

**CITY OF MUKILTEO, WASHINGTON
PLANNING COMMISSION MEETING MINUTES**

March 20, 2014

City Council Chambers – 11930 Cyrus Way

APPROVED
CITY OF MUKILTEO

4-17-14

CALL TO ORDER

Vice-Chairperson Bush called the meeting to order at 7:05 PM.

FLAG SALUTE

The flag of the United States of America was saluted and the Pledge of Allegiance given.

ROLL CALL

Commissioners:

Vice-Chairperson Bush, Commissioners Konopinski, Thomsen and Zynda were present. Chairperson Field and Commissioners Reis and Webb were absent.

City Staff:

Community Development Director Love, Associate Planner Ritter and Permit Services Assistant Shudick

AGENDA ORDER

Motion: To approve the agenda order as presented.
Motion By: Commissioner Zynda
Seconded By: Commissioner Konopinski
Action: PASS 4-0
Vote: Ayes: Vice-Chairperson Bush, Commissioners Konopinski, Thomsen and Zynda
Nays:

APPROVAL OF MINUTES

Motion: To approve the minutes of February 20, 2014 as presented.
Motion By: Commissioner Zynda
Seconded By: Commissioner Konopinski
Action: PASS 4-0
Vote: Ayes: Vice-Chairperson Bush, Commissioners Konopinski, Thomsen and Zynda
Nays:

CITIZEN COMMENTS

Community Development Director Love invited the citizens who could not stay for the second item, amendments to the home occupation code, to make their comments now.

Marcy Brown, Mukilteo, spoke in favor of amending the home occupation code because her neighborhood has become too commercialized due to the home occupations. She submitted pictures to Ms. Love that she had taken of her neighborhood.

MEETING ITEMS

**Worksession to Consider the Amendments to the Mukilteo Shoreline Regulations –
Staff Update on the Waterfront Development Activities –**

Ms. Love explained that the City only has one chance to amend the shoreline regulations because it is such an arduous process. **Handout #1** is a hard copy of her PowerPoint presentation where she reviewed the various lot sizes and depths and building setbacks and heights, discussed the need to correct the conflicting sections of the code and the possibility of adopting Everett Shoreline Designations and Regulations for consistency reasons. She recommended eliminating the split height zone and having a standard of 35'.

Review of the Waterfront Redevelopment View Analysis with Consultant –

Ms. Love introduced Nicolas Morin, Sr. Landscape Architect, and Peter Cromwell, Landscape Designer, of John Barker Landscape Architects. They presented a slide show view analysis taken from various vantage points depicting potential building heights at 25', 35' and 40'. The future ferry terminal, parking garage and NOAA building were illustrated at the different heights.

Comments by NOAA, Port of Everett & Tribes –

Stewart Toshach, National Marine Fisheries Service, NOAA, reviewed what they have done and what they want to do. He spoke in favor of increasing the building heights and decreasing the setbacks. The increased building height would enable NOAA to have higher ceilings for safety reasons because they do work with chemicals.

Ms. Love said she is recommending a 5' setback between the buildings and the promenade for a total of 20' rather than 35' to 50'.

Tim Brewer, Reservation Attorney, Tulalip Tribes, expressed the Tribe's desire to continue to work with the City toward a viable development plan.

Ms. Love said that the next step for the Commissioners is to make the amendments to the code. There will be another worksession on code changes where she'll bring examples of landscape designs for promenades from Edmonds, Langley and Tacoma areas. She'll also bring designs for pedestrian access and bike lanes.

Ms. Love received consensus from the Commissioners on the 35' building height and the elimination of the 35' and 50' setbacks from the top of rip-rap.

A break was taken from 8:15PM to 8:25PM.

Worksession to Consider Amendments to the Home Occupation Code –

Ms. Love defined a home occupation as typically small and subordinate to the primary use of the residence. With the increase in home occupations, code compliance complaints have increased, and parking is the dominant issue. Enforcement is difficult and can be expensive.

Ms. Love explained that the code needs to give regulatory guidance, stating what people have to do in order to operate a home occupation. She reviewed the code's vague criteria, the proposed regulatory options and the list of potential prohibited businesses.

Associate Planner Ritter shared with the Commissioners some examples of complaints against home occupations that the City staff have investigated.

Ms. Love said that in May or June, staff will have a discussion with the City Council about code enforcement. Perhaps tickets can be issued, as they are for sign and junk vehicle violations, rather than initiating law suits. The Commissioners will have one more worksession regarding amendments to the code, and then a public hearing will be scheduled.

PUBLIC COMMENTS

Mark Brown, Mukilteo, commented on the difficulties with enforcement of the code.

REPORTS AND COMMUNICATIONS

Staff Communications –

Ms. Love reminded the Commissioners of the joint worksession with the City Council scheduled for March 24th where they will discuss the 2015 Comprehensive Plan.

Ms. Love also informed the Commissioners that Commissioner Reis did resign today, effective immediately. Chairperson Field and Commissioner Webb both had excused absences.

Commission Communications –

Vice-Chairperson Bush welcomed Commissioner Thomsen to the Planning Commission.

ADJOURNMENT

Motion: To adjourn the meeting at 9:00 PM.
Motion By: Commissioner Thomsen
Seconded By: Commissioner Konopinski
Action: PASS 4-0
Vote: Ayes: Vice-Chairperson Bush, Commissioners Konopinski, Thomsen and Zynda
Nays:

These minutes are excerpts from the Planning Commission Meeting. An audio recording of the meeting was made.

Prepared by:


Jan Shudick, Permit Services Assistant