



# Land Use & Economic Development Committee

Tuesday, November 3, 2020  
4:00 PM - 5:30 PM  
(MEETING HELD VIA ZOOM)

## Meeting Notes

### Committee Attendees

Present: Councilmember Champion (Committee Chair), Council Vice President Kneller  
Absent: Councilmember Marine

### Other Attendees

Mayor Gregerson  
Public Works Director Swisstack  
Community Development Director Osaki  
Kandace Barnes, President and CEO, Mukilteo Chamber of Commerce  
Sandy Glover, Parametrix, on behalf of WSDOT

### 1. Economic Recovery

Mukilteo Chamber of Commerce President and CEO Kandace Barnes indicated that the Chamber of Commerce business survey has so far had a low response. She will be doing additional business outreach in an effort to obtain more responses and will report back at the Land Use & Economic Development (LU&ED) Committee's December meeting.

The LU&ED Committee discussed whether information about the number of businesses that have closed in Mukilteo is available. That information is not readily available.

Staff provided information about Mukilteo Cares Round 2 small business grants. Community Development Director Osaki mentioned that Recreation and Cultural Arts Director Price indicated that 32 grant awards were made during Round 2. This is in addition to the 24 grants awarded in Round 1. Round 2 contracts were being sent out this week.

### 2. Washington State Ferries (WSF) Agreements with the City of Mukilteo

Public Works Director Andrea Swisstack and Community Development Director Osaki presented information on four (4) City of Mukilteo - Washington State Ferries agreements that have been negotiated or are nearing the conclusion of negotiations. These agreements are currently scheduled for City Council action on December 7, 2020.

Staff summarized each of the four agreements which included:

#### Stormwater Maintenance Agreement

The Stormwater agreement establishes ownership, operation and maintenance responsibilities for stormwater facilities involving the City of Mukilteo, WSDOT and, to a lesser extent, Sound Transit for the Mukilteo Multimodal Terminal Project.

### **Turnback Agreement**

After completion of the WSF Terminal Project, the route of SR525 will change. A section of SR525 from the existing terminal's toll booths to the existing terminal at Front Street will no longer be needed as a State route and will effectively function as a City street.

The Turnback Agreement will transfer ownership of the right-of-way at this location from WSDOT to the City. Once executed, the City of Mukilteo will take over the ownership, maintenance, operation and permitting authority of this area.

### **Airspace Agreement**

As part of the Mukilteo Multi-Modal project, WSDOT will be impacting City parking spaces on Park Avenue as well as City owned parking just north of the BNSF railroad tracks immediately south of what will be the new First Street.

To mitigate for the **net loss** of five (5) parking spaces, WSDOT will construct 12 parking spaces on WSDOT owned property. The City may use these parking spaces for parking. These 12 spaces will be leased to the City at no cost. The City may charge for parking for these spaces as similarly assessed at other public parking lots or facilities owned or operated by the City.

### **Slope Easement**

The proposed exit lanes for the new WSF Terminal run along the southern property lines of three City-owned parcels. The elevation of the WSF Ferry Terminal exit lanes sit higher than the City-owned parcels.

Instead of constructing a retaining wall along these property lines, the State will construct a fill slope that extends onto the City-owned parcels. It is anticipated that when these City properties develop in the future, the sites will be filled to match into the final elevations of the WSF Terminal exit lanes.

By allowing this slope easement on the City of Mukilteo owned parcels, fill associated with the future developments will be able to tie directly into the fill slope constructed by WSF. After the City of Mukilteo completes development on these parcels, and the slope is no longer needed, the easement will self-extinguish.

The LU&ED Committee asked questions about the agreements and found the agreements acceptable. The LU&ED Committee did suggest that graphics/illustrations be provided to the City Council on December 7, 2020 that clearly orient the location of properties subject to the agreements in relation to physical features on the waterfront.

### **Other**

Council Vice-President Kneller suggested that the Chamber of Commerce email business survey results prior to the LU&ED's December 1, 2020 meeting, should the results be available before then.

**Next Meeting: Tuesday, December 1, 2020 from 4:00 PM - 5:30 PM** via Zoom.

### **December 1, 2020 Agenda Items**

- Economic Recovery, to include a business survey update
- Commercial Air Space, Guest speakers County Councilmembers Stephanie Wright and Megan Dunn