



11930 Cyrus Way • Mukilteo, WA • 98275

City Council Land Use & Economic Development Committee
Wednesday, July 20, 2016
5:00-6:30 p.m.
Executive Conference Room

Meeting Report

Attendees:

Committee Members: Councilmember Emery; Councilmember Whelpley
Committee Member Absent: Councilmember Wheeler

City Staff: Community Development Director Love, Senior Planner Ritter, and
Assistant Planner Almgren

Guests: National Oceanic and Atmospheric Administration (NOAA) David
Garton and Stewart Toshach

Meeting Objective:

- 1. Approve Meeting Notes of May 18, 2016 meeting**
The Meeting Notes of May 18, 2016 were approved
- 2. Presentation by David Garton and Stewart Toshach of National Oceanic and Atmospheric Administration (NOAA)**

David Garton and Stewart Toshach provided a brief overview of their approved business case analysis and preliminary options for redeveloping NOAA's facilities in Mukilteo. NOAA presented preliminary lot layout options for the potential swapping of properties between the City and NOAA which requires legislation approval before they can move forward. Of the three options presented, Option 1&2 allows NOAA to begin construction without or prior to legislation approval. Option 2 also allows for the daylighting of Brewery Creek as identified in the Downtown Waterfront Master Plan. If the legislation is not approved, NOAA will have no option but to keep their existing property.

There was discussion about the recommendation from Council (Option 3) which is no longer a viable option for NOAA and what happens if the legislation to transfer the property does not move forward by the end of the year.

The committee reached a consensus that the City and NOAA should continue conversations about the property swap since Option 3 is no longer viable. The

Committee recommended that NOAA provide graphics better graphics depicting the options at the Council meeting on August 1, 2016.

3. Cannon Property: Request for City to Purchase Property

Assistant Planner Almgren presented information regarding the City being approached by Eric Cannon to see if there was interest in purchasing his property located next to Japanese Gulch. The property is approximately one acre in size with no access and constrained by steep slopes.

There was discussion about the cost of an appraisal and the purchase cost per square feet of the land in Japanese Gulch for comparison to the Cannon property due to its constraints.

The Committee reached a consensus that staff should reach out to the property owners and try to get an idea of a purchase price and that this item is worth placing on the City Council agenda for further discussion at an executive session.

4. Discussion about allowing coffee roasters in the Downtown Business zoning district

Community Development Director Love described how Jim Mongrain would like to keep his business in Mukilteo and is interested in possibly purchasing the Public Works Building located at 801 2nd Street. Staff met with City Administration, who is supportive of Mongrain staying in the City, to discuss the pro's and con's of this proposal.

Director Love stated that the Public Works Director and Superintendent proposed constructing a new building in Lighthouse Park for storage of the backhoe used to maintain the boat launch and another building on the existing Public Work's property located at 4206 78th Street SW to maintain the items currently being stored at the 2nd Street Facility.

There was discussion about the proposed location of the building for Lighthouse Park and if the new funds from the sale of the property at 2nd Street could be used to purchase a decant facility for the 78th Street SW property.

The committee reached a consensus that staff should move forward and determine whether there is a no net loss to the City with the sale of the 2nd Street property. Staff will also look into the benefits of leasing the property rather than selling the property to Mr. Mongrain.