



Land Use & Economic Development Committee

Wednesday, March 17, 2021
5:30 PM - 7:00 PM

(MEETING HELD VIA ZOOM)

Meeting Notes

Land Use & Economic Development Committee Attendees

Present: Councilmember Marine
Councilmember Harris
Councilmember Emery

Other Attendees

Mayor Gregerson
City Administrator Powers
Community Development Director Osaki
Senior Planner Ritter

CALL TO ORDER

1. 2021 Docket (Comprehensive Plan Amendments)

Director Osaki mentioned that the City Council, at its March 1, 2021 meeting, identified two Mukilteo Comprehensive Plan text amendments to be considered as part of the 2021 Preliminary Docket public hearing scheduled for April 5, 2021.

These were:

1. Increased acknowledgment, in the Comprehensive Plan Vision and Goals section, of Indigenous Peoples and respect for their longstanding and sacred relationship with traditional territories; and,
2. Climate change narrative and/or policies.

As climate change can address a range of actions, the docket item was referred to the Land Use & Economic Development (LU&ED) Committee for discussion.

Director Osaki summarized the City's existing Comprehensive Plan references to Climate Change/Greenhouse Gas. The work of the City of Mukilteo Climate Action Committee to advise the City Council on energy goals was mentioned as was the Climate Action Committee's Final October 19, 2020 report to the City Council.

Policy actions that have or are currently taking place that will/may affect future climate change comprehensive planning requirements were summarized. This includes a new climate change chapter added to the adopted Puget Sound Regional Council's VISION 2050 plan. Draft amendments to the Snohomish County Tomorrow (SCT) Countywide Planning Policies (CPP'S), which have a stronger climate change focus, were also mentioned. For example, the CPP's

“Natural Environment” Chapter is proposed to be renamed to “Natural Environment and Climate Change”.

Amendments to the Growth Management Act (GMA) requiring a comprehensive plan climate change and resiliency element is currently being considered by the 2021 State legislature. It is possible that, if the legislation is passed, state agencies will provide guidance on how a climate change and resiliency element should be prepared. The State may also provide funding to assist local governments in preparing the element.

Based on the discussion, the LU&ED Committee determined that the following would be a framework for a 2021 climate change preliminary docket item.

DRAFT 2021 CLIMATE CHANGE PRELIMINARY DOCKET TEXT AMENDMENTS

General Comprehensive Plan Text/Narrative To:

- Summarize the federal, state, regional and county framework of laws, policies, and actions related to climate change, as applicable, including greenhouse gas and/or vehicle miles traveled reduction targets set by other agencies.
- Acknowledge the work of the City Climate Action Committee/prior City Council action(s) related to reduction of greenhouse gas and/or vehicle miles traveled.

Policy Amendments To:

- Retain/Update Comprehensive Plan Policy TR4 and TR4A related to air quality and the City increasing the percentage of its vehicle fleet comprised of hybrid, all-electric or other non CO₂-emitting vehicles.
- Using the draft Countywide Planning Policies (CPP) amendments as a guide, propose new Mukilteo Comprehensive Plan policies such as:
 - The City will pursue efforts to realize state and/or regional targets related to the reduction of greenhouse gas emissions and vehicle miles traveled.
 - Participate in/cooperate in regional efforts to address climate change.
 - The City will coordinate with programs that work to reduce greenhouse gas emissions and increase energy conservation, including the retrofit of existing buildings, expansion of alternative/clean energy within the public and private sector, and the use of environmentally sustainable building techniques and materials.
 - Using natural systems to reduce carbon in the atmosphere such as open space, vegetative cover, wetlands, and estuaries.

Exact Comprehensive Plan text amendment language would be developed through the final docket process, if the City Council takes action to move climate change text amendments on to the final docket.

2. Other

Staff Initiated Preliminary Docket Items

Director Osaki mentioned that a staff initiated Preliminary Docket item for the April 5, 2021 City Council public hearing will pertain to the Comprehensive Plan map land use designation and the zoning district for the Hawthorne Hall property. The purpose of this preliminary docket item is to provide greater flexibility on future public use of the property, if an eventual City Council decision is to keep the property for public use.

Specifically, the proposed preliminary docket amendment would amend the Hawthorne Hall property's Comprehensive Plan land use map designation from "Single Family Residential - High Density" to "Commercial" and the zoning from "RD 7.5 Single Family Residential" to "Public/Semi-Public".

The "Commercial" Comprehensive Plan land use map designation is required for the property to be rezoned to "Public/Semi-Public". This is consistent with the land use designation and zoning for Rosehill Community Center.

The proposal would, if approved, offer greater City flexibility on possible community center related uses at Hawthorne Hall should a decision be made that the property eventually be used for such purposes.

It could take about a year to process the 2021 docket items. Should, during that time, the Council choose to sell the property for residential purposes under the existing "RD 7.5 Single Family Residential" zoning, then this staff initiated docket item could be withdrawn.

Economic Development

Councilmember Harris mentioned that he recently had a conversation with Mukilteo Chamber of Commerce and CEO Kandace Barnes and that working on economic development is an interest of his.

Mayor Gregerson mentioned that she recently had a conversation with the new Economic Alliance President and CEO Garry Clark and that the LU&ED Committee might wish to invite him to a future LU&ED Committee meeting.