



City Council
Land Use & Economic Development Committee
Wednesday, November 15, 2017
4:30 PM

Community Development - Planning Table Conference Room

Meeting Report

Attendees:

Committee Members: Councilmembers Emery, Whelpley and Cook
(Councilmember Cook participated via telephone)

Chamber of Commerce: Chamber President and CEO Martin

City Staff: Community Development Director Love, Planning
Manager Osaki and Associate Planner Almgren

Executive Department: Mayor Gregerson

Public: None

Agenda Items

1. Approve Meeting Notes of August 16, 2017, September 20, 2017 and October 23, 2017

The Land Use & Economic Development (LU&ED) Committee approved the August 16, 2017, September 20, 2017 and October 23, 2017 meeting notes as presented.

2. Sign Code Update

Associate Planner Almgren presented information about an update to the City of Mukilteo Sign Code planned for 2018. The 2015 Supreme Court decision (Reed

v. Town of Gilbert) regarding the extent to which sign codes may regulate sign content needs to be addressed with the update.

Associate Planner Almgren identified the three main goals of the sign code update as:

- Simplify the Code and Improve Readability
- Respond to the Reed v. Gilbert Supreme Court Decision
- Implement Improvements Based on Public Outreach

Associate Planner Almgren presented a summarized sign code public outreach strategy that begins with an Open House early in 2018, to be followed by a survey, focus group meetings and a town hall meeting. The public participations process would conclude with a Planning Commission public hearing and a City Council public hearing at the end of 2018.

Outreach to specific stakeholder groups including, but not limited to, realtors, non-profit organizations, political organizations, the public at large, would take place throughout 2018. The goal is to have the sign code amendments adopted by the end of 2018.

The LU&ED Committee found the process acceptable, and emphasized the importance of having the general public involved. There was also discussion about ensuring that the code will be enforceable, once updated.

3. Buzz Inn Conceptual Development Proposal

Community Development Director Love reported that the City has been approached by Buzz Inn representatives regarding development of the Buzz Inn property at 707 Front Street.

Buzz Inn and the Washington State Department of Transportation (WSDOT) are in the process of finalizing a land exchange. While this land exchange process is taking place, Buzz Inn has expressed interest in pursuing permitting and securing entitlements for a development proposal.

The conceptual development proposal presented to the City is a building with approximately 15,000 square feet of commercial space with a 262 space multi-story parking garage above and behind the commercial space. The commercial space would face Front Street.

Buzz Inn has interest in capturing the parking market. Certain spaces in the parking garage would be leased to individuals and/or agencies.

As the proposal proceeds, Councilmember Whelpley would like to see what the building would look like from the neighborhoods, including when the garage is full of cars.

Community Development Director Love mentioned that the maximum height limit is 35 feet. The proposal would also require a conditional use permit.

Councilmember Emery questioned the need for a parking garage with 260 spaces at the waterfront. Traffic is a problem at the waterfront and a parking garage would generate more cars in an already crowded area. He also mentioned societal changes like Uber and Lyft that may change parking demand. He is open to the idea of a parking garage though if the right information is provided.

Chamber President/CEO Martin mentioned that parking is much needed for waterfront businesses and also for families that are going to the beach.

4. Japanese Gulch Creek Daylighting and Promenade

Director Love provided an update on design revisions that have been made to the Japanese Gulch Creek Daylighting project and to the Promenade in response to recent discussions the City has had with the Tulalip tribe.

Among the changes to the Japanese Gulch Creek Daylighting project include removing the double sidewalk with bridge, enlarging the estuary habitat, reducing the pavilion size and deck, and relocating the welcome gate.

Changes to the Promenade include removing beach access points from the Tribal property and adding more planted “Bump-Outs” on the waterside of Promenade

The revisions to both the Japanese Gulch Creek Daylighting project and to the Promenade were presented to the Parks and Arts Commission (PAC) earlier in November.

The PAC found the revisions acceptable. It found the Japanese Gulch Creek Daylighting project revisions desirable since it meant less maintenance and less hard surface. The PAC comment on the Promenade revisions was that appropriate landscaping be used to avoid views being blocked.

Updated budget estimates for the Japanese Gulch Creek Daylighting (\$3.8 million), Promenade (\$1.6 million) and Edgewater Beach (\$500,000) improvements were presented. These estimates are conservative as there is still a need to conduct soil testing underneath the pads and conduct archeological research.

The Japanese Gulch Daylighting Project would be first priority for implementation. Funding sources identified to date include Recreation and Conservation Office (RCO) grants, Snohomish County and an appropriation from the Washington State capital project budget. RCO grant funds could be available in July 2019 should the City be successful in securing the RCO grants.

The LU&ED Committee found the design revisions acceptable.

Next LU&ED Committee Meeting: No LU&ED Committee meeting will be held in December 2017. Future LU&ED Committee meeting dates will be pending 2018 Council Committee assignments.