



11930 Cyrus Way • Mukilteo, WA • 98275

City Council
Land Use & Economic Development Committee
Wednesday, November 16, 2016
6:00-7:30 p.m.
Executive Conference Room

Agenda

Invitees:

Committee Members: Councilmember Emery, Councilmember Wheeler and Councilmember Whelpley

Alternate Committee Member: Council President Champion

Executive Branch: Mayor Jennifer Gregerson
Management Services Director Phillips

Chamber of Commerce: President and CEO Martin

City Staff: Community Development Director Love
Senior Planner Ritter

Discussion Topics:

1. Approve October 19, 2016 Meeting Notes
2. Comprehensive Plan Update

Next Meeting:

January 18, 2017; 6:00 pm



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City Council Land Use & Economic Development Committee
Wednesday, October 19, 2016
4:00-5:30 p.m.
Planning Department Meeting Table

Meeting Report

Attendees:

Committee Members: Councilmember Emery; Councilmember Whelpley, and Councilmember Wheeler

City Staff: Community Development Director Love and Senior Planner Ritter

Absent: President and CEO Martin

Public: None

Meeting Objective:

1. Approve Meeting Notes of September 21, 2016 meeting

Councilmember Emery noted the Meeting Notes of September 21, 2016 were consistent with what occurred at the meeting as Councilmembers Champion and Cook were in attendance as alternates and not available at the October 19, 2016 meeting to approve the meeting notes.

2. Parking Study Update

Community Development Director Love provided an overview of the Parking Facility Study to the committee. Director Love stated the City, Sound Transit, Island County, Port of South Whidbey partnered to have the City conduct a study to determine the need for a parking facility. The preliminary results of the study provided three options: a public parking garage, a private parking garage, and an offsite parking facility. The off-site remote shuttle service location is a less convenient alternative, as mode transfer will discourage use, compared to a parking facility within walking distance to the user's destination.

The study analyzed a shared parking option for the lower parking lot at Rosehill Community Center. This would provide employee parking for the businesses in the downtown area when not in use for activities at the Community Center. Another option is to add an additional parking level for the lower parking lot as originally planned. The update will be presented to the full council at the November 14, 2016 meeting.

The Committee further discussed the Parking Study Update and suggested staff should revisit the Lighthouse Park Master Plan regarding the proposed parking garage due to the opposition for a garage in the park.

LAND USE & ECONOMIC DEVELOPMENT COMMITTEE AGENDA REPORT

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| SUBJECT TITLE: Agenda Topics | FOR AGENDA OF: November 16, 2016 |
| Department Director: Patricia Love, Director of Community Development | EXHIBITS: <ul style="list-style-type: none"> • Rezone Location Map |
| Contact Staff: Patricia Love, Director of Community Development Linda Ritter, Senior Planner | |

Comprehensive Plan Update

In 2017 staff will prepare a minor update to the 2035 Comprehensive Plan which was adopted in 2015. To ensure public participation in the development of the City’s Comprehensive Plan and development regulations the City annually calls for citizen-initiated amendment proposals as part of the process. The proposals are then “docketed” and presented to the City Council for consideration and for a determination as to which should be placed on the final docket.

In addition to citizen-initiated proposals, city-initiated Comprehensive Plan amendment proposals are also docketed. The docketing process requires the City Council to review the list of docket applications at a public hearing before determining which will be placed on the final docket and processed for further review, evaluation and prioritization for review. Development regulation amendments presented are evaluated on their compatibility with the Comprehensive Plan. Placement on the final docket means a proposal merits further evaluation but does not indicate its eventual approval or denial. Currently the City has received the following proposal for rezones considerations:

- Lot 3 and Tract 3 City owned Tank Farm property from Waterfront Mixed Use (WMU) to Parks and Open Space (POS)
- 601 4th Street City owned property from Single Family Residential High Density (RD 7.5) to POS
- 705, 713 and the two vacant parcels owned by Ruth Gilbertson on 5th Street from Single Family Residential High Density (RD 7.5) to Downtown Business (DB) (*Potential request*)
- 4407 76th Street City owned property (Japanese Gulch Trail Head) from Single-Family Medium Density (RD 9.6) to POS
- 4800 & 4802 84th Street SW from Commercial (CB) to Single-Family Medium Density (RD 9.6)
- 8411 and 8425 44th Avenue from Planned Industrial (PI) to Multi-Family Residential (MRD)

A map of the proposed rezone locations has been included for your review.