



11930 Cyrus Way • Mukilteo, WA • 98275

City Council  
Land Use & Economic Committee  
Wednesday, March 16, 2016  
5:30-7:00 p.m.  
Executive Conference Room

## Meeting Report

### Present:

**Committee Members:** Councilmember Whelpley; Councilmember Emery  
arrived around 6:10 pm

**Chamber of Commerce:** President & CEO Martin

**City Staff:** Community Development Director Love

### Absent:

**Committee Members:** Councilmember Wheeler

### Meeting Objectives:

**1. Approve February 17 Meeting Notes:** The meeting notes of February 17, 2016 were approved unanimously after the arrival of Councilmember Emery.

**2. Update on the Parking Facility Study:**

During this past month, Community Development Director Love has been meeting with local business leaders and property owners in the downtown area to discuss parking issues. The summary sheets of those interviews were discussed. General consensus of those interviewed felt:

- Support for a parking garage in a central location north of the rail road tracks.
- A remote parking lot could work for visitors to Whidbey Island and employees, but not for customers, park users, and guests to Losvar or Silver Cloud.
- A shuttle service, if provided, needs to be dependable, convenient, and operate from the first ferry in the morning, roughly 4:30 am to when businesses close and employees leave at 2 am. This would result in at least three shifts to operate effectively.

A Site Evaluation Matrix was handed out to the committee members for their review. The matrix contains 7 potential properties being evaluated for some type of parking facility. An eighth site was added, but not yet on the matrix: Buzz Inn site currently being used for a portion of the ferry holding lanes. The Committee reviewed the pro's and con's of each site.

Ms. Love summarized her interview with Sound Transit:

- ST 2 includes approximately \$10 million for a parking garage / pedestrian improvements.
- Of the \$10 million, about \$5 million is for construction; the rest is for administrative costs, feasibility, design, and permitting.
- These funds are intended to be a contribution towards a larger project. ST will pay their proportional share of a parking facility based on the number of stalls provided for their use.
- ST sees themselves as partners in supporting a larger parking project; not as the project leaders.
- Parking garages cost about \$35,000 a stall.

Committee members commented that people want convenience and confidence in a transportation system that is easily accessible and timely – whether it is transit or a shuttle system.

Next steps include: zoning analysis, setbacks, height, size, traffic pattern analysis and cost/financing options.

### **3. Update on Annexation Discussion:**

At the February Land Use and Economic Development subcommittee meeting, annexation options were discussed. The Committee members requested that staff continue to investigate the cost and revenues associated with a phased annexation.

Finance Director Doug Volesky worked with the State to get an estimate on how much sales tax could be generated out of the Phase 1 annexation area. Based on the property and sales tax information, the potential tax to the City is approximately \$167,649.00 / year:

- Property Tax: \$48,479 (AV of \$29,029,300 X(1.67/1,000))
- Sales Tax: \$119,170 (Sales Tax of \$14,020,000 X 0.0085)

These numbers do not include utility tax, business license, gas tax, REET, stormwater, or other taxes that may come to the City.

The cost of an annexation will most likely exceed revenues in the first year. If the committee and / or Council want to pursue a small scale annexation, they will need to look at the long term revenue and costs of services. Police Chief Macklin provided an email to Ms. Love stating that an additional patrol officer may be needed if the whole of Phase 1 is annexed. Both Councilmembers discussed the benefits of annexing south of the airport. Ms. Love will meet with County representatives in mid-April to discuss their position on a phased annexation approach or just the east side of the Speedway. A Council worksession has been scheduled for May 9 to discuss annexation options.

### **Next Meeting:**

April 20, 2016 at 5:30 pm