



City Council
Land Use & Economic Development Committee
Wednesday, June 21, 2017
4:30 PM
Community Development – Planning Table Conference Room

Meeting Report

Attendees:

Committee Members: Councilmember Cook, Councilmember Whelpley

City Staff: Planning Manager Osaki, Senior Planner Ritter and Associate Planner Almgren

Chamber of Commerce: Chamber President and CEO Martin

Absent: Councilmember Emery

Agenda Items

1. Approve Meeting Notes of May 17, 2017 meeting

The Land Use & Economic Development Committee approved the May 17, 2017 meeting notes as presented.

2. Proposed Development Agreement Amendment Sector 3 (Lot 4A)

Senior Planner Ritter indicated that the City received, in June 2016, a development agreement amendment application for Sector 3. The proposal is to construct 80 multi-family units in a four story building on a vacant 3.28 acre property commonly referred to as Lot 4A. A development agreement amendment is necessary because the existing Sector 3 development agreement does not allow residential units.

The development agreement amendment has not yet been processed at the applicant's written request. The applicant anticipated that there would be a development agreement amendment application (from a separate party) for Lots 9 and 10 in Sector 3 (lots on the east side of Harbour Place with frontage on Mukilteo Speedway) for a mixed use development proposal and that the two development agreement amendment applications would be processed simultaneously.

The separate development agreement application by the other property owner (Lots 9 and 10) is no longer at this time being considered. The owner of Lot 4A is now interested in moving forward with his application.

Upon discussion, the Land Use and Economic Development Committee consensus was that 80 multi-family units are too many for such a compact land area. The adjacent Montessori School and Harbour Pointe Senior Living facility would be impacted by traffic and noise from such a high number of multi-family housing units.

Character of the development is also important. Any future development of the property must also reflect the character of the area. The west side of Harbor Place is generally quiet. 80 multi-family units are too many units at this location. A scaled back development proposal with fewer units would be more palatable. The Land Use and Economic Development Committee also indicated that a senior living (55+) facility might be an acceptable option for this site.

Senior Planner Ritter indicated that staff will meet with the applicant and discuss these issues.

3. Parks, Recreation, Open Space and Arts (PROSA) Plan Survey Results Summary

Associate Planner Almgren reported that the City has begun the Six-Year update to the Parks, Recreation, Open Space and Arts (PROSA) Plan to remain eligible for state grants from the State Recreation and Conservation Office (RCO).

The initial stage of the PROSA update effort is public outreach. This included an online survey that opened on May 13, 2017 and closed June 11, 2017. To advertise the online survey, emails were sent to the Lighthouse Park parking pass database (3,000+ households), a public outreach table was staffed at Touch-A-Truck, the YMCA and the Farmer's Market, and social media was used including Facebook, Nextdoor, and Twitter.

There were 850 responses to the on-line survey. The PROSA Plan consultant has tabulated the results

Associate Planner Almgren stated that certain highlights from the results include:

- A high percentage of the respondents are from Mukilteo (and not outside of the City).
- 19% of those that responded had children under 13 years of age in the household.
- Mukilteo's most highly used parks and facilities include Lighthouse Park, Mukilteo Library, Japanese Gulch, Rosehill Community Center and 92nd Street Park.
- The most desired *future* park features include a waterfront promenade, beach access, hiking trails, beach enhancements (environmental improvements) and indoor swimming pools.
- Among the top open space priorities include maintaining existing parks and recreation areas, protecting wildlife and fish habitat, developing existing park and recreation areas and restoring damaged streams and tidelands.
- The most desired public art impact includes support for the local arts community, promoting the city's history/heritage, and creating memorable, meaningful people places.
- Two thirds (66.7%) of the respondents supported additional funding for parks/recreation/open space, 14.5% did not support additional funding while 19% replied "Don't Know".

Associate Planner Almgren noted that the PROSA Plan is on target for a public hearing before the Parks and Arts Commission in October 2017, with City Council consideration and adoption of the Plan in November 2017 or December 2017.

Next Meeting: Wednesday, July 19, 2017 – 4:30 p.m.