



**Land Use & Economic
Development
Committee Agenda**
Mukilteo City Hall - 11930 Cyrus
Way
Tuesday, January 5, 2021
4:00 PM-5:30 PM
Zoom Virtual Meeting

Join Zoom Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/85386801561?pwd=TGI2cTg1WHd5MGk5Ky9yWGd3b0haQT09&from=msft>

By Phone:

+1 253 215 8782 US (Tacoma)

+1 669 900 9128 US (San Jose)

Meeting ID: 853 8680 1561

Passcode: 307662

CALL TO ORDER - 4:00 PM

Meeting Objectives:

1. Economic Recovery
2. Review of 2020 LU&ED Committee Discussion Items

ADJOURNMENT - 5:30 PM

Next Meeting: TBD - Subject to New LU&ED Committee member assignments
(Virtual/Remote)

-
- For accessibility information and for accommodation requests, please call the ADA Coordinator at (425) 263-8005 (or TRS (800) 833-6384 or dial 711), or visit <https://mukilteowa.gov/departments/executive/ada-program/>.

LAND USE & ECONOMIC DEVELOPMENT COMMITTEE AGENDA REPORT

SUBJECT TITLE: Review of 2020 LU&ED Committee Discussion Items	FOR AGENDA OF: January 5, 2021
Contact Staff: David Osaki, Community Development Director	EXHIBITS: 1. 2020 Land Use & Economic Development Committee Agenda Topics
Department Director: David Osaki	

SUMMARY

At its December 1, 2020 meeting, the Land Use & Economic Development (LU&ED) Committee expressed a desire to meet in January 2021. The January 2021 meeting purpose would be to identify topics for the 2021 LU&ED Committee to consider in order to maintain LU&ED Committee continuity from 2020 into 2021. The 2021 City Council committee assignments are currently scheduled to take place January 25, 2021.

BACKGROUND

The three member Land Use & Economic Development (LU&ED) Committee is, along with the Finance/IT, Infrastructure and Public Safety committees, one of four City Council committees.

To assist the LU&ED Committee in its discussion, a summary of the 2020 LU&ED Committee members and its work is as follows:

- The 2020 LU&ED Committee membership initially included councilmembers Champion, Marine and Rohrbough, with Council Vice President Kneller as the Committee alternate. With Councilmember Rohrbough's resignation from the City Council in May 2020, Council Vice President Kneller served as a committee member rather than as an alternate.
- The LU&ED Committee met nine (9) times from March 2020 to December 2020 (**see Exhibit 1** for meeting agenda topics). The April meeting was cancelled as the City responded to COVID-19 issues.
- Councilperson Champion was selected LU&ED Committee Chair in March 2020.
- The LU&ED Committee requested that economic recovery be a standing agenda topic as businesses and residents dealt with COVID-19 impacts and effects. This request was to allow the Committee to continually be aware of issues being faced by the business community, to better understand the business community's pandemic related needs and to identify opportunities for the City to provide support.

- To inform the economic recovery discussion, the LU&ED Committee invited Chamber of Commerce President and CEO Kandace Barnes to attend and participate in LU&ED Committee meetings. Exploring opportunities for the City and Chamber to work together to sustain businesses and also identifying steps that would allow the Chamber to emerge from the COVID-19 pandemic as a stronger organization were LU&ED Committee objectives.
- In response to the LU&ED Committee's invitation, Chamber of Commerce President and CEO Barnes consistently attended LU&ED Committee meetings throughout 2020.
- During the course of 2020, Mukilteo Chamber of Commerce President and CEO Barnes provided observations on how COVID-19 was impacting the business community and the Chamber's membership including, but not limited to:
 - While some businesses were doing okay; many other businesses were experiencing hardship and uncertainty over whether or not they could stay in business.
 - The impact of the pandemic has not hit all businesses equitably. Housing and home improvement related businesses were generally faring well, but the hospitality industry has been particularly adversely impacted.
 - Results of a Chamber of Commerce business survey conducted in late 2020 indicated that financial assistance continued to be a significant business need. Online/social media assistance was also identified as a high priority by businesses.
- The LU&ED Committee suggested that the City coordinate and host small business meetings to promote dialogue and idea sharing amongst businesses. This led to a September 1, 2020 Small Business Town Hall meeting hosted by Mayor Gregerson, Congressperson Rick Larsen, and Association of Washington Business (AWB) Vice President Gary Chandler. The Small Business Town Hall meeting sought to inform small businesses and others about local, state and federal efforts to help businesses recover from COVID-19.
- The LU&ED Committee received briefings on the status of the City of Mukilteo CARES small business grant program. The Committee stressed the importance of ensuring that all businesses be made aware of any City grant funding program opportunity.
- In May 2020 and June 2020, the LU&ED Committee discussed comments made by one waterfront property owner during the 2019 shoreline master program update process. That property owner had asked what the City Council might wish to see developed on his property. After reviewing waterfront shoreline

management and zoning requirements, the LU&ED Committee choose not to express a preference of one allowed use over another.

- In August 2020, the LU&ED Committee received an informational update on development projects taking place in the City including Courtyard Townhomes (under construction), Saratoga Heights (under construction and in permitting), Nelson 43 industrial project (in permitting) and two large single family residences (in permitting).
- In September 2020, the LU&ED Committee received an update on the status of various waterfront related projects including the Washington State Ferries (WSF) terminal relocation project, NOAA redevelopment, SR 525 Bridge Deck Sidewalk Widening, Mukilteo Landing (private development), City shoreline restoration and promenade project, Japanese Gulch Daylighting Project, Port of Everett property transfers to City, and Losvar Condominiums (exterior renovation).
- The LU&ED Committee reviewed three proposed ferry terminal related agreements and one proposed easement with the Washington State Department of Transportation/Washington State Ferries in advance of their scheduled December 2020 action by the City Council.
- In October 2020 the LU&ED Committee discussed work being done by the Commercial Aviation Coordinating Commission (CACC) under guidance from the Washington State Department of Transportation Aviation Division. The CACC was created by the Washington State Legislature in 2019 and 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.
- In response to the CACC's work, the LU&ED Committee invited County Councilmember Megan Dunn to attend a LU&ED Committee meeting to discuss commercial aviation, especially as it relates to Paine Field. County Councilmember Dunn attended the LU&ED Committee's December 2020 meeting to discuss this issue. She also briefed the LU&ED Committee on the current Paine Field Master Plan update process that has just started and that is expected to take two years to complete. Councilperson Dunn mentioned inviting the LU&ED Committee to a future County Council meeting to discuss airport planning.
- Other topics discussed by the LU&ED Committee in 2020 included, but were not limited to, the proposed 2020 Comprehensive Plan/development regulation docket, the proposed consultant scope of work and deliverables for the Housing Action Plan ("HAP"), the Sector 3 townhome development agreement (Committee preferred that the development agreement not be brought to council

until the HAP process is complete), and the annexation agreement under negotiation with Snohomish County.

- While not a Committee meeting, LU&ED Committee members attended a meeting between the City and the Tulalip Tribes Board of Directors to discuss the need for an easement or other control and tenure mechanism to implement a City shoreline restoration grant on the Tribes property.

RECOMMENDED ACTION

LU&ED Committee to discuss topics that the 2021 LU&ED Committee might wish to consider for its meetings.

EXHIBIT 1

2020 Land Use & Economic Development Committee Agenda Topics

Month	Agenda Topics
March	<ol style="list-style-type: none"> 1. Economic Development 2. 2020 Comprehensive Plan/ Development Regulation Docket 3. Chairperson selection
April	Meeting Cancelled
May	<ol style="list-style-type: none"> 1. Mukilteo Chamber of Commerce (Invitation to Attend) 2. Waterfront Development Uses 3. Annexation Update
June	<ol style="list-style-type: none"> 1. Economic Recovery 2. Waterfront Development Uses (continued from May) 3. Annexation Update (continued from May) 4. Housing Action Plan (HAP) - Consultant Scope
July	<ol style="list-style-type: none"> 1. Economic Recovery 2. Proposed City of Mukilteo CARES Small Business Grant Program
August	<ol style="list-style-type: none"> 1. Economic Recovery 2. Community Development Department Update <ul style="list-style-type: none"> • Hawthorne Hall Structural Assessment • Development Projects • Housing Action Plan • Planning Commission Activities
September	<ol style="list-style-type: none"> 1. Economic Recovery 2. Waterfront Development Update <ul style="list-style-type: none"> • City shoreline restoration and promenade project (on the Tulalip Tribes property) • Japanese Gulch Daylighting Project • Washington State Ferries (WSF) terminal project • NOAA • SR 525 Bridge Deck Sidewalk Widening - WSDOT • Mukilteo Landing - (Private Development) • Port of Everett Property Transfer to City • Losvar Condominiums - Renovation

Month	Agenda Topics
October	<ol style="list-style-type: none"> 1. Economic Recovery <ol style="list-style-type: none"> A. Business Survey - Status B. Small Business Grant Program(s) - Status 2. Sector 3 - Development Agreement (Townhome Project) 3. WSDOT Aviation Division - Commercial Aviation Coordinating Commission (SSB 5370)
November	<ol style="list-style-type: none"> 1. Economic Recovery 2. Washington State Ferries (WSF) Agreements/Easement <ol style="list-style-type: none"> A. Stormwater Agreement B. Turnback Agreement C. Airspace Agreement D. Slope Easement
December	<ol style="list-style-type: none"> 1. Paine Field - Commercial Aviation <ul style="list-style-type: none"> • County Councilmember Megan Dunn (District 2) 2. Economic Recovery <ul style="list-style-type: none"> • Chamber Small Business Survey