



CITY OF
MUKILTEO

11930 Cyrus Way • Mukilteo, WA • 98275

City Council Land Use & Economic Development Committee
Wednesday, November 16, 2016
6:00-7:30 p.m.
Executive Conference Room

Meeting Report

Attendees:

Committee Members: Councilmember Whelpley, Councilmember Wheeler,
and President and CEO Martin

City Staff: Community Development Director Love and Senior Planner Ritter

Absent: Councilmember Emery

Public: Mike and Margaret Ouellette
Ruth Gilbertson
Bill Tsoukalas, Executive Director, Boys and Girls Club of Snohomish
County
Chuck Davis, Facility Manager, Mukilteo Boys and Girls Club

Meeting Objective:

1. Approve Meeting Notes of October 19, 2016 meeting

Councilmember Whelpley and Wheeler approved the meeting as presented

2. Comprehensive Plan Update

Community Development Director Love provided an overview of the potential rezone requests for the 2017 Docket process. If directed by City Council to move forward, the Docket process would require an amendment to the current Comprehensive Plan. Several of the lots being proposed to rezone are City owned properties which will be designated as Parks and Open Space.

Property owners of 705 and 713- 5th Street and the vacant parcels adjacent to 715 5th Street were present and expressed their desire to rezone their property from single family residential to commercial based on the businesses to the west and north of the property. The parcel addressed 705 5th Street is shown in the Downtown Business Subarea Plan as being rezoned from single family residential to commercial. This request is in line with the approved Subarea Plan.

The Committee further discussed the Comprehensive Plan Update and directed staff to move forward with preparing the proposed Docket as presented.

3. Boys and Girls Club 2nd Street Property

Community Development Director Love stated the City Council asked staff to provide background information on the current building utilized by the Boys and Girls Club to determine whether or not the City can support the Boys and Girls Club by donating the proceeds from the sale of the existing facility.

The current building is on the Mukilteo Register of Historic Places and is listed as historically significant in the Comprehensive Plan. The structure has been on the register since 1993 and selling the property is in conflict with the Comprehensive Plan. If the City chooses to sell the property, it would need to be removed from the Historic Register. There is a provision in the Mukilteo Municipal Code (MMC) to remove and demolishing buildings that are on the Local Historic Register which includes public hearings before the Planning Commission and City Council as well as updating the City's Comprehensive Plan.

The Committee further discussed selling the Boys and Girls Club property and concerns were raised regarding the City setting a precedent if they sell City owned property and give the proceeds to a non-profit agency. Bill Tsoukalas, Executive Director of the Snohomish County Boys and Girls Club stated the new building would be deeded over to the City but the Boys and Girls Club would continue to provide maintenance on the facility. Therefore, the City would be transferring money from the sale of one property to another property owned by the City.

The Committee agreed they needed additional information as to how much it would cost to retrofit or repair the existing building. Community Development Director Love and Councilmember Wheeler will work together and prepare estimates on the sale of the property and what it would cost to repair the existing structure for the Committee and the Council.

4. Request for Use of the City's Critical Areas Mitigation Program (CAMP)

The City received a request to utilize the CAMP for a vacant lot located off 8th Street. Currently the property has a 3,432 square foot Category IV wetland which encompasses a large portion of the property. The property owners have requested to fill the wetland and recreate a wetland within Japanese Gulch on the property to the east of the Community Garden. This area has been identified in the CAMP and would provide enhancement to the existing wetlands that have been previously altered. After further discussion the committee recommended presenting the CAMP request to the City Council.