



**Land Use & Economic
Development
Committee Agenda**
Mukilteo City Hall - 11930 Cyrus
Way
**Wednesday, November 3,
2021**
5:30 PM - 7:00 PM
Zoom Virtual Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/84006796607?pwd=MDIyQj9HQmRNMzF6eDFhVmMyMGR3Zz09>

BY PHONE:

1 253 215 8782 US (Tacoma)
1 669 900 9128 US (San Jose)

Meeting ID: 840 0679 6607
Passcode: 066151

CALL TO ORDER - 5:30 PM

Meeting Objectives:

1. Economic Recovery
2. Development Project Update

ADJOURNMENT - 7:00 PM

Next Meeting Date: *Wednesday, December 1, 2021, 5:30PM*

- 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: Development Project Update	FOR AGENDA OF: November 3, 2021
Contact Staff: David Osaki, Community Development Director	EXHIBITS: 1. Information about land use projects, including submittal materials, is available on line at: Land Use Action Notices
Department Director: David Osaki	

BACKGROUND

At its June 1, 2021 meeting, the Land Use & Economic Development (LU&ED) Committee was briefed on certain development projects in the City. Staff mentioned it would do another briefing near the end of the year.

Below is a list of certain development projects in the City. For the most part, projects are identified as either “In Permitting” or “Under Construction”. A few projects have alternate status notes such as “Project Completed”.

“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. The applicant may still need to make site, design and other clarifications, corrections and revisions in the form of a resubmittal.

In some cases, “In Permitting” is supplemented with the comment that “although not all required information was submitted”. This means an application was submitted, but did not have all the required submittal items. Initiating review of these projects is pending the receipt of the necessary required information.

The list below is not comprehensive, but is illustrative of the range of projects taking place right now.

DEVELOPMENT PROJECTS

1. FRONT PORCH COTTAGES

Location: 7902 44th Ave W

Status: In Permitting

Description: Proposed 14-unit cottage housing development through the Planned Residential Development (PRD) provisions. The property is located in the RD 9.6 Single-Family Residential Zone. Applicant is requesting a conditional use permit for the proposal.

2. HARBOUR GROVE PRELIMINARY PLAT

Location: 9110 53rd Avenue W

Status: In Permitting (although not all required information was submitted)

Description: Subdivision of 2.43 acre parcel into seven (7) lots with a minimum lot size of 7,200 square-feet. The existing driveway and frontage on 53rd Avenue West will be upgraded to current City standards. The project also includes site improvements such as landscaping, storm water management infrastructure, retaining walls, open space, and utility connections.

3. **BEC INVESTMENTS LLC AUTOMOBILE SALES AND REPAIR**

Location: 12900 Beverly Park Road

Status: In Permitting

Description: Construct a new car sales building with a detached car detail and repair building totaling 4,780 square feet with associated grading and street frontage improvements. The parcel is approximately 37,105 square feet in size (0.89 acres) with a Category III wetland and Type V stream located in the northern portion of the property.

4. **BASEL HARBOUR POINTE TOWNHOMES DEVELOPMENT AGREEMENT AMENDMENT**

Location: 9900 Harbour Place

Status: In Permitting

Description: Amend an existing Development Agreement and Binding Site Plan within Sector 3 to change the allowed use for what is commonly known as Lot 4A (3.36 acres) from commercial to residential. If approved, this proposal would:

- Change the allowed use from commercial to residential development;
- Allow the development of 31 townhouse-style condos in four buildings with a community park; and,
- Add a second entrance off Harbour Place as the primary access for the development.

Access to the site currently is available from a private, joint use roadway shared with the private pre-school (Harbour Pointe Montessori School). However, a proposed second driveway on Harbour Place would result in primary access for the proposed townhouse project.

This proposal was discussed at the City Council's September 7, 2021 meeting. The applicant is aware of the City Council discussion.

5. **BRAVA LIGHT INDUSTRIAL**

Location: 12313 Cyrus Way

Status: In Permitting (although not all required information was submitted)

Description: Proposal is to construct four industrial buildings having a combined roof area of approximately 30,960 square feet. Vehicle and pedestrian access will be taken from Cyrus Way located to the west of the site.

6. **ELECTROIMPACT DEVELOPMENT AGREEMENT AMENDMENT**

Location: 4413 Chennault Beach Road

Status: In Permitting

Description: Proposal by Electroimpact to amend its existing Development Agreement with the following changes:

- Add Satellite Campus #5, which includes lots 30, 31, 32 and 33 of the Harbour Pointe Business Park located at 11215 47th Ave W
- Revise the Main Campus to remove the existing Building D and add a new 29,700 square foot Building D located at 4517 Chennault Beach Road
- Add Building K, which is 22,000 square feet, to Satellite Campus #2 located at 4708 Chennault Beach Road.

Development agreement amendments require a City Council public hearing and action.

7. **DAFFRON SHORT PLAT**

Location: 9018 53rd Ave W

Status: Final Short Plat in Review

Description: Proposal to subdivide a 1.39-acre lot into four (4) single-family residential lots. An existing house on the property is to remain. When the Final Short Plat is approved and recorded, homes may be built on the additional three lots.

8. **61ST PLACE CULVERT IMPROVEMENT PROJECT**

Location: North End of 61st Place W at 88th Street SW

Status: In Permitting

Description: City of Mukilteo project to replace a 54-foot long, 24-inch diameter multi-sloped corrugated metal pipe culvert with a new 40-foot long, 8-foot wide, 6.8-foot tall box culvert within a stream. The culvert would be repositioned south of its original location, and 325 linear feet of stream channel would be recreated.

9. **MUKILTEO PLAZA**

Location: 823 2nd Street

Status: In Permitting

Description: Four-story, commercial mixed-use building that includes 1,475 square feet of ground floor commercial space with 14 two-bedroom dwelling units located on the three floors above. The subject property is located within the DB (Downtown Business) zoning district.

10. **MUKILTEO WAREHOUSE BY NELSON 43, LLC**

Location: 4301 78th St SW

Status: Permits Approved, but not issued at applicant's request. Project may be sold.

Description: Construct a new 55,820 square foot light manufacturing/warehouse facility with associated grading (approx. 13,950 cubic yards of cut; approx. 17,200 cubic yards of fill), parking, landscaping, right-of-way dedication and street frontage improvements. Access to the facility is from 78th Street SW. Finished

grade of the site will be flat with the parking lot approximately 12 feet below the roadway grade at the intersection of 78th Street SW and 44th Ave W.

11. MUKILTEO STORMWATER DECANT FACILITY

Location: 4206 78th Street SW

Status: Project Completed. Final Certificate of Occupancy issued October 2021.

Description: Construct a new 5,560 square foot decant station and solids storage area at the City of Mukilteo Public Works Shop. Project includes a new decant settling vault sized to store one day's worth of material cleaned from City catch basins and sediment ponds.

12. SEATOWN SERVICES

Location: 4200 78th Street SW

Status: In Permitting (although not all required information was submitted)

Description: Construct two steel structure buildings - one 12,000 square feet in size and the other 1,200 square feet.

13. CONTRACTOR LAYDOWN YARD (unrelated to #15 below)

Location: 4203 78th Street SW

Status: In Permitting (although not all required information was submitted)

Description: Commercial site for asphalt paving company and job shack on 4.56 acre parcel.

14. COMBINED CONSTRUCTION INC. SITE REDEVELOPMENT

Location: 3701 South Road

Status: In Permitting (although not all required information was submitted)

Description: Addition of new 80' x 154' warehouse building on a 1.71 acre parcel zoned Light Industrial.

15. SALINAS CONSTRUCTION CONTRACTOR LAYDOWN YARD

Location: 4007 78th St SW

Status: In Construction

Description: Approximately 4.5-acre paved construction yard with associated grading, parking, landscaping and street frontage improvements. Japanese Gulch Creek runs along the northeast portion of the property but is not impacted by the proposed development. The contractor laydown yard will be used to facilitate the operations of Salinas' concrete paving company.

OTHER ITEMS

1. PRE-APPLICATION MEETINGS (RECENT EXAMPLES)

Pre-application meetings provide applicants an opportunity to discuss a development proposal with City staff prior to submitting a formal application to better understand codes and processes. For this reason, pre-application proposals are often preliminary and conceptual and may or may not meet codes. Also, a pre-application meeting does not mean a formal application will subsequently be submitted.

A. FOUR LOT SHORT PLAT

Location: 2605 Mukilteo Speedway

Proposal: Proposed project includes the subdivision of a 1.40 acre parcel into four (4) single family residential lots in the RD 7.5 Single Family Residential zone. Existing residence to be retained on one of the newly created lots.

B. THREE LOT SHORT PLAT

Location: 608 3rd Street

Proposal: Subdivide existing 0.46 acre parcel into three parcels in a RD 7.5 Single Family Residential zone. Existing residence to be retained on one of the newly created lots.

C. SPRING OF LIFE CHURCH - HOMESCHOOL

Location: 4711 116th Street SW

Proposal: Interior tenant improvement to add a K-5 homeschool education use within its existing facility.

D. MUKILTEO RETAIL

Location: Southwest corner of Harbour Pointe Boulevard and Cyrus Way

Proposal: 5,000 square foot retail space and a drive-through coffee stand on approximately 0.83 acres of vacant property zoned Community Business-South.

E. MIXED USE DEVELOPMENT

Location: 3rd and Park (NW Corner)

Proposal: New mixed use building on a vacant 11,000 square foot site. The first floor will contain commercial retail/office space and four (4) dwelling units. The second floor will contain seven (7) dwelling units for a total of 11 units. On-site parking for 28 vehicles.

F. WAREHOUSE DEVELOPMENT

Location: 12300 Block of Mukilteo Speedway

Proposal: New 9,800 square foot warehouse on vacant 1.15 acre parcel located in the Light Industrial zone. Wetland on site so the reasonable use process is being considered.

2. AT&T SMALL CELL FRANCHISE APPLICATION

Location: City-wide

Status: In Review/Discussions

Proposal: Telecommunications franchise to authorize small wireless facilities in the right-of-way within the City of Mukilteo. Initial build out is three small wireless facilities. Future build out numbers unknown.

3. WIRELESS COMMUNICATION FACILITIES

The City routinely receives application for wireless communication facilities, usually related to changing out antennas or making other minor improvements to existing facilities. Most of the proposed improvements do not substantially

change the physical dimensions of the tower or base station. Federal law requires that the City process these type of applications, called eligible facilities requests, within specific timelines.

During the past few months especially, the City has received several eligible facilities requests. One applicant indicated that the reason for such an increase is that T-Mobile is upgrading its antennas and equipment due to the merger with Sprint earlier this year. Consequently, other carriers are also doing upgrades so that they are not left behind.

4. SMARTGOV ONLINE PERMIT PORTAL UPGRADE

The City's permit software vendor is in the process of releasing an upgrade to the customer-facing permit portal¹. Staff are currently working to update the system in preparation for this release in late November or early December.

In the current portal setup, customers apply before submitting documents or payment, creating delays in the permit setup, review and issuance process. The new portal requires both of these actions before the permit can be submitted for review, and includes the ability for the City to link to blank application documents and provide customized instructions for each permit type. These and other system enhancements are expected to greatly improve the user experience.

Please see the **last pages** for examples of the new permit portal.

¹ <https://ci-mukilteo-wa.smartgovcommunity.com/Public/Home>

Commercial New



Building Department

Application Number

COMM-2021-007

Current Status

Not Submitted

Estimated Fees

\$25⁰⁰

Additional fees may be
required

Please complete the following information to submit your permit application.

[? NEED HELP?](#)

My Project

✓ Done

Location

11930 CYRUS WAY

Parcel

Created

10/26/2021

MUKILTEO, WA 98275-5408

[00441300000800](#)

Approved

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Issued

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Closed

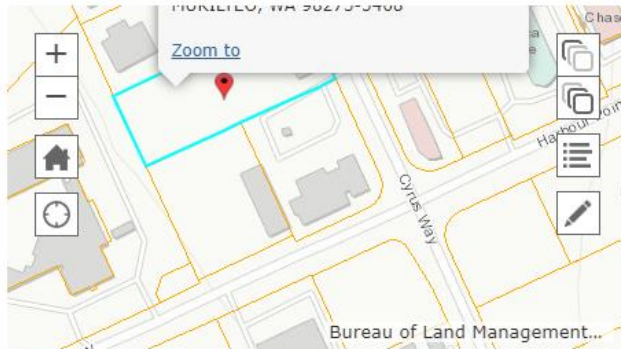
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Application Expires

1/24/2022

Give your project a name

Describe the purpose of the permit



[Change Location](#)

[← View Applications](#)

Estimated Fees **\$25⁰⁰**

[SUBMIT APPLICATION](#)

▲ Permit Contacts

✓ Done

Please provide the following contact information:

- The applicant;
- The primary contact, if it is someone other than you; and
- If the value of the work is \$5,000 or more, and there is financing for the project, contact information for the lender is required ([RCW 19.27.095](#) and [RCW 60.04.230](#)).

Contact	Role	Edit Profile
CITY OF MUKILTEO / LAUREN BALISKY lbalisky@mukilteowa.gov 425-263-8041	Applicant	✓ UPDATE
CITY OF MUKILTEO Email not on record Phone number not on record	Property Owner of Record	✓ UPDATE

➕ ADD CONTACT

▲ Permit Submittals

At least 1 file must be uploaded for each submittal requirement

ⓘ Not Complete

* Required for Application

⌚ Required before permit can be closed

Submittal Name	Received	Version	Status	
Application Form with Signature for Building, Fire, Mechanical, Plumbing and Signs *	--	1	Pending	📎 Upload
Site Plan *	--	1	Pending	📎 Upload
Building Elevation / Floor Plan *	--	1	Pending	📎 Upload
Building Construction Detail *	--	1	Pending	📎 Upload
Landscape Plan *	--	1	Pending	📎 Upload
Structural Calculations for Seismic, Wind, Snow and Gravity Loads *	--	1	Pending	📎 Upload
Non-Residential Energy Calculations (IBC) *	--	1	Pending	📎 Upload
Current Washington State Contractor's License with Mukilteo Endorsement *	--	1	Pending	📎 Upload
Current City of Mukilteo Business License Endorsement *	--	1	Pending	📎 Upload