



# Land Use & Economic Development Committee

Wednesday, October 6, 2021  
5:30pm

(MEETING HELD VIA ZOOM)

## **Meeting Notes**

### **Land Use & Economic Development Committee Attendees**

Present: Councilmember Emery  
Councilmember Harris  
Councilmember Marine

### **Other Attendees**

Mayor Gregerson  
City Administrator Powers  
Assistant Planner Kress  
Community Development Director Osaki

### **CALL TO ORDER - 5:30 PM**

#### **1. Economic Recovery**

Mukilteo Chamber of Commerce President and CEO Kandace Barnes was unable to attend. This standing agenda item will be on the November 3, 2021 Land Use & Economic Development (LU&ED) Committee meeting agenda.

#### **2. Parking Resolution Amendments**

Community Development Director Osaki and Assistant Planner Kress briefed the LU&ED Committee on City parking programs. Many of these programs are specifically implemented by City resolution. The resolution identifies specific geographical areas subject to parking programs and related restrictions (e.g. where parking is allowed, limited, and prohibited).

An internal City staff working team has been reviewing various parking related updates/clarifications to the parking resolution (Resolution No. 2019-06) and Mukilteo Municipal Code. The most significant amendment under review is attributable to the Washington State Department of Transportation (WSDOT) Mukilteo Multimodal Terminal Project. This project impacted the number and location of parking spaces identified in Resolution No. 2019-06.

Staff discussed three (3) parking areas, all north of the BNSF railroad tracks. These areas included:

- 1. Park Avenue** - 17 on-street parking spaces had existed prior to the Mukilteo Multimodal Terminal Project. These 17 spaces allowed for Paid Parking, Resident

Passes and employee permit parking. 11 on-street parking spaces now exist on Park Avenue following terminal project construction.

2. **The old 1<sup>st</sup> Street area (located immediately south of the new 1<sup>st</sup> Street that leads to the new ferry terminal)** - A 25 stall City managed parking area was reconstructed by WSDOT as part of the Mukilteo Multimodal Terminal Project. This area now has 38 parking stalls.

The 25 City managed parking spaces had provided a mix of Paid Parking, Resident Passes, commuter permit parking and employee permit parking. The reconstructed 38 parking spaces includes 26 City owned stalls and 12 stalls leased by WSDOT to the City at no charge as part of an Airspace Agreement approved by the City Council in December 2020. That Airspace Agreement addressed the loss of parking on Park Avenue.

3. **City Commuter Parking Area (south of Diamond Knot)** - 100 spaces are available for the City's commuter parking program at this location. Parking in this area was unaffected by the Mukilteo Multimodal Terminal Project, but provides an opportunity to accommodate alternate parking types (mainly employee permit parking) based on decisions to be made to area #1 and area #2 above.

Staff presented the LU&ED Committee with an parking alternative as follows:

1. **Park Avenue (11 spaces total)** - Make parking spaces available for Paid Parking, Resident Passes and employee parking permits.
2. **Old First Street (38 spaces total)** - Allow for a mix of commuter parking permits (21 spaces) and Paid Parking/Resident Passes (17 spaces) to address commuter requests to be closer to the ferry terminal and general public requests for parking closer to the fishing pier. A new parking meter at this location may be needed at a cost of about \$11,000-\$12,000.
3. **City Commuter Parking Area (100 spaces south of Diamond Knot)** - Allow 80 spaces for commuter parking permits and 20 spaces for employee parking permits.

LU&ED Committee discussed past, existing and anticipated commuter parking permit demand. Revenue generation, Paid/Resident Pass parking proximity/availability to the new fishing pier, and availability of employee parking permit spaces south of the railroad tracks in Old Town and by the Rosehill Community Center (which were unaffected by the Mukilteo Multimodal Terminal Project) were discussed. Losvar and Silver Cloud parking agreements were also mentioned.

The LU&ED Committee felt that parking areas should, if possible, provide a single type of parking rather than allow for alternative types of parking permits. This would minimize confusion to the public.

The LU&ED Committee suggested the following:

1. **Park Avenue (11 spaces total)** - All Paid Parking or Resident Pass parking.
2. **Old First Street (38 spaces total)** - All commuter parking permits.
3. **City Commuter Parking Area (south of Diamond Knot)** - Combination of commuter parking permits and employee parking permits. With regards to employee parking permits, the LU&ED Committee asked that staff check with Diamond Knot and Ivar's about their peak employee shifts.

Director Osaki indicated that he would convey the LU&ED Committee comments to the internal City staff parking working team. Depending on that staff discussion, this matter may be brought back to the LU&ED Committee for additional discussion or it may go to the full City Council, along with additional amendments to the Municipal Code and Resolution No. 2019-06 to improve on clarity and efficiencies.

### **3. Mukilteo Boys and Girls Club - Public Use Agreement**

Community Development Director Osaki stated that this item was on the LU&ED Committee's September 8, 2021 meeting agenda but is being brought back as only one Committee member attended the September meeting.

The Mukilteo Boys and Girls Clubs of Snohomish County (BGCSC) officially opened its new Mukilteo facility at 10600 47th Place West in January 2019. The facility includes a building with a gym, meeting rooms and computer lab, and also a ball field.

The Mukilteo Boys and Girls Club is located on City owned property and is subject to a lease agreement. As the new Mukilteo BGCSC facility approached its opening, the City Council expressed interest in having a public use agreement with the BGCSC for the building (the original 2006 lease agreement with the BGCSC contained public use provisions for the ball field).

At its January 28, 2019 meeting, public use agreement language for the building was brought forward to the City Council for discussion. City Council direction was for a public use agreement that was more specific, especially on fees.

The latest draft public use agreement discussed between the City and BGCSC was presented. In developing the draft agreement, the public use provisions for the ball field has been revised and integrated into the new public use provisions for the building.

The draft Agreement:

- Identifies available times of use and specific fees for two building features:
  - Gymnasium; and,
  - Community Room

Other parts of the building, such as the computer lab, would not be available for general public use given the nature of the equipment in that room.

- Provides that public use of the building is allowed both during and after the Mukilteo Boys and Girls Club normal hours of operation. After hours includes Sundays, when the Boys and Girls Clubs facility is normally closed.
- Identifies available times of use and specific fees for the ball field.
- For both the ball field and the building, fees the BGCSC proposes to charge are identified in the Agreement and are to remain in place for at least one year from the execution of the Agreement.
- After one year from the execution of the Agreement, fee increases from the Boys and Girls Club up to 20% over the amount identified in the Agreement are allowed, subject to approval by the City Administrator. Fee increases (or cumulative increases) over 20% of the amount specified in the Agreement require City Council approval.

Community Development Director Osaki mentioned that the portion of the draft agreement related to public use of the ball field can be confusing to read since it blends public use based on school year/non-school year along with sports seasons/non-sports seasons. This will be revised to be clearer prior to taking the agreement to the City Council.

The Committee consensus was that the draft agreement was acceptable.

#### **4. Other**

##### **LU&ED Committee November Meeting Date**

The November LU&ED Committee meeting will be Wednesday, November 3, 2021 at 5:30PM.

**ADJOURNMENT: 7:00PM**