



11930 Cyrus Way • Mukilteo, WA • 98275

City Council
Land Use & Economic Committee
Wednesday, February 17, 2016
5:30-7:00 p.m.
Executive Conference Room

Meeting Report

Present:

Committee Members: Councilmembers Emery and Whelpley
Chamber of Commerce: President & CEO Martin
Executive Branch: Mayor Jennifer Gregerson
City Staff: Community Development Director Love
Planning Manager Pickus

Absent:

Committee Members: Councilmember Wheeler

Meeting Objectives:

- 1. Select 2016 Committee Chair and Vice Chair:** Councilmember Richard Emery was selected as the Committee Chair and Councilmember Scott Whelpley was selected as Vice-Chair.
- 2. Discussion on 2016 – 2018 Work Plan:**

At the beginning of year, each department prepares a work plan for the upcoming year. Community Development Director Love presented a simplified worksheet containing the Planning Department's 2016 work plan with the Council's suggested items from their January retreat. Discussion topics included:

Annexation: At the January 2016 Council retreat, annexation was a major topic of discussion and staff was asked to investigate options for annexing the east side of the Speedway. At the subcommittee meeting, staff presented a preliminary annexation map with phases showing: area size, number of parcels, assessed value and potential property tax revenue. Sales tax revenue was not available.

It was noted that an annexation could take approximately a year to a year and a half and would include negotiations with Snohomish County and Fire District #1. Currently there is not sufficient capacity in the Planning Department to manage an annexation and consultant services would be needed which would include: financial analysis, strategic planning and planning support services; the cost of an annexation could range between \$90,000 and \$125,000. Attorney support services are in addition to this preliminary cost estimate.

The Committee agreed that the issue should be brought forward to the full Council as a future worksession topic. They also support a stepped approach to any potential annexation which includes staff working with the County to better define the process and potential annexation areas and potentially funding a financial analysis to determine if an annexation is feasible.

Sign Code: The City modified the sign code 3 times in the last 15 years. As part of that effort a major outreach effort was conducted with businesses and realtors. It was agreed that the current sign code is working; businesses are used to the existing code and opening up the sign code may not produce any significant changes.

Solar Panels / Electrical Stations: City staff is working within existing building codes to permit solar panels and don't feel that additional zoning controls are needed at this time. Installation of electrical stations is a capital project and no code amendment is needed. Grants may be available to help with purchasing and installation costs.

Other Items: Geologic Sensitive Areas, Wind Generators, Backyard Coops and Revolving Home Energy Fund programs will be tentatively added to the 2017 / 2018 work plan.

3. Update on Pacific Seafood development agreement proposal

Planning Manager Pickus provided a briefing on the status of the Development Agreement for Pacific Seafood. Discussions with the developer have focused largely on neighborhood compatibility which includes: building height and layout, outside storage, access, lighting, landscaping and street improvements. A comparison of the current code requirements versus the proposed development agreement requirements was handed out. The City Council will be holding a public hearing on the Development Agreement in the near future.

Next Meeting:

March 16, 2016 at 5:30 pm