



Land Use & Economic Development Committee

Tuesday, October 6, 2020
4:00 PM - 5:30 PM
(MEETING HELD VIA ZOOM)

Meeting Notes

Attendees: Councilmember Champion (Committee Chair), Councilmember Marine, Council Vice President Kneller

Mayor Gregerson
Community Development Director Osaki
Planning Manager Balisky
Senior Planner Ritter
Associate Planner Jensen
Kandace Barnes, President and CEO, Mukilteo Chamber of Commerce
Paula Townsell, Planner, Brent Planning Solutions
Lucy Chen, Project Manager, Basel Capital Group
Maria Hui, Assistant Project Director, Basel Capital Group

1. Economic Recovery

The Land Use & Economic Development Committee (LU&ED) was updated on the status of the second round of City of Mukilteo CARES small business grants. The application period is open from October 1, 2020 to October 15, 2020. So far, about a dozen grant applications have been submitted in addition to those received in the first round.

Kandace Barnes, Mukilteo Chamber of Commerce President and CEO, discussed the status of a Chamber business survey. The business survey was open last week and she will provide an update at the next LU&ED Committee meeting.

Staff provided a brief update on certain new businesses currently in for tenant improvement permitting. This includes a new restaurant and a new plumbing and heating business.

2. WSDOT Aviation Division - Commercial Aviation Coordinating Commission (SSB 5370)

The LU&ED Committee was updated on work being done by the WSDOT Aviation Division - Commercial Aviation Coordinating Commission ("CACC"). The CACC was created by the Washington State Legislature in 2019 due to concerns that Sea-Tac International Airport is nearing capacity limits.

The CACC consists of 15 voting members and 11 non-voting members (the Governor may appoint additional non-voting members) with representatives from the aviation industry, airport communities, freight industry, state and local agencies and elected officials. Arif Ghouse, Director of Paine Field/Snohomish County Airport, is a CACC voting member.

The CACC is to make a recommendation to the State legislature by January 1, 2022 on a single preferred location for a primary aviation airport (addressing passenger and cargo) that would be completed and functional by 2040.

The State legislation directs that the CACC take the following actions with specified timelines:

- By January 1, 2021, develop a short list of six potential airport alternatives to present to the legislature.
- By September 1, 2021, identify the top two airport locations.
- By January 1, 2022, choose, by a 60 percent majority vote, a single preferred location.

There has been discussion that the CACC may ask for an extension of time due to COVID-19 impacts on the CACC's ability to do business, including public outreach.

At its July 2020 meeting, the CACC was presented with staff analysis of approximately 20 airports in the State and how they compare against certain site selection factors. Based on these site selection factors, Paine Field was one of several airports the staff analysis identified as a possible site. However, the CACC has not made any recommendations yet.

The LU&ED Committee discussed how the City should look at this topic over the rest of this year and setting direction for the LU&ED Committee's work plan over next year. The LU&ED Committee also discussed next steps and felt that getting to know key players, advocates for City concerns and gathering information was appropriate.

LU&ED Committee consensus was that the Mayor reach out to Snohomish County Councilmembers Dunn and Wright to see if they were available to attend the November 3, 2020 LU&ED Committee to discuss the future of aviation in Snohomish County and the CACC process.

3. Sector 3 - Development Agreement

The LU&ED Committee was provided with an overview of development agreements in general. The planning/zoning background, development history, current status, vision, and termination processes associated with the Sector 3 Development Agreement was also presented.

The status of an application to amend the Sector 3 Development Agreement to allow a 32 townhouse development proposal was presented. The LU&ED Committee was also informed about recent conversations staff has had with another property owner subject to the Sector 3 Development Agreement and possible land uses that the property owner is considering for that site. Some of those uses, if pursued, would also require an amendment to the Sector 3 Development Agreement.

Given the existing Sector 3 Development Agreement amendment application, and the possibility that other Sector 3 Development Agreement amendment applications may be made, the LU&ED Committee reviewed options for keeping the Sector 3 Development Agreement as-is or terminating the agreement in whole or in part.

The LU&ED Committee provided input on the proposed options and would like to keep the Sector 3 Development Agreement as is until the Housing Action Plan process is complete.

LU&ED consensus was to open up the Committee meeting for public comment, and heard from Paula Townsell, Planner for the Basel Townhomes proposal. Ms. Townsell also provided a prior site plan to the Committee.

Next Meeting: Tuesday, November 3, 2020 from 4:00 PM - 5:30 PM via Zoom.

November 3, 2020 Agenda Items

- Economic Recovery, to include a business survey update
- Commercial Air Space, Guest speakers County Councilmembers Wright and Megan Dunn, if available