

MHC STAFF REPORT SUMMARY: 04/08/26

Pursuant to SMC 25.24.070, the commission shall consider whether each application for a Certificate of Approval is consistent with commission guidelines adopted pursuant to SMC 25.24.040, and the commission may approve the application, disapprove it, or approve it with conditions.

040826.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

040826.11 Bounty of the Salish Sea
1916 Pike Pl #13, Soames Dunn Building
Riley Starks, Business Co-owner

Proposal for a new food, retail, and spa services business to be operated by Bounty of the Salish Sea LLC owned by Riley Starks (40%), Mike Spranger (40%), and Kyle Kinley (20%).

Additional relevant information:

- Zone 2, street level, Food (a-e) and Retail (a-d) uses permitted.
- Current use: Vacant. Previously Soap Box, Retail (a).
- Proposed use: Food (a)(c)(f); Retail (a)(c)(d); Other (b).
- Space is 796 square feet.
- Proposed ownership structure: LLC.
- Owner affiliations: All three co-owners report they have an ownership role in another business. Starks: Lummi Island SeaGreens, Nettles Farm, and Salish Center. Kinley: Lummi Island SeaGreens. Spranger: Pacific Sea Farms.
- Owner operator: All three co-owners to be onsite regularly.
- Business hours: Monday - Sunday, 10 am – 6 pm.

Exhibits:

- Business description.
- Sample product and services menus.
- Concept floor plan.
- Site plan.
- Photos of space.
- Owner bios.
- LLC documentation.

Relevant Guidelines:

- 2.5 Priority of Market Uses
- 2.6 Styles and Methods of Business Operations
- 2.8 Existing Uses and Businesses

URC recommendation: To be determined April 1, 2026.

040826.12 Ruby's VegAttack
1501 Pike Pl #300 Fairley Building
Alex Jackson, Business Owner

Proposal for a new food business to be operated by RubysVegAttack LLC owned by Alex Jackson (100%).

Additional relevant information:

- Zone 1, below street level, Food (a-e) and Retail (a-b) uses permitted.
- Current use: Vacant. Previously ChefSteps, Other (a)(b)(c).
- This space was established at the MHC meeting of March 25, 2026 through the proposal known as "Tenant Space Reconfiguration".
- Proposed use: Food (e).
- Space is 1906 square feet.
- Proposed ownership structure: LLC.
- Owner affiliations: Alex Jackson reports they have no ownership in any other businesses.
- Owner operator: Alex Jackson to be onsite regularly.
- Business hours: Monday - Sunday, 8 am – 9 pm.

Exhibits:

- Site plan.
- Sample menu.
- LLC documentation.

Relevant Guidelines:

- 2.5 Priority of Market Uses
- 2.6 Styles and Methods of Business Operations
- 2.8 Existing Uses and Businesses

URC recommendation: To be determined April 1, 2026.

040826.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

040826.21 Riccio's Sausage Company
1511 Pike Pl, Fairley Building
Stanislao Riccio, Business Owner

Changes to the business storefront: signs, stools, plaster wall finish, paint, and changes to the display counter.

Exhibits:

- Project description.
- Renderings.
- Paint details.
- Description of plaster work.

- Description of changes to the counter area.
- Elevations.
- Site plan.
- Photos of existing storefront.

Relevant Guidelines:

- 3.4 Design of Individual Business Spaces
- 3.6 Signs

DRC recommendation: To be determined April 1, 2026.

Shug's

1530 Pike Pl, Triangle Building
Colleen Wilkie, Business Co-owner

Committee review and potential approval of a request to modify Certificate of Approval for Design MHC 06/26. The request involves changes to the approved interior layout.

Exhibits:

- Certificate of Approval for Design MHC 06/26.
- Floor plans approved under MHC 06/26.
- Revised floor plan.

DRC recommendation: To be determined April 1, 2026.