from Rae Suba, dated August 2, 2025
 - i. Comments from Sally Jo Sebring, dated August 3 and 4, 2025, and March 12, 13, 23, 25, and 26, 2026
- 7. Development Agreement LUA2025-0090, recorded December 19, 2025
 - 8. Rezone Map (Existing and Proposed)
 - 9. City Staff Presentation

The Hearing Examiner enters the following findings and conclusions based upon the testimony at the open record hearing and the admitted exhibits:

FINDINGS

Application and Notice

1. Ryan Larsen, of Land Pro Group, Inc., on behalf of South Lake Ridge, LLC (Applicant), requests a site-specific rezone of the subject property, an approximately 2.84-acre parcel, located at 1622 S Lake Stevens Road, from the Residential 8-12 (R8-12) zoning designation to the Multifamily Residential (MFR) zoning designation.¹ The requested rezone is part of a proposed transfer of density with an approximately 9.2-acre property located at 1605-1705 99th Avenue SE (Ripperger Rezone) as outlined in Development Agreement LUA2025-0090 (DA), which was approved by City Council on December 16, 2025.² The DA requires that the Applicant demonstrate that the two rezones, collectively, would not result in a decrease in zoned capacity for multifamily residential units below the City’s allocated growth target, and approval of each rezone request would be required to allow for the development concepts outlined in the DA. If approved, the Applicant intends to develop the subject property with a multifamily residential development, which, under the DA, would be required to contain at least 70 to 72 units, depending on the type of units, to accommodate the proposed density transfer and could contain additional units if consistent with the municipal code. *Exhibit 1, Staff Report, pages 1 and 2; Exhibit 2; Exhibit 3; Exhibits 7 through 9.*
2. The City of Lake Stevens (City) determined the application was complete on July 2, 2025. On or around July 22, 2025, the City provided notice of the application and public meeting by mailing notice to property owners within 300 feet of the site; publishing notice in the *Everett Herald*; and posting notice on-site, on the City website, and at designated City locations. On or around March 13, 2026, the City provided notice

¹ The subject property is identified by tax parcel number 00479700000500. *Exhibit 1, Staff Report, page 2.*

² The Hearing Examiner heard both this rezone request and the Ripperger Rezone request (LUA2025-0006) on March 26, 2026. The Hearing Examiner’s separate recommendation in the Ripperger Rezone matter is issued concurrently with this recommendation.

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of the open record hearing associated with the application in the same manner. The City's notice materials stated that written comments on the proposal could be submitted before the public hearing and that interested members of the public could testify at the hearing. *Exhibit 1, Staff Report, pages 2 and 3; Exhibit 4; Exhibit 5.*

3. The City received the following written comments on the proposal from members of the public:

- Gary Bartelheimer provided a comment, dated July 28, 2025, which expressed multiple concerns about the rezone, including with the public notice procedures, the public meeting format, the timeline for the public responses, and the SEPA exemption, and noting that South Lake Stevens Road is already beyond its capacity for traffic flow and pedestrian safety.
- Beau Allen provided a comment, dated August 4, 2025, which expressed concerns generally about the proposed rezone, and requested that the property remain as a single-family property.
- Kristina Brooks provided a comment, dated, July 28, 2025, which expressed concerns about traffic and about the ability of infrastructure to support the new growth. Additionally, the comment suggested that Lake Stevens should not focus on high-density development.
- Brian and Kelli Kesler provided a comment, dated August 1, 2026, which expressed concerns about traffic, especially given the school buses and childcare center that already cause backups. Additionally, the comment discussed how the new development would negatively impact their enjoyment, and their neighbors' enjoyment, of a nearby green belt.
- Carolyn Ketter provided a comment, dated August 3, 2025, which voiced concerns about traffic, including noting that there is no bus stop or sidewalk for commuters and that there is already a lot of traffic at the intersection to the east of the proposed development.
- Brian and Tania Maine provided a comment, dated August 3, 2025, which expressed concerns about the traffic from this proposal and noted that there are already two other townhome communities being built nearby. The comment also discussed kids attending Glenwood Elementary, noting that students need to cross S Lake Stevens Road, which is already dangerous, and suggesting that the new development would increase the number of students at the school, which is already over capacity. Further, the comment stated that nearby apartment buildings are not at full occupancy, making new development unnecessary. Finally, the comment provided suggestions to the City related to reducing speed on the roadway and rezoning the property for commercial instead of residential development.
- Prasanna (no last name submitted), provided a comment, dated August 7, 2025, expressing concerns about the rezone, including noting that the road is already overcrowded, that the pedestrian walkway is across the street, that there is no bus line, that there is no open space, and that there would be no benefit to the City.

- Rae Suba, provided a comment, dated August 2, 2025, which expressed similar concerns as the comment provided by Prasanna, about increased traffic and generally about the rezone. The comment stated that the rezone would not provide a benefit to the public.
- Sally Jo Sebring submitted several questions and comments on the Dawson and Ripperger proposals, including:
 - Asking questions about the timing and information available or needed for the rezone requests, and questions about the criteria for review.
 - Discussing uncertainty about how the density transfer would work between the two properties, given that the Dawson property is 2.83 acres, while the Ripperger property is 9.1 acres.
 - Expressing concerns about how a rezone of one property to MFR, while other surrounding properties are not zoned MFR, would be consistent with the Comprehensive Plan.
 - Questioning whether there is a need for additional MFR zoning to meet housing needs.
 - Expressing concerns about whether there has been a change in circumstances that would warrant a rezone.

The City provided individual responses to several questions or requests for information. Additionally, the City addressed public comments within the staff report, specifically noting that the responses are included in Sections 5, 6, and 7 of the staff report. *Exhibit 1, Staff Report, pages 3 and 4; Exhibit 6.*

State Environmental Policy Act

4. City staff determined that the proposed rezone is categorically exempt from review under the State Environmental Protection Act (SEPA), chapter 43.21C Revised Code of Washington (RCW). Under Washington Administrative Code (WAC) 197-11-800(6)(c), the rezone proposal is exempt from environmental review because the project site is in an urban growth area, the rezone does not require an amendment to the City’s Comprehensive Plan, and the Comprehensive Plan was previously subject to environmental review and analysis through an Environmental Impact Statement. Future development of the subject property would, however, be subject to SEPA review at the project stage. *Exhibit 1, Staff Report, pages 9 through 11.*

Comprehensive Plan and Zoning

5. The subject property and adjacent properties to the north, south, and east are designated “High-Density Residential” by the City Comprehensive Plan. Adjacent property to the west is designated “Mixed Use.” The High-Density Residential land use designation allows single-family, two-family, and multifamily residential uses. It also allows limited public/semi-public, community and recreational uses. This designation should be generally located in transitional areas between single-family designations and commercial designations where infrastructure and public transportation is readily available.

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Comprehensive Plan, page 2-17. The Comprehensive Plan’s High-Density Residential designation is implemented by the R8-12 and the MFR zoning districts. *Lake Stevens Municipal Code (LSMC) Table 14.36-I.* Accordingly, the proposed rezone of the parcel from R8-12 to MFR would not require a Comprehensive Plan amendment. *Exhibit 1, Staff Report, pages 2, 4, and 5; Exhibit 3; Exhibit 8; Exhibit 9.*

6. City staff analyzed the rezone proposal and determined that it would be consistent with the Comprehensive Plan, identifying the following Comprehensive Plan policies as relevant:

- Accommodate a variety of land uses to support population and employment growth, consistent with the city's responsibilities under the Growth Management Act, PSRC Regional Growth Strategy and the Countywide Planning Policies. [Land Use Policy 2.1.1].
- Review land uses in conjunction with updates to the Buildable Lands Report and Growth Monitoring Report to ensure employment and population capacity estimates are being met. The strategy will be used to amend the Plan as necessary to remain consistent with actual development trends. [Land Use Policy 2.1.4]
- Direct new growth to areas where infrastructure and services are available, planned or have undergone an infrastructure analysis to ensure growth occurs in a fiscally responsible manner to support a variety of land uses. [Land Use Policy 2.1.5]
- Coordinate land use decisions with capital improvement needs for public facilities including streets, sidewalks, lighting systems, traffic signals, water, storm and sanitary sewer, parks and recreational facilities, cultural facilities and schools. [Land Use Policy 2.1.6]
- Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings. [Land Use Policy 2.3.3]
- Plan for and zone sufficient buildable lands to meet the city’s housing growth targets at all income levels and accommodate a variety of housing types and densities throughout the city, including single-family, manufactured housing, middle housing, multifamily, mixed-use and accessory dwellings. [Housing Policy 3.1.1]
- Consider the cumulative impact of map amendments, rezones and land use policy decisions that may reduce affordability, contribute to displacement of existing residents and impact employment or residential capacity. [Housing Policy 3.1.2]

Exhibit 1, Staff Report, pages 7 and 8.

7. The subject property is currently zoned R8-12, which is “intended to achieve development densities of eight to 12 dwelling units per net buildable acre with the

potential of some density bonuses.” *LSMC 14.36.010(a)(4)*. The Applicant requests that the property be rezoned to MFR, which “is designed to accommodate attached residential uses at a minimum of 15 units per net buildable acre or more in areas served by public water and sewer facilities.” *LSMC 14.36.010(a)(5)*. Approval of the requested rezone of the property from R8-12 to MFR, together with approval of the related Ripperger rezone request, would allow the Applicant to develop the property with a minimum of 70 multifamily units consistent with the design concept and density transfer of the approved DA. *Exhibit 1, Staff Report, pages 1 and 2; Exhibit 3; Exhibits 7 through 9.*

Existing Site and Surrounding Development

8. The eastern portion of the 2.84-acre subject property had been covered in gravel for several decades and was previously cleared and graded in preparation for a 28-unit townhouse development that received preliminary plat approval for a unit lot subdivision in June of 2024 (LUA2023-0196). The western portion of the property contains a Category I wetland. In approving the preliminary plat, the previous hearing examiner had determined that the gravel area of the property served as the effective boundary of the wetland buffer, the standard buffer for which would be 110 feet (LUA2023-0196). Properties to the north, south, and east of the subject property are zoned R8-12 and are developed with single-family residences. Property to the west is zoned Mixed Use Neighborhood and is developed with apartment units. *Exhibit 1, Staff Report, pages 1 and 2; Exhibit 3; Exhibits 7 through 9.*

Development Agreement

9. *LSMC 14.16C.055* authorizes the City Council to adopt development agreements between any entity or entities that control real property.³ When considering a

³ In the revised version of this decision, issued on May 5, 2026, the language in Finding 9 replaces the following language in Finding 9 of the original decision: *As noted above, this rezone request, referred to as the Dawson rezone request, and the associated Ripperger rezone request, are the subject of a Development Agreement (DA), which was approved by City County on December 16, 2025.³ The DA outlines the transfer of density between the two properties and how the rezone requests will allow for compliance with the minimum density requirements. The DA determines the transfer of density by starting with the 103 that would be required for the Ripperger property under its current MFR zoning and subtracting the 65 units proposed for development on the Ripperger property, resulting in 38 units of excess density that must be accommodated on the Dawson property. Under MFR zoning district standards, the required density on the Dawson property would be 32 units. With the transfer of 38 units of excess density from the Ripperger property, the Dawson property development would be required to include at least 70 units. The DA requires the Dawson property to be developed with 70-72 units depending on the type of housing being utilized.*

The DA allows each of the properties to move forward with rezone requests and provides that, if either of the rezone applications is denied, either property can terminate the DA. Specific to the Dawson rezone request, the DA recognizes that the intersection at South Lake Stevens Road is not currently meeting concurrency standards and that future development will likely create additional traffic impacts. To address traffic impacts, the DA requires that the proponents of the Dawson project complete a survey of the impacted intersection, provide an Intersection Control Evaluation, and prepare a Conceptual Phase and Geometric Layout for a roundabout. Finally, the DA includes additional terms of the agreement, including those relating to additional traffic impacts and the possibility that future development will be subject to SEPA review. Exhibit 7.

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development agreement, LSMC 14.16C.055.d provides the following findings that the City Council must include when determining whether to adopt a development agreement:

- (1) The proposed agreement is compatible with the goals and policies of the Comprehensive Plan;
- (2) The proposed agreement is consistent with applicable development regulations;
- (3) The proposed agreement provides for adequate mitigation of adverse environmental impacts; provided, that if the development is not sufficiently characterized at a project level, the agreement shall provide a process for evaluating and appropriately mitigating such impacts in the future; and
- (4) The proposed agreement reserves authority to impose new or different regulations to the extent required by a serious threat to public health and safety.

LSMC 14.16C.055.d

As noted above, this rezone request, referred to as the Dawson rezone request, and the associated Ripperger rezone request, are the subject of a Development Agreement (DA), which was approved by City County on December 16, 2025.⁴ The DA includes findings about the proposed development (Recital C); about the current zoning of the subject properties (Recital D); related to how a rezone would be required for the proposed developments to comply with the density requirements of LSMC Chapter 14.36 (Recital E); how the Comprehensive Plan provides the policy foundation for a the desired rezones, which must comply with the rezone criteria; (Recital F); and related to traffic impacts (Recitals G and H).

The DA outlines the transfer of density between the two properties and how the rezone requests would allow for compliance with the minimum density requirements. The DA determines the transfer of density by starting with the 103 units that would be required for the Ripperger property under its current MFR zoning and subtracting the 65 units proposed for development on the Ripperger property, resulting in 38 units of excess density that must be accommodated on the Dawson property. Under MFR zoning district standards, the required density on the Dawson property would be 32 units. With the transfer of 38 units of excess density from the Ripperger property, the Dawson property development would be required to include at least 70 units. The DA requires the Dawson property to be developed with 70-72 units depending on the type of housing being utilized.

The DA allows each of the properties to move forward with rezone requests and provides that, if either of the rezone applications is denied, either property can terminate the DA. Specific to the Dawson rezone request, the DA recognizes that the intersection at South Lake Stevens Road is not currently meeting concurrency standards and that future

⁴ The Development Agreement refers to the Dawson property as the South Lake Ridge (SLR) property and to the Ripperger property as the KNA Holdings (KNA) property.

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development will likely create additional traffic impacts. To address traffic impacts, the DA requires that the proponents of the Dawson project complete a survey of the impacted intersection, provide an Intersection Control Evaluation, and prepare a Conceptual Phase and Geometric Layout for a roundabout. Finally, the DA includes additional terms of the agreement, including those relating to additional traffic impacts and the possibility that future development will be subject to SEPA review. *Exhibit 7.*

Concurrency and Traffic

The Comprehensive Plan requires that development proposals meet concurrency standards, “to ensure that public facilities are available to support the development’s impact at adopted levels of service.” LSMC 14.110.010. Rezone applications are exempt from the concurrency standards under LSMC 14.110.030(b)(9). The DA recognized, however, that the intersection of South Lake Stevens Road and South Davis Road is not currently meeting concurrency standards and provided the proponents of the Dawson rezone with preliminary survey and design requirements for traffic analysis. Since the DA was approved, city staff noted that additional traffic studies conducted by the City determined that the current level of service for the intersection would not require the specific mitigation required under the DA. Although the rezone application does not require consideration of traffic impacts, future development plans will be required to meet concurrency standards, including traffic levels of service. Any future development permit applicant would be required to provide a Traffic Impact Analysis, which will be evaluated by the City for any needed traffic mitigation, including traffic impact fees, at the time the building permit is submitted. *Exhibit 1, Staff Report, page 11.*

Rezone Criteria

10. The Applicant submitted a project narrative addressing the specific rezone criteria of LSMC 14.16C.090(g). Specifically, the project narrative asserts that the rezone would be appropriate because:
 - The current Comprehensive Plan was adopted in October of 2024, with updated population targets that have been set to 2044. A rezone of the 2.83-acre subject property from R8-12 to MFR would be consistent with the population targets and development thresholds considered in the current Comprehensive Plan. The approved DA between the Ripperger project and the Dawson project would ensure that the envisioned residential density and population target would be met. The proposed rezone would also be consistent with several Comprehensive Plan goals and policies, including Land Use Goal 2.1; Land Use Policies 2.1.1, 2.1.4, 2.1.5, 2.1.6, 2.3.3, 2.3.5, and 2.4.4; and Housing Policies 3.1.1, 3.1.2, 3.1.3, 3.1.4, 3.1.5, 3.1.9, 3.2.2, 3.3.2, and 3.5.1.
 - The City adopted its Comprehensive Plan consistent with the 13 exclusive goals guiding the planning process under the Growth Management Act (GMA), chapter 36.70A RCW. The proposed rezone would advance several of these exclusive goals, including goals related to urban growth, reducing sprawl, housing, and public facilities and services.

- The proposed rezone would advance the public health, safety, and welfare of the public by facilitating development that would add roads, sidewalks, utility connections, and housing. Future development of the property would be required to meet State and City regulations and concurrency standards.
- The rezone is warranted due to changed circumstances that include City Council approval of the DA, new GMA population targets requiring the City to account for additional housing, and additional industrial projects in the area adding jobs and increasing pressure on the housing market.
- If the rezone were approved and the Applicant proceeds with subdividing the land, development would have to comply with all the plat requirements of chapter 58.17 RCW and Title 14 LSMC, including stormwater requirements, requirements to provide safe walking routes for school children, tree retention requirements, critical area requirements, and requirements for construction plan approval.
- Future development of the property following a rezone to MFR would be consistent with densities of multiple other developments in the immediate vicinity and would not be materially detrimental to uses or property surrounding the subject property.
- All public utilities and services are available to the subject parcels. Snohomish County PUD would provide water and electricity services, Lake Stevens Sewer District would provide sanitary sewer services, Puget Sound Energy would provide natural gas services, and Allied Waste/Waste Management would provide garbage services.
- The Applicant would be required to submit a SEPA checklist as part of the review of any future subdivision on the property. All adverse environmental impacts would be mitigated per the SEPA decision and municipal code requirements. The Applicant's development would be designed and constructed to protect any identified critical areas affecting the site per chapter 14.88 LSMC. The Applicant would also be responsible for the payment of mitigation fees for the future development's impacts to schools, traffic, and parks.
- The requested site-specific rezone is consistent with the rezone criteria, permit processing procedures, the existing Comprehensive Land Use designation, and all other applicable municipal code requirements.
- The property is part of the 20th Street SE Corridor Subarea Plan. The proposed zoning designation of MFR is an implementing zone of the High Density Residential Comprehensive Plan designation. The subarea plan has the property zoned as High Urban Residential (HUR), which is an old implementing zone from 2012 that was later changed to the R8-12 zone, and the proposed rezone would be consistent with the Subarea plan as it currently exists. It should be noted that the City intends to rectify the discrepancies between the adopted subarea zoning map from September 14, 2012, in this year's upcoming docketing process.

- The proposed rezoned would not affect the adopted plan action ordinance as established under the planned action draft and final environmental impact statement.

Exhibit 3.

11. City staff analyzed the proposal and determined that it would satisfy the specific rezone criteria of LSMC 14.16C.090(g), noting:
 - The proposed rezone would be consistent with the subject property’s Comprehensive Plan land use designation of High Density Residential and would be consistent with several Comprehensive Plan policies, including Land Use Policies 2.1.1, 2.1.4, 2.1.5, 2.1.6, and 2.3.3, and Housing Policies 3.1.1 and 3.1.2.
 - The proposed rezone would be consistent with the GMA as the City has established its local zoning, and the rezone application had met public notice requirements. The proposed rezone would advance goals and policies of the 2024-2044 Comprehensive Plan Housing Element by encouraging growth within urban growth areas. The proposed transfer of density and general development trends in the city would allow the City to remain in compliance with the GMA, including its 2044 growth targets. Any future development application must meet state and local regulations in effect and must ensure concurrency standards are met.
 - The proposed rezone would advance the public health, safety, and welfare of the public by providing a zoning designation that is consistent with the Comprehensive Plan and surrounding land uses. Future development would be subject to regulations for transportation infrastructure, utility connections, and residential development standards in advancement of the Housing Element Goals and Policies of the City’s 2024-2044 Comprehensive Plan.
 - The City Council has approved a DA that established the conceptual framework for a transfer of density between the subject site and the Ripperger property at 1605-1705 99th Ave SE, which is being reviewed for a proposed rezone from MFR to R8-12 (LUA2025 0006). The DA and implementing rezone applications aimed to ensure that the City would maintain residential zoned capacities consistent with its 2044 growth targets. Several recent actions and projects will help ensure that the City exceeds its required zoned capacity for multifamily housing, including:
 - The recent passage of Senate Bill 6026, which will require the City to allow housing in all commercial and mixed-use zoning districts, thereby increasing its zoned capacity by several hundred MFR units.
 - Recent development proposals have far exceeded the estimates in the Buildable Lands Report and Land Capacity Analysis used to evaluate the potential production of MFR units.
 - The subject site contains adequate development area and would be accessed from S Lake Stevens Road. Although the Applicant has not submitted a specific development proposal, a conceptual site plan included in the DA shows a 72-unit

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multifamily residential development that would occur within the graveled area serving as a buffer boundary for the onsite Category I wetland. Conformance with zoning standards would be reviewed as part of the future development application. An initial review has determined that the portion of the property outside of the wetland would be suitable for development.

- The proposal would not be materially detrimental to adjacent land uses because the proposed zoning designation is consistent with the existing Comprehensive Plan land use designation. Any future development would be required to meet state and local regulations, including regulations related to critical areas, transportation concurrency, height, bulk, landscaping, and stormwater management.
- The subject property is located within the Lake Stevens Sewer District and is within the Snohomish County Public Utility District. In accordance with municipal standards there would be adequate infrastructure to develop the site under the proposed zoning. The Applicant would be required to obtain utility availability letters as part of any future development application.
- The proposal does not include a land use map amendment and, therefore, the rezone is exempt from SEPA review under WAC 197-11-800(6)(c). A multifamily residential project with at least 70 units would be required to undergo SEPA environmental review and would be subject to the City's critical areas regulations (chapter 14.88 LSMC). Accordingly, the environmental impacts have been and/or can be mitigated by current regulations.
- The proposal complies with municipal standards for a rezone application. All other applicable criteria and standards would be met by the development application.
- Although LSMC 14.38.020(d)(1) does not specifically identify the MFR zoning district under the list of "Other Zones" within the subarea, the use of the phrase "subareas may also contain" does not represent an exhaustive list of all "allowed" zoning designations within the subarea. LSMC 14.38.030(a) provides authority to the Community Development Director to determine whether uses are appropriate within the subarea. The adoption of the Concurrent Rezones (Ordinance 1189) to the 2024 Comprehensive Plan (Ordinance 1188) resulted in several properties being rezoned from R8-12 to MFR within the boundaries of the 20th St SE Corridor subarea, making the proposed MFR zoning designation consistent with the uses and zoning districts established in the City's Comprehensive Plan, with which the City's subareas must be consistent. Text Amendment T-1 of the ratified 2026 Comprehensive Plan Docket will include updates to the 20th St SE Corridor Subarea Plan (and the development regulation in chapter 14.38 LSMC) to be consistent with the Comprehensive Plan, including references to additional zoning districts that were added to (or removed from) the boundaries of the subarea as part of 2024 Concurrent Rezones.
- The proposed rezone would not increase the established densities adopted in the 2019 Revised Planned Action Ordinance (Ordinance 1075). Future development

of the site would be subject to SEPA environmental review, either as a Planned Action Certification (if capacity is still available within the adopted threshold for residential units established by Ordinance 1075) or via a project-specific SEPA checklist and threshold determination.

Exhibit 1, Staff Report, pages 7 through 10.

Testimony

12. City Principal Planner David Levitan testified generally about the proposal and how it would be consistent with the Comprehensive Plan and would meet the specific criteria for approval for a rezone. He provided a description of the property and the surrounding area, consistent with the findings above, noting that the subject property for this rezone is in the same general vicinity as the property in the Ripperger rezone request. Planner Levitan discussed how the City and the Applicant had worked through the Development Agreement (DA) and described the DA, noting that one of the components of the DA was to look at how the DA would impact the City's ability to meet its future growth targets in compliance with the City's Comprehensive Plan and the State Growth Management Act. He explained that City Council had adopted the DA. Planner Levitan testified that the City Council's approval of the DA was a change in circumstances warranting a rezone.⁵ Planner Levitan provided an overview of the rezone request, including noting that the proposed zoning district is compatible with the existing Comprehensive Plan designation. He further testified that rezones are exempt from SEPA and review of transportation impacts, but that both would be considered at the project stage. Planner Levitan explained that this property is within the 20th Street SE Corridor Subarea Plan, which was the subject of a planned action ordinance (PAO). He described how a PAO shifts environmental review from the development stage to the planning stage, which allows eligible projects to move forward without environmental review if they are consistent with the PAO. He noted, however, that the area is approaching the maximum residential units provided for in the PAO and therefore, future development plans may need to go through SEPA review. Planner Levitan testified about City staff's analysis of how the proposal would meet all required criteria for approval of a rezone, again consistent with the findings above. *Testimony of David Levitan.*
13. Applicant Representative Ryan Larsen testified that the Applicant agrees with City staff analysis and recommendation of the proposal, as provided in the staff report and Planner Levitan's testimony. He stated that the Applicant conducted their own analysis of how the proposed rezone meets each of the criteria for approval, which is included in the project narrative, and is consistent with City staff's analysis. Mr. Larsen explained that, under LSMC 14.16C.090(g)(4), which provides a series of three reasons why a zoning amendment is warranted, only one of the reasons must be true, not all three. He testified that, in this matter, the reason for the rezone request is a change in circumstances, which

⁵ In the revised version of this decision, issued on May 5, 2026, the preceding two sentences replace the following language in the original decision: *He explained that City Council had adopted the DA and determined that this was a change in circumstances warranting a rezone.*

is the Development Agreement approved by City Council. *Testimony of Ryan Larsen.*

14. Sally Jo Sebring attended the hearing and briefly testified that her written comments are sufficient to communicate her concerns with the project. *Testimony of Sally Jo Sebring.*

Staff Recommendation

15. Mr. Levitan testified that City staff recommends the Hearing Examiner forward a recommendation of approval, with conditions, to City Council. Mr. Larsen testified that the Applicant understands and would comply with City staff's recommended conditions. *Testimony of David Levitan; Testimony of Ryan Larsen; Exhibit 1, Staff Report, pages 11 and 12.*

CONCLUSIONS

Jurisdiction

The Hearing Examiner is authorized to hear and make recommendations to the City Council for approval of a site-specific rezone. *LSMC 14.16B.450; LSMC 14.16C.090(c).*

Criteria for Review

The Hearing Examiner may recommend approval of a site-specific rezone request if the following criteria are satisfied:

- (1) The amendment complies with the Comprehensive Plan Land Use Map, policies, and provisions and adopted subarea plans;
- (2) The amendment is in compliance with the Growth Management Act;
- (3) The amendment serves to advance the public health, safety and welfare;
- (4) The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district;
- (5) The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district;
- (6) The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property;
- (7) Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;
- (8) The probable adverse environmental impacts of the types of development allowed by the proposed zone can be mitigated, taking into account all applicable regulations, or the unmitigated impacts are acceptable;

- (9) The amendment complies with all other applicable criteria and standards in this title; and
- (10) If the proposal is located with an adopted subarea plan:
- (i) The rezone is to a zoning designation allowed within the applicable subarea; and
 - (ii) The rezone does not increase the established intensities adopted as part of the planned action ordinance or mitigates increased or additional impacts by supplementing, amending or adding the applicable planned action draft and final environmental impact statement.

LSMC 14.16C.090(g).

Conclusions Based on Findings

The proposed rezone satisfies the criteria for approval found in LSMC 14.16.090(g) and should be approved. The subject property is designated High-Density Residential by the City Comprehensive Plan. The High-Density Residential designation is implemented by both the R8-12 and the MFR zoning districts and, therefore, the proposed rezone of the parcel from R8-12 to MFR would comply with the existing Comprehensive Plan Land Use Map. The proposed rezone of the property to the MFR zoning district would be consistent with several Comprehensive Plan policies and GMA requirements related to accommodating growth, including policies accommodating a variety of land uses to support population and employment growth; reviewing land uses in conjunction with updates to the Buildable Lands Report and Growth Monitoring Report to ensure employment and population capacity estimates are being met; directing new growth to areas where infrastructure and services are available or planned; coordinating land use decisions with capital improvements needs for public facilities; encouraging infill development on underutilized parcels; promoting appropriate zoning of sufficient buildable lands to accommodate various types and densities of housing; and considering the cumulative impacts of land use decisions on residential and employment capacity. The subject property is within the 20th Street SE Corridor Subarea Plan, which does not specifically include the MFR zoning as allowed, but does allow other zones, which the City determined would include the MFR zoning district. In addition, the Concurrent Rezones, adopted along with the 2024 Comprehensive Plan update rezoned several properties in the subarea as MFR, and the 2026 Comprehensive Plan updates will incorporate the additional zoning districts that were added to the subarea.

The City provided reasonable notice and opportunity to comment on the proposed rezone. The City received several comments on the proposal from members of the public in response to its notice materials, and a member of the public provided testimony at the open record hearing. Comments on the proposed rezone generally related to potential future development of the property at the proposed MFR zoning district level and raised concerns about the impacts of such

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development on the surrounding area, including impacts to schools and traffic impacts. Additional comments questioned whether either zoning proposal was necessary to meet growth goals and suggested that a Development Agreement should not constitute a changed circumstance. The proposed rezone would allow for development under the MFR zoning district, and the proponents of the proposed rezone have presented a conceptual development plan. City staff determined that the subject property has adequate access, sufficient developable land outside of environmentally sensitive areas, and adequate infrastructure that the conceptual development would likely meet, or could be conditioned to meet, the development standards under the MFR zone. The specific impacts of any development, including reviewing for environmental impacts, transportation impacts, and concurrency will be considered during the development application stage. As conditioned, any future development must conform to all regulations, including complying with the development regulations under Title 14 of the Lake Stevens Municipal Code.

The proposed rezone would, as conditioned, serve the public health, safety, and welfare by permitting development that is consistent with the Comprehensive Plan and surrounding uses and would provide additional housing opportunities that can be adequately served by infrastructure and utilities. As mentioned above, future development plans would be required to analyze specific impacts of the development and comply with the MFR zoning standards, transportation requirements, utility connections, and residential development standards for any new residential units.

The proposed rezone is warranted by changed circumstances, which in this case is the approval of the Development Agreement (DA) by the City Council. In reviewing the DA, which was adopted pursuant to the criteria provided under LSMC 14.16C.055.d, the City Council considered the impacts to the surrounding area, including consistency with the Comprehensive Plan goals and policies, traffic impacts, and the need for properties to meet minimum density requirements. County staff determined that this approval is a change in circumstances that would warrant a site-specific rezone. The Hearing Examiner agrees. The City Council took action by approving the DA, with the understanding that the rezone requests would follow. That approval of the DA is considered a change in circumstances, does not necessarily mean that the City Council approved of the rezone or that approval of the rezone is a foregone conclusion. A change of circumstances is only one of the criteria for approval of a rezone that the Hearing Examiner must consider.⁶

The proposed rezone is categorically exempt from SEPA review. The 20th Street SE Corridor Subarea Plan is the subject of a Planned Action Ordinance (PAO), which provided environmental review at the planning stage; if future proposed development was not eligible

⁶ In the revised version of this decision, issued on May 5, 2026, this paragraph replaces the following language in the original decision: *The proposed rezone is warranted by changed circumstances, which in this case is the approval of the Development Agreement by the City Council. The City Council considered the impacts to the surrounding area, including traffic impacts, and the need for properties to meet minimum density requirements, and determined that a transfer of density, and the necessary rezoning of the subject property and the Ripperger property, would be appropriate.*

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under the PAO, however, the development would be required to undergo SEPA analysis. Adequate public facilities and services are available to serve the property. Conditions, as detailed below, are necessary to ensure that the proposal meets all applicable requirements for a site-specific rezone and to ensure that any future development of the site complies with all applicable federal, state, and local regulations. *Findings 1 – 15.*

RECOMMENDATION

Based on the above findings and conclusions, the Hearing Examiner recommends that the City Council **APPROVE** the request to rezone an approximately 2.84-acre parcel, located at 1622 S Lake Stevens Road, from the Residential 8-12 (R8-12) zoning designation to the Multifamily Residential (MFR) zoning designation, with the following conditions:

1. **Exhibit 8** depicts the area to be rezoned from the R8-12 zoning district to the MFR zoning district. The proposed rezone is contingent upon the Hearing Examiner’s recommendation of approval and final approval by the City Council. Upon approval, the proposed change will be incorporated into an official revised Lake Stevens zoning map.
2. The Ripperger Rezone (LUA2026-0090) must also be approved by the City Council (following a recommendation from the Hearing Examiner) in order to implement the approved development agreement (LUA2025-0090) and allow for the development of each project site, as outlined in the development agreement.
3. State Environmental Policy Act (SEPA), transportation, and concurrency review will occur as part of a future development application, contingent on the approval of this rezone application.
4. All future development must comply with federal, state and local regulations in effect at the time of application.

RECOMMENDED this 4th day of May 2026.


YOSHI KUMARA
Hearing Examiner
Laminar Law, PLLC

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REVISED May 4, 2026*

David Levitan

From: Gary Bartelheimer <mailgaryb@yahoo.com>
Sent: Monday, July 28, 2025 8:16 PM
To: David Levitan
Cc: Kim Daughtry; Gary Petershagen; Kymm Shipman; Ryan Donoghue; Anji Jorstad; Steve Ewing; Kurt Hilt
Subject: Dawson Rezone / LUA2025-0089

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David Levitan

I have several concerns about the proposed Dawson Rezone/LUA2025-0089

1. Public notice. I am the property owner at 1516 S Lake Stevens RD. This proposal is one lot removed from my property line, a mere 200 feet, yet I have not received any notice from the city of Lake Stevens. I heard about this today 7-28-25 at 5:15 PM from a concerned neighbor. What about a post card mailing like I have received in past developments in the neighborhood.
2. Public meeting format. A zoom meeting is useful for one way communication. Zoom does not allow for public interaction in a meaningful way. It is limited to acknowledgement by the meeting host and participants often do not have an opportunity to make a timely comment. An official public meeting should have an option for in person attendance.
3. Time line. There is very little time for a property owner to research and formulate a proper response. The land developer has done their preparations at their leisure. The general public is not being afforded a reasonable opportunity to formulate an adequate response. The timeline should allow for interested parties to research and seek consultants
4. Exempt from SEPA, no that's wrong. Categorically exempt from SEPA. The property involved is has a considerable amount of wetlands and is surrounded by wetlands on at least 50% of the perimeter. Considerable amounts of fill were imported for the benefit of Dawson Pile Driving to that property in the past which is easily verifiable simply by observing the existing terrain. There are significant environmental concerns that need to be satisfactorily addressed. What measures are being done in lieu of a SEPA review?
5. Infrastructure. South Lake Stevens Rd is already beyond design capacity. I fear crossing the street to get my mail, yet development keeps proceeding increasing traffic flow. It is not unusual for the road to be gridlocked causing a backup in front of my property. A 70 unit multifamily development would undoubtedly increase pedestrian traffic in an already hazardous location.

I petition the city to extend the period for public comment for an additional 90 days to allow for all interested parties to fairly respond. This is our neighborhood, we live here and deserve to be involved in the development of our community.

Thank you

Gary Bartelheimer
property owner
1516 S Lake Stevens Rd
Lake Stevens WA 98258
mailgaryb@yahoo.com
425-220-4406

David Levitan

From: Beau Allen <beauallen42@gmail.com>
Sent: Monday, August 4, 2025 1:24 PM
To: David Levitan
Subject: rezoning 1622 S Lake Stevens Rd

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You cannot allow this parcel to be rezoned. This holds no value to the City and is already over crowded as is. It was sold as a single family property and should stay that way. Do not let developers walk all over us.

Respectfully,

Beau Allen
Purple Pennant Rd

David Levitan

From: Tina Brooks <lionessmoon@yahoo.com>
Sent: Monday, July 28, 2025 5:13 PM
To: David Levitan
Cc: dave Brooks
Subject: Public Comment on Dawson Rezone / LUA2025-0089

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Hi David,

I strongly urge you to reject the proposal to increase this development from 28 to 70+ units at 1622 S Lake Stevens Rd! This is the exact sort of thing that is making Lake Stevens barely tolerable to remain living in. The streets are way too overcrowded already and the infrastructure just doesn't support this type of unbridled growth! I was horrified that there were going to be 28 more units put onto that lot, but there is no way this neighborhood can support 70 at that location. I am hoping that the city will not capitulate to the developers who are just trying to squeeze every penny out of the land at the expense of both the land and the residents here.

NO to any zoning for this address that increases the units above the originally proposed 28.

I propose that every time a developer asks to increase the number of units on a project, the city should decrease it by 5 until they stop asking and start keeping development within reason. Lake Stevens is being ruined by this type of high density madness.

Thank you for your consideration,
Kristina Brooks
1528 S Lake Stevens Rd
Lake Stevens, WA 98258

David Levitan

From: Brian Kesler <brian.f.kesler@gmail.com>
Sent: Friday, August 1, 2025 6:57 PM
To: David Levitan
Subject: Parcel Rezone - No!

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Dear Mr. Levitan,

It is my understanding that the property at 1622 S. Lake Stevens Road, currently zoned and approved for a 28-unit townhome complex, is up for a "zone swap" of some kind with a second parcel so that an apartment complex of at least 70 units can be built at the S. Lake Stevens Road location. I cannot state my opposition to this kind of deal too strongly! That stretch of road, between the three-way stop at Davies Road and the stoplight at 20th St. SE is already crowded, often backed up by school buses and the large day care center nearby. Adding that many apartments would make travel nightmarish, especially since there is currently just one road in or out. More troubling, though, is the idea that the developers and planners seem bent on maximizing profits over any semblance of quality of life for those of us who live in the area. My wife and I have lived in our home on 12th Pl SE for nearly 40 years and have especially enjoyed the greenbelt space just south of our property, a space which any development at 1622 S. Lake Stevens Road would encroach on. One of our neighbors whose property borders our greenbelt on the south side just completed building his dream house; this proposed development would be right next door to him. My wife and I thought the original 28-unit zoning was bad enough, and we're downright appalled at the idea of changing the zoning to allow for three times or more that number of units to be built. Please listen to the voice of sanity and do what you can to stop this horrendous rezone from happening!

Sincerely,

Brian and Kelli Kesler

10312 12th Pl SE, Lake Stevens

brian.f.kesler@gmail.com

David Levitan

From: Carolyn Ketter <cmketter@hotmail.com>
Sent: Sunday, August 3, 2025 8:35 PM
To: David Levitan
Subject: Rezone at 1622 S. Lake Stevens

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I want to voice a concern with the application to rezone the above-mentioned address. This was previously zoned for 28 townhouses and now a request is being made to construct 70 multifamily apartments. S. Lake Stevens Road is already heavily traveled and congested with current traffic. This would add to an already crowded situation. There is no bus stop or sidewalk for commuter travel. Does this mean 70 to 140 more cars, plus delivery trucks etc., would be entering and exiting the property? How many of them would be turning left into and out of the property? There is currently a lot of traffic at the intersection to the east of the proposed site. Additionally, this would also negatively impact the flow of already heavy traffic on the street.

Stick with the original plan as zoned. Think of your fellow Lake Steven's residents!

Carolyn Ketter

David Levitan

From: Tania Maine <taniaemaine@gmail.com>
Sent: Sunday, August 3, 2025 1:06 PM
To: David Levitan
Subject: Rezone of parcel at 1622 S Lake Stevens rd

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Hi, we just heard news of the rezoning of the parcel indicated above to build a 70 unit apartment complex.

We live in 10022 22nd pl SE, with out backyard next to Lake Stevens rd, and the traffic is already pretty bad. The speed limit is 35, but people regularly drive pass that, and we can hear cars all day from our bedroom window.

That's specially dangerous considering kids need to cross that road everyday to get to gleenwood elementary.

The construction of the apartment complex would not generate any benefits to our area, quite the opposite, since all the traffic would be moving through Lake Stevens rd, which ends in a roundabout.

Not only that, but before the roundabout there's already another 2 townhome communities building in 2108 99TH AVE SE and 9929 S LAKE STEVENS RD, which would add another 39 homes on top of the 70 units mentioned before.

That's a lot of traffic on an already busy road where kids go through everyday, and where people drive usually at 50-60mph.

Also, there will be an over-saturation of student in Gleenwood Elementary, which already doesn't have the capacity for that many students.

Another reason against the rezoning is that there is another apartment complex, Park on 20th, right next to it. In that complex the apartments are still not renting fully, which is an indicator that there is not a demand for that type of development, and that over-saturating the market with units that will not rent will only be harmful for the real state around the area, making the land disturbance unnecessary.

We please request you to review this issues and if the town decides to move up with the development, to please recognize and prevent the problems that will grow with it.

We also suggest some recommendations to be considered by the city:

- Turn Lake Stevens rd into a 25mph road, to protect the children crossing the street to gleenwood, and to avoid the noise pollution that will grow with the traffic.
- Make Lake Stevens rd (between 20th SE and hw 9th) a school zone to protect pedestrians.
- Consider rezoning the area for a comercial development, which will allow economic development but still disperse the traffic around the town, instead of adding more people to the daily commute.

We appreciate the opportunity to being able to voice this issues, and hope the city council can take them into consideration.

Best regards,
Brian and Tania Maine.

David Levitan

From: prasanna br <prasanna.nbr@gmail.com>
Sent: Thursday, August 7, 2025 5:42 PM
To: David Levitan
Subject: Project Name/ File number : Dawson Rezone/ LUA2014-0089

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Hi David

Regarding the Project name mentioned in the subject line.

As a resident living in 1703 105th Dr SE, Lake Stevens, WA 98258, and as a neighbor to the Proposed Project rezoning , I request not to approve the rezoning.

Reasons for this public request:

1. This site is on an overcrowded road
2. Pedestrians walkway is across the road
3. No bus line
4. No open space

Overall with this rezoning, there is no benefit for city of lake Stevens, but just for developer.

Thanks and regards
Prasanna

David Levitan

From: Rae Suba <thepnwot@gmail.com>
Sent: Saturday, August 2, 2025 1:27 PM
To: David Levitan
Subject: parcel on south lake stevens road proposed rezoning.

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This is RIDICULOUS and of NO benefit to anyone but the developers and the town councils ongoing ties with developers!

We live in this area and vehemently OPPOSE this decision.

Reasons include:

- Site is on an overcrowded road
- Pedestrian walkway is across the road
- No bus line
- No open space
- No benefit to Lake Stevens and existing neighbors trying to preserve it.
- Increased traffic

Leave the zoning as originally intended for the 28 townhouses that will enrich the space vs destroying it .

Rae Suba OTR/L, 200RYT
Pediatric Occupational Therapist
Preferred Pronouns She/Her
Child's Play Clinic LLC
Owner & Executive Director
RaeSuba@ChildsPlayOT.com
203-400-3210 Clinic

David Levitan

From: sallyjosebring <sallyjosebring@frontier.com>
Sent: Sunday, August 3, 2025 12:43 PM
To: David Levitan
Subject: Dawson Rezone and KNA/Dawson Development Agreement

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Hello Principal Planner Levitan,

I have a question or two to ask about the Dawson Rezone and KNA/Dawson Development Agreement.

In your presentation for the KNA Development Agreement at the July 15th City Council meeting, you had a slide and stated that:

- Proposal would not reduce the city's overall zoned capacity, including MFR units potentially affordable at incomes \leq 80% AMI

I am not understanding this. The KNA property is zoned MFR and is noted in an application as 9.1 acres. The Dawson/SLR property is 2.83 acres. I don't see how a density transfer and the minimum units of 70 on the Dawson property will, in any way, be considered an equivalent number of units within the less than or equal to 80% AMI that would be that would be potentially provided on the 9.1 acres. We know that if the KNA project goes through as single family homes, none will be considered in that range.

So that is my first question.

The second is it seems like there is not a plan to rezone the KNA (Ripperger) property. That doesn't make sense either. It seems like the plan is to basically rezone it but not call it a rezone. If it's not rezoned, does that mean the city can still count it as MFR acreage even though it isn't?

I will have further comments and questions.

Thank you,
Sally Jo Sebring

David Levitan

From: sallyjosebring <sallyjosebring@frontier.com>
Sent: Monday, August 4, 2025 5:01 PM
To: David Levitan
Subject: Dawson rezone

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Hello Principal Planner Levitan,

I feel like I made most of my initial comments during the public meeting last week.

I really don't see how this rezone fits into the framework that is established in the Comprehensive Planning process or the predictability that is supposed to provide. Rezoning one single property for MFR with other zoning surrounding it is clearly only in the interest of that one property owner and not consistent with any norms.

Thank you,
Sally Jo Sebring

David Levitan

From: sallyjosebring <sallyjosebring@frontier.com>
Sent: Friday, March 13, 2026 10:05 AM
To: David Levitan
Subject: Re: Ripperger and Dawson rezones

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.

Hello David,

From the Development Agreement: "In addressing the decision criteria in LSMC 14.16C.090(g), each rezone application shall demonstrate that the proposal will not negatively impact the city's ability to meet its adopted 2044 growth targets at all income levels and associated housing types." The statement by the city in regards to this was that the applicant would have to prove this. It seems odd that the city staff is now tasked with the analysis rather than the applicant with their application and at their expense.

Thank you,
Sally Jo

From: David Levitan <dlevitan@lakestevenswa.gov>
Sent: Friday, March 13, 2026 9:52 AM
To: sallyjosebring <sallyjosebring@frontier.com>
Subject: RE: Ripperger and Dawson rezones

Hi Sally Jo:

That information and analysis is needed and is being completed as part of staff's work on the materials for the public hearing, which will be available by next Thursday.

David

From: sallyjosebring <sallyjosebring@frontier.com>
Sent: Friday, March 13, 2026 9:39 AM
To: David Levitan <dlevitan@lakestevenswa.gov>
Subject: Re: Ripperger and Dawson rezones

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.

Hello David,

On February 10th, you wrote:

Hi Sally Jo:

Thanks for reaching out. As there is no Comprehensive Plan map/text amendment involved, the rezone will not require Commerce review, so long as the analysis/findings for the application show that the city will still have adequate capacity to meet its growth targets at each income (a requirement of the development agreement), thereby keeping the city's zoning code/designations consistent with the Comprehensive Plan (as required by the GMA).

David

I haven't seen anything in their application materials that provides "analysis/findings for the application show that the city will still have adequate capacity to meet its growth targets at each income (a requirement of the development agreement)." That is what I was looking for and assumed that was still to be required before the rezone went to hearings.



Thank you,
Sally Jo Sebring

From: David Levitan <dlevitan@lakestevenswa.gov>
Sent: Friday, March 13, 2026 9:05 AM
To: sallyjosebring <sallyjosebring@frontier.com>
Subject: RE: Ripperger and Dawson rezones

Hi Sally Jo:

Thanks for reaching out. Rezones generally don't have a lot of materials other than the land use application and narrative addressing the decision criteria (since they are exempt from SEPA and don't have large sets of plans or technical reports like a subdivision application would have), but I will go through the files today and make sure everything is uploaded to Citizens Connect. I will be sending out the notices of public hearing to parties of record shortly and will also upload those to Citizens Connect. The official notice date is today but the postcards must have gone out a few days early.

David

David Levitan, *Principal Planner*
City of Lake Stevens | Planning and Community Development
1812 Main Street | PO Box 257
Lake Stevens, WA 98258
(425) 622-9425
dlevitan@lakestevenswa.gov

NOTICE: All emails and attachments sent to and from the city of Lake Stevens are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

From: sallyjosebring <sallyjosebring@frontier.com>
Sent: Thursday, March 12, 2026 1:59 PM
To: David Levitan <dlevitan@lakestevenswa.gov>
Subject: Ripperger and Dawson rezones

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.

Hello Senior Planner Levitan,

I was a bit surprised to receive a notice of public hearing for these rezones today. I thought it would take awhile for the city review to be final and for the applicant to respond.

I went to both of the projects in the Citizens Connect website and saw no new documents since January, before the public meeting for the Ripperger rezone. If the hearing is scheduled, I would expect to see both the city review comments and the applicant's response. I know the staff report probably won't come out until closer to the hearing, but can you make sure all related documents that are currently in the city's possession are available on Citizens Connect now?

Thank you,
Sally Jo Sebring

David Levitan

From: sallyjosebring <sallyjosebring@frontier.com>
Sent: Wednesday, March 25, 2026 11:05 AM
To: David Levitan
Subject: Dawson and Ripperger rezones decision criteria missing

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.

Hello Senior Planner Levitan,

In reviewing the Staff Recommendations for the Dawson and Ripperger rezone hearings, I see that one rezone decision criteria from LSMC 14.16C.090(g) is missing from consideration in C. Analysis 5 Rezone Criteria vii Decision Criteria.

Decision Criteria 10 is:

If the proposal is located within an adopted subarea plan:

(i)

The rezone is to a zoning designation allowed within the applicable subarea; and

(ii)

The rezone does not increase the established intensities adopted as part of the planned action ordinance or mitigates increased or additional impacts by supplementing, amending or addending the applicable planned action draft and final environmental impact statement.

As are all the other decision criteria, since both of these properties appear to be in the 20th Street subarea, criteria 10 would need to be addressed in order and shown that it is met for these rezones to be approved.

Thank you,
Sally Jo Sebring

David Levitan

From: sallyjosebring <sallyjosebring@frontier.com>
Sent: Thursday, March 26, 2026 1:41 PM
To: David Levitan
Subject: Dawson rezone comments

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.

Hello,

I am submitting the same final comments for both the Dawson and Ripperger rezone applications since they are so intermingled due to the December 2025 Development Agreement. Discussion of both in each application is undeniably vital considering the City's own Staff Recommendations which mention and link the two applications.

Decision Criteria for rezones are found in LSMC 14.16C.090(g) and detailed in section C.5.vii of the Staff Recommendation for each rezone application starting on page 7.

Decision criteria 4 is "The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district."

City staff point to two factors in response to this criterion, but without a specific explanation of which of these elements is met: changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district.

I think it is clear that there was no mistake made in regards to the initial zoning of the Dawson site as nothing is mentioned in that regard.

The City's own statements in their recommendations, both in section C.4.d and in C.5.vii indicate that zoned capacity for MFR does now or soon will exceed required zoning capacity for MFR under the Comprehensive Plan due to changes in state law and recent development proposals. In section C.4.d, the City states Senate Bill 6026 (2026) will add "hundreds of MFR units of zoned capacity within the city's subareas." Next, it indicates recent projects "have greatly exceeded the development assumptions" and state that one project "exceeded the estimate by more than 100 units." Combining those two statements, it would be reasonable to project that the City means that the current MFR zoned capacity is at minimum 300 units more than required.

The Ripperger project as MFR would likely produce 103-138 MFR units based on the city's estimates. Since the City already has a considerable over-capacity based on its own statements, there would still be more than ample MFR capacity without the Dawson rezone and density transfer to the Dawson site, even if the Ripperger site was eventually rezoned to R8-12. There is no need for this MFR capacity based on the city's assertions. There is no need for the Dawson rezone or the Development Agreement at this point.

The Dawson site is not an ideal site for an MFR unit of at least 70 units due to being immediately surrounded on all directions by R8-12 zoning and a Category I wetland, with only one available access, and not being on a transit route. A minimum of 70-72 units would be required by the Development Agreement due to the density transfer if the Dawson rezone is approved. That is much higher density than minimum MFR would require without the Development Agreement. If the Dawson site and the adjacent parcels had been ideal for MFR, they would have been chosen over other locations with the 2024 Comprehensive Plan update.

The Dawson rezone should be denied as the changed circumstances do not support the need for MFR capacity on the Dawson site.

Since this is such a convoluted combination with the Development Agreement and the two rezone applications intermingling, I would recommend both rezone applications be denied. If one is denied, the applicant is given the choice in the Development Agreement to nullify the agreement. If both rezones were denied without prejudice by the City Council, the applicant could re-apply for the Ripperger rezone under changed circumstances without undue delay.

Thank you,

Sally Jo Sebring
1023 99th Ave SE
Lake Stevens WA 98258

AFTER RECORDING RETURN TO:

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

DOCUMENT TITLE:

- 1. DEVELOPMENT AGREEMENT

GRANTOR(S) (last name first, then first name /& initials):

- 1. KNA HOLDINGS, LLC
SOUTH LAKE RIDGE, LLC

GRANTEE(S) (last name first, then first name/& initials):

- I. CITY OF LAKE STEVENS

LEGAL DESCRIPTION (abbreviated: ie block, plat or section, township, range):

SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE
SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION
19, TOWNSHIP 29, RANGE 6, SNOHOMISH COUNTY,
WASHINGTON

REFERENCE NUMBER(S) (of documents assigned or released):

LUA2025-0090

- 1. ASSESSOR PROPERTY TAX ACCOUNT NUMBER: 29061900300100,
29061900302400, 29061900302600 29061900302500, 29061900300200,
29061900301500, and 00479700000500

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (“Agreement”) is made by and between the City of Lake Stevens (“City”), a Washington municipal corporation, KNA Holdings, LLC, a Washington limited liability company (“KNA”), and South Lake Ridge, LLC, a Washington limited liability company (“SLR”) (each an “Owner” and collectively the “Owners”) and is effective upon the signature of all parties (“Effective Date”). The City and the Owners are collectively referred to as the “Parties” and each individually as a “Party.” All referenced Exhibits are hereby incorporated.

RECITALS

A. WHEREAS, KNA is the owner of certain real property within the City known as Assessor Parcel Numbers 29061900300100, 29061900302400, 29061900302600, 29061900302500, 29061900300200, and 29061900301500, the legal description of which is attached hereto as Exhibit A (the “KNA Property”); and

B. WHEREAS, SLR is the owner of certain real property within the City known as Assessor Parcel Number 00479700000500, the legal description of which is attached hereto as Exhibit B (the “SLR Property”) (individually a “Property” or collectively with the KNA Property the “Properties”); and

C. WHEREAS, KNA and SLR are developing their respective Properties, with the SLR Property having preliminary plat and civil plan approval for 28 townhomes, and KNA desiring to develop 65 single-family residences (subject to City approval) on the KNA Property; and

D. WHEREAS, the KNA Property is currently zoned Multi Family Residential (MFR) and the SLR Property is zoned R8-12 under the Lake Stevens Comprehensive Plan and related Zoning Code.

E. WHEREAS, in order to comply with the minimum density requirements of Lake Stevens Municipal Code (LSMC) Chapter 14.36, KNA and SLR desire to complete a rezone of each Property and effect a trade or transfer of density thereby, between the Properties; and

F. WHEREAS, the Lake Stevens Comprehensive Plan provides the policy foundation for such rezones, the decision criteria for which are found in LSMC 14.16C.090(g); and

G. WHEREAS, SLR future development will impact an intersection at S. Lake Stevens Road and S. Davies Road that is currently not meeting concurrency standards as established by the City of Lake Stevens. As part of the future development on the SLR Property, SLR agrees to complete the mitigation measures set forth herein; and

H. WHEREAS, methods for meeting traffic concurrency are established in LSMC 14.110.080, and SLR’s concurrency responsibilities are outlined in Section 4 of this agreement; and

I. WHEREAS, by executing this Agreement, the Parties intend to set forth common goals, mutual understandings, and binding terms and conditions as they relate to the proposed rezone, the development review process, and the future development of the Properties.

AGREEMENT

PURSUANT TO Lake Stevens Municipal Code 14.16C.055 and RCW 36.70B.170 et seq., and in consideration of, and subject to, the mutual promises, benefits, and obligations set forth herein, the City and the Owners hereby enter into this Development Agreement and agree to be bound by its terms, as follows.

1. **Property Governed by This Agreement.** The Property governed by this Agreement, exclusive of public rights-of-way existing as of the Effective Date, consists of the KNA Property and SLR Property, the parcel numbers, legal descriptions and conceptual site plans of which are set forth in Exhibit A and Exhibit B, respectively.

2. **Rezoning Applications.** To give effect to this Agreement, the SLR Property will submit a rezoning application for the SLR Property pursuant to LSMC 14.16C.090; such application shall request rezoning of the SLR Property from R8-12 to MFR. The KNA Property will submit a rezoning application for the KNA Property pursuant to LSMC 14.16C.090; such application shall request rezoning of the KNA Property from MFR to R8-12. In addressing the decision criteria in LSMC 14.16C.090(g), each rezoning application shall demonstrate that the proposal will not negatively impact the city’s ability to meet its adopted 2044 growth targets at all income levels and associated housing types. Provided the rezoning applications are consistent with this Agreement, they shall be given all due consideration given the mutual promises, benefits, and obligations set forth herein. If either or both of the rezoning applications are denied, KNA and SLR may, in their sole discretion, terminate this Agreement effective immediately by recording notice of the same with reference to this provision.

3. **Transfer of Development Rights to SLR.** Pursuant to the rezoning application above, and together with this Agreement, the KNA Property hereby transfers the balance of its development rights under the MFR designation to the SLR Property.

3.1 Calculation of Density Transfer.

3.1.1 KNA Property

Existing: MFR *calculating density for MR zone property is calculated differently since no minimum lot size is required by the zone

Zoning District	Lot Size	Lot Width	Front Setback ³	Side Setback ¹⁰	Rear Setback	Maximum Impervious Area ⁷	Maximum Height
MFR	None	20 feet ⁶	Variable	10 feet between other districts or buildings on site	10 feet between other districts	80%	55 feet

Net Density: 400,659sf – (123,177sf x 0.25) = 300,495.25 sf (6.89ac)

Required Density: 6.89ac x 15 units per acre = 103.35 units or 103 units

Proposed Density: 65 SFR Units

Difference to be Transferred: 103– 65 = 38 units

3.1.2 SLR Property

Existing: R8-12

Net Density: 123,177sf – (123,177sf x 0.25) = 92,383 sf (2.12ac)

Allowable Density: 92,383sf / 4,000sf (Detached minimum lot size) = 23.09
or 23 units

Allowable Density: 92,383sf / 2,800sf (Attached minimum lot size) = 32.99
or 33 units

Proposed: Multi-Family Residential (MFR)

Net Density: 123,177sf – (123,177sf x 0.25) = 92,383 sf (2.12ac)

Allowable Density: 2.12ac x 15 units per acre = 31.8 units or 32 units

Proposed Density w/ Transfer: 70-72 units, depending on detached or
attached baseline

SLR Increase in Density: 70 units – 32 units = **38 units**

72 units – 32 units = **40 units**

4. SLR Concurrency Requirement. Consistent with LSMC Chapter 14.110 Concurrency Management Systems, RCW 82.02.020, and Chapter 43.21C RCW (SEPA), SLR's initial contribution to mitigating the intersection of S. Lake Stevens Road and S. Davies Road shall be to survey the intersection, provide the City with an Intersection Control Evaluation (ICE Report), and prepare a Conceptual Phase and Geometric Layout of a roundabout as outlined below.

4.1 Survey

4.1.1 Survey the intersection of S. Lake Stevens Road and S. Davies Road, including the two driveway approaches east of the intersection.

4.1.2 Survey south of the intersection to the southern boundary of the SLR Property.

4.1.3 Survey both S. Lake Stevens Road and S. Davies Road north of the intersection to a distance of 300-feet.

4.2 Intersection Control Evaluation (ICE)

4.2.1 Collect AM and PM peak-hour volumes to confirm existing traffic volumes.

4.2.2 Calculate 2044 future traffic volumes for the intersection of S. Lake Stevens Road and S. Davies Road to include a growth rate and/or pipeline data.

4.2.3 Evaluate intersection control alternatives, to include all-way stop-control, signalization, and roundabout control.

4.2.4 Crash analysis for latest 5-year period and/or discussion of Crash Modification Factors (CMF) for control alternatives.

4.2.5 Provide report based on a modified Washington State Department of Transportation (WSDOT) ICE methodology.

4.3 Conceptual Phase of Geometric Layout of Roundabout

4.3.1 SLR will prepare a two-dimensional concept geometric layout for the intersection of S. Lake Stevens Road at S. Davies Road. This concept geometric layout will include:

- 4.3.1.1 Single lane for all traffic movements
- 4.3.1.2 Turning movements
 - 40-foot bus – All movements
 - Emergency vehicle – All movements
- 4.3.1.3 Fast Path Calculations
- 4.3.1.4 Design will look at preserving existing sidewalks to the amount reasonably feasible
- 4.3.1.5 Two (2) online meetings with City representatives (if desired by either party)
 - ❖ This concept geometric layout will not include: any vertical considerations, drainage impacts or design, or opinion of probable cost.

5. **Subsequent Development.** Presuming that the rezone applications are approved, subsequent development applications shall be governed by this Agreement. The financial cost of the survey and analysis identified in Section 4 (based on a scope of work and fee estimate agreed upon between the City and SLR) shall be credited towards the proportional share of necessary design and improvements to the intersection of S Lake Stevens Rd and S Davies Rd associated with future development of the SLR property, as determined by the final design and cost estimate of the intersection improvements and the project-level traffic impact analysis (including trip generation and distribution) for the SLR property. Should the SLR property owner's costs for tasks identified in Section 4 exceed their determined proportional share of intersection design and improvements, the difference shall be reflected in traffic impact fee (TIF) credits.

6. **SEPA Analysis.** Both the KNA and SLR properties are located within the boundaries of the 20th St SE Corridor subarea, for which a Planned Action Ordinance (PAO) was adopted in 2012. The PAO is approaching its maximum thresholds for residential units, so either or both properties may be subject to project-level SEPA review.

7. **Vested Rights.** Pursuant to RCW 36.70B.170–.180, the development and/or use of the Properties, including without limitation any preliminary plat application(s), shall be governed by the LSMC development regulations in effect on the Effective Date, excluding any currently vested applications for the Properties. The vesting provisions of this section shall govern any fully complete development applications for a Property submitted to the City prior to the expiration of the Term of this Agreement. Provided further, should the City adopt new development regulations (whether requested by the Owners or not) that amend, replace, supplement, or otherwise modify the regulations to which the Property is vested under this Agreement, the Owners may request the City to apply some or all such new regulations to the Property. Any decision to approve such request shall require an amendment of this Agreement executed by all Parties, which may be done administratively by the City.

8. **Regulatory Authority Reserved.** Except to the extent expressly provided in this Agreement, nothing herein shall be construed as waiving, limiting or otherwise abridging the City's regulatory power and/or the legislative discretion of the City Council, which are hereby expressly reserved in full. Without limitation of the foregoing, it is expressed understood and acknowledged by the Parties that any project permit application, as defined by Chapter 36.70B

RCW, to develop any portion of the Property may be approved, denied, and/or conditioned by the City in the ordinary course.

9. **Term.** The Term of this Agreement (“**Term**”) shall be ten (10) years, measured from the Effective Date.

10. **Transfer of Ownership.** In the event of transfer of ownership of all or any portion of the Property, the benefits accruing to, and the obligations placed upon the Owners, and each of them, under this Agreement shall run with the land and title to the Property and inure to the benefit of, and be binding upon, each person having any right or title or other legal interest in the Property with respect to that party’s interest in the Property. This Agreement shall be deemed to create privity of contract and estate with and among all persons and entities acquiring any interest in the Property subsequent to the date hereof.

11. **Equal Opportunity to Participate in Drafting.** The Parties have participated and had an equal opportunity to participate in the drafting of this Agreement. No ambiguity shall be construed against any Party based upon a claim that such Party drafted the ambiguous language. There shall be no presumption against the drafting party of any provision herein. The terms of this Agreement shall be interpreted subject to the laws of contract in the State of Washington.

12. **Full Understanding – Construction.** The Parties each acknowledge, represent and agree that they have read this Agreement, that they fully understand the terms thereof; that they have had the opportunity to be fully advised by their legal counsel and any other advisors with respect thereto; and that they are executing this Agreement after sufficient review and understanding of its contents.

13. **Dispute Resolution.** In the event of any disagreement or dispute as to interpretation or application of any terms or conditions of this Agreement, designated officials with authority to resolve the matter from the Owners, or Owner, as applicable, and City shall meet in person or by virtual means within ten (10) business days after request from either Party for the purpose of attempting, in good faith, to resolve the disagreement or dispute. The meeting may, by mutual agreement be continued to a further date certain in order to include any other necessary agencies with authority over the dispute or disagreement, to obtain additional information, or to engage the services of an agreed-upon mediator, the cost of which shall be borne equally by the City and Owner(s). In the event this dispute resolution is unsuccessful, either Party may proceed with an action in law or equity brought before the Superior Court of the State of Washington, Snohomish County. Provided, that the foregoing provisions of this section shall not apply to, or otherwise be construed as limiting or abridging, the City’s code enforcement and/or nuisance abatement authority as set forth at Title 17 and Chapter 9.60 LSMC, respectively.

14. **Specific Performance.** During the Term of this Agreement as provided for in Section 5, above, the Parties specifically agree that damages are not an adequate or appropriate remedy for breach of this Agreement, and that no Party shall be entitled to an award of damages or any other monetary compensation whatsoever in any action for breach or default hereunder. The Parties shall instead be entitled to specific performance of all terms of this Agreement by any Party in default hereof. No Party shall be in default under this Agreement unless it has failed to perform following written notice of default from the other Party or Parties, as applicable. Notice

of default shall allow the defaulting Party thirty (30) days to cure or commence cure where thirty (30) days is insufficient for a complete cure. Each notice of default shall specify the nature of the alleged fault and the manner in which the default may be cured satisfactorily. A Party not in default under this Agreement shall have all applicable rights and remedies provided by law or equity unless otherwise provided herein. Notwithstanding the provisions of this section, the City may in its discretion and without limitation exercise its rights to pursue code enforcement pursuant to LSMC Title 17, nuisance abatement authority pursuant to Chapter 9.60 LSMC, issuance of stop work orders, and/or injunctions at any time in the ordinary course. Nothing herein will operate to prevent any Party from taking legal action regarding noncompliance that threatens public health, safety or welfare prior to the expiration of the thirty (30) day cure period following notice of default. No such action or proceeding will operate to automatically terminate this Agreement, nor shall it release either Party from any promise or obligation herein nor shall it release any Party from any liability or obligation with respect to any breach of this Agreement occurring prior to the commencement of any legal action by a Party.

15. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Washington, notwithstanding any conflicts of law provisions. Venue will be in Snohomish County.

16. Notices. All notices and other communications required or otherwise provided for by this Agreement shall be in writing and shall be given to the following persons:

CITY OF LAKE STEVENS

Attention:
Bret Gailey, Mayor
1812 Main St
PO Box 257
Lake Stevens, WA 98258

And to its Attorney:

City of Lake Stevens City Attorney
Attn: _____

**KNA Holdings, LLC
South Lake Ridge, LLC**

Attention:
Tim Kaintz, Member/Partner
Patrick McCourt, Member/Partner
10515 20th ST SE, Ste 202
Lake Stevens, WA 98258

And to its Attorney:

Dean Williams
Gordon Thomas Honeywell, LLP
1201 Pacific Avenue, Suite 2100
Tacoma, WA 98402
DWilliams@gth-law.com

The Parties may, from time-to-time, notify each other in writing of changes in the names and addresses of persons to receive notices and communications and such changes shall become effective upon receipt by the non-notifying Party. Notices shall be deemed received within three days after being placed in the United States Mail, properly addressed and postage prepaid, or upon personal delivery.

17. **Attorneys' Fees.** If either Party institutes litigation against another Party to enforce any provision of this Agreement or to redress any breach thereof, the substantially prevailing Party shall be entitled to recover its costs and reasonable attorneys' fees incurred in such litigation.

18. **Severability.** If any section, sentence, clause or phrase of this Agreement is determined to be invalid or unconstitutional by any court of competent jurisdiction, the remaining sections, sentences, clauses and phrases shall remain viable and in full force and effect.

19. **Counterparts.** This Agreement may be executed in counterparts, with each Party sending a pdf of its signature to the other Parties via email transmission. This Agreement, when fully executed and signature pages exchanged as provided herein shall be effective as the original document.

20. **Integration; Future Agreements.** This Agreement constitutes the entire agreement between the Parties relating to the subject matter hereof. Nothing herein shall restrict the City and the Owners from agreeing to amend this Agreement or enter into one or more additional Agreements relating to the Property provided that this Agreement supersedes and replaces all prior agreements, discussions and representation on all subjects relating to the development of the Property. Neither Party is entering into this Agreement in reliance on any oral or written promises, inducements, representations, understandings, interpretations or agreements other than those contained in this Agreement and the exhibits hereto.

21. **Voluntary Commitments; Waiver.** The Owners expressly acknowledge that the dedication and conveyance of the Park and the Additional Dedication Parcel and any improvements associated therewith pursuant to Section 5 of this Agreement are provided by the Owners freely and voluntarily. Without limitation of the foregoing, the Owners, and each of them, expressly waive as against and release the City, its officials and employees from any and all claims, suits and causes of action (collectively, "Claims") related to such dedication and conveyance, specifically including any Claims alleging liability for unconstitutional takings, substantive due process, procedural due process, and/or violations of Chapter 82.02 RCW.

22. **Relationship of the Parties.** Nothing contained in this Agreement shall be deemed or construed, either by the Parties hereto or by any third-party, to create the relationship of principal and agent or to create any partnership, joint venture, or other association between the parties.

23. **No Third-Party Beneficiary.** This Agreement is intended for the exclusive benefit of the signatory Parties hereto and their designated successors and assigns, and may only be enforced by the same. However, in the event Owners transfer property to a third party, Owners shall notify the City of said transfer and the City shall not object thereto absent good cause. Any transferee of ownership shall have the equivalent rights as Owners under this Agreement.

24. **Recording.** Within five (5) days of mutual execution by the Parties, this Agreement shall be recorded against the title of the Property by and at the expense of the Owners.

25. **Waiver.** The failure to enforce any particular provision of this Agreement on any particular occasion shall not be deemed a waiver by any Party of its rights hereunder, nor shall it


be deemed to be a waiver of subsequent or continuing breaches of that provision, unless such waiver be expressed in a writing signed by the Party to be bound.

26. **Cost Recovery.** Pursuant to the City's adopted Fee Resolution, the Owners shall remit payment to the City in the total amount of _____ (\$___) to defray the City's expenses in the review, negotiation, and drafting of the Agreement. Such payment shall be invoiced and remitted prior to the City's execution hereof.

27. **Signatory Authority.** Each Party represents and warrants to the other Parties that the individuals signing below have full power, authority and legal right to execute and deliver this Agreement and thereby to legally bind the Party on whose behalf such person signed.

SIGNATURES CONTINUED FROM PREVIOUS PAGE

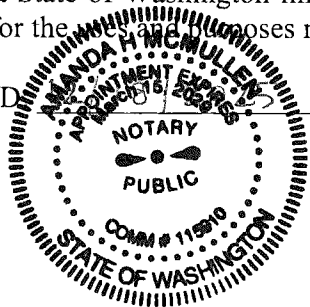
KNA HOLDINGS, LLC, a State of Washington limited liability company

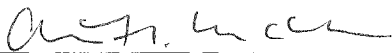
By: 
Tim Kaintz, Its Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

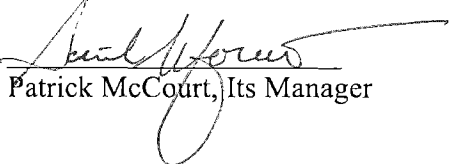
I certify that I know or have satisfactory evidence that TIM KAINZ is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of KNA HOLDINGS, LLC, a State of Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____




Printed: Amanda H. McMullen
NOTARY PUBLIC in and for State of Washington
My commission expires: 03/15/2029

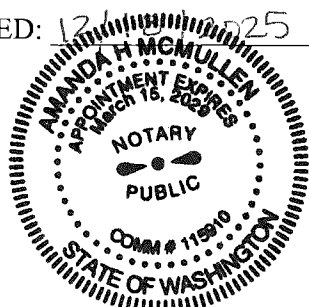
SOUTH LAKE RIDGE, LLC, a State of Washington limited liability company

By: 
Patrick McCourt, Its Manager

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that PATRICK MCCOURT is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of South Lake Ridge, LLC, a State of Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 12/19/2025





Printed: Amanda H. McMullen
NOTARY PUBLIC in and for State of Washington
My commission expires: 03/15/2029

EXHIBIT A

Legal Description

PARCEL A:

LOT 1, SNOHOMISH COUNTY SHORT PLAT NO. SP-196- (6-81) RECORDED UNDER AUDITOR'S FILE NO. 8208120164 IN THE RECORDS OF SNOHOMISH COUNTY BEING A PORTION OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST WM

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

PARCEL B:

LOT 2, SNOHOMISH COUNTY SHORT PLAT NO. SP-196- (6-81) RECORDED UNDER AUDITOR'S FILE NO. 8208120164 IN THE RECORDS OF SNOHOMISH COUNTY BEING A PORTION OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST WM

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

PARCEL C:

LOT 3, SNOHOMISH COUNTY SHORT PLAT NO. SP-196- (6-81) RECORDED UNDER AUDITOR'S FILE NO. 8208120164 IN THE RECORDS OF SNOHOMISH COUNTY BEING A PORTION OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST WM

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

PARCEL D:

LOT 4, SNOHOMISH COUNTY SHORT PLAT NO. SP-196- (6-81) RECORDED UNDER AUDITOR'S FILE NO. 8208120164 IN THE RECORDS OF SNOHOMISH COUNTY BEING A PORTION OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 29 NORTH, RANGE 6 EAST WM

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

PARCEL E:

THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 29, NORTH, RANGE 6 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON; EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY BY INSTRUMENT RECORDED UNDER RECORDING NO. 176514.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL F:

THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 29, NORTH, RANGE 6 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON; EXCEPT THE WEST 175 FEET THEREOF.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Vicinity Map



Conceptual Site Plan

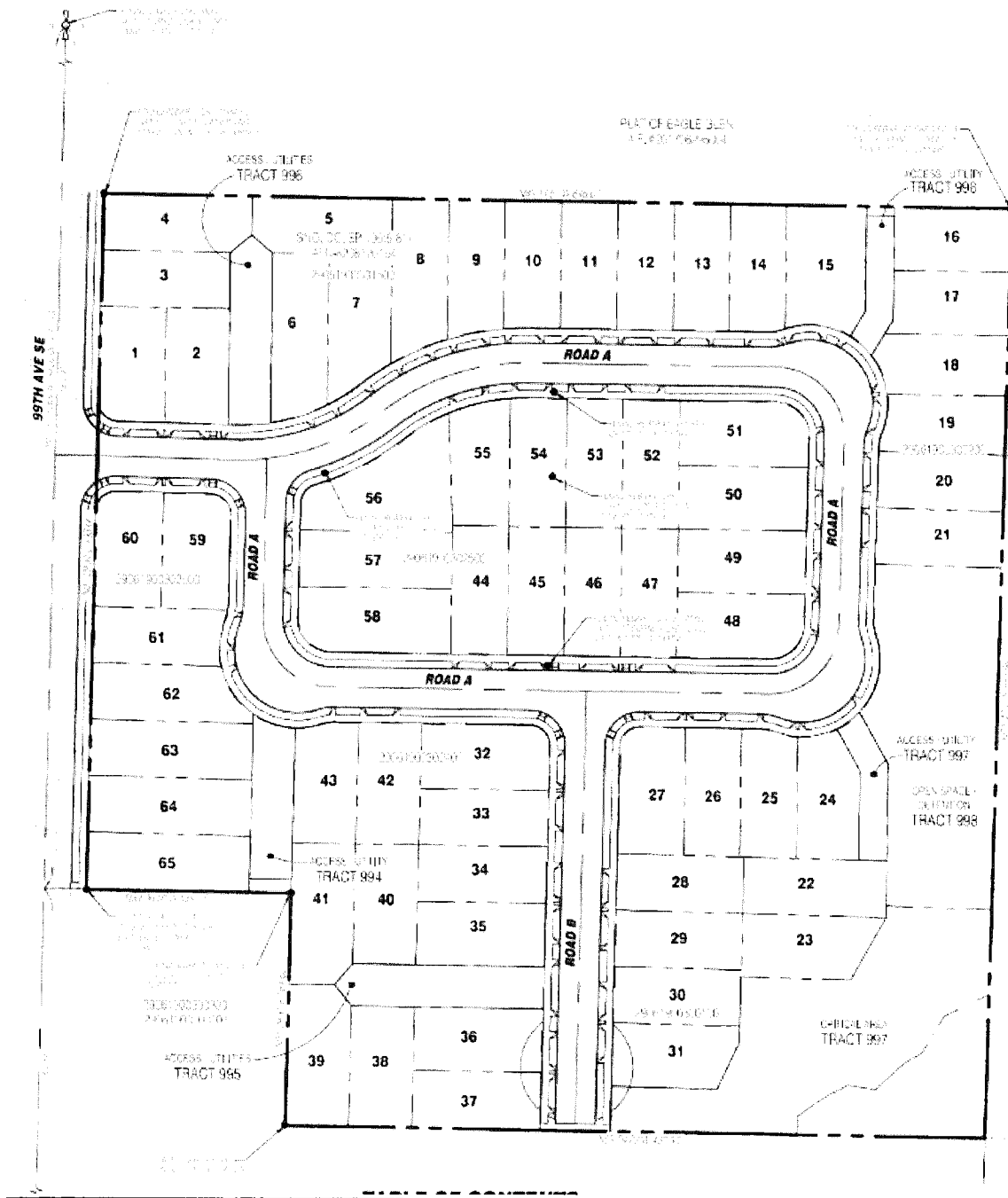


EXHIBIT B

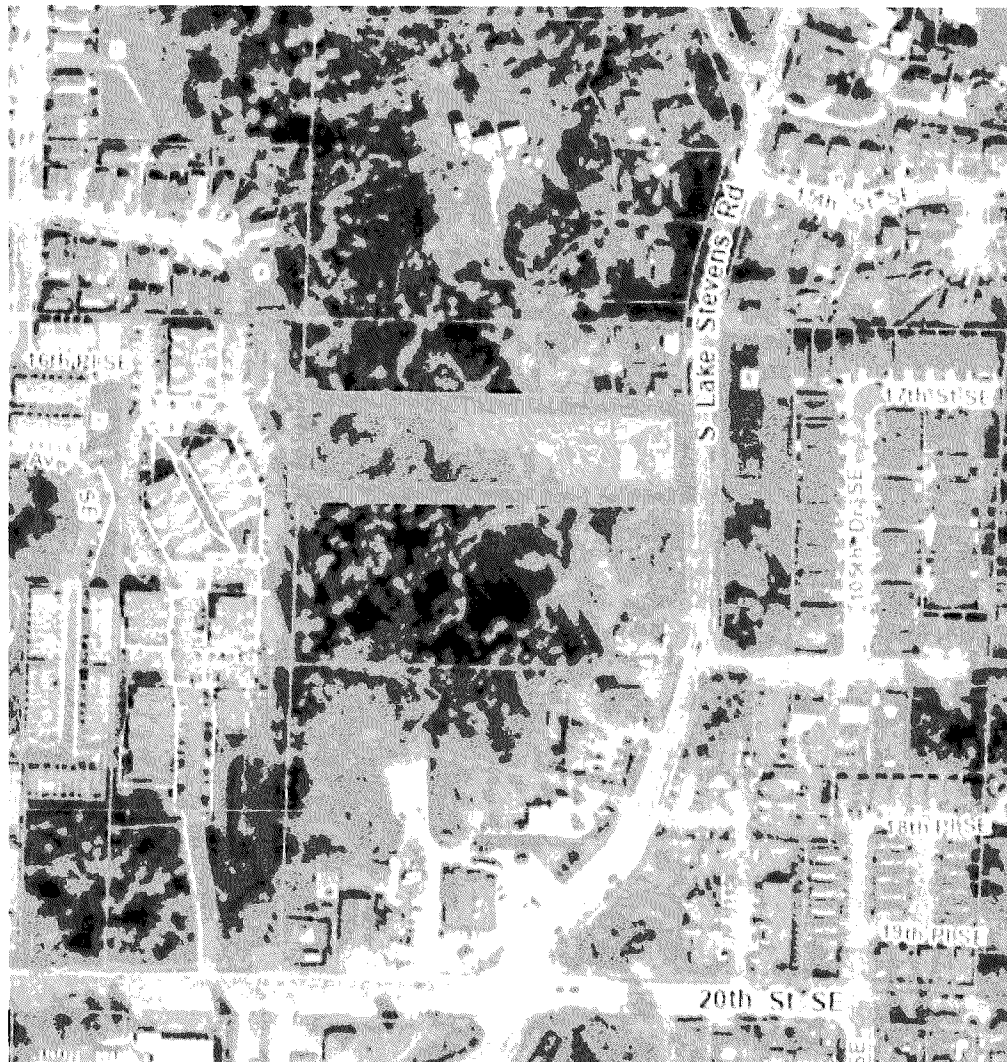
Legal Description

THE SOUTH 167 FEET OF LOT 5, IDEAL GARDEN TRACTS, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 33, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

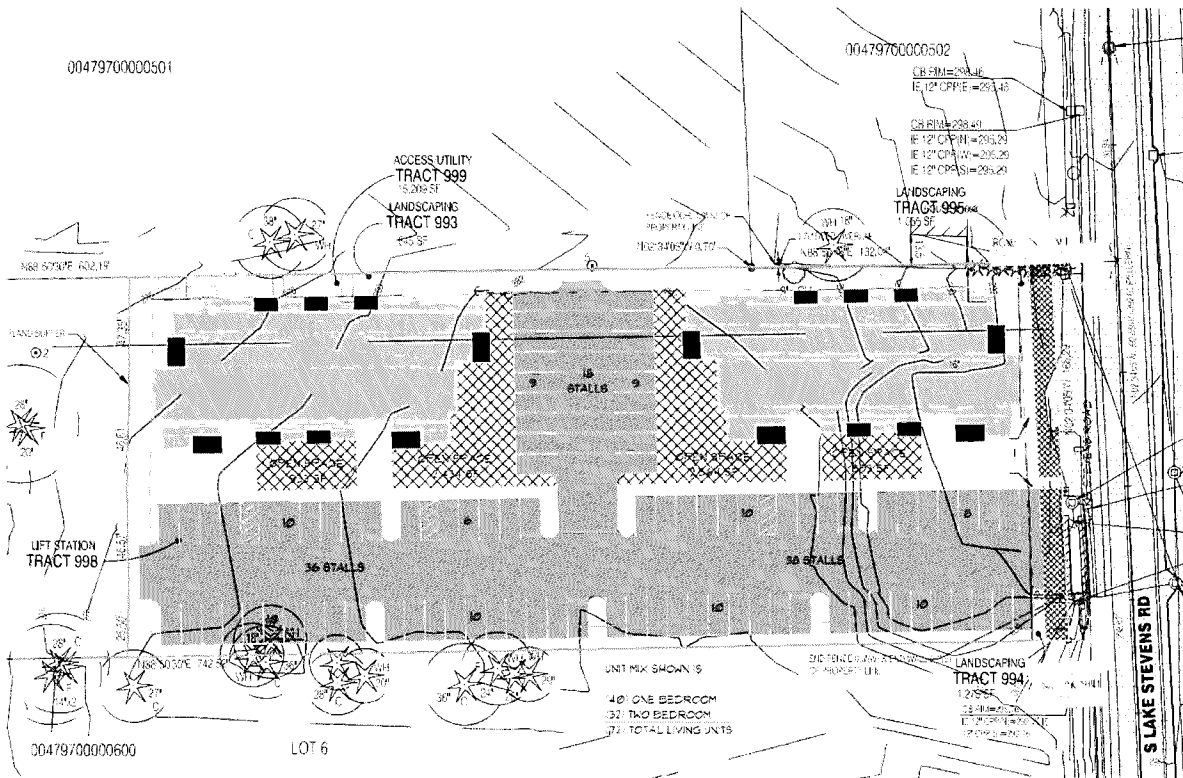
EXCEPT ANY PORTION THEREOF LYING WITHIN THE NORTH 165 FEET OF THE EAST 132 FEET OF SAID LOT 5;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Vicinity Map

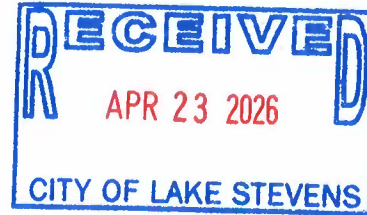


Conceptual Site Plan



April 23, 2026

Hearing Examiner
Yoshi Kumara
Laminar Law, PLLC



Re: LUA2025-0089 – Request for Reconsideration of Findings, Conclusions, and Recommendation dated April 9, 2026

Dear Ms. Kumara,

Pursuant to LSMC 14.16B.450(f) and Hearing Examiner Rule 1.9.3, we are requesting reconsideration of the Hearing Examiner’s Findings, Conclusions, and Recommendation in the above referenced matter regarding the Dawson rezone. The Hearing Examiner’s recommendation for City Council approval was issued on April 9, 2026.

Grounds for reconsideration are listed in LSMC 14.16B.350(e.1), which is considered by the City of Lake Stevens to be the applicable code for grounds for reconsideration for Type IV decisions also, since its absence from LSMC 14.16B.450(f) is considered by the City to be a scrivener’s error.

We are requesting reconsideration on the grounds of 14.16B.350(e.1.iv): “that the Hearing Examiner’s findings, conclusions, and/or conditions are not supported by the record.”

The first place where this is applicable is within “Findings”. Within “Findings” and “Testimony”, item 12, Testimony of David Levitan, the Hearing Examiner states, “He explained that City Council had adopted the DA and determined that this was a change in circumstances warranting a rezone.”

“He explained that City Council had adopted the DA” is supported by the record. The record does not support that the City Council determined that this was a change in circumstances warranting a rezone. The record, Mr. Levitan’s testimony, supports that Mr. Levitan determined that this was a change in circumstances warranting a rezone, but not that the City Council determined that.

Mr. Levitan’s testimony at about the 12:16 mark was:

What has changed since then and basically what addresses criterion 4 is that there was a development agreement that was negotiated and approved by the City Council. So that has resulted in different conditions that would support the proposed rezone application.

Request for Reconsideration
Dawson Rezone LUA2025-0089

Also, the Staff PowerPoint presentation entered as Exhibit 9, which was shown during Mr. Levitan's testimony states for criteria 4, "The amendment is warranted to implement development agreement approved by City Council in December 2025, which is after November 2024"

The requested relief to this error in findings in the Testimony section would be revise this section of the Hearing Examiner's Recommendation to accurately reflect the record which does not support that the City Council determined that this was a change in circumstances warranting a rezone.

The second place where the above grounds for reconsideration is applicable is within Conclusions. Within Conclusions and "Conclusions Based on Findings" the Hearing Examiner starts with "**The proposed rezone satisfies the criteria for approval found in LSMC 14.16.090(g) and should be approved.**" In support of this conclusion, the Hearing Examiner states further along:

The proposed rezone is warranted by changed circumstances, which in this case is the approval of the Development Agreement by the City Council. The City Council considered the impacts to the surrounding area, including traffic impacts, and the need for properties to meet minimum density requirements, and determined that a transfer of density, and the necessary rezoning of the subject property and the Ripperger property, would be appropriate.

The record does not support the assertion that the City Council "determined.... the necessary rezoning of the subject property and the Ripperger property, would be appropriate." The record in its entirety supports that rezone applications needed to be applied for, but not that there was a pre-determined acceptance of these rezones due to the signing of the Development Agreement.

Specifically, the Development Agreement itself early in its body, addresses the "Rezone Applications." Within that section is the following:

Provided the rezone applications are consistent with this Agreement, they shall be given all due consideration given the mutual promises, benefits and obligations set forth herein. If either or both of the rezone applications are denied, KNA and SLR may, in their sole discretion, terminate this Agreement effective immediately by recording notice of the same reference to this provision.

The Development Agreement, Mr. Levitan's testimony, and the City of Lake Stevens Staff Recommendation all point to the need for rezone applications but give no indication that the

Request for Reconsideration
Dawson Rezone LUA2025-0089

City Council focused on the rezone itself or determined its appropriateness when discussing and approving the Development Agreement.

In addition, the option given in the DA that allows KNA and SLR to terminate the agreement if either or both of the rezone applications are denied supports that the rezones were not considered a pre-gone conclusion by any party at the time of the signing of the Development Agreement.

Since this assertion that the City Council determined the necessary rezoning would be appropriate is not supported by the record, we request it be stricken from the Hearing Examiner's Recommendation.

In consideration of the specific findings and conclusions that are unsupported by the record that are, in turn, used to support the Recommendation, we respectfully request that along with revising the text of the Recommendation, the Hearing Examiner reconsider the clarified record and recommend the City Council deny this rezone application.

Pursuant to the written instructions of David Levitan, Principal Planner of the City of Lake Stevens, we are enclosing a check for \$1,592.45 (representing the city's base fee of \$469, city's technology fee of \$23.45. and a deposit of \$1,100 for the Hearing Examiner's time).

Thank you for your consideration in this matter.



Sally Jo Sebring

1023 99th Ave SE
Lake Stevens, WA 98258



Kristina Brooks

1528 S Lake Stevens Rd
Lake Stevens, WA 98258

Request for Reconsideration
Dawson Rezone LUA2025-0089

**BEFORE THE HEARING EXAMINER
FOR THE CITY OF LAKE STEVENS**

In the Matter of the Application of	)	No. LUA2025-0089
)	
Ryan Larsen, Land Pro Group, Inc.,	)	Dawson Rezone
on behalf of South Lake Ridge, LLC)	
)	
	)	RULING ON REQUEST
<u>For Approval of a Site-Specific Rezone</u>	)	FOR RECONSIDERATION

BACKGROUND

The Hearing Examiner issued a decision on this application, No. LUA2025-0089, a request for approval of a site-specific rezone, on April 9, 2026. On April 23, 2026, the Hearing Examiner received a Request for Reconsideration of Findings, Conclusions, and Recommendation dated April 9, 2026, from Sally Jo Sebring and Kristina Brooks (Requesters).

Lake Stevens Municipal Code (LSMC) 14.16B.350.e.1 provide the following grounds for reconsideration.

- i. The Hearing Examiner exceeded his or her jurisdiction;
- ii. The Hearing Examiner failed to follow the applicable procedure in reaching his or her decision;
- iii. The Hearing Examiner committed an error of law or misinterpreted the applicable city regulation, ordinance or other state law or regulation;
- iv. The Hearing Examiner’s findings, conclusions and/or conditions are not supported by the record; and/or
- v. Newly discovered evidence alleged to be material to the Hearing Examiner’s decision which could not reasonably have been produced prior to the Hearing Examiner’s decision.

Upon receiving a request for reconsideration, the Hearing Examiner must act on the request “by denying the request, issuing a revised decision, or calling for an additional public hearing.”
LSMC 14.16B.350.e.

REQUEST FOR RECONSIDERATION AND DECISION

Here, the Requesters assert that the Hearing Examiner’s findings and conclusions are not supported by the record and that reconsideration is warranted under LSMC 14.16B.350.e.1.iv.

*Ruling on Request for Reconsideration
City of Lake Stevens Hearing Examiner
Dawson Rezone, No. LUA2025-0089
May 4, 2026
Page 1 of 2*

Although the Hearing Examiner disagrees that the findings set forth in the recommendation do not support the conclusions, the Hearing Examiner agrees that additional clarity may be appropriate and therefore issues a revised recommendation with specified revisions. The revised recommendation is issued concurrently with this ruling.

So ordered this 5th day of May 2026



YOSHI KUMARA
Hearing Examiner
Laminar Law, PLLC

**BEFORE THE HEARING EXAMINER
FOR THE CITY OF LAKE STEVENS**

In the Matter of the Application of)	No. LUA2025-0089
)	
Ryan Larsen, Land Pro Group, Inc.,)	Dawson Rezone
on behalf of South Lake Ridge, LLC)	
)	FINDINGS, CONCLUSIONS,
<u>For Approval of a Site-Specific Rezone</u>)	AND RECOMMENDATION

SUMMARY OF RECOMMENDATION

The Hearing Examiner recommends that the City Council **APPROVE**, with conditions, the request to rezone an approximately 2.84-acre parcel, located at 1622 S Lake Stevens Road, from the Residential 8-12 (R8-12) zoning designation to the Multifamily Residential (MFR) zoning designation.

SUMMARY OF RECORD

Hearing:

The Hearing Examiner held an open record hearing on the request on March 26, 2026.

Testimony:

The following individuals testified at the open record hearing:

David Levitan, City Principal Planner
Ryan Larsen, Applicant Representative
Sally Jo Sebring

Exhibits:

The following exhibits were admitted into the record:

1. Staff Report, revised March 25, 2026
2. Land Use Development Application, received June 6, 2025
3. Applicant Project Narrative, dated March 12, 2026
4. Notice of Complete Application Letter, dated July 2, 2025
5. Notice Materials:
 - a. Notice of Application and Public Meeting, issued July 22, 2025, with Affidavit of Notice, Affidavit of Publication, and Classified Proof
 - b. Notice of Public Hearing, issued March 13, 2026, with Affidavit of Notice and Affidavit of Posting and Land Use Sign
6. Public Comments:
 - a. Comment from Gary Bartelheimer, dated July 28, 2025
 - b. Comment from Beau Allen, dated August 4, 2025
 - c. Comment from Kristina Brooks, dated July 28, 2025

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City of Lake Stevens Hearing Examiner
Dawson Rezone, No. LUA2025-0089*

- d. Comment from Brian and Kelli Kesler, dated August 1, 2025
 - e. Comment from Carolyn Ketter, dated August 3, 2025
 - f. Comment from Brian and Tania Maine, dated August 3, 2025
 - g. Comment from Prasanna (no last name provided), dated August 7, 2025
 - h. Comment from Rae Suba, dated August 2, 2025
 - i. Comments from Sally Jo Sebring, dated August 3 and 4, 2025, and March 12, 13, 23, 25, and 26, 2026
- 7. Development Agreement LUA2025-0090, recorded December 19, 2025
 - 8. Rezone Map (Existing and Proposed)
 - 9. City Staff Presentation

The Hearing Examiner enters the following findings and conclusions based upon the testimony at the open record hearing and the admitted exhibits:

FINDINGS

Application and Notice

1. Ryan Larsen, of Land Pro Group, Inc., on behalf of South Lake Ridge, LLC (Applicant), requests a site-specific rezone of the subject property, an approximately 2.84-acre parcel, located at 1622 S Lake Stevens Road, from the Residential 8-12 (R8-12) zoning designation to the Multifamily Residential (MFR) zoning designation.¹ The requested rezone is part of a proposed transfer of density with an approximately 9.2-acre property located at 1605-1705 99th Avenue SE (Ripperger Rezone) as outlined in Development Agreement LUA2025-0090 (DA), which was approved by City Council on December 16, 2025.² The DA requires that the Applicant demonstrate that the two rezones, collectively, would not result in a decrease in zoned capacity for multifamily residential units below the City’s allocated growth target, and approval of each rezone request would be required to allow for the development concepts outlined in the DA. If approved, the Applicant intends to develop the subject property with a multifamily residential development, which, under the DA, would be required to contain at least 70 to 72 units, depending on the type of units, to accommodate the proposed density transfer and could contain additional units if consistent with the municipal code. *Exhibit 1, Staff Report, pages 1 and 2; Exhibit 2; Exhibit 3; Exhibits 7 through 9.*
2. The City of Lake Stevens (City) determined the application was complete on July 2, 2025. On or around July 22, 2025, the City provided notice of the application and public meeting by mailing notice to property owners within 300 feet of the site; publishing notice in the *Everett Herald*; and posting notice on-site, on the City website, and at designated City locations. On or around March 13, 2026, the City provided notice

¹ The subject property is identified by tax parcel number 00479700000500. *Exhibit 1, Staff Report, page 2.*

² The Hearing Examiner heard both this rezone request and the Ripperger Rezone request (LUA2025-0006) on March 26, 2026. The Hearing Examiner’s separate recommendation in the Ripperger Rezone matter is issued concurrently with this recommendation.

of the open record hearing associated with the application in the same manner. The City's notice materials stated that written comments on the proposal could be submitted before the public hearing and that interested members of the public could testify at the hearing. *Exhibit 1, Staff Report, pages 2 and 3; Exhibit 4; Exhibit 5.*

3. The City received the following written comments on the proposal from members of the public:

- Gary Bartelheimer provided a comment, dated July 28, 2025, which expressed multiple concerns about the rezone, including with the public notice procedures, the public meeting format, the timeline for the public responses, and the SEPA exemption, and noting that South Lake Stevens Road is already beyond its capacity for traffic flow and pedestrian safety.
- Beau Allen provided a comment, dated August 4, 2025, which expressed concerns generally about the proposed rezone, and requested that the property remain as a single-family property.
- Kristina Brooks provided a comment, dated, July 28, 2025, which expressed concerns about traffic and about the ability of infrastructure to support the new growth. Additionally, the comment suggested that Lake Stevens should not focus on high-density development.
- Brian and Kelli Kesler provided a comment, dated August 1, 2026, which expressed concerns about traffic, especially given the school buses and childcare center that already cause backups. Additionally, the comment discussed how the new development would negatively impact their enjoyment, and their neighbors' enjoyment, of a nearby green belt.
- Carolyn Ketter provided a comment, dated August 3, 2025, which voiced concerns about traffic, including noting that there is no bus stop or sidewalk for commuters and that there is already a lot of traffic at the intersection to the east of the proposed development.
- Brian and Tania Maine provided a comment, dated August 3, 2025, which expressed concerns about the traffic from this proposal and noted that there are already two other townhome communities being built nearby. The comment also discussed kids attending Glenwood Elementary, noting that students need to cross S Lake Stevens Road, which is already dangerous, and suggesting that the new development would increase the number of students at the school, which is already over capacity. Further, the comment stated that nearby apartment buildings are not at full occupancy, making new development unnecessary. Finally, the comment provided suggestions to the City related to reducing speed on the roadway and rezoning the property for commercial instead of residential development.
- Prasanna (no last name submitted), provided a comment, dated August 7, 2025, expressing concerns about the rezone, including noting that the road is already overcrowded, that the pedestrian walkway is across the street, that there is no bus line, that there is no open space, and that there would be no benefit to the City.

- Rae Suba, provided a comment, dated August 2, 2025, which expressed similar concerns as the comment provided by Prasanna, about increased traffic and generally about the rezone. The comment stated that the rezone would not provide a benefit to the public.
- Sally Jo Sebring submitted several questions and comments on the Dawson and Ripperger proposals, including:
 - Asking questions about the timing and information available or needed for the rezone requests, and questions about the criteria for review.
 - Discussing uncertainty about how the density transfer would work between the two properties, given that the Dawson property is 2.83 acres, while the Ripperger property is 9.1 acres.
 - Expressing concerns about how a rezone of one property to MFR, while other surrounding properties are not zoned MFR, would be consistent with the Comprehensive Plan.
 - Questioning whether there is a need for additional MFR zoning to meet housing needs.
 - Expressing concerns about whether there has been a change in circumstances that would warrant a rezone.

The City provided individual responses to several questions or requests for information. Additionally, the City addressed public comments within the staff report, specifically noting that the responses are included in Sections 5, 6, and 7 of the staff report. *Exhibit 1, Staff Report, pages 3 and 4; Exhibit 6.*

State Environmental Policy Act

4. City staff determined that the proposed rezone is categorically exempt from review under the State Environmental Protection Act (SEPA), chapter 43.21C Revised Code of Washington (RCW). Under Washington Administrative Code (WAC) 197-11-800(6)(c), the rezone proposal is exempt from environmental review because the project site is in an urban growth area, the rezone does not require an amendment to the City’s Comprehensive Plan, and the Comprehensive Plan was previously subject to environmental review and analysis through an Environmental Impact Statement. Future development of the subject property would, however, be subject to SEPA review at the project stage. *Exhibit 1, Staff Report, pages 9 through 11.*

Comprehensive Plan and Zoning

5. The subject property and adjacent properties to the north, south, and east are designated “High-Density Residential” by the City Comprehensive Plan. Adjacent property to the west is designated “Mixed Use.” The High-Density Residential land use designation allows single-family, two-family, and multifamily residential uses. It also allows limited public/semi-public, community and recreational uses. This designation should be generally located in transitional areas between single-family designations and commercial designations where infrastructure and public transportation is readily available.

Comprehensive Plan, page 2-17. The Comprehensive Plan’s High-Density Residential designation is implemented by the R8-12 and the MFR zoning districts. *Lake Stevens Municipal Code (LSMC) Table 14.36-I.* Accordingly, the proposed rezone of the parcel from R8-12 to MFR would not require a Comprehensive Plan amendment. *Exhibit 1, Staff Report, pages 2, 4, and 5; Exhibit 3; Exhibit 8; Exhibit 9.*

6. City staff analyzed the rezone proposal and determined that it would be consistent with the Comprehensive Plan, identifying the following Comprehensive Plan policies as relevant:

- Accommodate a variety of land uses to support population and employment growth, consistent with the city's responsibilities under the Growth Management Act, PSRC Regional Growth Strategy and the Countywide Planning Policies. [Land Use Policy 2.1.1].
- Review land uses in conjunction with updates to the Buildable Lands Report and Growth Monitoring Report to ensure employment and population capacity estimates are being met. The strategy will be used to amend the Plan as necessary to remain consistent with actual development trends. [Land Use Policy 2.1.4]
- Direct new growth to areas where infrastructure and services are available, planned or have undergone an infrastructure analysis to ensure growth occurs in a fiscally responsible manner to support a variety of land uses. [Land Use Policy 2.1.5]
- Coordinate land use decisions with capital improvement needs for public facilities including streets, sidewalks, lighting systems, traffic signals, water, storm and sanitary sewer, parks and recreational facilities, cultural facilities and schools. [Land Use Policy 2.1.6]
- Encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are compatible with their surroundings. [Land Use Policy 2.3.3]
- Plan for and zone sufficient buildable lands to meet the city’s housing growth targets at all income levels and accommodate a variety of housing types and densities throughout the city, including single-family, manufactured housing, middle housing, multifamily, mixed-use and accessory dwellings. [Housing Policy 3.1.1]
- Consider the cumulative impact of map amendments, rezones and land use policy decisions that may reduce affordability, contribute to displacement of existing residents and impact employment or residential capacity. [Housing Policy 3.1.2]

Exhibit 1, Staff Report, pages 7 and 8.

7. The subject property is currently zoned R8-12, which is “intended to achieve development densities of eight to 12 dwelling units per net buildable acre with the

potential of some density bonuses.” *LSMC 14.36.010(a)(4)*. The Applicant requests that the property be rezoned to MFR, which “is designed to accommodate attached residential uses at a minimum of 15 units per net buildable acre or more in areas served by public water and sewer facilities.” *LSMC 14.36.010(a)(5)*. Approval of the requested rezone of the property from R8-12 to MFR, together with approval of the related Ripperger rezone request, would allow the Applicant to develop the property with a minimum of 70 multifamily units consistent with the design concept and density transfer of the approved DA. *Exhibit 1, Staff Report, pages 1 and 2; Exhibit 3; Exhibits 7 through 9.*

Existing Site and Surrounding Development

8. The eastern portion of the 2.84-acre subject property had been covered in gravel for several decades and was previously cleared and graded in preparation for a 28-unit townhouse development that received preliminary plat approval for a unit lot subdivision in June of 2024 (LUA2023-0196). The western portion of the property contains a Category I wetland. In approving the preliminary plat, the previous hearing examiner had determined that the gravel area of the property served as the effective boundary of the wetland buffer, the standard buffer for which would be 110 feet (LUA2023-0196). Properties to the north, south, and east of the subject property are zoned R8-12 and are developed with single-family residences. Property to the west is zoned Mixed Use Neighborhood and is developed with apartment units. *Exhibit 1, Staff Report, pages 1 and 2; Exhibit 3; Exhibits 7 through 9.*

Development Agreement

9. As noted above, this rezone request, referred to as the Dawson rezone request, and the associated Ripperger rezone request, are the subject of a Development Agreement (DA), which was approved by City County on December 16, 2025.³ The DA outlines the transfer of density between the two properties and how the rezone requests will allow for compliance with the minimum density requirements. The DA determines the transfer of density by starting with the 103 that would be required for the Ripperger property under its current MFR zoning and subtracting the 65 units proposed for development on the Ripperger property, resulting in 38 units of excess density that must be accommodated on the Dawson property. Under MFR zoning district standards, the required density on the Dawson property would be 32 units. With the transfer of 38 units of excess density from the Ripperger property, the Dawson property development would be required to include at least 70 units. The DA requires the Dawson property to be developed with 70-72 units depending on the type of housing being utilized.

The DA allows each of the properties to move forward with rezone requests and provides that, if either of the rezone applications is denied, either property can terminate the DA. Specific to the Dawson rezone request, the DA recognizes that the intersection at South Lake Stevens Road is not currently meeting concurrency standards and that future

³ The Development Agreement refers to the Dawson property as the South Lake Ridge (SLR) property and to the Ripperger property as the KNA Holdings (KNA) property.

development will likely create additional traffic impacts. To address traffic impacts, the DA requires that the proponents of the Dawson project complete a survey of the impacted intersection, provide an Intersection Control Evaluation, and prepare a Conceptual Phase and Geometric Layout for a roundabout. Finally, the DA includes additional terms of the agreement, including those relating to additional traffic impacts and the possibility that future development will be subject to SEPA review. *Exhibit 7.*

Concurrency and Traffic

The Comprehensive Plan requires that development proposals meet concurrency standards, “to ensure that public facilities are available to support the development’s impact at adopted levels of service.” LSMC 14.110.010. Rezone applications are exempt from the concurrency standards under LSMC 14.110.030(b)(9). The DA recognized, however, that the intersection of South Lake Stevens Road and South Davis Road is not currently meeting concurrency standards and provided the proponents of the Dawson rezone with preliminary survey and design requirements for traffic analysis. Since the DA was approved, city staff noted that additional traffic studies conducted by the City determined that the current level of service for the intersection would not require the specific mitigation required under the DA. Although the rezone application does not require consideration of traffic impacts, future development plans will be required to meet concurrency standards, including traffic levels of service. Any future development permit applicant would be required to provide a Traffic Impact Analysis, which will be evaluated by the City for any needed traffic mitigation, including traffic impact fees, at the time the building permit is submitted. *Exhibit 1, Staff Report, page 11.*

Rezone Criteria

10. The Applicant submitted a project narrative addressing the specific rezone criteria of LSMC 14.16C.090(g). Specifically, the project narrative asserts that the rezone would be appropriate because:
 - The current Comprehensive Plan was adopted in October of 2024, with updated population targets that have been set to 2044. A rezone of the 2.83-acre subject property from R8-12 to MFR would be consistent with the population targets and development thresholds considered in the current Comprehensive Plan. The approved DA between the Ripperger project and the Dawson project would ensure that the envisioned residential density and population target would be met. The proposed rezone would also be consistent with several Comprehensive Plan goals and policies, including Land Use Goal 2.1; Land Use Policies 2.1.1, 2.1.4, 2.1.5, 2.1.6, 2.3.3, 2.3.5, and 2.4.4; and Housing Policies 3.1.1, 3.1.2, 3.1.3, 3.1.4, 3.1.5, 3.1.9, 3.2.2, 3.3.2, and 3.5.1.
 - The City adopted its Comprehensive Plan consistent with the 13 exclusive goals guiding the planning process under the Growth Management Act (GMA), chapter 36.70A RCW. The proposed rezone would advance several of these exclusive goals, including goals related to urban growth, reducing sprawl, housing, and public facilities and services.

- The proposed rezone would advance the public health, safety, and welfare of the public by facilitating development that would add roads, sidewalks, utility connections, and housing. Future development of the property would be required to meet State and City regulations and concurrency standards.
- The rezone is warranted due to changed circumstances that include City Council approval of the DA, new GMA population targets requiring the City to account for additional housing, and additional industrial projects in the area adding jobs and increasing pressure on the housing market.
- If the rezone were approved and the Applicant proceeds with subdividing the land, development would have to comply with all the plat requirements of chapter 58.17 RCW and Title 14 LSMC, including stormwater requirements, requirements to provide safe walking routes for school children, tree retention requirements, critical area requirements, and requirements for construction plan approval.
- Future development of the property following a rezone to MFR would be consistent with densities of multiple other developments in the immediate vicinity and would not be materially detrimental to uses or property surrounding the subject property.
- All public utilities and services are available to the subject parcels. Snohomish County PUD would provide water and electricity services, Lake Stevens Sewer District would provide sanitary sewer services, Puget Sound Energy would provide natural gas services, and Allied Waste/Waste Management would provide garbage services.
- The Applicant would be required to submit a SEPA checklist as part of the review of any future subdivision on the property. All adverse environmental impacts would be mitigated per the SEPA decision and municipal code requirements. The Applicant's development would be designed and constructed to protect any identified critical areas affecting the site per chapter 14.88 LSMC. The Applicant would also be responsible for the payment of mitigation fees for the future development's impacts to schools, traffic, and parks.
- The requested site-specific rezone is consistent with the rezone criteria, permit processing procedures, the existing Comprehensive Land Use designation, and all other applicable municipal code requirements.
- The property is part of the 20th Street SE Corridor Subarea Plan. The proposed zoning designation of MFR is an implementing zone of the High Density Residential Comprehensive Plan designation. The subarea plan has the property zoned as High Urban Residential (HUR), which is an old implementing zone from 2012 that was later changed to the R8-12 zone, and the proposed rezone would be consistent with the Subarea plan as it currently exists. It should be noted that the City intends to rectify the discrepancies between the adopted subarea zoning map from September 14, 2012, in this year's upcoming docketing process.

- The proposed rezoned would not affect the adopted plan action ordinance as established under the planned action draft and final environmental impact statement.

Exhibit 3.

11. City staff analyzed the proposal and determined that it would satisfy the specific rezone criteria of LSMC 14.16C.090(g), noting:
- The proposed rezone would be consistent with the subject property’s Comprehensive Plan land use designation of High Density Residential and would be consistent with several Comprehensive Plan policies, including Land Use Policies 2.1.1, 2.1.4, 2.1.5, 2.1.6, and 2.3.3, and Housing Policies 3.1.1 and 3.1.2.
 - The proposed rezone would be consistent with the GMA as the City has established its local zoning, and the rezone application had met public notice requirements. The proposed rezone would advance goals and policies of the 2024-2044 Comprehensive Plan Housing Element by encouraging growth within urban growth areas. The proposed transfer of density and general development trends in the city would allow the City to remain in compliance with the GMA, including its 2044 growth targets. Any future development application must meet state and local regulations in effect and must ensure concurrency standards are met.
 - The proposed rezone would advance the public health, safety, and welfare of the public by providing a zoning designation that is consistent with the Comprehensive Plan and surrounding land uses. Future development would be subject to regulations for transportation infrastructure, utility connections, and residential development standards in advancement of the Housing Element Goals and Policies of the City’s 2024-2044 Comprehensive Plan.
 - The City Council has approved a DA that established the conceptual framework for a transfer of density between the subject site and the Ripperger property at 1605-1705 99th Ave SE, which is being reviewed for a proposed rezone from MFR to R8-12 (LUA2025 0006). The DA and implementing rezone applications aimed to ensure that the City would maintain residential zoned capacities consistent with its 2044 growth targets. Several recent actions and projects will help ensure that the City exceeds its required zoned capacity for multifamily housing, including:
 - The recent passage of Senate Bill 6026, which will require the City to allow housing in all commercial and mixed-use zoning districts, thereby increasing its zoned capacity by several hundred MFR units.
 - Recent development proposals have far exceeded the estimates in the Buildable Lands Report and Land Capacity Analysis used to evaluate the potential production of MFR units.
 - The subject site contains adequate development area and would be accessed from S Lake Stevens Road. Although the Applicant has not submitted a specific development proposal, a conceptual site plan included in the DA shows a 72-unit

multifamily residential development that would occur within the graveled area serving as a buffer boundary for the onsite Category I wetland. Conformance with zoning standards would be reviewed as part of the future development application. An initial review has determined that the portion of the property outside of the wetland would be suitable for development.

- The proposal would not be materially detrimental to adjacent land uses because the proposed zoning designation is consistent with the existing Comprehensive Plan land use designation. Any future development would be required to meet state and local regulations, including regulations related to critical areas, transportation concurrency, height, bulk, landscaping, and stormwater management.
- The subject property is located within the Lake Stevens Sewer District and is within the Snohomish County Public Utility District. In accordance with municipal standards there would be adequate infrastructure to develop the site under the proposed zoning. The Applicant would be required to obtain utility availability letters as part of any future development application.
- The proposal does not include a land use map amendment and, therefore, the rezone is exempt from SEPA review under WAC 197-11-800(6)(c). A multifamily residential project with at least 70 units would be required to undergo SEPA environmental review and would be subject to the City's critical areas regulations (chapter 14.88 LSMC). Accordingly, the environmental impacts have been and/or can be mitigated by current regulations.
- The proposal complies with municipal standards for a rezone application. All other applicable criteria and standards would be met by the development application.
- Although LSMC 14.38.020(d)(1) does not specifically identify the MFR zoning district under the list of "Other Zones" within the subarea, the use of the phrase "subareas may also contain" does not represent an exhaustive list of all "allowed" zoning designations within the subarea. LSMC 14.38.030(a) provides authority to the Community Development Director to determine whether uses are appropriate within the subarea. The adoption of the Concurrent Rezones (Ordinance 1189) to the 2024 Comprehensive Plan (Ordinance 1188) resulted in several properties being rezoned from R8-12 to MFR within the boundaries of the 20th St SE Corridor subarea, making the proposed MFR zoning designation consistent with the uses and zoning districts established in the City's Comprehensive Plan, with which the City's subareas must be consistent. Text Amendment T-1 of the ratified 2026 Comprehensive Plan Docket will include updates to the 20th St SE Corridor Subarea Plan (and the development regulation in chapter 14.38 LSMC) to be consistent with the Comprehensive Plan, including references to additional zoning districts that were added to (or removed from) the boundaries of the subarea as part of 2024 Concurrent Rezones.
- The proposed rezone would not increase the established densities adopted in the 2019 Revised Planned Action Ordinance (Ordinance 1075). Future development

of the site would be subject to SEPA environmental review, either as a Planned Action Certification (if capacity is still available within the adopted threshold for residential units established by Ordinance 1075) or via a project-specific SEPA checklist and threshold determination.

Exhibit 1, Staff Report, pages 7 through 10.

Testimony

12. City Principal Planner David Levitan testified generally about the proposal and how it would be consistent with the Comprehensive Plan and would meet the specific criteria for approval for a rezone. He provided a description of the property and the surrounding area, consistent with the findings above, noting that the subject property for this rezone is in the same general vicinity as the property in the Ripperger rezone request. Planner Levitan discussed how the City and the Applicant had worked through the Development Agreement (DA) and described the DA, noting that one of the components of the DA was to look at how the DA would impact the City's ability to meet its future growth targets in compliance with the City's Comprehensive Plan and the State Growth Management Act. He explained that City Council had adopted the DA and determined that this was a change in circumstances warranting a rezone. Planner Levitan provided an overview of the rezone request, including noting that the proposed zoning district is compatible with the existing Comprehensive Plan designation. He further testified that rezones are exempt from SEPA and review of transportation impacts, but that both would be considered at the project stage. Planner Levitan explained that this property is within the 20th Street SE Corridor Subarea Plan, which was the subject of a planned action ordinance (PAO). He described how a PAO shifts environmental review from the development stage to the planning stage, which allows eligible projects to move forward without environmental review if they are consistent with the PAO. He noted, however, that the area is approaching the maximum residential units provided for in the PAO and therefore, future development plans may need to go through SEPA review. Planner Levitan testified about City staff's analysis of how the proposal would meet all required criteria for approval of a rezone, again consistent with the findings above. *Testimony of David Levitan.*
13. Applicant Representative Ryan Larsen testified that the Applicant agrees with City staff analysis and recommendation of the proposal, as provided in the staff report and Planner Levitan's testimony. He stated that the Applicant conducted their own analysis of how the proposed rezone meets each of the criteria for approval, which is included in the project narrative, and is consistent with City staff's analysis. Mr. Larsen explained that, under LSMC 14.16C.090(g)(4), which provides a series of three reasons why a zoning amendment is warranted, only one of the reasons must be true, not all three. He testified that, in this matter, the reason for the rezone request is a change in circumstances, which is the Development Agreement approved by City Council. *Testimony of Ryan Larsen.*
14. Sally Jo Sebring attended the hearing and briefly testified that her written comments are sufficient to communicate her concerns with the project. *Testimony of Sally Jo Sebring.*

Staff Recommendation

15. Mr. Levitan testified that City staff recommends the Hearing Examiner forward a recommendation of approval, with conditions, to City Council. Mr. Larsen testified that the Applicant understands and would comply with City staff's recommended conditions. *Testimony of David Levitan; Testimony of Ryan Larsen; Exhibit 1, Staff Report, pages 11 and 12.*

CONCLUSIONS

Jurisdiction

The Hearing Examiner is authorized to hear and make recommendations to the City Council for approval of a site-specific rezone. *LSMC 14.16B.450; LSMC 14.16C.090(c).*

Criteria for Review

The Hearing Examiner may recommend approval of a site-specific rezone request if the following criteria are satisfied:

- (1) The amendment complies with the Comprehensive Plan Land Use Map, policies, and provisions and adopted subarea plans;
- (2) The amendment is in compliance with the Growth Management Act;
- (3) The amendment serves to advance the public health, safety and welfare;
- (4) The amendment is warranted because of changed circumstances, a mistake, or because of a need for additional property in the proposed zoning district;
- (5) The subject property is suitable for development in general conformance with zoning standards under the proposed zoning district;
- (6) The amendment will not be materially detrimental to uses or property in the immediate vicinity of the subject property;
- (7) Adequate public facilities and services are likely to be available to serve the development allowed by the proposed zone;
- (8) The probable adverse environmental impacts of the types of development allowed by the proposed zone can be mitigated, taking into account all applicable regulations, or the unmitigated impacts are acceptable;
- (9) The amendment complies with all other applicable criteria and standards in this title; and
- (10) If the proposal is located with an adopted subarea plan:

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- (i) The rezone is to a zoning designation allowed within the applicable subarea; and
- (ii) The rezone does not increase the established intensities adopted as part of the planned action ordinance or mitigates increased or additional impacts by supplementing, amending or adding the applicable planned action draft and final environmental impact statement.

LSMC 14.16C.090(g).

Conclusions Based on Findings

The proposed rezone satisfies the criteria for approval found in LSMC 14.16.090(g) and should be approved. The subject property is designated High-Density Residential by the City Comprehensive Plan. The High-Density Residential designation is implemented by both the R8-12 and the MFR zoning districts and, therefore, the proposed rezone of the parcel from R8-12 to MFR would comply with the existing Comprehensive Plan Land Use Map. The proposed rezone of the property to the MFR zoning district would be consistent with several Comprehensive Plan policies and GMA requirements related to accommodating growth, including policies accommodating a variety of land uses to support population and employment growth; reviewing land uses in conjunction with updates to the Buildable Lands Report and Growth Monitoring Report to ensure employment and population capacity estimates are being met; directing new growth to areas where infrastructure and services are available or planned; coordinating land use decisions with capital improvements needs for public facilities; encouraging infill development on underutilized parcels; promoting appropriate zoning of sufficient buildable lands to accommodate various types and densities of housing; and considering the cumulative impacts of land use decisions on residential and employment capacity. The subject property is within the 20th Street SE Corridor Subarea Plan, which does not specifically include the MFR zoning as allowed, but does allow other zones, which the City determined would include the MFR zoning district. In addition, the Concurrent Rezones, adopted along with the 2024 Comprehensive Plan update rezoned several properties in the subarea as MFR, and the 2026 Comprehensive Plan updates will incorporate the additional zoning districts that were added to the subarea.

The City provided reasonable notice and opportunity to comment on the proposed rezone. The City received several comments on the proposal from members of the public in response to its notice materials, and a member of the public provided testimony at the open record hearing. Comments on the proposed rezone generally related to potential future development of the property at the proposed MFR zoning district level and raised concerns about the impacts of such development on the surrounding area, including impacts to schools and traffic impacts. Additional comments questioned whether either zoning proposal was necessary to meet growth goals and suggested that a Development Agreement should not constitute a changed circumstance. The proposed rezone would allow for development under the MFR zoning district, and the proponents of the proposed rezone have presented a conceptual development

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plan. City staff determined that the subject property has adequate access, sufficient developable land outside of environmentally sensitive areas, and adequate infrastructure that the conceptual development would likely meet, or could be conditioned to meet, the development standards under the MFR zone. The specific impacts of any development, including reviewing for environmental impacts, transportation impacts, and concurrency will be considered during the development application stage. As conditioned, any future development must conform to all regulations, including complying with the development regulations under Title 14 of the Lake Stevens Municipal Code.

The proposed rezone would, as conditioned, serve the public health, safety, and welfare by permitting development that is consistent with the Comprehensive Plan and surrounding uses and would provide additional housing opportunities that can be adequately served by infrastructure and utilities. As mentioned above, future development plans would be required to analyze specific impacts of the development and comply with the MFR zoning standards, transportation requirements, utility connections, and residential development standards for any new residential units.

The proposed rezone is warranted by changed circumstances, which in this case is the approval of the Development Agreement by the City Council. The City Council considered the impacts to the surrounding area, including traffic impacts, and the need for properties to meet minimum density requirements, and determined that a transfer of density, and the necessary rezoning of the subject property and the Ripperger property, would be appropriate.

The proposed rezone is categorically exempt from SEPA review. The 20th Street SE Corridor Subarea Plan is the subject of a Planned Action Ordinance (PAO), which provided environmental review at the planning stage; if future proposed development was not eligible under the PAO, however, the development would be required to undergo SEPA analysis. Adequate public facilities and services are available to serve the property. Conditions, as detailed below, are necessary to ensure that the proposal meets all applicable requirements for a site-specific rezone and to ensure that any future development of the site complies with all applicable federal, state, and local regulations. *Findings 1 – 15.*

RECOMMENDATION

Based on the above findings and conclusions, the Hearing Examiner recommends that the City Council **APPROVE** the request to rezone an approximately 2.84-acre parcel, located at 1622 S Lake Stevens Road, from the Residential 8-12 (R8-12) zoning designation to the Multifamily Residential (MFR) zoning designation, with the following conditions:

1. **Exhibit 8** depicts the area to be rezoned from the R8-12 zoning district to the MFR zoning district. The proposed rezone is contingent upon the Hearing Examiner's recommendation of approval and final approval by the City Council. Upon approval, the proposed change will be incorporated into an official revised Lake Stevens zoning map.

2. The Ripperger Rezone (LUA2026-0090) must also be approved by the City Council (following a recommendation from the Hearing Examiner) in order to implement the approved development agreement (LUA2025-0090) and allow for the development of each project site, as outlined in the development agreement.
3. State Environmental Policy Act (SEPA), transportation, and concurrency review will occur as part of a future development application, contingent on the approval of this rezone application.
4. All future development must comply with federal, state and local regulations in effect at the time of application.

RECOMMENDED this 9th day of April 2026.



YOSHI KUMARA
Hearing Examiner
Laminar Law, PLLC

CITY COUNCIL STAFF REPORT



Agenda Date: 5/19/2026

Subject: Funding Request - Music in the Park

Contact Person/Department: Sarah Garceau, Parks Department

Budget Impact: \$2500

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

Approve a \$2500 cash contribution to support the 2026 Music in the Parks series.

SUMMARY/BACKGROUND:

The Lake Stevens Arts and Parks Foundation is requesting a \$2,500 cash contribution to support the 2026 Music in the Parks series. The series was successfully held in 2024 and 2025, and 2026 will mark its third year.

The 2026 Music in the Parks events are scheduled for five Tuesday evenings at North Cove Park, running from 5:30 p.m. to 7:30 p.m. Each event will feature two performing groups. The series is planned to begin on July 21 and conclude on August 25. The anticipated musical lineup includes approximately four performances by the Community Band and two to three performances by the Jazz Band, with the remaining dates filled by hired bands. A beer garden is not planned for this year's series. The \$2500 approval would be a maximum of \$500 reimbursement for each of the five music events.

In 2025, the City approved a \$5,000 cash contribution for the five-night series at North Cove Park. Due to inclement weather, one event was canceled, resulting in four event nights and an actual City contribution of \$4,000. In addition, the Parks Department provided in-kind support, including permitting fees, equipment use, and staff support for waste management and restroom services.

The Foundation also secured community support through cash and in-kind contributions, raising a total of \$2,479. Established in 2004, the Foundation is a

501(c)(3) nonprofit organization dedicated to supporting arts and parks programs in Lake Stevens and the surrounding area.

If approved, \$2500 would be added to the future supplemental budget.

APPLICABLE CITY POLICIES:

ATTACHMENTS:

None

CITY COUNCIL STAFF REPORT



Agenda Date: 5/19/2026

Subject: Ordinance 1219 - 2026 Budget Amendment

Contact Person/Department: Matthew Heist, Finance

Budget Impact:

Legal Review: No

RECOMMENDATION(S)/ACTION REQUESTED:

Discuss Ordinance 1219 - Amending Budget Ordinance No.1205 -and provide feedback to staff. Action to be taken at the May 26, 2026 Council Meeting.

SUMMARY/BACKGROUND:

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 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	\$34,292,395	\$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
Totals	\$62,203,472	\$58,937,640	\$77,644,199	\$43,496,913

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)
	Total	\$7,911,077	\$7,819,814	\$11,145,175	\$4,585,716

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
	Total General Funds	\$1,622,862	\$283,347	\$843,733	\$1,062,476

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
	Total	\$7,230,595	\$10,561,315

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
	Total	\$201,604	\$180,604

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
	Total	\$0	\$482

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
	Total	\$387,615	\$402,774

Staffing

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

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.

ATTACHMENTS:

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

**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 26th 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

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

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



Council Member
Ryan Donoghue

Council Member
Nathan Packard

Council Member
Sabina Araya

Council Member
Tosha Edwards

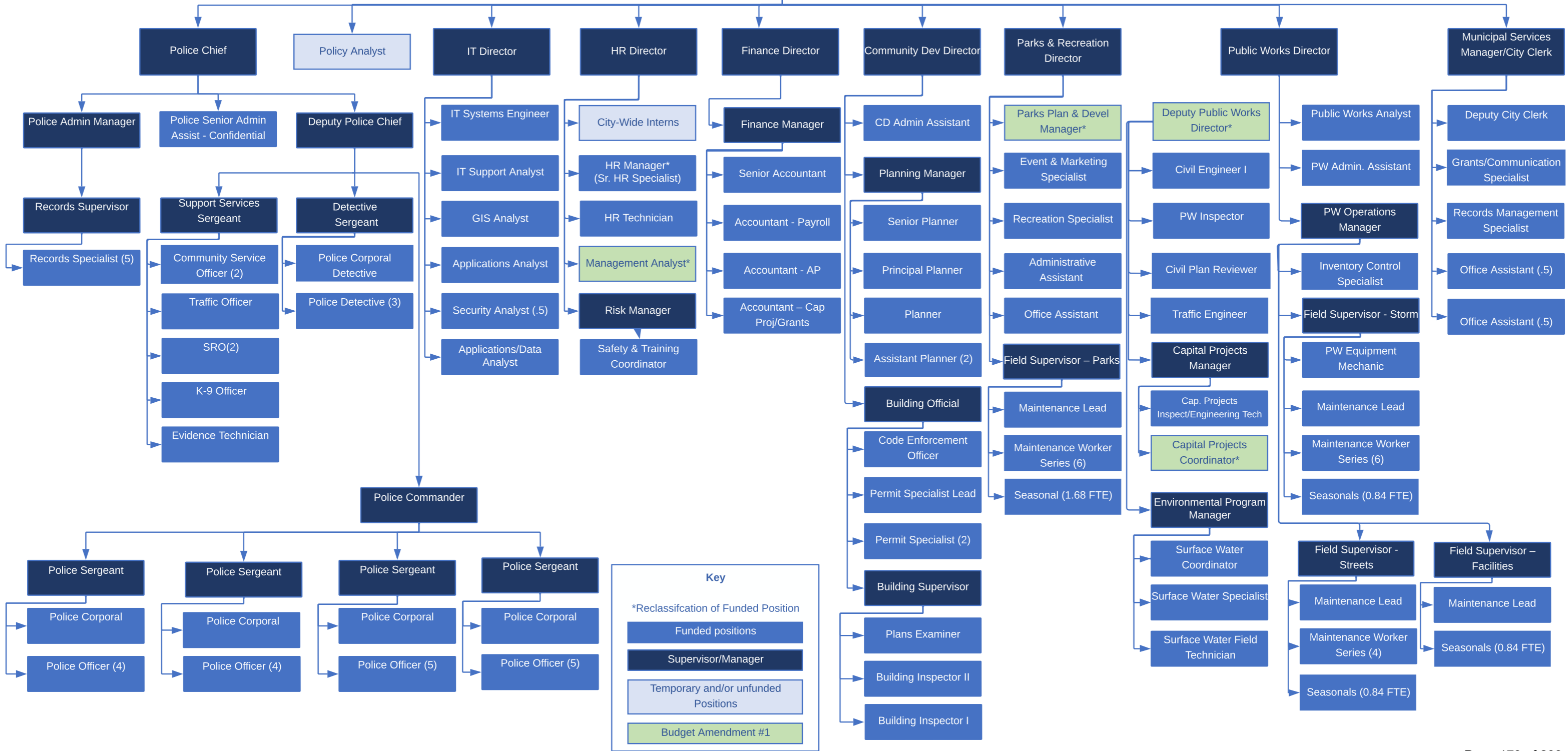
Council Member
Brian McManus

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 SPPP 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



One Community Around The Lake

2026 Budget Amendment #1

MATTHEW HEIST, CPA – FINANCE

MAY 19, 2026

Budget Amendment Summary

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
Totals	\$62,203,472	\$58,937,640	\$77,644,199	\$43,496,913

Beginning Balances are estimated during the budget process by attempting to project the receipts and expenditures remaining through yearend, including capital projects. Once 2025 yearend actuals are known, 2026 beginning balances are corrected.

Overall, the beginning balance increased by \$7.9 million and our ending balance is expected to end at about \$4.6 million more than originally anticipated.

The majority of resources and expenditures are related to ongoing capital projects.

Budget Amendment Changes –All Funds

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)
	Total	\$7,911,077	\$7,819,814	\$11,145,175	\$4,585,716

Only funds listed are included in the 1st budget amendment.

Budget Amendment Changes – Major Operating Funds

Fund	Fund Name	Change in Beginning Balance	Change in Resources	Change in Expenditures	Change in Ending Balance
GF	General Funds	1,622,862	283,347	843,733	1,062,476
001	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

General operating and managerial funds are required to be combined for budgeting and reporting purposes. This table lists the managerial sub-funds separately to better explain the changes.

- Commercial Rental Fund – Received grant funding in 2026 for the PD HVAC system done in prior years. Most of the additional expenditures is for the ongoing HVAC project at our commercial building.

Grant Revenues

N	Project	Fund	Fund #	Revenue/Expenditure Account	Type	Total Amended	Notes
Adj	WCIA Training	General	001	GF - Private Grant (WCIA/AWC)	Rev	(\$1,526)	Reduced WCIA Grant Funding
C	IT Grant	General	001	DHS Fed Ind 97.036 FEMA	Rev	\$27,000	Grant Revenue - IT - New (Council 3/10/26)
C	Salmonoid Basin	SWM	410	Commerce Grant- Salmonoid	Rev	\$106,000	New Grant Award (2/24/26)
RF	Bayview	Park Mit	302	State Commerce - Bayview	Rev	(\$8,580)	Recv'd 2025 - Reduce Remaining
RF	Capital	General	005	EECBG - Fed Indirect	Rev	\$76,130	PD HVAC Grant
RF	CCTV	SWM	410	DOE - SFAP Grant	Rev	\$537,397	Grant - Ongoing Project
RF	Frontier Heights	Park Mit	302	RCO - Frontier Heights Grants	Rev	(\$8,809)	Recv'd 2025 - Reduce Remaining
RF	Frontier Heights	Park Mit	302	SnoCo SCPP Grants - PR100 - FH	Rev	\$205,280	Grant - Ongoing Project
RF	Historical Museum	Facility	306	WS Historical Society - Museum	Rev	\$688,367	Grant - Ongoing Project
RF	IT Grant	General	001	DHS Fed Ind 97.036 FEMA	Rev	\$128,300	Grant - Ongoing Project
RF	Main	REET 2	304	Main Street - FHWA/PSRC	Rev	\$384,123	Grant - Ongoing Project
RF	Salmonoid	SWM	410	Commerce Grant- Salmonoid	Rev	\$202,387	Grant - Ongoing Project
RF	TBP05	TBP	120	WSDOT SRTS - Grant TBP05	Rev	\$315,000	Grant - Ongoing Project
RF	TBP05	TBP	120	TIB - Grant TBP05	Rev	\$800,000	Full \$800K New Grant 2025-2026

Council approved 2 grants during the current fiscal year – Commerce Grant for the Salmonoid Basin (2/24/26) and Dept of Homeland Security grant for IT related purposes (3/10/226)

Two grants (Commerce for Bayview and RCO for Frontier Heights) are being reduced because we received the grant funding at end of 2025

We are rolling forward other various grant funds remaining from the prior year.

Corresponding expenditure budgets for these projects and grant revenues were included in the adopted budget.

Other Revenues/Resources

N	Project	Fund	Fund #	Revenue/Expenditure Account	Type	Total Amended	Notes
RF	36th Bridge	SWC	411	2025 PWTF Loan Proceeds	Rev	\$911,000	PWTF Loan - Ongoing Project
RF	Municipal Campus	Facility	306	Sale of Property	Rev	\$3,000,000	Ongoing Capital Project
Adj	Capital	Street	101	PW - Retainage	Rev	\$20,000	Project Retainage & Release - Pass Through Rev/Exp
Adj	Capital	TBP	120	Retainage	Rev	\$30,000	Project Retainage & Release - Pass Through Rev/Exp
Adj	NC Marina	REET 2	304	Capital Project Contributions	Rev	\$27,241	Marine Unit FD Contribution
Adj	Operations	Street	101	Utility Tax - Sewer	Rev	\$300,000	Increased Sewer Utility Rates
Adj	Operations	Sewer	401	Sewer District Reimbursement	Rev	\$4,500	Increased Utility Cost/Use

Anticipated sale of property for \$3 million

PWTF Loan proceeds for \$911k. Have started to collect on the proceeds.

Project retainage – These are restricted and will be paid back to the contractors. There are corresponding expenses related to these

Due to Sewer rate increases, we anticipate additional \$300k in sewer utility tax. Sewer District pays the City ½ utilities for the use of the Decant facility and we anticipate receiving an additional \$4.5k in reimbursement of shared costs from the District.

Roll Forward Summary

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
	Total	\$7,230,595	\$10,561,315

Roll Forward Details - Operations

N	Project	Fund	Fund #	Revenue/Expenditure Account	Type	Total Amended	Notes
RF	FI Operations	General	001	FI-Professional Service	Exp	\$60,000	ERP Software & Financial Consultant
RF	IT Grant	General	001	DHS Fed Ind 97.036 FEMA	Rev	\$128,300	Grant - Ongoing Project
RF	IT Grant	General	001	IT- Operating Supplies	Exp	\$113,114	Grant Related Expenses - IT
RF	IT Operations	Computer	510	Capital - Purch Computer Equip	Exp	\$55,000	ITSM & Wireless Network Replacement
RF	Parks Operations	General	001	PK - Professional Services	Exp	\$10,995	PROS Plan finishing up in 2026
RF	PD Operations	General	001	LE-Minor Equipment	Exp	\$10,440	Accreditation Private Grant
RF	PD Operations	General	001	LE-Donation Exp - Other	Exp	\$10,594	Donation Funds
RF	PD Operations	General	001	LE - Uniform Clothing	Exp	\$41,000	Equipment & Clothing
RF	PD Operations	General	001	LE-Prof Srv - Wellness Grant	Exp	\$3,157	CJTC Grant Remaining
RF	PD Operations	General	001	LE-Facility Repair & Maint	Exp	\$21,000	Janitorial Allocation
RF	PDC Operations	General	001	PL-Professional Servic	Exp	\$9,300	Ongoing EDDS/Comprehensive Plan Project
RF	PDC Operations	General	001	PL-Professional Servic	Exp	\$50,000	Industrial Center Zoning & Design Standards
RF	PDC Operations	General	001	PL-Professional Servic	Exp	\$6,385	Alliance for Housing Affordability (AHA)
RF	PDC Operations	General	001	PL - Citywide Beautification	Exp	\$69,366	Gateway Signs Purchased 2025 - Invoiced 2026
RF	RP Operations	General	005	Broker Fees	Exp	\$5,665	Pay for broker fees for new tenants

- These are operational budgets that were approved for 2025 budget but a portion of unspent funds being re-appropriated to 2026.

Roll Forward Details – Capital Projects

N	Project	Fund	Fund #	Revenue/Expenditure Account	Type	Total Amended	Notes
RF	131st	REET 2	304	131st Ave NE Sewer Extension	Exp	\$58,230	Ongoing Capital Project
RF	36th Bridge	SWC	411	2025 PWTF Loan Proceeds	Rev	\$911,000	PWTF Loan - Ongoing Project
RF	36th Bridge	SWC	411	Catherine Creek/36th St Bridge	Exp	\$460,929	Ongoing Capital Project
RF	ADA	Sidewalk	309	ADA Crosswalk Improvements	Exp	\$100,000	Ongoing Capital Project - Invoicing to Continue in 2026
RF	Bayview	Park Mit	302	State Commerce - Bayview	Rev	(\$8,580)	Recv'd 2025 - Reduce Remaining
RF	Bayview	Park Mit	302	PM -LS Bayview Connector - PT	Exp	\$212,000	Ongoing Capital Project
RF	Capital	General	005	EECBG - Fed Indirect	Rev	\$76,130	PD HVAC Grant
RF	Capital	General	005	Rental Property Capital	Exp	\$203,000	Commercial Building Ongoing Project (HVAC)
RF	CCTV	SWM	410	DOE - SFAP Grant	Rev	\$537,397	Grant - Ongoing Project
RF	CCTV	SWM	410	SW - Prof Service - CCTV	Exp	\$478,307	Ongoing Capital Project
RF	Frontier Heights	Park Mit	302	RCO - Frontier Heights Grants	Rev	(\$8,809)	Recv'd 2025 - Reduce Remaining
RF	Frontier Heights	Park Mit	302	SnoCo SCPP Grants - PR100 - FH	Rev	\$205,280	Grant - Ongoing Project
RF	Hartford Crossing	SWC	411	Hartford Crossings/Cath Creek - EPA Grant	Exp	\$23,596	Ongoing Capital Project
RF	Historical Museum	Art	112	Art - Public Art Acquisition	Exp	\$25,000	Ongoing Capital Project
RF	Historical Museum	Facility	306	WS Historical Society - Museum	Rev	\$688,367	Grant - Ongoing Project
RF	Historical Museum	Facility	306	Culture Facility Cap - Museum	Exp	\$2,232,631	Ongoing Capital Project
RF	Main	Traffic Mit	301	TZ1 - Main Street	Exp	\$81,788	Ongoing Capital Project
RF	Main	REET 2	304	Main Street - FHWA/PSRC	Rev	\$384,123	Grant - Ongoing Project
RF	Main	REET 2	304	R2 - Main Street	Exp	\$554,417	Ongoing Capital Project
RF	Municipal Campus	Facility	306	Sale of Property	Rev	\$3,000,000	Ongoing Capital Project
RF	Municipal Campus	Facility	306	Gen Facility CP Salaries	Exp	\$50,000	Ongoing Capital Project
RF	Municipal Campus	Facility	306	Gen Facilities CP Benefits	Exp	\$20,000	Ongoing Capital Project
RF	Municipal Campus	Facility	306	FC - Municipal Campus GG	Exp	\$3,650,849	Ongoing Capital Project
RF	Municipal Campus	Facility	306	FC - Other Capital GG	Exp	\$322,139	Ongoing Capital Project
RF	Salmonoid	SWM	410	Commerce Grant- Salmonoid	Rev	\$202,387	Grant - Ongoing Project
RF	Salmonoid	SWM	410	SW - Salmonoid Basin Comp Plan	Exp	\$205,625	Ongoing Capital Project
RF	Stormwater Capital	SWC	411	SW - Capital Expenditure	Exp	\$150,000	Private Stormwater Facility Maintenance
RF	TBP04	TBP	120	TBP04: 117th NE - 20th to 26th	Exp	\$147,769	Ongoing Capital Project
RF	TBP05	TBP	120	WSDOT SRTS - Grant TBP05	Rev	\$315,000	Grant - Ongoing Project
RF	TBP05	TBP	120	TIB - Grant TBP05	Rev	\$800,000	Full \$800K New Grant 2025-2026
RF	TBP05	TBP	120	TBP05: 91st - 20th to 12th	Exp	\$719,019	Ongoing Capital Project
RF	TBP07	TBP	120	TBP07: Soper Hill	Exp	\$400,000	Ongoing Capital Project

Council Approved Summary

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
	Total	\$201,604	\$180,604

- Council approved items are items brought to Council for approval. After approval, we must bring these items as budget amendments.

Council Approved Details

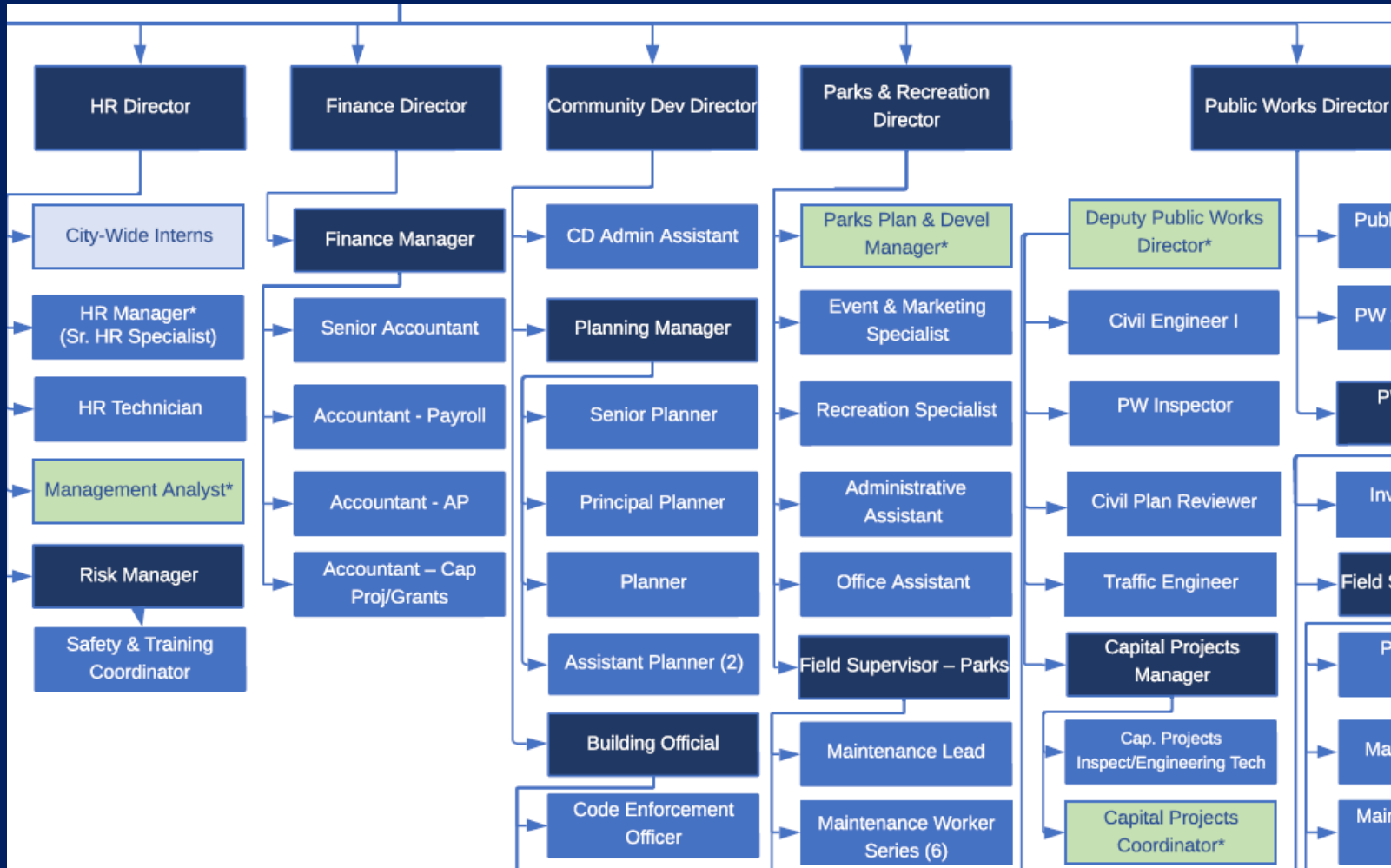
Operational

N	Project	Fund	Fund #	Revenue/Expenditure Account	Type	Total Amended	Notes
C	IT Grant	General	001	DHS Fed Ind 97.036 FEMA	Rev	\$27,000	Grant Revenue - IT - New (Council 3/10/26)
C	IT Grant	General	001	IT- Operating Supplies	Exp	\$27,000	Grant Revenue - IT - New (Council 3/10/26)
C	OpenGov	General	001	Interfund Transfer In	Rev	\$53,443	Reallocating Budgets for OpenGov Asset Module (2/17/26)
C	OpenGov	General	001	Parks - Operating	Exp	(\$34,302)	Reallocating Budgets for OpenGov Asset Module (2/17/26)
C	OpenGov	General	001	IT - Professional Services	Exp	\$87,745	Reallocating Budgets for OpenGov Asset Module (2/17/26)
C	OpenGov	Street	101	ST-Transfer Out	Exp	\$34,302	Reallocating Budgets for OpenGov Asset Module (2/17/26)
C	OpenGov	Street	101	ST-Operating Cost	Exp	(\$34,302)	Reallocating Budgets for OpenGov Asset Module (2/17/26)
C	OpenGov	SWM	410	SW - Transfer Out	Exp	\$34,302	Reallocating Budgets for OpenGov Asset Module (2/17/26)
C	OpenGov	SWM	410	SW - Operating Costs	Exp	(\$34,302)	Reallocating Budgets for OpenGov Asset Module (2/17/26)
C	OpenGov	Computer	510	Transfers In	Rev	\$15,161	Reallocating Budgets for OpenGov Asset Module (2/17/26)
C	OpenGov	Computer	510	Sft Lcns & Maint - Infra Srvs	Exp	\$15,161	Reallocating Budgets for OpenGov Asset Module (2/17/26)
C	Operations	General	001	LG-General Public Defender	Exp	(\$21,000)	Negotiated Contract & Conflict Attorney Costs

Projects

N	Project	Fund	Fund #	Revenue/Expenditure Account	Type	Total Amended	Notes
C	Salmonoid Basin	SWM	410	SW - Salmonoid Basin Comp Plan	Exp	\$106,000	New Grant Award (2/24/26)
C	Salmonoid Basin	SWM	410	Commerce Grant- Salmonoid	Rev	\$106,000	New Grant Award (2/24/26)

Organizational Chart Amendments



Council approved and authorized the following restructuring:

Parks Department:

- Remove the Revenue Development Specialist
- Re-classify the Parks Planning & Development Coordinator to the Parks Planning & Development Manager

Public Works Department:

- Remove the City Engineer and Senior Civil Engineer
- Add a Deputy PW Director and Capital Projects Coordinator

Admin – Under HR Department

- Add a Management Analyst

Salary Schedule Amendment

IT Support Analyst, Revenue-Development Specialist , Surface Water Coordinator	30	\$ 90,888.75	\$ 94,524.31	\$ 98,305.28	\$ 102,237.47	\$ 106,326.99	\$ 110,580.07	\$ 115,003.27
Associate Planner, Parks Planning & Development Coordinator	31	\$ 93,159.78	\$ 96,886.17	\$ 100,761.64	\$ 104,792.10	\$ 108,983.78	\$ 113,343.12	\$ 117,876.86
Safety & Training Coordinator, Applications & Data Analyst, Capital Projects Coordinator	33	\$ 97,875.86	\$ 101,790.88	\$ 105,862.53	\$ 110,097.03	\$ 114,500.91	\$ 119,080.94	\$ 123,844.19
Public Works Analyst, Management Analyst	47	\$ 101,355.80	\$ 105,410.03	\$ 109,626.43	\$ 114,011.49	\$ 118,571.94	\$ 123,314.82	\$ 128,247.42
Senior Civil Engineer , Parks Planning & Development Manager	55	\$ 123,568.10	\$ 128,510.82	\$ 133,651.25	\$ 138,997.30	\$ 144,557.20	\$ 150,339.49	\$ 156,353.06
City Engineer	63	\$ 150,557.08	\$ 156,579.35	\$ 162,842.53	\$ 169,356.24	\$ 176,130.49	\$ 183,175.71	\$ 190,502.74
Deputy PW Director	67	\$ 166,188.06	\$ 172,835.60	\$ 179,749.02	\$ 186,938.96	\$ 194,416.54	\$ 202,193.20	\$ 210,280.93
	68	\$ 178,818.18	\$ 187,158.88	\$ 195,818.88	\$ 204,818.88	\$ 214,177.84	\$ 223,918.48	\$ 234,058.88

Transfer Summary

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
	Total	\$0	\$482

Council Approved Details

Operational

N	Project	Fund	Fund #	Revenue/Expenditure Account	Type	Total Amended	Notes
Trx	Vehicle Lease	General	001	PL - Contrib to Vehicle Replac	Exp	(\$12,000)	Move Vehicle Lease for Building Supervisor to Equip Fund
Trx	Vehicle Lease	Street	101	ST - Salaries	Exp	(\$7,000)	Move Vehicle Lease for New Traffic Engineer to Equip Fund
Trx	Vehicle Lease	PDC Equip	515	PDC - Lease Agreements	Exp	\$10,000	Move Vehicle Lease for Building Supervisor to Equip Fund
Trx	Vehicle Lease	PDC Equip	515	PDC - Capital Lease Fees	Exp	\$2,000	Move Vehicle Lease for Building Supervisor to Equip Fund
Trx	Vehicle Lease	PW Equip	530	PW Lease Agreements	Exp	\$6,200	Move Vehicle Lease for New Traffic Engineer to Equip Fund
Trx	Vehicle Lease	PW Equip	530	Capital Lease Taxes & Fees	Exp	\$800	Move Vehicle Lease for New Traffic Engineer to Equip Fund

Projects

N	Project	Fund	Fund #	Revenue/Expenditure Account	Type	Total Amended	Notes
Trx	NC Marina	Park Mit	302	PM - NC Marina Feasibility	Exp	(\$54,000)	Move Budget - Not PM Eligible Expense
Trx	NC Marina	REET 2	304	R2 - NC Feasibility Marine Unit	Exp	\$54,482	Move Budget - Not PM Eligible Expense

Adjustment Summary

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
	Total	\$387,615	\$402,774

Adjustment Details - Operations

N	Project	Fund	Fund #	Revenue/Expenditure Account	Type	Total Amended	Notes
Adj	Operations	General	001	LE-Holiday Cashout	Exp	\$40,000	Change in Contract for Cashouts
Adj	Operations	General	001	LE-Jail	Exp	\$75,000	Increased Cost and Volume
Adj	Operations	General	001	GG-Excise Tax	Exp	\$6,000	Revenue Increases - Excise Tax Increases
Adj	PD Operations	General	001	LE - Supply- Opioid Settlement	Exp	\$48,800	SWAT Gear/Drone/Vehicle Lift
Adj	PD Operations	General	001	LE - PS - Opioid Settlement	Exp	\$6,600	Leads Online/Cellbrite Lic/Experts/Training (conf., travel, and lodging) for K9 Officer for K9 conference.
Adj	WCIA Training	General	001	HR - City Training Program	Exp	(\$1,526)	Reduced WCIA Grant Funding
Adj	WCIA Training	General	001	GF - Private Grant (WCIA/AWC)	Rev	(\$1,526)	Reduced WCIA Grant Funding
Adj	Storm Fees	General	001	PK-Storm Drainage	Exp	\$5,800	Increased SWM Fee Allocation for the Mill
Adj	Storm Fees	General	005	Rental Property Utilities	Exp	\$1,600	Increased SWM Fee Allocation
Adj	Operations	Street	101	Utility Tax - Sewer	Rev	\$300,000	Increased Sewer Utility Rates
Adj	Operations	Sewer	401	Sewer District Reimbursement	Rev	\$4,500	Increased Utility Cost/Use
Adj	Operations	Sewer	401	Sewer Dist Utilities	Exp	\$4,500	Increased Utility Cost/Use
Adj	Storm Fees	SWM	410	Storm Drainage Charges	Rev	\$7,400	Increased SWM Fee Allocation
Adj	Vehicle Lease	Police Equip	520	Vehicles - Capital Equip	Exp	\$6,000	Increased Lease Cost - Estimated in 2024

Related items or department items are highlighted same colors.

Adjustment Details - Projects

N	Project	Fund	Fund #	Revenue/Expenditure Account	Type	Total Amended	Notes
Adj	Capital	Street	101	PW - Retainage	Rev	\$20,000	Project Retainage & Release - Pass Through Rev/Exp
Adj	Capital	Street	101	PW Retainage Release	Exp	\$20,000	Project Retainage & Release - Pass Through Rev/Exp
Adj	Capital	TBP	120	Retainage	Rev	\$30,000	Project Retainage & Release - Pass Through Rev/Exp
Adj	Capital	TBP	120	Retainage Release	Exp	\$30,000	Project Retainage & Release - Pass Through Rev/Exp
Adj	Municipal Campus	Park Mit	302	Tree Replacement Expenditures	Exp	\$110,000	Municipal Campus - Restricted Funding - Ongoing Project
Adj	Museum	Park Mit	302	Tree Replacement Expenditures	Exp	\$50,000	Museum - Restricted Funding - Ongoing Project
Adj	NC Marina	REET 2	304	Capital Project Contributions	Rev	\$27,241	Marine Unit FD Contribution

Retainage is funds held for a project. These are funds we will pay back to the contract at the end of the project when it is closed out.

The Fire District is paying a portion of the costs for the North Cove Marina project, so this is revenue coming back to the City.

Next Steps:

Questions or comments?

Will bring to Council for approval May 26th Council Meeting –
Consent or Action?

CITY DEPARTMENT REPORT



Agenda Date: 5/19/2026

Contact Person/Department: Sarah Garceau, Parks Department

The City of Lake Stevens owns eleven (11) properties located within Homeowners Association (HOA) communities. Historically, these areas have been maintained by the respective HOAs, including mowing, trash removal, and minor upkeep. Since the formation of the Parks and Recreation Department in August 2022—and even prior to that—the status and maintenance of these HOA park properties have remained a frequent topic of discussion. A list of the properties is attached to this report.

These park parcels were established during the development process and were designated on plat maps as open spaces, native growth protection areas (NGPA), parks, or stormwater detention areas. The land was dedicated for public use and ownership was transferred to the City.

Washington’s recreational immunity law (RCW 4.24.210) provides liability protection for public and private landowners for unintentional injuries occurring on their land, provided the land is open for public recreational use and no fee is charged. To maintain this immunity, public-use lands must be regularly inspected, hazards identified, and necessary repairs made to ensure safe conditions.

While the City has historically relied on HOAs to maintain these parcels, it was recently determined that the City has no authority to require the HOAs to continue providing maintenance or repairs. Consequently, some parcels are no longer being mowed, trash is not being removed, and necessary repairs are not occurring. This lapse increases risk for both the City and the public who use these areas.

Following consultation with WCIA and legal counsel, the recommendation is that if the City cannot adequately maintain these areas and risk is present, they must be taken out of service.

To reduce immediate risk, the Parks and Recreation Department will begin actively managing these locations 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.

The Department does not anticipate needing additional operating budget or staffing to begin this work. Our analysis indicates that it can be absorbed with minimal impact on service levels across the broader park system. Any capital project needs that arise will be presented to City Council for consideration.

Over the next several weeks, staff will focus on essential repairs and establishing a minimal level of service. The Department will return to City Council to review each property individually and receive direction on appropriate service levels, which will be incorporated into the Department's Grounds Operations and Maintenance Standards.

Name	Address	Description							
			Playground	Open Space Field	Restrooms	Sports Court	Walking Trail	Parking lot	Picnic Table
Baker Vista	3312 116 th Ave NE	Asphalt Trail, sports court, playground	X			X	A		X
Bryce Park	3235 Bryce Dr	Playground, BBQ, Table	X						X
Catherine Drive	No Address Assigned	Half Basketball court.				X	D		
Cedar Road	10903 29 th St NE	Open Space, Bench, NGPA		X					
Greenwood Village - 125th Ave NE	500 125 th Ave NE	Playground removed in 2023					D		X
Greenwood Village - 4th St NE	12381 4 th St NE	Playground removed in 2026	X			X	D		
Summer Hill Estates	11320 36 th St NE	Playground removed 2023. Small grass hill.							
The Reserve - 10th St NE	12429 10 th St NE	Playground Removed 2024				X	D		X
The Reserve - 125th Ave NE	601 125th Ave NE	Playground, trail head, NGPA	X				D		
Woodland Hills	8098 16 th St SE	Short Trail, Benches Single fake rock w woodchips					A		