



Land Use & Economic Development Committee

JUNE 2, 2020

4:00 PM - 5:30 PM

(MEETING HELD VIA MICROSOFT TEAMS)

Meeting Notes

Attendees: Councilmember Champion (Committee Chair), Councilmember Marine
Mayor Gregerson
Community Development Director Osaki
Planning Manager Balisky

Unable to Attend: Council Vice President Kneller (Alternate)

1. Economic Recovery

The LU&ED Committee was briefed on how various jurisdictions, including the State of Washington, are responding to the COVID-19 pandemic to assist businesses, especially small businesses. Information about the Washington State Small Business Liaison Team (SBLT), Everett CARES and Marysville CARES small business grant programs, and the use of social media to inform the public of businesses that are open was presented.

The LU&ED Committee discussed creating a City small business grant program with CARES funding the City may receive. The composition of the business community was discussed. The LU&ED Committee suggested that the City analyze businesses by their size and industry as one means of assessing small business needs.

The LU&ED Committee mentioned the importance of ensuring that all businesses are aware of any potential grant funding program. Developing selection criteria and ensuring that decisions about grant awards rest with the City was mentioned.

2. Waterfront Uses

The LU&ED Committee discussed City zoning and Shoreline Management Act (“SMA”) use requirements and how these regulations relate to permitted and prohibited waterfront uses. The relationship between adopted policy plans (e.g. Downtown Waterfront Master Plan) and development regulations (e.g. zoning code, Shoreline Master Program) was discussed. Staff also mentioned that development regulations are adopted by the City Council and are the basis for staff to communicate what types of uses the City does and does not want to see developed on properties.

The LU&ED Committee discussed comments made by one property owner who asked what the City Council might wish to see developed on his property. The Committee choose not to get into a discussion about the preference of one allowed use over another.

3. Annexation Master Annexation Inter-local Agreement (“MAILA”)

The LU&ED Committee was briefed on the status of the Master Annexation Inter-local Agreement (“MAILA”) discussions with Snohomish County and, in particular, certain land use provisions the County is proposing in the agreement.

Staff informed the Committee that City Administrator Powers and Community Development Director Osaki had a (virtual) meeting with Snohomish County staff in May to discuss certain proposed County land use provisions. City staff expressed concern about how the proposed provisions restrict the City's land use authority over certain annexed areas.

Staff also noted that the County is to provide the City with additional information to illustrate the impact of its proposed MAILA language in advance of another County-City meeting. The County also invited the City to offer alternative language to what the County has proposed.

The LU&ED Committee mentioned that the County should be facilitating annexation by imposing City standards in the MUGA now in order to implement a land use pattern consistent with City standards when the area is eventually annexed. The County imposing requirements on the City to maintain a County land use pattern after annexation is contrary to this.

The LU&ED Committee also discussed additional means of communicating the City's concerns on the County's position on the proposed MAILA land use provisions.

4. Housing Action Plan

The LU&ED Committee was briefed on the proposed scope of work of the Housing Action Plan ("HAP"). The consultant selection process was summarized, and the recommended consultant, Berk and Associates, was discussed. The final product and content of the HAP was discussed.

Discussion included certain items staff hopes to be considered and evaluated as part of the HAP's public involvement process, many of them administrative code amendments and regulatory improvements. Reviewing accessory dwelling unit ("ADU") requirements to determine if there are acceptable amendments to encourage property owners to develop ADU's was mentioned as well. These would be in addition to ideas and concepts that the public process would generate.

Community Development Director Osaki summarized his meeting with Mr. Peter Zieve.

Next Meeting: Tuesday, July 7, 2020 from 4:00 PM - 5:00 PM at Mukilteo City Hall.

July Topic Items:

- Economic Recovery (invite the Chamber of Commerce for an update)
- Proposed City Small Business Grant Program Status