



City Council
Land Use & Economic Development Committee
Wednesday, June 21, 2017
4:30-6:00 p.m.
Executive Conference Room

Agenda

Invitees:

Committee Members: Councilmember Cook, Councilmember Emery, and
Councilmember Whelpley

Alternate Committee Member: Councilmember Wheeler

Executive Branch: Mayor Jennifer Gregerson

Chamber of Commerce: President and CEO Martin

City Staff: Community Development Director Love
Planning Manager Osaki
Senior Planner Ritter

Discussion Topics:

1. Approve Meeting Notes of May 17, 2017
2. PROSA Plan Survey Summary
3. Proposed Development Agreement Amendment Sector 3 Lot 4A

Next Meeting: July 16, 2017 - 4:30 pm



11930 Cyrus Way • Mukilteo, WA • 98275

City Council Land Use & Economic Development Committee
Wednesday, May 17, 2017
Special Meeting Time: 4:30-6:00 p.m.
Executive Conference Room

Meeting Report

Attendees:

Committee Members: Councilmember Wheeler, Councilmember Cook,
Councilmember Whelpley

City Staff: Community Development Director Love, Planning Manager Osaki,
and Senior Planner Ritter

Chamber of Commerce: Chamber President and CEO Martin

Absent: Council Member Emery

Guest: Stewart Toshach, Director of Operations, Management and
Information Division, NOAA
Brantley Bain, P.E., Project Planning and Management Division,
NOAA

Meeting Objective:

1. **Approve Meeting Notes of April 5, 2017 meeting**
The Committee approved the meeting notes as presented
2. **NOAA Development Agreement Discussion**
Stewart Toshach, Director of Operations, Management and Information
Division at NOAA and Director Love gave an update on the Development
Agreement process for the proposed NOAA facility. Director Love stated
NOAA has received environmental and design funding to move forward with
one of the three options they are considering for their site. All three options
will be included in the proposed development agreement. The purpose of the
development agreement is to assist with lot restrictions, conflicts in the code
and assurance for the City and NOAA as to what will be built.

The current code requires that buildings in the Waterfront Mixed Use (WMU) zone have a height limit of 25 feet. The current NOAA building is 35 feet in height as well as the Silver Cloud hotel. In order for NOAA to meet their facility needs, the building needs to be at least 35 feet in height. Director Love stated staff will begin work on updating the shoreline code and at that time, these inconsistencies will be addressed.

Mr. Toshach stated the plan is to remove the existing pier once the siphon system has been installed. If the proposed siphon system is not feasible, the pier will remain in place and be repaired. The siphon system if installed may be an educational feature as the facility will be designed for public and school events.

Director Love stated a rough draft of the development agreement may be before the Council by the end of the year or in early 2018.

The consensus of the Committee was for staff to move forward and continue working with NOAA on the Development Agreement.

3. Wireless Communication Facilities (WCF) Code Amendment

Planning Manager Osaki provided an update of the wireless communications facilities code amendment under review by the Planning Commission. This code amendment is on the Planning Commission's 2017 work program.

The Planning Commission has so far this year reviewed existing wireless communication facilities code requirements, existing Comprehensive Plan policies as well as work done by the Ogden Murphy Wallace small cell consortium (which Mukilteo is a participant) to develop a model ordinance to address emerging small cell technology and facilities.

The Planning Commission has also received a presentation from Ogden Murphy Wallace on wireless communication facilities issues earlier this year. A copy of the Ogden Murphy Wallace PowerPoint presentation given to the Planning Commission was provided to the Committee.

Discussion at the committee generally focused on the increasing demand for telecommunication infrastructure, the type of small cell technology and infrastructure that telecommunication providers have been developing to address this growing demand and potential changes at the state and federal level intended to facilitate the deployment of wireless communication infrastructure.

These changes at the state and federal level, if approved, could affect local government permitting, (including "shot clocks" that place time on how quickly certain wireless communication facilities must be processed), and compensation that local governments may get for use of the right of way. Current State legislation under discussion could result in a requirement that local governments adopt ordinances related to small cell permitting. Ogden

Murphy Wallace has been monitoring and commenting on these potential changes at the State and federal level on behalf of the consortium.

Staff indicated that the Committee will be kept informed of the progress on the Planning Commission's work on the wireless communication facilities code amendment as it progresses.

4. Pedestrian Bridge Project Update

Director Love provided an overview of the revised draft conceptual plans to be presented to the City Council at the June 12th meeting for the proposed pedestrian bridge that stay outside of the BNSF right-of-way and within WSDOT's right-of-way. There are four (4) options for the Council to consider:

Options	Consequences
• A – Ramp	• Loses parking and requires minor landscape maintenance
• B – Steps	• Loses parking and grades are steep • Staff removed this option because of steep grades
• C – Curvy Ramp	• Loses parking and requires major landscape maintenance
• D - Elevator	• No loss of parking but requires \$10k in maintenance/year

The budget for all options is approximately \$4.1 million.

Next Steps:

WSDOT will continue to take soil samples, conduct geotechnical evaluations, and look at existing utilities in the area.

The City Council will need to decide at the June meeting:

- Whether they prefer the landing plaza or elevator design concept

Next Meeting: June 21, 2017 – 4:30 p.m.

LAND USE & ECONOMIC DEVELOPMENT COMMITTEE AGENDA REPORT	
SUBJECT TITLE: Parks, Recreation, Open Space and Arts (PROSA) Plan - Public Outreach Update	FOR AGENDA OF: June 21, 2017
Department Director: Patricia Love, Community Development Dir.	EXHIBITS: 1. Location Map
Contact Staff: Karl Almgren, AICP, Associate Planner	

BACKGROUND

The City has begun the Six-Year update to the Parks, Recreation, Open Space and Arts (PROSA) Plan to remain eligible for state grants from the State Recreation and Conservation Office (RCO). This funding source has been used for improvements in Big Gulch, Lighthouse Park, 92nd Street Park, and will be used (if awarded) for improvements of the Downtown Waterfront Master Plan including the promenade.

The PROSA Plan will include general discussion and analysis of Mukilteo's Parks, Recreation, Open Space, and Arts. A consultant is assisting the City in the PROSA update.

The initial stage of the PROSA update effort is the public outreach portion. Public outreach has primarily been based around an online survey (also available in paper format if requested) that opened on May 13, 2017 and an open house held May 24, 2017. To advertise the online survey, as well as the open house, social media was used as an initial push including Facebook, Nextdoor, and Twitter.

This initial push was quickly followed up with a public outreach table at Touch-A-Truck and an email to every household with a Lighthouse Park Parking Pass (3,000+ households). In addition to the electronic advertisements, the Mukilteo Beacon featured two different articles regarding the survey and the open house. Prior to closing the survey on June 11, 2017, the City also had a staffed public outreach table at the YMCA and at the Farmers' Market.

The result of the public outreach portion includes 850 survey respondents and an open house attendance of approximately 17. The variation between the participation of the online survey and the open house is most likely due to individuals sensing that they participated in one form, so another form seemed redundant. While the survey has a large number of responses, and is the highest ever for the City's use of an online survey, the survey is not considered statistically valid as the sample size was not randomly selected.

The next step will be to review the survey responses, and release a summary graphic in late June to display the survey results. Please visit www.mukparks.com or email me at kalmgren@mukilteowa.gov for more information.

RECOMMENDED ACTION:

None, this is informational only.

LAND USE & ECONOMIC DEVELOPMENT COMMITTEE AGENDA REPORT

SUBJECT TITLE: Proposed Amendment to the Sector 3 Development Agreement

FOR AGENDA OF:
June 21, 2017

Department Director:
Patricia Love, Community Development Dir.

EXHIBITS:
2. None

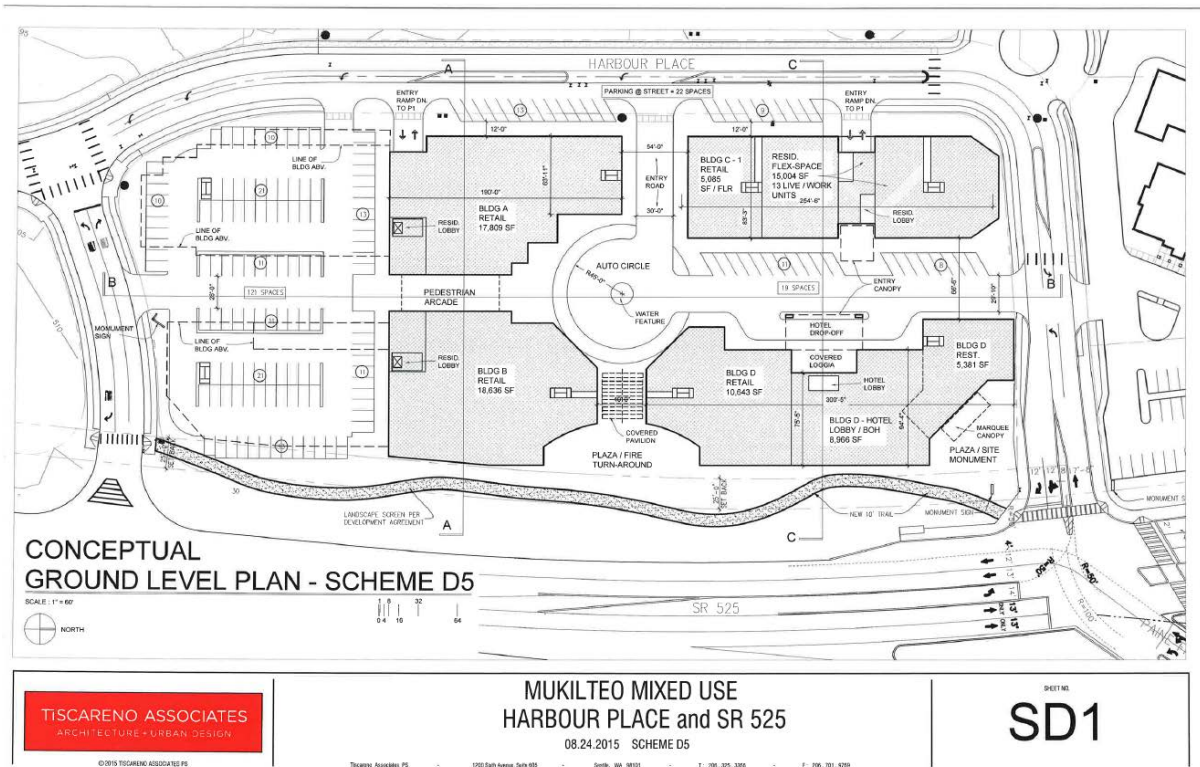
Contact Staff:
Linda Ritter, Senior Planner

BACKGROUND:

In 2015 and 2016 several proposals were brought before the City to amend the Sector 3 Development agreement to add residential units on the vacant properties located at the corner of Harbour Place/Mukilteo Speedway (Lots 9 & 10) and next to the Montessori School located at 9850 Harbour Place (Lot 4A).

DEVELOPMENT PROPOSALS

Lots 9 & 10 were being proposed as a Town Center concept with 4 buildings (4-6 stories) over underground parking, with street level commercial/retail uses and multi-family dwelling units (>400 units) above the commercial/retail level (see site plan below).



SITE PLAN

SCALE: 1"=50'

NORTH

CRITICAL AREA LEGEND

- WETLAND AND/OR STEEP SLOPES
- SPECIAL MANAGEMENT AREA (SEE GLUCHE TABLE)
- NATIVE GROWTH PROTECTION AREA

MUKILTEO MIXED USE
HARBOUR PLACE and SR 525
4/18-2016 LOT 4A - SITE PLAN

SHEET NO.
SD1

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RECOMMENDED ACTION:

Staff is asking the Land Use and Economic Development Committee if they are supportive of the proposal to amend the Sector 3 Development Agreement to add multifamily to this area. If you are not in support of this proposal, what would you like to see in this area?

Location Map

