



# Land Use & Economic Development Committee

Wednesday, November 3, 2021  
5:30pm

(MEETING HELD VIA ZOOM)

## **Meeting Notes**

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

Present: Councilmember Emery  
Councilmember Harris  
Councilmember Marine

### **Other Attendees**

City Administrator Powers  
Planning Manager Balisky  
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 December 1, 2021 Land Use & Economic Development (LU&ED) Committee meeting agenda.

#### **2. Development Project Update**

The LU&ED Committee was briefed on the status of certain development projects taking place in the City. What was presented was not comprehensive, but was intended to be illustrative of the range of projects taking place right now.

It was explained that certain projects presented were “In permitting”; others “Under construction”. “In permitting” means that a permit application has been made to the City and that the application is being reviewed by staff to ensure that the development proposal adheres to applicable codes and requirements. Additional site, design and other clarifications, corrections and revisions in the form of a resubmittal may still be required of the applicant.

In some cases, an application has been submitted, but did not have all the required submittal items. Review of these projects is pending the receipt of the necessary required information.

Among the projects presented were:

- **Front Porch Cottages (14 cottages).** 7902 44th Ave W (In Permitting)
- **Harbour Grove Preliminary Plat (7 lots).** 9110 53rd Avenue W (In Permitting, although not all required information has been initially submitted for processing)

- **BEC Investments LLC Automobile Sales and Repair.** 12900 Beverly Park Road (In Permitting)
- **Basel Harbour Pointe Townhomes Development Agreement Amendment.** 9900 Harbour Place (In Permitting) Proposal was discussed at the City Council's September 7, 2021 meeting. The applicant is aware of the City Council discussion.
- **Brava Light Industrial (Four industrial buildings totaling approximately 30,960 square feet).** 12313 Cyrus Way (In Permitting, although not all required information has been initially submitted for processing)
- **Electroimpact Development Agreement Amendment.** 4413 Chennault Beach Road Status (In Permitting) Development agreement amendments require a City Council public hearing and action.
- **Daffron Short Plat. (Four lots, Existing House to Remain)** 9018 53rd Ave W (Final Short Plat in Review)
- **City of Mukilteo 61st Place Culvert Improvement Project.** North End of 61st Place W at 88th Street SW (In Permitting)
- **Mukilteo Plaza - Commercial Mixed-Use Building.** 823 2nd Street (In Permitting)
- **Mukilteo Warehouse by Nelson 43, LLC. New 55,820 Square Foot Light Manufacturing/Warehouse** 4301 78th St (Permits Approved, but not issued at applicant's request. Project may be sold.)
- **City of Mukilteo Stormwater Decant Facility. New 5,560 Square Foot Decant Station** 4206 78th Street SW (Project Completed Late October 2021)
- **SeaTown Services. Two New Steel Structure Buildings - One 12,000 Square Feet; the Other 1,200 Square Feet.** 4200 78<sup>th</sup> Street SW (In Permitting, although not all required information was initially submitted for processing)
- **JIREH Contractor Laydown Yard. Paved Construction Yard and Job Shack** (Unrelated to Salinas Construction Laydown Yard below) 4203 78th Street SW (In Permitting, although not all required information has been initially submitted for processing)
- **Combined Construction Inc. New 80' x 154' Warehouse Building** 3701 South Road (In Permitting)
- **Salinas Construction. Paved Contractor Laydown Yard** 4007 78th St SW (In Construction)

The LU&ED Committee was also briefed on recent Pre-Application meetings which provide customers with an opportunity to discuss a development proposal with City staff to better understand codes and processes prior to submitting a formal permit application. Pre-application proposals are often preliminary and conceptual and does not mean a formal application will subsequently be submitted.

Recent pre-applications mentioned include:

- **Four Lot Short Plat** (2605 Mukilteo Speedway) Existing residence proposed to be retained on one of the newly created lots.

- **Three Lot Short Plat** (608 3<sup>rd</sup> Street) Existing residence proposed to be retained on one of the newly created lots.
- **Spring of Life Church Tenant Improvement** (4711 116<sup>th</sup> Street SW) Tenant improvement to add a K-5 homeschool education use within its existing facility.
- **Mukilteo Retail** (SW corner of Harbour Pointe Boulevard and Cyrus Way) 5,000 square foot retail space/drive-through coffee stand
- **Mixed Use Development** (NW Corner 3<sup>rd</sup> and Park). Mixed use building with commercial retail/office space and 11 dwelling units
- **Warehouse Development** (12300 block of Mukilteo Speedway) New 9,800 square foot warehouse

### **Miscellaneous Items**

The LU&ED Committee was also briefed on other items. A small cell franchise application is currently being negotiated with AT&T. An increase in wireless communication eligible facilities request applications experienced by the City the past several months was also mentioned.

Planning Manager Balisky briefed the LU&ED Committee on upgrades staff is currently making to the City's permit software portal. The upgrades are being performed in conjunction with an upcoming system upgrade to be released by the City's permit software vendor (SmartGov) by the end of this year.

The permit system upgrade will reduce delays in permit setup, review and issuance in several ways. Among other improvements, the upgrade will allow for direct links to needed forms (rather than the applicant having to search for the forms separately) along with customized instructions for each permit type.

### **3. Other**

Councilperson Harris provided information about Datafy, a company involved in data analytics for communities to better understand their visitor/tourist base and create targeted marketing campaigns to reach audiences.

The LU&ED Committee discussed the Datafy Dashboard information Councilmember Harris presented and its relationship to the current Lodging Tax Advisory Committee and City Council work in considering lodging tax grants. The LU&ED Committee indicated that it would like to see if Datafy could attend the LU&ED Committee's December 1, 2021 meeting and present information about the company and the work that it does.

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

The December LU&ED Committee meeting will be Wednesday, December 1, 2021 at 5:30PM.

**ADJOURNMENT: 7:10PM**