



11930 Cyrus Way • Mukilteo, WA • 98275

City Council
Land Use & Economic Development Committee
Wednesday, July 20, 2016
5:00-6:30 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 May 18 Meeting Notes
2. NOAA Redevelopment Alternatives Update
3. Mongrain Glass Building Options
4. Cannon Property: Request for City to Purchase Property

Next Meeting:

August 17, 2016; 6:00 pm



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City Council Land Use & Economic Development Committee

Wednesday, May 18, 2016

6:00-7:00 p.m.

Executive Conference Room

Meeting Report

Attendees:

Committee Members: Councilmember Emery; Councilmember Wheeler;
Councilmember Whelpley

City Staff: Planning Manager Pickus and Associate Planner Ritter

Guests: Snohomish County Tourism Bureau Executive Director Amy Spain and
Sports Development Director Tammy Dunn

Meeting Objective:

1. Approve Meeting Notes of March 16, 2016 meeting

The Meeting Notes of March 16, 2016 were approved

2. Presentation by Amy Spain, Executive Director, Snohomish County Tourism Bureau

Amy provided an overview of the tourism bureau's annual report. She pointed out the bureau is funded through the lodging tax and that the state does not provide any funds. She discussed how much money tourism brings to the county.

Tammy described the sports aspect of the bureau and mentioned Mukilteo's new badminton facility will be hosting a national tournament in July. She also stated the Boy's & Girl's Club has applied for tourism dollars to help pay for their new building in Mukilteo.

3. Discussion about sunset provisions for interim commercial parking lots in the Downtown Business zoning district

Planning Manager Pickus described how Mukilteo Municipal Code requires interim commercial parking lots in the DB zone to close by Dec. 31, 2016 and that the code does not allow permanent commercial parking lots in the DB zone.

There are currently two interim lots in DB, the Elcon lot and the Arts Building lot. Mr. Decker, operator of the Elcon lot has requested the code be amended to allow interim commercial lots to continue operating after Dec. 31, 2016.

There was discussion about revenue the lots generate for the City.

The committee reached a consensus that extending the sunset date for the parking lots to 2019 or 2020 or tied to when the new ferry terminal becomes operational would be a good idea.

4. Discussion about allowing coffee roasters in the Downtown Business zoning district

Planning Manager Pickus described how a coffee roaster is interested in moving into an existing building in the DB zone. However, MMC currently doesn't allow coffee roasters in the DB. Staff suggested a coffee roaster might be a compatible use for the DB if it was associated with a tasting room, restaurant, or retail store.

The committee reached a consensus that a coffee roaster is too industrial of a use to allow in the DB, especially regarding odors that they can generate. They did not think amending the code to allow them in DB would be a good idea.

LAND USE & ECONOMIC DEVELOPMENT COMMITTEE AGENDA REPORT

SUBJECT TITLE: Agenda Topics	FOR AGENDA OF: July 20, 2016
Department Director: Patricia Love, Director of Community Development	EXHIBITS:
Contact Staff: Patricia Love, Director of Community Development Linda Ritter, Senior Planner	

NOAA

National Oceanic and Atmospheric Administration (NOAA) has been working on their redevelopment lot layout options for their Mukilteo property. This exercise includes several blocking diagrams to determine if / how all of their needs can fit on the existing property or some combination of their property and City property. They also held their NEPA kick-off meeting in May to start their environmental permitting of the project.

At the end of 2015, NOAA presented to Council three development options: 1) build entirely within the existing lot lines, 2) evaluate a mid-block option which could include a small property exchange with the City, and 3) consider a complete land exchange between NOAA and the City's central waterfront park parcel. Due to their needs assessment and NEPA schedule, the full property exchange (Option 3) is looking like NOAA's least preferred option, so they are concentrating on Option 1 – building on their existing site and Option 2 – building on the mid-block site.

NOAA representatives David Garton and Stewart Toshach will provide a update to the LU&ED Committee on their site planning analysis and preliminary options for redeveloping their facilities in Mukilteo.

Mongrain

Jim Mongrain owns the building on Park Avenue that is slated for purchase by Washington State Ferry's as part of the new ferry terminal redevelopment project. WSF has submitted a settlement offer to Jim and he is in the process of considering his relocation options.

Jim would like to keep his business in Mukilteo and is interested in possibly purchasing the Public Works Building on 2nd Street. Staff and the Mayor will be meeting on Monday to discuss the pro's and con's of this proposal and we will forward their recommendations to you at the committee meeting.

Cannon Property

Eric Cannon has requested consideration of the City to purchase a piece of property immediately adjacent to Japanese Gulch Park. This parcel is currently located within the City Limits and is used by individuals as park area with established trails on the property. Below is a short summary of the property:

Parcel Number: 00567000001202

Size: 43,523 (1 Acre)

Taxable Value: \$165,000

Character: Bounded by steep slopes with no vehicle access

Asking Value: Unknown

Parcel Location:

