

Agenda Summary

Agenda Subject: Yeadon Bed and Breakfast Conditional Use Permit		File Number: CUP-2018-001	
Department: Community Development		Attachments: Exhibit A – Application Materials Exhibit B – Existing Site Conditions Exhibit C – Complete Application Letter Exhibit D – Notice of Application Exhibit E – Public Comments Exhibit F – Public Notices	
Public Hearing Date: Wednesday November 7, 2018		Staff: Garrett Jensen, Associate Planner	
Background Summary: Owner/Applicant: Yeadon, Brent & Gayle Request: Conditional Use Permit to operate a bed and breakfast inn with three (3) guest rooms in an existing single-family residence. Location: 822 3rd Street, Mukilteo Washington, legally described as W R HASSARDS ADD TO MUKILTEO BLK 003 D-00 - LOTS 8 & 9 (Snohomish County Assessor's Parcel Number 00465900300800) Comprehensive Plan Designation: "Single-Family Residential – High Density" Zoning District RD 7.5 Single-Family Residential Existing Land Use: Single-family residence SEPA Status: Proposal is SEPA exempt. (WAC 197-11-800(6) – Land use decisions)			
Review by Council and Committees: Parks and Arts Commission <input type="checkbox"/> Planning Commission <input type="checkbox"/> City Council <input type="checkbox"/>		Review by Departments and Divisions: Planning <input checked="" type="checkbox"/> Engineering <input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire <input type="checkbox"/> RCS <input type="checkbox"/> Human Resources <input type="checkbox"/> Mayor <input type="checkbox"/> Legal <input type="checkbox"/>	
Applicable Approval Criteria: Mukilteo Municipal Code (MMC) <ul style="list-style-type: none"> Chapter 17.16 PERMITTED, CONDITIONAL, TEMPORARY AND INTERIM USES Chapter 17.64 CONDITIONAL USES AND VARIANCES 			
Staff Recommendation: Hearing Examiner to approve the Conditional Use Permit for Yeadon Bed and Breakfast (CUP-2018-001) subject to conditions.			

Definitions:

Conditional (Special) Use.	a use permitted in one or more zones as defined by this chapter, but which, because of size, technological processes or equipment, location in relation to improvements, aesthetic or physical impacts upon surrounding properties, or demands upon public facilities, requires a special degree of control to make such use consistent with and compatible to other existing or permissible uses in the same zone or zones. A conditional use is a form of special exception.
“Monument sign”	means a freestanding sign placed on or anchored in the ground, which incorporates design and materials complementary to the architectural theme of the buildings on the same property or consists of a distinct architectural style such as art deco, Tudor, colonial, Bavarian, etc. A monument sign has a base equal to or greater in width than the width of the sign above the base. The base shall be constructed of treated concrete, treated masonry, treated metal, rock, wood or a combination thereof. Monument signs shall not have more than two sides that can effectively accommodate copy.
“Home occupation”	any use customarily conducted entirely within a dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the dwelling purposes and does not change the character thereof.

Findings of Fact:

1. On March 26, 2018, Ms. Gayle Yeadon (“applicant”) submitted a Conditional Use Permit application to operate a bed and breakfast inn with three (3) guest rooms in an existing single-family residence for property (“Subject Property”) located at 822 3rd Street (Snohomish County Assessor’s Parcel Number 00465900300800). The City determined the application incomplete on April 11, 2018. The applicant resubmitted materials on May 14, 2018. The City determined the application complete on May 21, 2018. See **Exhibit C** for Complete Application Letter.
2. The Subject Property is square shaped and is approximately 11,000 square feet in area. An existing single family dwelling is located on the property. The property is generally flat.

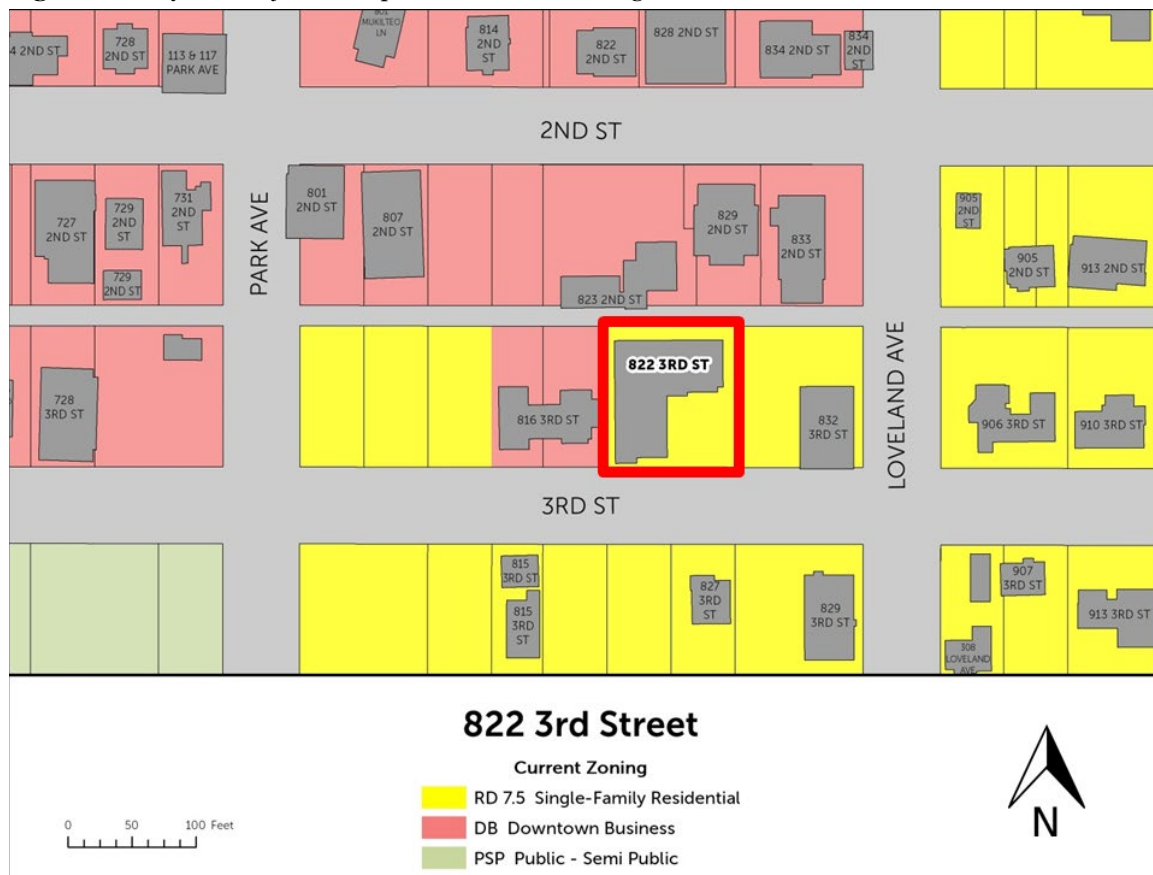
The subject property has two access points, one (ingress) from 3rd Street to the south and one off of the alley to the north. The ingress is one way from 3rd Street to a seven-stall parking area that then leads to a back alley where vehicles leave the subject property. The parking area is screened from the property to the east by a six-foot (6’) high wood fence on the property line, small trees and shrubs. The Subject Property is also screened from the property to the west by a six-foot (6’) high wood fence and dense vegetation. There are no critical areas on site.
3. The Comprehensive Plan designates the property as “Single-Family Residential - High Density”. The property is zoned “RD 7.5 Single-Family Residential”. MMC section 17.16.040 (“Permitted use matrix”) includes “Table 17.16.040” which identifies “SFR” (single family residence) as a permitted use in the RD 7.5 zoning district. Bed and breakfasts require a conditional use permit in the RD 7.5 zoning district subject to minimum performance standards.

4. Table 1 and Figure 1 below summarize Comprehensive Plan designations, zoning designations and existing land uses for the subject property and adjacent properties:

Table 1: Analysis of Adjacent Properties – Comprehensive Plan Designation, Zoning and Land Use

Property	Comprehensive Plan	Zoning	Land Use
Subject Property	Single Family Residential – High Density	RD 7.5 Single-Family Residential	Single-family residence
North	Commercial - Mixed Use	DB Downtown Business	Office, general Personal services shop Daycare (vacant)
South (across 3rd Street)	Single Family Residential - High Density	RD 7.5 Single-Family Residential	Places of worship
West	Commercial - Mixed Use	DB Downtown Business	Single-family residence
East	Single Family Residential - High Density	RD 7.5 Single-Family Residential	Single-family residence

Figure 1: Analysis of Adjacent Properties – Current Zoning



5. According to Snohomish County Assessor's Office property account summary, the existing building was built in 1907 and operated as a church. The existing building is three (3) floors. According to

Snohomish County property account information, the structure is approximately 9,048 square feet in total size. In 2004 the current owner purchased the property and converted the use to a single-family residence.

6. The applicant has a valid home occupation business license (UBI 602-476-605) for a hair salon that occupies approximately 278 square feet of the subject property. The home occupation license is only valid for the property owner, Gayle Yeadon, and no other employees are allowed to operate out of the business. The home occupation business license expires March 31, 2019.
7. The applicant has applied for a conditional use permit to operate a bed and breakfast inn. MMC section 17.08.020 entitled “Definitions” provides for a definition of “Bed and breakfast inn” as follows,

“Bed and breakfast inn” a facility in which one kitchen, a shared dining area and not more than a total of six guest rooms are available within a single-family residence and/or one outbuilding providing short-term lodging for paying guests in accordance with the provisions of Section 17.16.040(B)(20).”

The applicant’s proposal meets this definition. The existing building is a single family residence. Three (3) guest rooms are proposed for short term lodging by paying guests.

8. MMC subsection 17.16.040 (B), Note 20, under the section heading entitled “Reference Notes for Permitted Use Matrix”, identifies minimum performance standards for Bed and Breakfast Inns and states,

20. Bed and Breakfast. Minimum performance standards:

- a. Parking requirements shall be in accordance with the parking code. No on-street parking shall be allowed;*
- b. Meal service shall be limited to overnight guests of the establishment. Kitchens shall not be allowed in individual guest rooms;*
- c. The owner shall operate the facility and reside on the premises;*
- d. One sign for business identification and advertising shall be permitted in conjunction with the bed and breakfast establishment in accordance with the city’s sign ordinance;*
- e. The bed and breakfast establishment shall be conducted in such a manner as to give no outward appearance nor manifest any characteristics of a business, except as to the sign as allowed above, that would be incompatible with the ability of the neighboring residents to enjoy peaceful occupancy of their properties;*
- f. Guests shall be permitted to stay at the establishment for not more than ten consecutive days at a time;*
- g. The applicant shall submit a letter from the applicable water purveyor and sewer district, if applicable, stating that each of them has the respective capacity to serve the bed and breakfast;*
- h. The applicant shall comply with all applicable city codes for fire, health, and building requirements and any applicable food service regulations and on-site sewage disposal requirements of the Snohomish Health District. The applicant shall comply with the applicable requirements of Chapter 258-54 WAC, “public water system rules and regulations,” as now written or hereafter amended, if a water system is to be developed or connected to an existing public water system;*
- i. If three or more guest rooms are proposed, the applicant shall also meet state requirements for a “transient accommodation license,” as required by Chapter 212-52 WAC, as now written or hereafter amended; and*

- j. The owner/operator shall provide screening with shrubs, trees, fencing, and other suitable materials as necessary to minimize the impacts upon the residential character of the surrounding neighborhood.

9. Table 2 below identifies minimum performance standards for “Bed and breakfast inns” contained in MMC section 17.16.040 (B), and evaluates the proposal’s consistency with those standards

Table 2: Bed and Breakfast, Minimum performance standards [MMC 17.16.040(B)(20)]

Minimum Performance Standard	Analysis	Meets Criteria
a. Parking requirements shall be in accordance with the parking code. No on-street parking shall be allowed;	<p><i>Motels and hotels:</i> Requirement: 1 parking space per unit/room, plus additional... Proposed Number of rooms/units: 3 Analysis: $1 \times 3 = 3$ parking spaces required</p> <p><i>Single-family or two family dwellings:</i> Requirement: 2 per dwelling; driveways may be counted as 1 parking space. Analysis: $1 \times 2 = 2$ parking spaces</p> <p>Total Required: Five (5) off street parking spaces Proposed: Seven (7) off street parking spaces</p>	Yes.
b. Meal service shall be limited to overnight guests of the establishment. Kitchens shall not be allowed in individual guest rooms;	The applicant proposes a bed a breakfast facility with three (3) individual guest rooms, three (3) bathrooms and a shared kitchen. Proposed plans do not include kitchens in individual guest rooms. See Exhibit A for a detail of the floor plan(s).	Yes.
c. The owner shall operate the facility and reside on the premises;	The existing owner currently resides at the property. The applicant states in the application that the owner will operate the facility and reside on the premises.	Yes.
d. One sign for business identification and advertising shall be permitted in conjunction with the bed and breakfast establishment in accordance with the city’s sign ordinance;	An 18 square foot monument sign (36” x 72”) currently exists on the property. The applicant does not propose additional signage. Per MMC section 17.80.040, a valid sign permit must first be obtained prior to any sign installation. In addition, all existing signage must have active sign permits. Therefore, in order to utilize the existing monument sign, the property owner will need a valid sign permit. All signage shall be in accordance with the City of Mukilteo Sign Code.	Yes. Conditioned on permit.
e. The bed and breakfast establishment shall be conducted in such a manner as to give no outward appearance nor manifest any characteristics of a business, except as to the sign as allowed above, that would be	<p>The bed and breakfast inn will be confined to approximately 900 square feet and will include three (3) bedrooms, three (3) bathrooms and one (1) shared kitchen.</p> <p>The proposal includes no changes or exterior alterations to the existing building or property. In addition, adequate parking and screening exists on site. The parking area is screened from the property</p>	Yes.

Minimum Performance Standard	Analysis	Meets Criteria
incompatible with the ability of the neighboring residents to enjoy peaceful occupancy of their properties;	to the east by a six-foot (6') high wood fence on the property line, small trees and shrubs. The subject property is also screened from the property to the west by a six-foot (6') high wood fence and dense vegetation. Therefore, the bed and breakfast establishment will give no outward appearance nor manifest any characteristics of a business, except as to the sign as allowed above, that would be incompatible with the ability of the neighboring residents to enjoy peaceful occupancy of their properties.	
f. Guests shall be permitted to stay at the establishment for not more than ten consecutive days at a time;	As conditioned, guests will not be permitted to stay at the establishment for more than ten consecutive days at a time.	Yes. Conditioned on permit.
g. The applicant shall submit a letter from the applicable water surveyor and sewer district, if applicable, stating that each of them has the respective capacity to serve the bed and breakfast;	<p>The property is within the Mukilteo Water and Wastewater District ("District") service area. There is currently one water service and one sanitary sewer service to the single family residence situated on this property. There are water and sanitary sewer mains in the vicinity capable of providing additional domestic water, fire protection water and sanitary sewer service to the property if needed.</p> <p>If additional service is not needed, two changes would still be required. The District would change the billing classification to Commercial, from Single Family Residential once a Business License is obtained from the City of Mukilteo. The existing water service would require the installation of a Department of Health approved and certified backflow preventer, in the location immediately behind the water service box.</p> <p>If additional service is needed/required, a Developer Extension Agreement (DE), with the District, may be required. Service would be provided upon the completion of the water and sewer improvements and Transfer of Ownership in accordance with the terms of the District's DE Agreement.</p> <p>See Exhibit E for the letter dated June 6, 2018 from the Mukilteo Water & Wastewater District.</p>	Yes. Conditioned on permit.
h. The applicant shall comply with all applicable city codes for fire, health, and building requirements and any applicable food service	Prior to issuance of a business license, property owner will be required to provide documentation that the bed and breakfast complies with all applicable city codes for fire, health, and building requirements and any applicable food service	Yes. Conditioned on permit.

Minimum Performance Standard	Analysis	Meets Criteria
regulations and on-site sewage disposal requirements of the Snohomish Health District. The applicant shall comply with the applicable requirements of Chapter 258-54 WAC, “public water system rules and regulations,” as now written or hereafter amended, if a water system is to be developed or connected to an existing public water system;	regulations and on-site sewage disposal requirements of the Snohomish Health District. The applicant shall comply with the applicable requirements of Chapter 258-54 WAC, “public water system rules and regulations,” as now written or hereafter amended.	
i. If three or more guest rooms are proposed, the applicant shall also meet state requirements for a “transient accommodation license,” as required by Chapter 212-52 WAC, as now written or hereafter amended; and	The applicant proposes a bed and breakfast with three (3) bedrooms. Therefore, prior to issuance of a business license, property owner and/or business operator will be required to provide an approved “transient accommodation license” as required by Chapter 212-52 WAC, as now written or hereafter amended.	Yes. Conditioned on permit.
j. The owner/operator shall provide screening with shrubs, trees, fencing, and other suitable materials as necessary to minimize the impacts upon the residential character of the surrounding neighborhood.	The adjacent property to the east is zoned RD 7.5 Single-Family Residential. The parking area is screened from the property to the east by a six-foot (6’) high wood fence on the property line, small trees and scrubs. The subject property is also screened from the property to the west by a six-foot (6’) high wood fence and dense vegetation. The property to the west is zoned DB Downtown Business and is screened from the subject property by a fence and dense vegetation. See Exhibit B for photos of existing conditions.	Yes.

Based on a review of the proposal, the minimum performance standards for “Bed and breakfast inns” contained in MMC section 17.16.040 (B) have been met. Operation of the bed and breakfast inn must meet these requirements for the proposal to be compliant with the MMC.

10. MMC section 17.64.020 entitled “Performance regulations”, requires that uses set forth in the Permitted Use Matrix contained in Section 17.16.040 shall comply with the following standards and regulations in order to qualify for a conditional use permit,

17.64.020 Performance regulations.

- A. All conditional uses must be in accordance with the goals and objectives of the comprehensive plan and they must not violate the purpose of the district in which they will locate.*

- B. It must be demonstrated that all conditional uses if located as proposed would not be injurious or detrimental to the character of the zone or to its abutting or adjoining neighbors.*
- C. The conditional use must employ reasonable measures of fencing, buffering, traffic restraints, sign and light controls, and any other appropriate measures to protect the surrounding properties and adjoining districts.*
- D. All conditional uses must have adequate site area to accommodate the use. The minimum site area for a conditional use is no less than that permitted in the underlying district.*
- E. All conditional uses must conform to the dimensional regulations in the individual districts, except that additional restrictions may be imposed to ensure the uses are compatible within the district.*
- F. All conditional uses having a site area in excess of one acre must provide a buffer of trees and shrubs around the perimeter of lots abutting a residential zone.*
- G. All applications for conditional uses must be accompanied by layout and development plans drawn to an appropriate scale which show at least the following:*
 - 1. Site plans showing landscaping, paving, parking, access, relationship of building to site, outdoor lighting, proposed fencing and topography;*
 - 2. Sections and elevations of proposed structure;*
 - 3. Vicinity map showing property, zoning and access;*
 - 4. Provision for sewage disposal, storm drainage and surface runoff.*
- H. All conditional uses must comply with the parking regulations in Chapter 17.56.*
- I. In the course of reviewing the conditional use permit application, the city staff may request a recommendation by the planning commission on matters under its permit authority related to the conditional use permit. The matters may include but are not limited to the comprehensive plan or the nature and intent of the zone in which the conditional use permit is requested.*

11. The following is a staff analysis of the proposal's compliance with the performance regulations for conditional use permits identified in MMC section 17.64.020. The performance standard is identified **in bold**, followed by a staff analysis.

A. All conditional uses must be in accordance with the goals and objectives of the comprehensive plan and they must not violate the purpose of the district in which they will locate.

Staff Analysis: The proposal is in accordance with the following City of Mukilteo Comprehensive Plan goals and policies to:

- (1) provide for smooth and compatible transitions between areas of different land use intensity should be adopted (LU2e),
- (2) attract, support, and encourage businesses that will complement the City's vision and diversify its tax base (ED1),
- (3) contribute towards making Mukilteo a visitor destination and build on the city's cultural, historic and recreational resources (ED1b),
- (4) attract businesses that support tourist activities, including hotels and other types of visitor accommodations (ED1c), and
- (5) support home-based businesses in a manner that protects the integrity of residential

neighborhoods (ED1g).

Furthermore, the existing front building has a setback that is considered legally nonconforming. The lot coverage for the existing property is also legally nonconforming. The proposal includes no physical changes or alterations to the existing building or property.

B. It must be demonstrated that all conditional uses if located as proposed would not be injurious or detrimental to the character of the zone or to its abutting or adjoining neighbors.

Staff Analysis: As proposed, the bed and breakfast will be confined to approximately 900 square feet and will include three (3) bedrooms, three (3) bathrooms and one (1) shared kitchen. The proposal includes no physical changes or alterations to the existing building or property.

In addition, the proposal conforms to the minimum performance standards for a bed and breakfast by providing adequate parking and screening on the property. Therefore, the proposed conditional use will not be injurious or detrimental to the character of the zone or to its abutting or adjoining neighbors.

C. The conditional use must employ reasonable measures of fencing, buffering, traffic restraints, sign and light controls, and any other appropriate measures to protect the surrounding properties and adjoining districts.

Staff Analysis: The applicant's proposal incorporates the following measures to protect surrounding properties and adjoining districts.

Fencing and Buffering: The adjacent property to the east is zoned RD 7.5 Single-Family Residential and is screened from the subject property by a six-foot (6') high wood fence on the property line, small trees and shrubs. The property to the west is zoned DB (Downtown Business) and is also screened from the property to the west by a six-foot (6') high wood fence and dense vegetation. Therefore, the proposed bed and breakfast establishment employs reasonable measures to protect surrounding properties.

Traffic: Traffic impacts from the proposed bed and breakfast inn are negligible compared to the former use of the property as a church. According to the Institute of Transportation Engineer (ITE) Trip Generation Manual, a three (3) room resort hotel generates 1.23 AM peak trips on weekdays and 1.53 PM peak trips on weekdays. A 3,000 square foot church, in contrast, generates 2.61 AM peak trips on the weekdays and 2.82 PM trips on weekdays. AM peak trips and PM peak trips for a church are even greater on the weekend. Also, the minimum required off street parking is being provided.

Signage: All signage shall be in accordance with the City of Mukilteo Sign Code, and a valid sign permit must first be obtained prior to any sign installation.

Light Controls: The proposal does not include exterior lighting.

In addition, the applicant proposes three guest rooms when up to six guest rooms could be allowed. Provision of only three guest rooms ensures that no exterior improvements to accommodate additional parking would be needed and limits traffic below what otherwise might be allowed.

The proposal satisfies bed and breakfast performance standards necessary to minimize the impacts upon the residential character of the surrounding neighborhood and ensure compatibility with the underlying district. See **Exhibit B** for photos of existing conditions.

- D. All conditional uses must have adequate site area to accommodate the use. The minimum site area for a conditional use is no less than that permitted in the underlying district.**

Staff Analysis: The minimum lot size in the RD 7.5 zoning district is 7,500 square feet. The subject property is approximately 11,000 square feet in size. All parking required for the use is contained on site. Therefore, the site area is adequate to accommodate the use.

- E. All conditional uses must conform to the dimensional regulations in the individual districts, except that additional restrictions may be imposed to ensure the uses are compatible within the district.**

Staff Analysis: The subject property conforms to the dimensional regulations for the RD 7.5 Single Family Residential Zone as follows:

Minimum Lot Width

Setback Line:	50'	Submitted:	100'
Lot Line:	30'	Submitted:	100'
Average Depth:	85'	Submitted:	100'

The existing front building has a setback that is considered legally nonconforming. The lot coverage for the existing property is also legally nonconforming.

The proposal includes no exterior physical changes or exterior alterations to the existing building or property.

- F. All conditional uses having a site area in excess of one acre must provide a buffer of trees and shrubs around the perimeter of lots abutting a residential zone.**

Staff Analysis: Not applicable. The subject property is approximately 11,000 sf and is therefore less than one acre (43,560 square feet)

- G. All applications for conditional uses must be accompanied by layout and development plans drawn to an appropriate scale which show at least the following:**

- 1. Site plans showing landscaping, paving, parking, access, relationship of building to site, outdoor lighting, proposed fencing and topography;**
- 2. Sections and elevations of proposed structure;**
- 3. Vicinity map showing property, zoning and access;**
- 4. Provision for sewage disposal, storm drainage and surface runoff.**

Staff Analysis: The applicant submitted layout and development plans drawn to an appropriate scale that show the necessary building and civil requirements included in this performance regulation (see **Exhibit A**). The proposal includes no physical changes or alterations to the exterior of the existing building.

- H. All conditional uses must comply with the parking regulations in Chapter 17.56.**

Staff Analysis: See Finding of Fact 9(a) above.

Requirement: Five (5) off street parking spaces are required (three (3) off street parking spaces

for the bed and breakfast and two for the single family dwelling).

Proposal: The applicant proposes the use of seven (7) existing off street parking spaces.

- I. In the course of reviewing the conditional use permit application, the city staff may request a recommendation by the planning commission on matters under its permit authority related to the conditional use permit. The matters may include but are not limited to the comprehensive plan or the nature and intent of the zone in which the conditional use permit is requested.**

City staff elected not to forward the proposal to the Planning Commission. No new policy issues emerged which would merit Planning Commission review.

12. In accordance with MMC Chapter 17.13, City of Mukilteo issued a Notice of Application (**see Exhibit D**) on May 30, 2018, with a fourteen (14) day comment period that ended June 13, 2018. The City received five (5) written comments. Table 3 below includes public comment received during the Notice of Application comment period and the response from City staff.

Table 3: Notice of Application, Public Comment (See Exhibit E)

<p>Comment 1: Regarding the request for a Conditional Use Permit to establish a Bed and Breakfast at 822 3rd Street. This is unbelievable. The neighborhood has been through this in the past. The consensus was No CUP, No rezoning. Leave the property as it is, the way it was purchased for that purpose.</p> <p>Nothing against the owners but they will move on and we will be stuck with what's left. The reason we have an ordinance is to provide a certain quality of life. By ignoring these ordinances - our quality of life goes away. This goes against our comprehensive plan and residential zoning.</p> <p>If allowed it would set a precedent that would be unwelcome in our neighborhood. (June 9, 2018)</p>
<p>Staff Response: The proposal does not ignore city ordinances or requirements. The Mukilteo Municipal Code provides for Bed and breakfast inns in the RD 7.5 Single Family Residential zoning district to be reviewed through the conditional use permit process which requires public notice and a hearing examiner public hearing and decision. The applicant is affording him/herself of a process allowed by the municipal code.</p> <p>Staff analysis has found that the proposal satisfies both minimum performance standards for bed and breakfast inns and the performance regulations for Conditional Use Permits specified in the Mukilteo Municipal Code. This includes Comprehensive Plan consistency (See Finding 9 and Finding 11 for analysis.)</p>
<p>Comment 2: Please accept this email as public record for all subsequent council sessions on AirB&B type short term rentals and enter as public record related to the request for a Conditional Use Permit to establish a Bed and Breakfast at 822 3rd Street.</p> <p>Please note, this email has also been BCCed to numerous neighbors.</p> <p>The Old Town neighborhood has been through this in the past. The consensus was No CUP, No rezoning. Leaving the property as it is. The reason we have zoning and ordinances is to preserve the quality of life in our neighborhoods.</p> <p>It seems our Mayor is now only interested in the Lodging Tax dollar and turning North Mukilteo into a Tourist destination primarily and the hell with the actual residents. She is guilty herself of</p>

short term rental indulgence on the sly. (Please see previous email.)

The Yeadon's bought this property, remodeled it and immediately began renting it out as a Bed & Breakfast/Air BnB without the City's knowledge, ignoring the zoning and with no licensing in place. They did this to use this 3rd Street property as their Cash Cow to fund a home they are now building elsewhere, outside of Mukilteo. They also put it on the Market at an extraordinary price (to attract an investment (foreign) type buyer no doubt) to sell it as a commercial property while not being zoned as such. THIS IS OUTRAGEOUS and they should not be allowed to move forward with their selfish little plan at the expense of the rest of us. If allowed it would set a precedent that would be unwelcome in our neighborhood.

Thank you Linda for working with me on the 3 Old Town neighbor properties that are advertising as unlicensed Air B & B issues last year.

I hope we all can be of assistance to the City by continuing to report these properties.

Our goal as Old Town residents, is to squash this so we do not have transient tourists in our neighborhoods with the potential of constant party houses and hang-houses for all the weddings at Rose Hill, etc. and general mayhem that non-residents cause.

This is a safety and quality of life issue for us. This is not what we bought into when we moved here. It is zoned single family residence Variances be damned !

Taxes are nice, but we would really rather have it GO AWAY. We want them shut down, rather than regulated. There is too much wiggle room for problems and our neighborhood and residents being disrespected by tourists and their attitudes, cars, pets, etc ,etc, etc. If we are not monitoring this and constantly calling the Police then there are no consequences.

A straight out leased rental of a house for a long term VETTED renter is one thing.

This is not that. Some Owners are never on the property and monitoring is an issue.

I want to know WHO is in my neighborhood at all times. Let's mention, terrorist cells and criminals that just love to use AirBnB's to infiltrate neighborhoods, do their dirty deeds...Not paranoid-Just sayin'.....the world we live in....tragic.

Currently the City does not prohibit AirB&B's but probably requires the landlord to have a business license. The City collects hotel/motel tax. However, it appears that no business licenses have been purchased.

The agenda attachments on the Council workshops seem to be going in the direction of how to permit these to happen with proper business licenses and meeting the limitations on how many people can be in a home as a "short term rental".

The memo says most of the AirB&B's were listed in Old Town and it gives those renting a better "experience" of our city. It also says this activity brings revenue to the city in the form of taxes. THIS IS OUR NEIGHBORHOOD, - NOT A TOURIST DESTINATION.

We all know that the hotel/motel tax is only permitted to be used to promote more tourism, Is what residents want?? NO !! Is that ALL that Old Town is to the City, Chamber of Commerce & Mayor ...a place for people to "experience Mukilteo"?? How disrespectful to your long term resident and tax payers.

We also know Mukilteo's sales tax is 1% out of the total 10.3% that is collected. So if a tourist

spends \$200 on items subject to sales tax the City gets \$2 in sales tax. Any added taxes from tourists are minor compared to having the increased traffic and non-residents coming and going in a single family residential area.

Do you want an AirB&B next to your house or in your neighborhood? Do you want to encourage those that look into buying properties in Old Town SPECIFICALLY for the purpose of setting up an Air B & B to profit from our neighborhood?

I have one property right now 2 doors down that was just bought. The new owners are planning on "using it as a rental".

They specifically bought it to use as a rental !!

I already told them it better be a long term lease rental or I will work to shut her down. Where do they live, out of town, another State, who the hell knows ?? Did they get a license to rent?

They also bring up how difficult it would be for the City to enforce restrictions and violations and how costly it would be. Seems to me if they make the penalties stiff enough, a few enforcement actions would send a signal to others they are risking a large fine and legal action if they are caught, usually a good deterrent to stop an illegal practice.

Keep your eyes open and report those properties/neighbors to the City once the laws are on the books.

Let's stick together on this and SQUASH IT !! We have enough to deal with already. (June 11, 2018)

Staff Response: As stated above, staff analysis finds the proposal complies with City ordinances or requirements. The Municipal Code provides for Bed and breakfast inns in the RD 7.5 Single Family Residential zoning district to be reviewed through the conditional use permit process which requires public notice and a hearing examiner public hearing and decision. The applicant is affording themselves of a process allowed by code. The public may present information to the Hearing Examiner through the public hearing process should it feel the proposal should be denied.

Comment 3: When someone claims they speak for all of old town please know that this isn't true. We have no spokesperson that I am aware of. Please make your decisions based on evidence from all residents and not just the "squeaky wheels". I am ok with the approval of this permit. (June 11, 2018)

Staff Response: Conditional use permits are reviewed against decisional criteria contained in MMC Chapter 17.64 and the minimum performance standards for "Bed and breakfast inns" contained in MMC section 17.16.040 (B).

Comment 4: Thank you for the notice regarding the proposed Bed and Breakfast at 822 3rd St. I am an interested party in that my residence is at 906 3rd St, which is less than 100 yards from the proposed B&B.

I am writing today to voice my full support for the application submitted by the Yeadon's to have a

Bed and Breakfast operation on their property at 822 3rd St. They have done a spectacular job renovating this historic church property which has graced this section of "old town" Mukilteo for decades. It could have easily fallen into dis-repair and instead they have invested in beautiful renovations which add to the character of the city. Adding a Bed and Breakfast business is entirely in keeping with the business section of "old town" and will further enhance the charm and character of this part of the city.

It is far superior to have a quiet vibrancy that brings life with a residential flair to this part of town than to have buildings fall into dis-repair and/or other non-residential neighborhood compatible use.

I offer my support for their application CUP-2018-001 without reservation or hesitation and strongly urge the City of Mukilteo to approve their application consistent with B&B guidelines without restriction.

Feel free to contact me if you have any questions regarding this input. (June 11, 2018)

Staff Response: As stated above, conditional use permits are reviewed against decisional criteria contained in MMC Chapter 17.64 and the minimum performance standards for "Bed and breakfast inns" contained in MMC section 17.16.040(B).

Comment 5: The same property was also going to be sold from a church to commercial years ago. This is an old church, and churches are not put into neighborhoods to become commercial cash cows. Churches are not for profit. This area is zoned single-family housing. Our neighborhood signed a petition that I helped put together, 121 people signed. People in our neighborhood do not want more cars, people and alcohol, drugs and noise! The city needs to respect the boundaries in old town. Please don't change the contract that we have negotiated many years ago. The city itself looked into making this area commercial and found out it was not feasible. Stop bothering the property owners in old town. No bed-and-breakfast! Please add my name as a party of interest. Please also forward this letter to the Mayor and City council as public record. (June 12, 2018)

Staff Response: As stated above, staff finds that the proposal complies with City ordinances or requirements. The Municipal Code provides for Bed and breakfast inns in the RD 7.5 Single Family Residential zoning district to be reviewed through the conditional use permit process which requires public notice and a hearing examiner public hearing and decision. The applicant is affording themselves of a process allowed by code.

13. The proposal is SEPA exempt pursuant to Washington Administrative Code (WAC) section 197-11-800(6), "Land use decisions" which states,

"(6) Land use decisions. The following land use decisions shall be exempt:

*(a) Land use decisions for exempt projects, except that rezones must comply with
(c) of this subsection.*

(b) Other land use decisions not qualified for exemption under subsection (a) (such as a home occupation or change of use) are exempt provided:

- (i) The authorized activities will be conducted within an existing building or facility qualifying for exemption under WAC 197-11-800 (1) and (2); and*
- (ii) The activities will not change the character of the building or facility in a way that would remove it from an exempt class.*
- (c) Where an exempt project requires a rezone, the rezone is exempt only if:*
 - (i) The project is in an urban growth area in a city or county planning under RCW 36.70A.040;*
 - (ii) The proposed rezone is consistent with and does not require an amendment to the comprehensive plan; and*
 - (iii) The applicable comprehensive plan was previously subjected to environmental review and analysis through an EIS under the requirements of this chapter prior to adoption; and the EIS adequately addressed the environmental impacts of the rezone.”*

The conditional use permit proposal to operate a Bed and breakfast inn within an existing single family dwelling is exempt from SEPA.

14. The conditional use permit Public Hearing was noticed in accordance with City of Mukilteo requirements. The public hearing notice was mailed to property owners within 380 feet of the proposal, notices were posted in required city notification location, and a legal ad was published in the Everett Herald.

CONCLUSIONS

Based on the application and facts and findings of this staff report, the following conclusions are made:

1. The applicant’s proposal for a conditional use permit meets the minimum performance standards for bed and breakfast in MMC section 17.16.040(B), Note 20.
2. The applicant’s proposal for a conditional use permit, if conditioned, meets the conditional use permit performance requirements in MMC section 17.64.020
3. The proposal is consistent with the City of Mukilteo Comprehensive Plan and the MMC.
4. The proposal is SEPA exempt. (See WAC 197-11-800(6)-Land Use Decisions)

STAFF RECOMMENDATION

Based on the application and findings of fact and conclusions of the staff report, staff recommends that the hearing examiner GRANT the Conditional Use Permit request (City File No. CUP-2018-001) of Gayle Yeadon to operate a bed and breakfast with three (3) guest rooms in an existing single-family residence located at 822 3rd Street in the RD7.5 zoning district subject to the following conditions:

1. Per MMC section 5.04.020, prior to operation of the bed and breakfast, a valid business license must be obtained.
2. Per MMC section 17.80.040, a valid sign permit must be obtained prior to any sign installation. In addition, all existing signage must have valid/approved sign permits.
3. Per MMC section 17.16.040(B) note 20, performance standard (f), guests will not be permitted to stay at the establishment for more than ten consecutive days at a time.

4. Prior to issuance of a business license, property owner and/or business operator shall comply with requirements for water and wastewater utility services specified in a later dated June 6, 2018 from the Mukilteo Water & Wastewater District.
5. Prior to issuance of a business license, property owner will be required to provide documentation that bed and breakfast complies with all applicable City codes for fire, health, and building requirements and any applicable food service regulations and on-site sewage disposal requirements of the Snohomish Health District. The applicant shall comply with the applicable requirements of Chapter 258-54 WAC, “public water system rules and regulations”.
6. Consistent with MMC section 17.16.040(B) note 20, performance standard (i), prior to issuance of a business license, property owner and/or business operator will be required to provide an approved “transient accommodation license” as required by Chapter 212-52 WAC, as now written or hereafter amended.
7. The property owner and/or business operator shall comply with all other applicable code, regulations and ordinances.

Exhibit A – Application Materials



MAR 26 2018

CITY OF MUKILTEO

11930 Cyrus Way Mukilteo, WA 98275
Fax (425) 212-2068

Land Use Permit Application

PPR #

SEPA #

Misc #

Applicant:

Brent & Gayle Yeardon

Owner:

Same

Address:

822 3rd St.

Address:

Same

Phone:

425-359-6436

Phone:

Same

Project Address:

822 3rd St. Mukilteo, WA 98275

Legal Description of Property:

WR Hazards add to Mukilteo B/L 003 0-00-Lots 849

Key Contact Person:

Gayle Yeardon

Phone:

425-359-6436

Fax:

—

Project Type:

- | | | |
|--|---|---|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Preliminary Subdivision* | <input type="checkbox"/> Special Use Permit* |
| <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Final Subdivision* | <input type="checkbox"/> Reasonable Use |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Preliminary Short Plat* | <input type="checkbox"/> Lot Line Adjustment* |
| <input type="checkbox"/> Shoreline* (JARPA) | <input type="checkbox"/> Final Short Plat* | <input type="checkbox"/> Grading* |
| <input checked="" type="checkbox"/> Conditional Use* | <input type="checkbox"/> Sector Plan Amendment | <input type="checkbox"/> Binding Site Plan |
| <input type="checkbox"/> Variance* | <input type="checkbox"/> Waterfront Development | <input type="checkbox"/> Project Rezone |
| | <input type="checkbox"/> Single Family Residence | <input type="checkbox"/> Other, Specify _____ |

* Need to fill out supplemental application form with project.

Project Resume:

Existing Use: ResidenceProposed Use: Residence + bnbTotal Site Area: 11,000.Landscaping Area: 3,100 sq. ft.Building Foot Print Area: 4,645Water District: MukilteoLot Coverage: 45%Sewer District: MukilteoParking Provided: 7# of Proposed Units: 3 roomsBuilding Height: 32' 42' (steep slope)Camp Plan Designation: Residential

Gross Floor Area by Uses: _____

Zoning: R07.5Pre-application Meeting Held: (Y/N; date) 11-22-2017 /

The information given is said to be true under the penalty of perjury by the laws of the State of Washington.

Gayle Yeardon
Applicant Authorized Agent Signature1-26-2018

Date

Gayle Yeardon
Owners Signature1-26-2018

Date



11930 Cyrus Way, Mukilteo, WA 98275
(425) 263-8000

RECEIVED
MAR 26 2018
CITY OF MUKILTEO

Conditional Use Permit Supplemental Application Form

Date: 1-26-2018 Application Number: CUP-2018-001

Fee Received: \$ 3544 ☐ Cash ☒ Check ☐ Other Receipt #: 201801773

APPLICANT/OWNER INFORMATION

Applicant: Brent & Gayle Yeadon
Address: 822 3rd St.
Mukilteo, wa 98275
Phone: (Home) 425-530-1044
(Office) (Brent)
(Fax) _____

Legal Property Owner(s): Brent & Gayle Yeadon
Address: 822 3rd St
Mukilteo, wa 98275
Phone: (Home) 425-359-6436
(Office) (Gayle)
(Fax) _____

Applicant is: ☒ Owner in fee simple ☐ Contract purchaser ☐ Agent for Owner

PRIMARY CONTACT PERSON

Name: Gayle Yeadon
Address: 822 3rd St
Mukilteo, wa 98275
Phone: (Home) 425-359-6436
(Office) -
(Fax) -

Date of Present Ownership of Property:

12/2004

Date of Contract if Now Purchasing Property:

Please provide a copy of the contact.

PROPERTY/LOT INFORMATION

Legal Description of property (attach): _____
Assessor's Tax Account Number: 004 659 00 300 800
Location/Street Address of Property: 822 3rd St. Mukilteo
Zoning District: RD 7.5
Comprehensive Plan Designation: RESIDENTIAL. Residential
Lot Area (Square Feet) 11,000 sq. ft.

Heo
we hazards add to muki Blk 003 D-00-
lots
8-9.

BUILDING INFORMATION

Area of all Existing Building(s) (Square Feet): 8816

Area of all Proposed Building(s) (Square Feet): 8816

Area of all Proposed Additions: 0

CONDITIONAL USE REQUEST INFORMATION

Cite Code Section for Which Conditional Use is Being Requested: 17.16.040

NARRATIVE EXPLANATION OF REQUEST: Please submit a written detailed explanation of the purpose of the request and discuss how the Conditional Use Permit application meets the criteria for approval and the project's relationship to current plans, policies, and regulations. Refer to the Conditional Use Permit brochure for the criteria.

REQUIRED SIGNATURES

THE INFORMATION GIVEN IS SAID TO BE TRUE UNDER THE PENALTY OF PERJURY BY THE LAWS OF THE STATE OF WASHINGTON.

Mr. Gayle Yeaton
Applicant/Authorized Agent

1/26/2018
Date

[Signature]
Legal Property Owner*

1/26/2018
Date

[Signature]
Legal Property Owner*

1/26/2018
Date

* NOTE: If legal owner is a corporation or partnership, proof of ability to sign for the corporation or partnership shall be submitted to the City of Mukilteo with this application.

Yeadon

RECEIVED

Conditional Use Permit Narrative for 822 3rd. St. Mukilteo Washington

AUG 07 2018

CITY OF MUKILTEO

Site Description:

The neighborhood is transitional. We sit on the edge of the downtown business area. If you walk or take a ride through the area, we think you would see that making our home into a bed and breakfast would be a positive. The downtown area sidewalks extend past us to the end of the block at Loveland (site of the old Post Office). When you look at this area of 3rd St. you would think it was part of the downtown. Currently the North half the block is mixed use and the South side single family.

The site is located at 822 3rd St. Mukilteo, WA. The property was previously home for over 100 years to the Mukilteo Presbyterian Church. It has a great history in Old Town and is an anchor in the neighborhood. The west side (mixed use with shared alley) is bordered by an empty building (newly closed daycare) and a neighborhood gym/residence. To the north is the old Post Office building that is now a garage. Directly across the street to the east is St. John's Catholic Church, the parking lot for the Catholic church, and rental house (owned by the church). On the south side (bed and breakfast is on the north side) is a single family dwelling, previously zoned mixed use. Our property is fenced on one side, with fencing and green space on the other. There is an alley (not a thru alley) access on the west side (mixed use side).

Existing use:

The site is currently a residence. We have lived here for 12 years and have turned the church into our home.

Proposed use:

We would like to obtain a permit for operating a bed and breakfast. We want to provide a place for travelers to visit this great piece of the Pacific Northwest. Current Code provides for up to six guest rooms. We will have three (3) guest rooms.

The building is roughly 10,000 square feet; the proposed area is approximately 900 square feet. There are currently 7 parking spots on the property (does not include street parking).

We believe a bed and breakfast fits here. We would like to operate an upscale business that could provide Mukilteo with a diverse place for visitors to stay and for Mukilteo to benefit from the tourism aspect. Because we live here, we will always strive to have the highest regard for our neighbors' and community's health and welfare. We would hope to operate a safe and quiet business. We will live on the premises and operate the business ourselves. We feel this is the best way to attract respectful guests. We have taken great care to make sure the building and the grounds look aesthetically pleasing. It still resembles a church with steeple and bell tower. We have adequate parking for the business as well as those who live here. We would add no additional signage. There is currently the old church sign. It sits on the front lawn and is approx. 6' tall by 3' wide.

We have communicated our intent to our closest neighbors and asked if they had any concerns. Both had no immediate concerns regarding the potential Bed and Breakfast.

The building has previously been for sale. If we do sell, we would work with the buyers and the city to make sure the permit and its guidelines are understood by the new owners.

Meets Requirements:

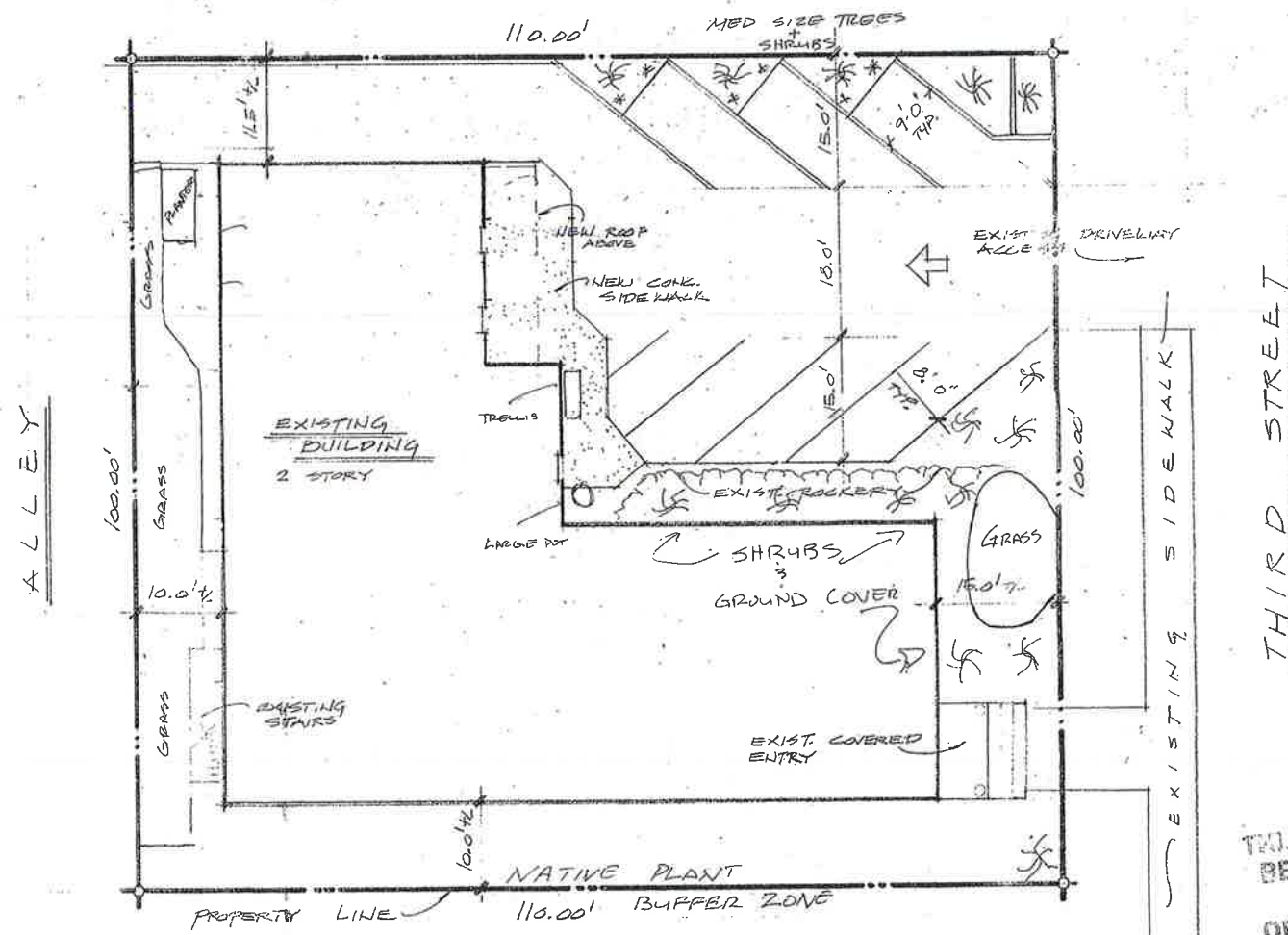
In accordance with the goals and objectives of the comprehensive plan our purposed Bed and Breakfast will not violate the purpose of the district in which we are located.

Our purposed Bed and Breakfast would not be injurious or detrimental to the character of the zone or to its adjoining neighbors.

Our purposed Bed and Breakfast complies with the parking regulations in Chapter 17.56. We have 7 spots available in the parking lot.

It is our understanding that a permit is required to operate a Bed and Breakfast in our current zone.

DATE:
MARCH 22, 2012



THIS COPY TO BE
BE ON JOB SITE
AT TIME
OF INSPECTION

LANDSCAPE PLAN

1" = 10.00'

PARCEL NUMBER: 00465 900-300-800

AREA OF SITE = 11,000 SQ. FT.

SITE ZONING = RD 7.5

RECEIVED
MAR 29 2012
CITY OF MUKILTEO

RECEIVED
MAR 26 2012
NORTH
CITY OF MUKILTEO

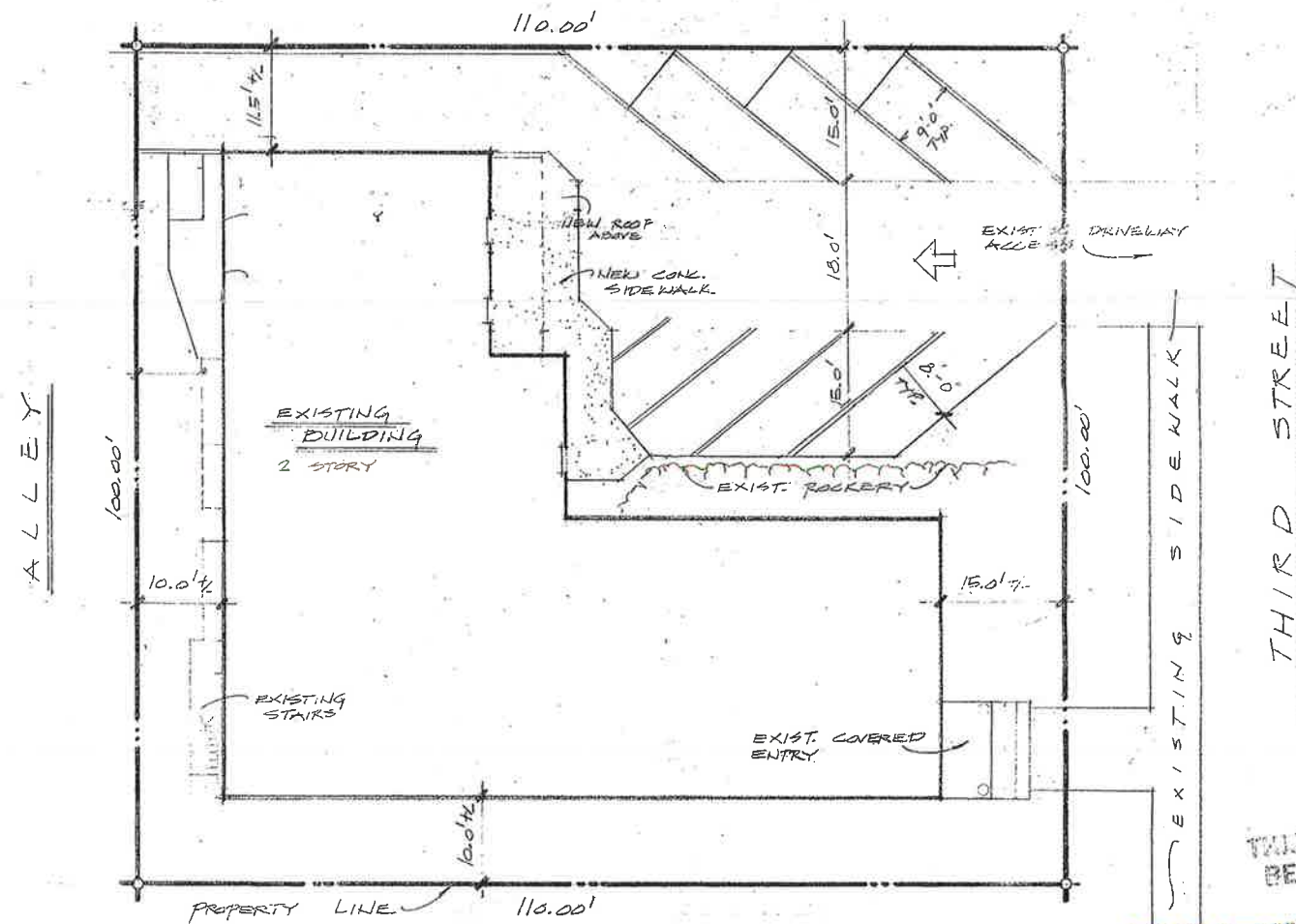
REMODELING OF AN EXISTING BUILDING FOR:
MR. & MRS. DRENT YEADON
822. THIRD STREET
MUKILTEO, WA. 98275-1636

**APPLICANT
COPY**

SHEET

1A

OF 6.



SITE PLAN

1"=100'
 PARCEL NUMBER - 00465-900-300-800
 AREA OF SITE = 11,000 SQ. FT.
 SITE ZONING = RD 7.5



RECEIVED

MAR 26 2012

CITY OF MUKILTEO



DANIEL M. STRAUSSER, DESIGN
 6411 Harding Avenue
 Clinton, WA 98236
 Main Address
 POB 282
 Clinton, WA 98236
 Telephone & Fax 360-341-2686
 E-Mail: dstrauss@midbay.com
 Building Design, Planning & Construction Management

DATE:
 MARCH 22, 2012

REMODELING OF AN EXISTING BUILDING FOR:
 MR. & MRS. DRENT YEADON
 822. THIRD STREET
 MUKILTEO, WA. 98275-1634

APPLICANT
 COPY

SHEET

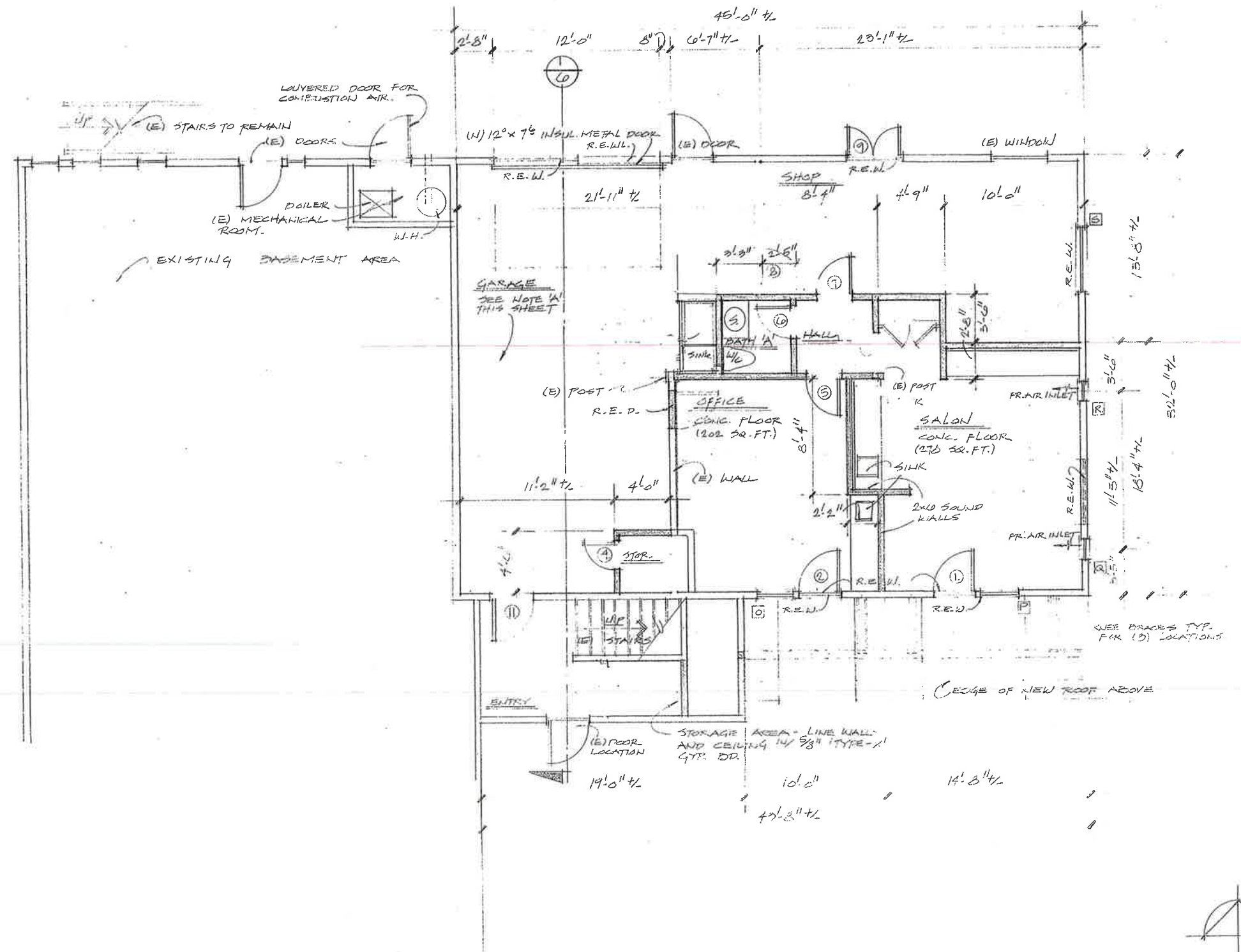
1
 OF 6

NOTE "A"

Garage Ceiling and support walls only shall have 5/8" Type X Gypsum Wall Board applied to the interior side of the existing or new walls that create the Garage Wall envelope to insure a one hour rating at the Garage to Living space barrier. The floor system above the unheated garage or other useable spaces shall be insulated with R-30 insulation minimum.

ABBREVIATION LEGEND

---	New
---	Existing
---	Remove existing Window
---	Remove existing Wall
---	Remove existing Door
---	To Be Removed



RECEIVED

MAR 26 2018

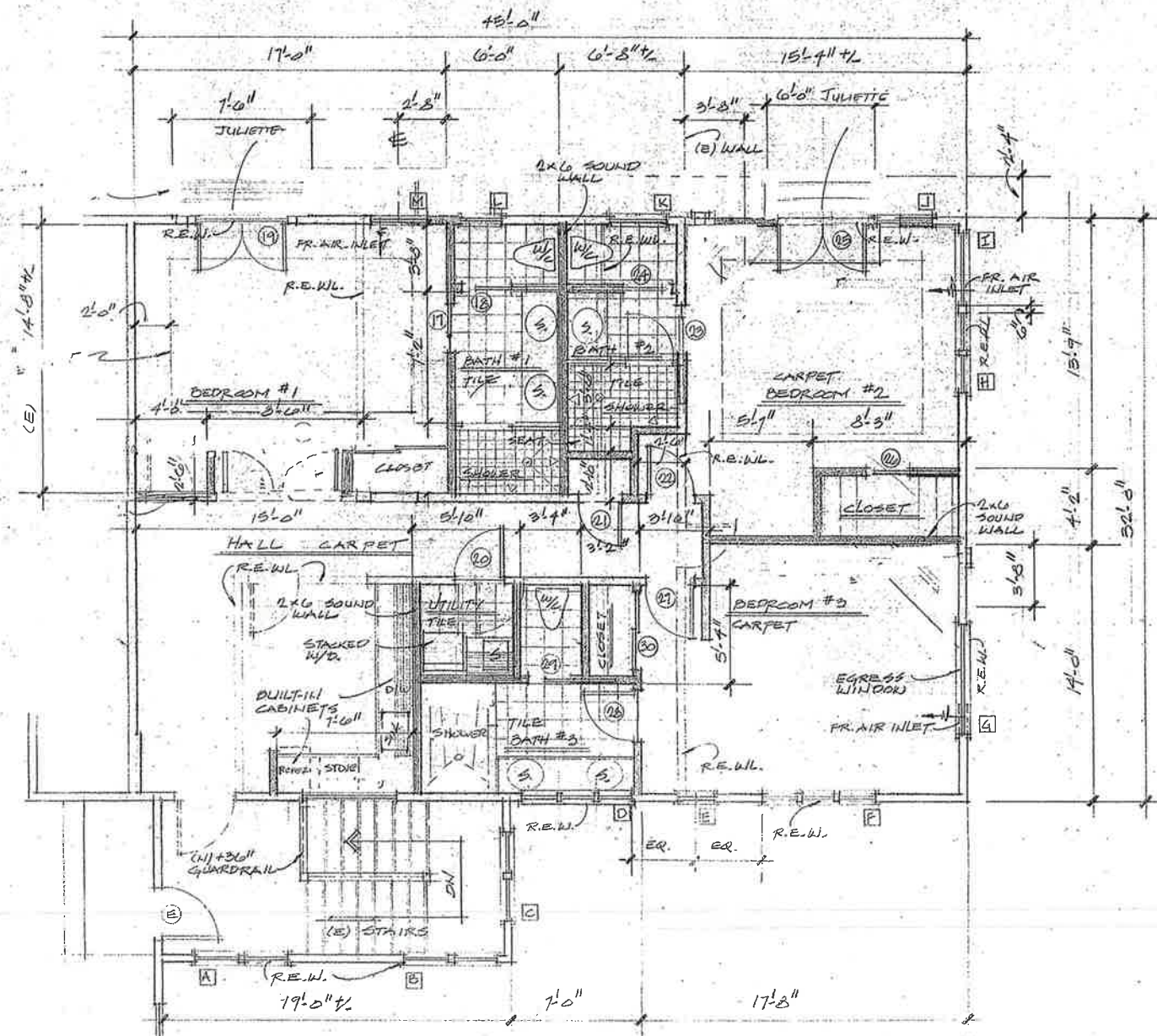
CITY OF MUKILTEO

FIRST FLOOR PLAN

1/4" = 1'-0"

GARAGE AREA = 535 S.F.
OTHER SPACES = 1076 S.F.
TOTAL FIRST FLOOR AREA = 1611 S.F.

2
OF 10



EXISTING RESIDENCE

ABBREVIATION LEGEND

(N)	New
(E)	Existing
R.E.W.	Remove existing Window
R.E.W.	Remove existing Wall
R.E.D.	Remove existing Door
T.D.R.	To Be Removed

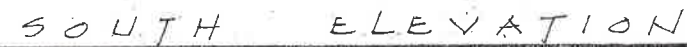
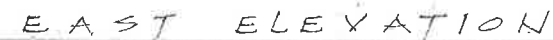
SECOND FLOOR PLAN

1/4" = 1'-0"
SECOND FLOOR AREA (REMODELED ONLY) 1,512 S.F.

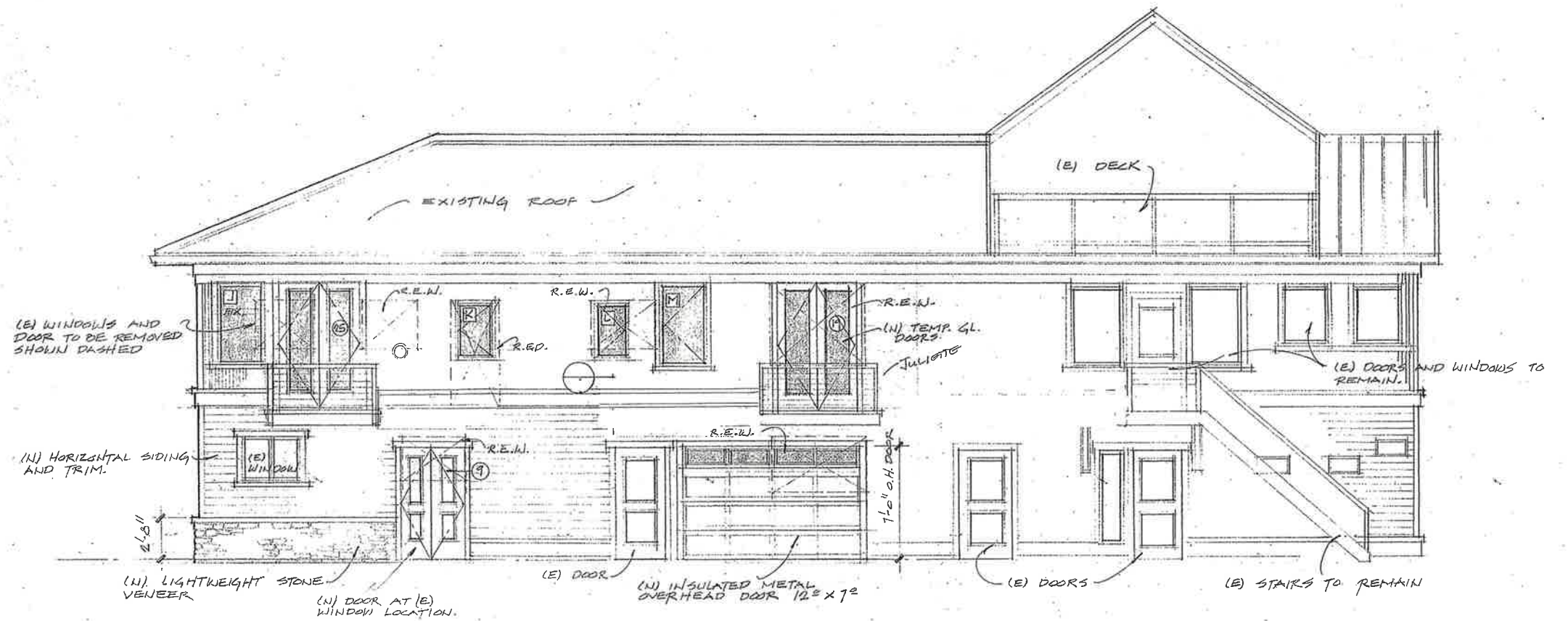
RECEIVED
MAR 26 2018
CITY OF MUKILTEO

3
of 6

All windows shall be vinyl, vinyl clad, metal clad or other approved material as specified in the Washington State Energy Code 2009 Edition. U Values for all vertical glazing "Windows" shall be .30 or less, Exterior Doors shall be .20 or less, skylights shall be .50 or less. Final glazing manufacturer selection shall be by the owner and site approved by the building official. Refer to section R308 of the 2009 IRC for all glazing requirements and for tempered glazing locations.


$$1/q'' = 1 - \phi''$$

$$\frac{1}{4}'' = 1'-0''$$

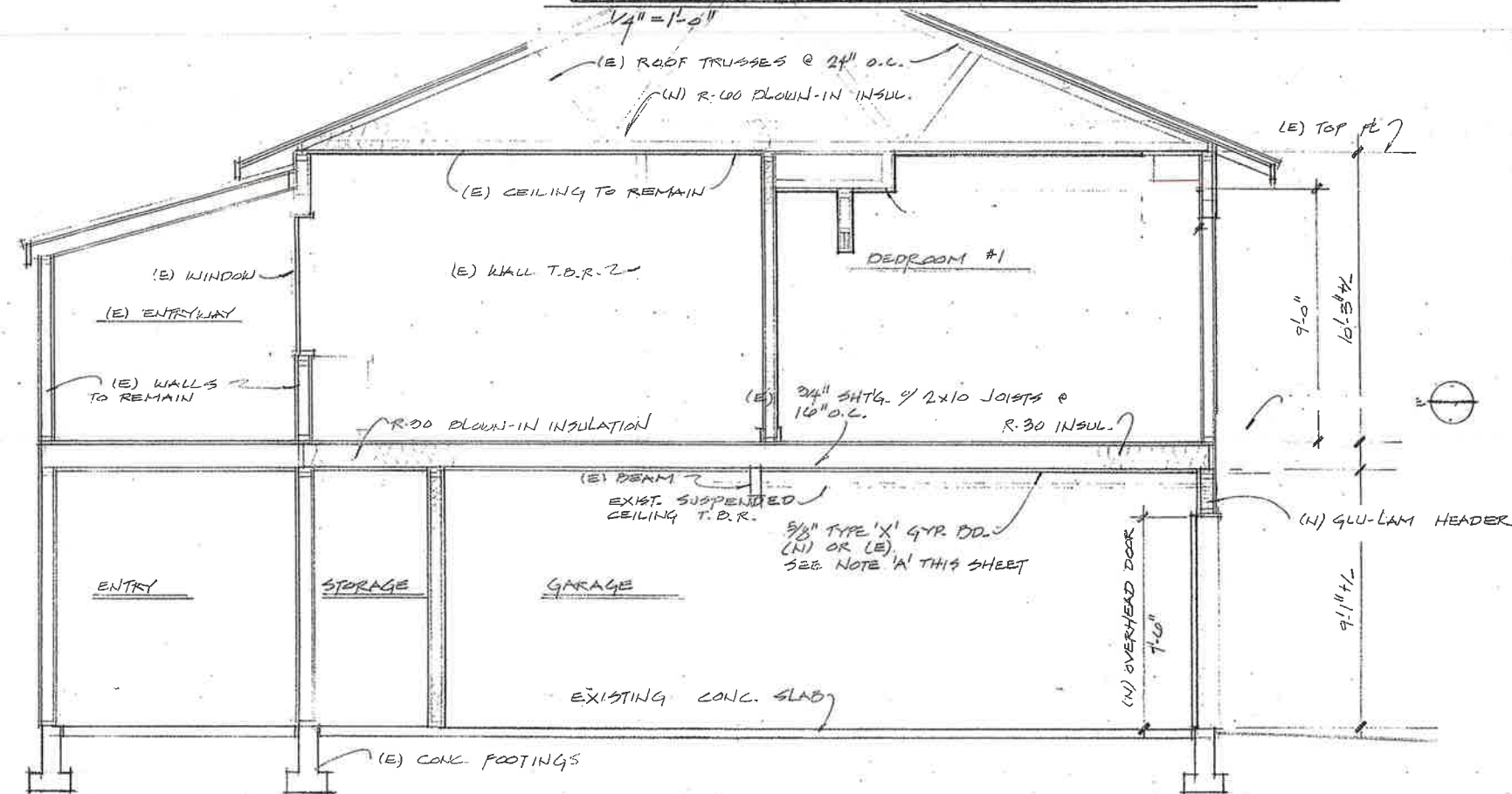
27



NORTH ELEVATION

1/4" = 1'-0"

(E) ROOF TRUSSES @ 24" O.C.
(N) R-30 BLOW-IN INSUL.



BUILDING SECTION

3/8" = 1'-0"

NOTE "A"

Garage Ceiling and support walls only shall have 5/8" Type X Gypsum Wall Board applied to the interior side of the existing or new walls that create the Garage Wall envelope to insure a one hour rating at the Garage to Living space barrier. The floor system above the unheated garage or other useable spaces shall be insulated with R-30 insulation minimum.

ABBREVIATION LEGEND

(N)	New
(E)	Existing
R.E.W.	Remove existing Window
R.E.WL.	Remove existing Wall
R.E.D.	Remove existing Door
T.B.R.	To Be Removed

RECEIVED
MAR 26 201
CITY OF MUKIL

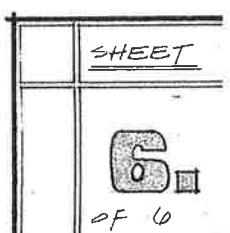


Exhibit B – Existing Site Conditions



Figure 1: Front façade, 822 3rd Street



Figure 2: Bird eye view, 822 3rd Street



Figure 3: Bird eye view, 822 3rd Street



Figure 4: Bird eye view, 822 3rd Street



Figure 5: Existing monument sign, 822 3rd Street

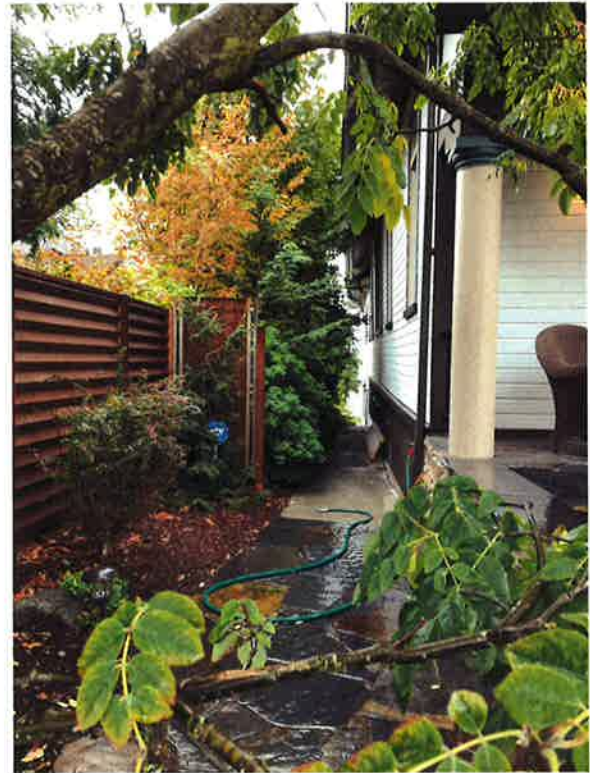


Figure 6: Existing screening (west), 822 3rd Street



Figure 7: Existing screening (east), 822 3rd Street

Exhibit C – Complete Application Letter



NOTICE OF APPLICATION STATUS

May 21, 2018

Primary Contact: Gayle Yeadon
822 3rd Street
Mukilteo, WA 98275

Contact Email: yeadon1@comcast.net

Contact Number: 425-359-6436

Project: CUP-2018-001

Gayle,

Thank you for recent submittals of materials requested on April 11, 2018. Your request to waive several items associated with plans for exterior changes has been granted. This letter is an official notice that the application for a conditional use permit initially submitted to the City on March 26, 2018 is considered:

☒ **Complete as of May 21, 2018**

Complete Applications. Processing and review of a permit application may begin when it is deemed complete. A COMPLETE APPLICATION IS NOT AN APPROVED APPLICATION. A permit application is complete when it meets the submission requirements outlined in the Table on the back side of this notice. The City's determination of completeness does not preclude the City from requesting revisions, additional information or studies if new information is required, corrections are needed, or where there are substantial changes in the proposed action.

If you have questions, please do not hesitate to contact me at (425) 263-8045 or kalmgren@mukilteowa.gov.

Sincerely,

Karl Almgren, AICP
Associate Planner

Pc: Project File
Correspondence File

O:\Dev Review\2018\CONDITIONAL USE\CUP-2018-001\05212018 Complete Letter.docx

Exhibit D – Notice of Application



11930 Cyrus Way
Mukilteo, WA 98275
(425) 263-8000

**Notice of Application
for Yeadon Bed and Breakfast
at 822 3rd Street
by Brent and Gayle Yeadon**

Brent and Gayle Yeadon applied for a Conditional Use Permit (CUP) to establish a Bed and Breakfast with the City of Mukilteo on March 26, 2018. The application was noticed to the applicant as complete on May 21, 2018. This application and all supporting documents are available at City Hall for public viewing. (File No. CUP-2018-001).

Description of Proposal: Establish a Bed and Breakfast business within an existing single-family residence for three guest rooms. The proposal includes no changes to the exterior of the structure.

Location of Proposal: W R Hassards Addition to Mukilteo, Block 3 Lots 8 & 9 otherwise known as 822 3rd Street, Mukilteo, Washington.

Environmental Documents and Determination: The proposal does not require or include any environmental documents. The proposal is exempt from the State Environmental Protection Act (SEPA) under WAC 197-11-800.

List of Required Permits: Land Use Permit, and Conditional Use Permit.

Applicable Policies and Requirements: The project will be reviewed for consistency with the following policies, standards and regulations:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Comprehensive Plan, Shoreline Master Plan | <input checked="" type="checkbox"/> Mukilteo Municipal Code |
| <input checked="" type="checkbox"/> International Residential Code (2015 Edition) | <input checked="" type="checkbox"/> City of Mukilteo Development Standards |
| <input checked="" type="checkbox"/> International Fire Code (2015 Edition) | |

Comment Period: The application and supporting documents are available for review at the City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275. Contact: Karl Almgren, AICP, Associate Planner at (425) 263-8045. The public is invited to comment on the project by submitting written comments to the Planning Department at the above address or by email to kalmgren@mukilteowa.gov by 4:30 p.m. on the date noted below.

Notice of Application Issued: Wednesday, May 30, 2018


End of Comment Period: Wednesday, June 13, 2018

The City will not act on this application until the end of the 14-day public comment period.

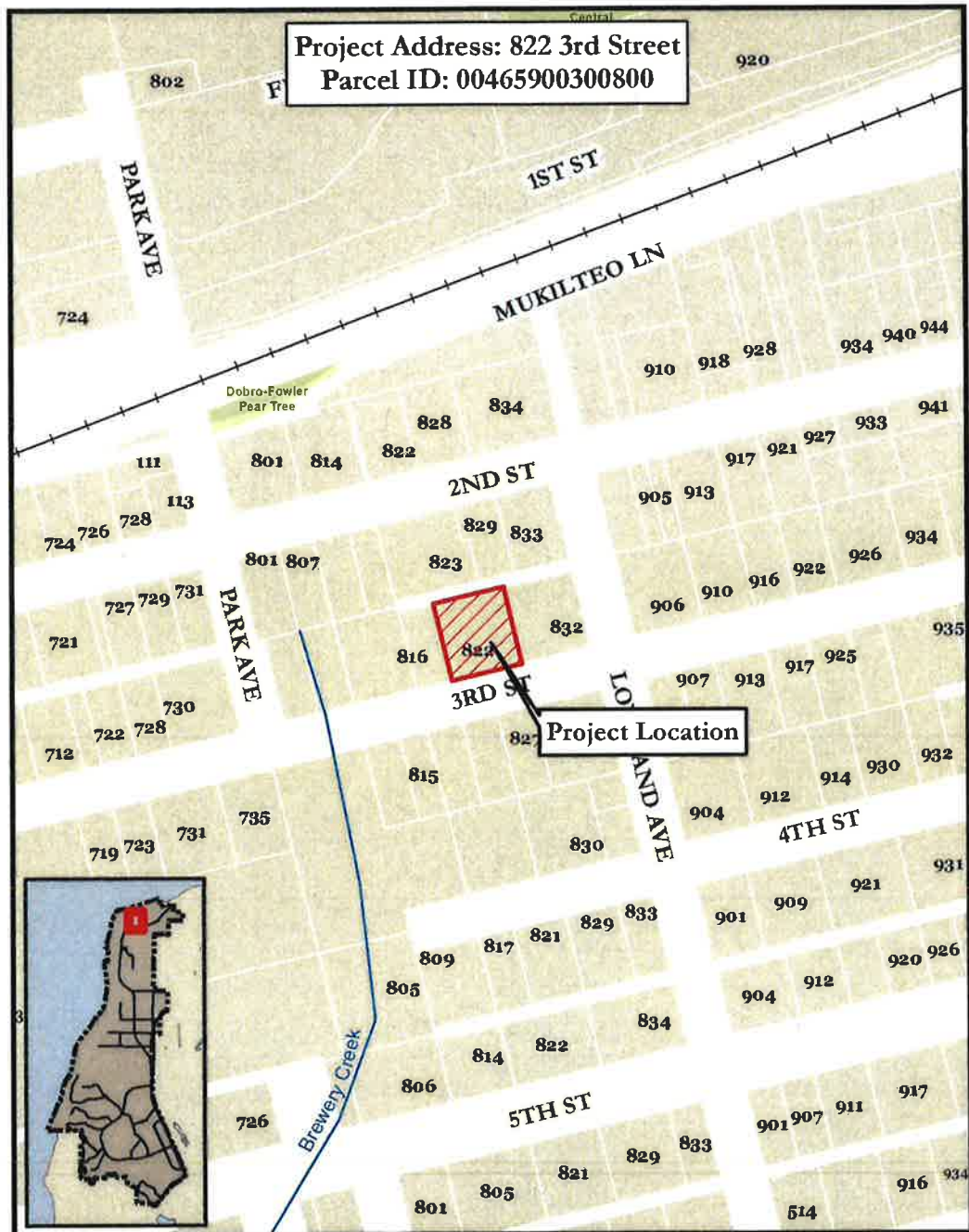
Public Hearing: There will be a public hearing conducted on this project. You have the right to request notice of and to participate in the public hearing. If you want to receive notice of the hearing, you may make a written request to the City contact person named below.

Appeals: The final decision on this project is appealable. An appeal must be filed within 21 days after the final decision on the project is issued. Only persons who file written comments on the project in response to the Notice of Application are considered parties of record who may appeal the decision. If you do not file written comments within the comment period, you may not appeal the final decision.

Contact Person: Karl Almgren, AICP, Associate Planner (425) 263-8045

Signature:  Date: 5/21/2018
Karl Almgren, AICP, Associate Planner

Location Map



Date Issued: Wednesday, May 30, 2018
Date Advertised: Wednesday, May 30, 2018
End Comment Period: Wednesday, June 13, 2018

pc: Applicant/Representative
Reviewing Agencies
Interested Parties

CD Staff
Permit Services Supervisor
Permit Services Assistants (2)

Property File

Exhibit E – Public Comments

Shawna Gossett

From: Donald Ripley <ripcom@icloud.com>
Sent: Saturday, June 09, 2018 10:22 AM
To: Karl Almgren
Cc: Elected; Elected
Subject: Conditional Use Permit Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Karl and council members,

Regarding the request for a Conditional Use Permit to establish a Bed and Breakfast at 822 3rd Street. This is unbelievable. The neighborhood has been through this in the past. The consensus was No CUP, No rezoning. Leave the property as it is, the way it was purchased for that purpose.

Nothing against the owners but they will move on and we will be stuck with what's left. The reason we have an ordinance is to provide a certain quality of life. By ignoring these ordinances - our quality of life goes away. This goes against our comprehensive plan and residential zoning. If allowed it would set a precedent that would be unwelcome in our neighborhood.

Don/Renee Ripley
425-348-3744

Shawna Gossett

From: Paula Sullivan <neatpea@hotmail.com>
Sent: Monday, June 11, 2018 8:39 AM
To: Sarah Kress; Karl Almgren
Cc: permittech; Linda Ritter; Elected
Subject: Re: OUR PUBLIC COMMENTS-Notice of Application for Yeadon Bed and Breakfast 822 3rd St.

Hello Karl, Linda & City Council and Old Town Neighbors- *(please forward to all I have missed and who would be concerned)*

Please accept this email as public record for all subsequent council sessions on Air B&B type short term rentals and enter as public record related to the request for a **Conditional Use Permit** to establish a **Bed and Breakfast at 822 3rd Street**.

Please note, this email has also been BCCed to numerous neighbors.

The Old Town neighborhood has been through this in the past. The consensus was No CUP, No rezoning. Leaving the property as it is. The reason we have zoning and ordinances is to preserve the quality of life in our neighborhoods.

It seems our Mayor is now only interested in the Lodging Tax dollar and turning North Mukilteo into a Tourist destination primarily and the hell with the actual residents. She is guilty herself of short term rental indulgence on the sly. (Please see previous email.)

The Yeadon's bought this property, remodeled it and immediately began renting it out as a Bed & Breakfast/Air BnB without the City's knowledge, ignoring the zoning and with no licensing in place. They did this to use this 3rd Street property as their Cash Cow to fund a home they are now building elsewhere, outside of Mukilteo. They also put it on the Market at an extraordinary price (to attract an investment (foreign) type buyer no doubt) to sell it as a commercial property while not being zoned as such. THIS IS OUTRAGEOUS and they should not be allowed to move forward with their selfish little plan at the expense of the rest of us. If allowed it would set a precedent that would be unwelcome in our neighborhood.

Thank you Linda for working with me on the 3 Old Town neighbor properties that are advertising as unlicensed Air B & B issues last year.

I hope we all can be of assistance to the City by continuing to report these properties.

Our goal as Old Town residents, is to squash this so we do not have transient tourists in our neighborhoods with the potential of constant party houses and hang-houses for all the weddings at Rose Hill, etc. and general mayhem that non-residents cause.

This is a safety and quality of life issue for us. This is not what we bought into when we moved here. It is zoned single family residence. Variances be damned !

Taxes are nice, but we would really rather have it GO AWAY. We want them shut down, rather than regulated. There is too much wiggle room for problems and our neighborhood and residents being disrespected by tourists and their attitudes, cars, pets, etc, etc, etc. If we are not monitoring this and constantly calling the Police then there are no consequences.

A straight out leased rental of a house for a long term VETTED renter is one thing.

This is not that. Some Owners are never on the property and monitoring is an issue.

I want to know WHO is in my neighborhood at all times. Lets mention, terrorist cells and criminals that just love to use Air BnB's to infiltrate neighborhoods, do their dirty deeds...Noy paranoid-Just sayin'.....the world we live in....tragic.

Currently the City does not prohibit AirB&B's but probably requires the landlord to have a business license. The City collects hotel/motel tax. However, it appears that no business licenses have been purchased.

The agenda attachments on the Council workshops seem to be going in the direction of how to permit these to happen with proper business licenses and meeting the limitations on how many people can be in a home as a "short term rental".

The memo says most of the AirB&B's were listed in Old Town and it gives those renting a better "experience of our city." It also says this activity brings revenue to the city in the form of taxes. **THIS IS OUR NEIGHBORHOOD, - NOT A TOURIST DESTINATION.**

We all know that the hotel/motel tax is only permitted to be used to promote more tourism, Is what residents want?? NO !! Is that ALL that Old Town is to the City, Chamber of Commerce & Mayor ...a place for people to "experience Mukilteo"?? How disrespectful to your long term resident and tax payers.

We also know Mukilteo's sales tax is 1% out of the total 10.3% that is collected. So if a tourist spends \$200 on items subject to sales tax the City gets \$2 in sales tax. Any added taxes from tourists are minor compared to having the increased traffic and non-residents coming and going in a single family residential area.

Do you want an AirB&B next to your house or in your neighborhood? Do you want to encourage those that look into buying properties in Old Town SPECIFICALLY for the purpose of setting up an Air B & B to profit from our neighborhood?

I have one propoerty right now 2 doors down that was just bought. The new owners are planning on "using it as a rental".

They specifically bought it to use as a rental !!

I already told them it better be a long term lease rental or I will work to shut her down. Where do they live, out of town, another State, who the hell knows ?? Did they get a license to rent?

They also bring up how difficult it would be for the City to enforce restrictions and violations and how costly it would be. Seems to me if they make the penalties stiff enough, a few enforcement actions would send a signal to others they are risking a large fine and legal action if they are caught, usually a good deterrent to stop an illegal practice.

Keep your eyes open and report those properties/neighbors to the City once the laws are on the books.

Lets stick together on this and SQAUSH IT !! We have enough to deal with already.

Regards-

Paula & Daniel Sullivan

425-348-3795

From: Sarah Kress <skress@mukilteowa.gov>

Sent: Wednesday, May 23, 2018 10:27 AM

To: Karl Almgren

Cc: permittech

Subject: Notice of Application for Yeadon Bed and Breakfast 822 3rd St.

You are receiving this notice because you are listed as a party of interest for this type of project. If you wish to be removed, please respond and let us know.

Notice of Application
Yeadon Bed and Breakfast
822 3rd Street, Mukilteo

Brent and Gayle Yeadon applied for a Conditional Use Permit (CUP) to establish a Bed and Breakfast with the City of Mukilteo on March 26, 2018. The application was noticed to the applicant as complete on May 21, 2018. This application and all supporting documents are available at City Hall for public viewing. (File No. CUP-2018-001).

Establish a Bed and Breakfast business within an existing single-family residence for three guest rooms. The proposal includes no changes to the exterior of the structure.

Notice of Application Issued: Wednesday, May 30, 2018

End of Comment Period: Wednesday, June 13, 2018

Public Hearing: There will be a public hearing conducted on this project. You have the right to request notice of and to participate in the public hearing. If you want to receive notice of the hearing, you may make a written request to the City contact person named below.

Appeals: The final decision on this project is appealable. An appeal must be filed within 21 days after the final decision on the project is issued. Only persons who file written comments on the project in response to the Notice of Application are considered parties of record who may appeal the decision. If you do not file written comments within the comment period, you may not appeal the final decision.

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation. For information, contact the Snohomish County Assessor at (425) 388-3433.

To obtain the complete Notice of Decision, contact the City at (425) 263-8000 or go to our website: <http://www.mukilteowa.gov/Land-Use-Action-Notices>

Sarah Kress
Permit Services Assistant
City of Mukilteo
11930 Cyrus Way, Mukilteo, WA 98275
425-263-8061
skress@mukilteowa.gov



Shawna Gossett

From: Dustin Swisstack <dustin@swisstack.com>
Sent: Monday, June 11, 2018 12:00 PM
To: Sarah Kress; Karl Almgren; permittech; Linda Ritter; Elected
Subject: Re: OUR PUBLIC COMMENTS-Notice of Application for Yeadon Bed and Breakfast 822 3rd St.

To whom it may concern,

When someone claims they speak for all of old town please know that this isn't true. We have no spokesperson that I am aware of. Please make your decisions based on evidence from all residents and not just the "squeaky wheels".

I am ok with the approval of this permit.

Best,
Dustin Swisstack
1124 3rd Street
Mukilteo, WA 98275
206-715-4859

From: Paula Sullivan <neatpea@hotmail.com>
Date: Monday, June 11, 2018 at 8:39 AM
To: Sarah Kress <skress@mukilteowa.gov>, Karl Almgren <kalmgren@mukilteowa.gov>
Cc: permittech <permittech@mukilteowa.gov>, Linda Ritter <lrutter@mukilteowa.gov>, Elected <Elected@mukilteowa.gov>
Subject: Re: OUR PUBLIC COMMENTS-Notice of Application for Yeadon Bed and Breakfast 822 3rd St.

Hello Karl, Linda & City Council and Old Town Neighbors- *(please forward to all I have missed and who would be concerned)*

Please accept this email as public record for .all subsequent council sessions on Air B& B type short term rentals and enter as public record related to the request for a **Conditional Use Permit to establish a Bed and Breakfast at 822 3rd Street.**

Please note, this email has also been BCCed to numerous neighbors.

The Old Town neighborhood has been through this in the past. The consensus was No CUP, No rezoning. Leaving the property as it is. The reason we have zoning and ordinances is to preserve the quality of life in our neighborhoods.

It seems our Mayor is now only interested in the Lodging Tax dollar and turning North Mukilteo into a Tourist destination primarily and the hell with the actual residents. She is guilty herself of short term rental indulgence on the sly. (Please see previous email.)

The Yeadon's bought this property, remodeled it and immediately began renting it out as a Bed & Breakfast/Air BnB without the City's knowledge, ignoring the zoning and with no licensing in place. They did this to use this 3rd Street property as their Cash Cow to fund a home they are now building elsewhere, outside of Mukilteo. They also put it on the Market at an extraordinary price (to attract an investment (foreign) type buyer no doubt) to sell it as a commercial property while not being zoned as such. THIS IS OUTRAGEOUS and they should not be allowed to move forward with their selfish little plan at the expense of the rest of us. If allowed it would set a precedent that would be unwelcome in our neighborhood.

Thank you Linda for working with me on the 3 Old Town neighbor properties that are advertising as unlicensed Air B & B issues last year.

I hope we all can be of assistance to the City by continuing to report these properties.

Our goal as Old Town residents, is to squash this so we do not have transient tourists in our neighborhoods with the potential of constant party houses and hang-houses for all the weddings at Rose Hill, etc. and general mayhem that non-residents cause.

This is a safety and quality of life issue for us. This is not what we bought into when we moved here. It is zoned single family residence Variances be damned !

Taxes are nice, but we would really rather have it GO AWAY. We want them shut down, rather than regulated. There is too much wiggle room for problems and our neighborhood and residents being disrespected by tourists and their attitudes, cars, pets, etc ,etc, etc. If we are not monitoring this and constantly calling the Police then there are no consequences.

A straight out leased rental of a house for a long term VETTED renter is one thing.

This is not that. Some Owners are never on the property and monitoring is an issue.

I want to know WHO is in my neighborhood at all times. Lets mention, terrorist cells and criminals that just love to use Air BnB's to infiltrate neighborhoods, do their dirty deeds...Noy paranoid-Just sayin'.....the world we live in....tragic.

Currently the City does not prohibit AirB&B's but probably requires the landlord to have a business license. The City collects hotel/motel tax. However, it appears that no business licenses have been purchased.

The agenda attachments on the Council workshops seem to be going in the direction of how to permit these to happen with proper business licenses and meeting the limitations on how many people can be in a home as a "short term rental".

The memo says most of the AirB&B's were listed in Old Town and it gives those renting a better "experience of our city". It also says this activity brings revenue to the city in the form of taxes. **THIS IS OUR NEIGHBORHOOD, - NOT A TOURIST DESTINATION.**

We all know that the hotel/motel tax is only permitted to be used to promote more tourism, Is what residents want?? NO !! Is that ALL that Old Town is to the City, Chamber of Commerce & Mayor ...a

place for people to "experience Mukilteo"?? How disrespectful to your long term resident and tax payers.

We also know Mukilteo's sales tax is 1% out of the total 10.3% that is collected. So if a tourist spends \$200 on items subject to sales tax the City gets \$2 in sales tax. Any added taxes from tourists are minor compared to having the increased traffic and non-residents coming and going in a single family residential area.

Do you want an AirB&B next to your house or in your neighborhood? Do you want to encourage those that look into buying properties in Old Town SPECIFICALLY for the purpose of setting up an Air B & B to profit from our neighborhood?

I have one propoerty right now 2 doors down that was just bought. The new owners are planning on "using it as a rental".

They specifically bought it to use as a rental !!

I already told them it better be a long term lease rental or I will work to shut her down. Where do they live, out of town, another State, who the hell knows ?? Did they get a license to rent?

They also bring up how difficult it would be for the City to enforce restrictions and violations and how costly it would be. Seems to me if they make the penalties stiff enough, a few enforcement actions would send a signal to others they are risking a large fine and legal action if they are caught, usually a good deterrent to stop an illegal practice.

Keep your eyes open and report those properties/neighbors to the City once the laws are on the books.

Lets stick together on this and SQUASH IT !! We have enough to deal with already.

Regards-

Paula & Daniel Sullivan

425-348-3795

From: Sarah Kress <skress@mukilteowa.gov>
Sent: Wednesday, May 23, 2018 10:27 AM
To: Karl Almgren
Cc: permittech
Subject: Notice of Application for Yeadon Bed and Breakfast 822 3rd St.

You are receiving this notice because you are listed as a party of interest for this type of project. If you wish to be removed, please respond and let us know.

**Notice of Application
Yeadon Bed and Breakfast
822 3rd Street, Mukilteo**

Brent and Gayle Yeadon applied for a Conditional Use Permit (CUP) to establish a Bed and Breakfast with the City of Mukilteo on March 26, 2018. The application was noticed to the applicant as

complete on May 21, 2018. This application and all supporting documents are available at City Hall for public viewing. (File No. CUP-2018-001).

Establish a Bed and Breakfast business within an existing single-family residence for three guest rooms. The proposal includes no changes to the exterior of the structure.

Notice of Application Issued: Wednesday, May 30, 2018

End of Comment Period: Wednesday, June 13, 2018

Public Hearing: There will be a public hearing conducted on this project. You have the right to request notice of and to participate in the public hearing. If you want to receive notice of the hearing, you may make a written request to the City contact person named below.

Appeals: The final decision on this project is appealable. An appeal must be filed within 21 days after the final decision on the project is issued. Only persons who file written comments on the project in response to the Notice of Application are considered parties of record who may appeal the decision. If you do not file written comments within the comment period, you may not appeal the final decision.

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation. For information, contact the Snohomish County Assessor at (425) 388-3433.

To obtain the complete Notice of Decision, contact the City at (425) 263-8000 or go to our website: <http://www.mukilteowa.gov/Land-Use-Action-Notices>

Sarah Kress
Permit Services Assistant
City of Mukilteo
11930 Cyrus Way, Mukilteo, WA 98275
425-263-8061
skress@mukilteowa.gov



Shawna Gossett

From: KEN GREFF <k.greff@comcast.net>
Sent: Monday, June 11, 2018 5:37 PM
To: Karl Almgren
Subject: Public Comment: CUP-2018-001

Karl Almgren, AICP

Associate Planner

City of Mukilteo

RE: Public Comments Request: Yeadon Bed and Breakfast, CUP-2018-001, 822 3rd St.

Greetings Mr. Almgren,

Thank you for the notice regarding the proposed Bed and Breakfast at 822 3rd St. I am an interested party in that my residence is at 906 3rd St, which is less than 100 yards from the proposed B&B.

I am writing today to voice my full support for the application submitted by the Yeadon's to have a Bed and Breakfast operation on their property at 822 3rd St. They have done a spectacular job renovating this historic church property which has graced this section of "old town" Mukilteo for decades. It could have easily fallen into dis-repair and instead they have invested in beautiful renovations which add to the character of the city. Adding a Bed and Breakfast business is entirely in keeping with the business section of "old town" and will further enhance the charm and character of this part of the city.

It is far superior to have a quiet vibrancy that brings life with a residential flair to this part of town than to have buildings fall into dis-repair and/or other non-residential neighborhood compatible use.

I offer my support for their application CUP-2018-001 without reservation or hesitation and strongly urge the City of Mukilteo to approve their application consistent with B&B guidelines without restriction.

Feel free to contact me if you have any questions regarding this input.

Thank you,

Kenneth Greff

Owner and resident: 906 3rd St, Mukilteo, WA 98275

206-295-8055

k.greff@comcast.net

Shawna Gossett

From: Sarah Kress
Sent: Wednesday, June 13, 2018 9:43 AM
To: woodingla@gmail.com
Cc: Karl Almgren; permittech
Subject: RE: 822 3rd street

Good Morning Linda,

I've cc'd Karl Almgren on this email. He will review your comments and forward along appropriately. In regards to your request for parties of interest, we do not have one specifically for the permit. However, you were notified about this as you are on an associated party of interest list and a property owner in the area.

As an FYI - you are currently associated with 46 parties of interest lists.

Thanks,

Sarah Kress
Permit Services Assistant
City of Mukilteo
11930 Cyrus Way, Mukilteo, WA 98275
425-263-8061
skress@mukilteowa.gov

-----Original Message-----

From: woodingla@gmail.com [<mailto:woodingla@gmail.com>]
Sent: Tuesday, June 12, 2018 10:14 PM
To: Sarah Kress
Subject: 822 3rd street

The same property was also going to be sold from a church to commercial years ago. This is an old church, and churches are not put into neighborhoods to become commercial cash cows. Churches are not for profit. This area is zoned single-family housing. Our neighborhood signed a petition that I helped put together, 121 people signed. People in our neighborhood do not want more cars, people and alcohol, drugs and noise! The city needs to respect the boundaries in old town. Please don't change the contract that we have negotiated many years ago. The city itself looked into making this area commercial and found out it was not feasible. Stop bothering the property owners in old town. No bed-and-breakfast! Please add my name as a party of interest. Please also forward this letter to the Mayor and City council as public record.

Linda Wooding

Sent from my iPhone

FILE NO.: CUP-2018-001

PROPONENT: Brent and Gayle Yeadon

PROJECT NAME: Yeadon Bed and Breakfast

ATTACHED IS:

<input checked="" type="checkbox"/>	Notice of Application		Plat Map (Reduced)
<input type="checkbox"/>	DNS		Site Plan (Reduced)
<input type="checkbox"/>	Environmental Checklist	<input checked="" type="checkbox"/>	Location Map
<input checked="" type="checkbox"/>	Application	<input checked="" type="checkbox"/>	Vicinity Map
<input checked="" type="checkbox"/>	Narrative Statement(s)		Other:
<input type="checkbox"/>			

NOTE: The proposed project is for land use approval to add the use of 'bed and breakfast' to an existing single-family residence. The proposal includes no exterior modifications and is exempt from SEPA per WAC 197-11-800.

Please review this project as it relates to your area of concern and return your comments with this cover sheet by, June 13, 2018 to Karl Almgren, AICP, Associate Planner, City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275.


Karl Almgren, AICP
Associate Planner

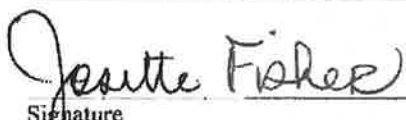
05/21/2018
Date

RESPONSE SECTION:

☐ Comments Attached

☒ No Comments

COMMENTS: Party of Record


Signature
Mukilteo School District
Company

6-11-18
Date

DO YOU WANT A COPY OF OUR NOTICE OF DECISION

YES ☒ NO ☐



CITY OF MUKILTEO

REQUEST FOR COMMENTS

DATE: May 21, 2018

	Alderwood Water District ~ (Dan Sheil / Scott Smith)	X	Puget Sound Clean Air Agency (Beth Carper)
X	Burlington Northern Santa Fe Railway (Marvinique Hill)	X	Puget Sound Energy (Dom Amor)
	City of Edmonds (Rob Chave)	X	Puget Sound Regional Council
X	City of Everett (Allan Giffen)	X	Seattle Dist. Corps of Engineers (Dept. Army-Reg. Branch)
X	City of Everett (Steve Ingalsbe)	X	Snohomish Co. Airport/Paine Field (A. Rardin/R. Zulauf)
	City of Lynnwood (Paul Krauss)		Snohomish Co. Assessor's Office (<i>Ordinances Only</i>)
	City of Mill Creek (Tom Rogers)		Snohomish Co. Conservation District
X	City of Mukilteo (Building Official)		Snohomish Co. Environmental (Cheryl Sullivan)
X	City of Mukilteo (Fire Chief)	X	Snohomish Co. Fire District #1 (Kevin Zweber)
X	City of Mukilteo (Fire Marshal)		Snohomish Co. Marine Res. Comm. (Kathleen Herrmann)
X	City of Mukilteo (Engineering "In-Box")	X	Snohomish Co. Planning & Dev. Svc. (Darryl Easton)
X	City of Mukilteo (Com. Dev. Dir.) (<i>Postcard/Notice only</i>)		Snohomish Co. Public Works (Shannon Flemming)
X	City of Mukilteo (Police, Cheol Kang, Myron Travis)	X	Snohomish Co. PUD: Dist. Eng. Services (Mary Wicklund)
X	Comcast of Washington (Casey Brown, John Warrick)	X	Snohomish Health District (Bruce A. Straughn)
X	Community Transit (Kate Tourtellot)	X	Sound Transit Authority (Perry Weinberg)
X	Dept. of Commerce (Growth Mgmt. Svcs Rev. Team)	X	Tulalip Tribes - (Zachary Lamebull)
X	Dept. of Natural Resources (James Taylor)	X	Tulalip Tribes - (Richard Young)
	FAA/Air Traffic Division, ANM-0520 (Daniel Shoemaker)	X	United States Postal Service (Soon H. Kim)
X	FEMA (John Graves)	X	Verizon Company of the NW, Inc. (Tim Rennick.)
	Island County MRC (Rex Porter) (<i>Shoreline Only</i>)	X	Washington Dept. of Ecology (Peg Plummer)
	Master Builders King/Sno. Counties (Mike Pattison)	X	Washington Dept of Fish & Wildlife (Jamie Bails)
X	Mukilteo Beacon (Editor) (<i>Postcard/Notice only</i>)	X	WSDOT (Scott Rodman)
X	Mukilteo School District (Cindy Steigerwald)	X	WSDOT (Ramin Pazooki)
X	Mukilteo School District (Josette Fisher)	X	WSDOT Ferries(Kojo Fordjour) (<i>Shoreline Only</i>)
X	Mukilteo Tribune (Editor) (<i>Postcard/Notice only</i>)	X	WRIA 7 Water Resources
X	Mukilteo Water & Wastewater District (Jim Voetberg, Manager; Rick Matthews; Kendra Chapman)	X	Planning Commission (<i>Postcard Only</i>)
X	National Marine Fishery Service		Adjacent Property Owners
	Office of Archaeology & Historic Pres. (Allyson Brooks)	X	Applicant/Contact Person (<i>Notice Only</i>)
	Ogden, Murphy, Wallace (Angela Summerfield) (<i>Ordinances Only</i>)	X	Parties of Interest
X	Pilchuck Audubon Society (President)	X	Parties of Record
X	Port of Everett (Graham Anderson)	X	Property Owners within 300' (<i>Postcard/Notice Only</i>)
			Other:

FILE NO.: CUP-2018-001

PROPONENT: Brent and Gayle Yeadon

PROJECT NAME: Yeadon Bed and Breakfast

PROJECT DESCRIPTION: Establish a Bed and Breakfast business within an existing single-family residence for three guest rooms. The proposal includes no changes to the exterior of the structure.



Mukilteo Water & Wastewater District

7824 Mukilteo Speedway • PO Box 260
Mukilteo, WA 98275-0260
Ph. 425-355-3355 • Fx. 425-348-0645

RECEIVED

JUN 06 2018

CITY OF MUKILTEO

City of Mukilteo
11930 Cyrus Way
Mukilteo WA 98275
Attn: Karl Almgren, Associate Planner

RE: **Project Name:** Yeadon Bed and Breakfast
Proponent: Brent and Gayle Yeadon
File No.: CUP-2018-001
Location: 822 3rd St

Project Description: The proposal is to establish a Bed and Breakfast business within an existing single-family residence for three guest rooms. The proposal includes no changes to the exterior of the structure.

The above-mentioned property is in the Mukilteo Water and Wastewater District (District) service area. There is one water service and one sanitary sewer service to the single family residence that is currently situated on this property. There are water and sanitary sewer mains in the vicinity that are capable of providing additional domestic water, fire protection water and sanitary sewer service to the property if needed. The City of Mukilteo Fire Marshal will need to comment whether a fire suppression system (FSS) is required.

If additional service is not needed, two changes would still be required. The District would change the billing classification to Commercial, from Single Family Residential once a Business License is obtained from the City of Mukilteo. The existing water service would require the installation of a DOH approved and certified backflow preventer, in the location immediately behind the water service box. A backflow preventer is required on all services other than Single Family. If there are additional questions regarding the backflow preventer, Jared Alexander, the Districts Water Quality/Engineering Technician, can be contacted to answer them.

If additional service is needed/required, a Developer Extension Agreement (DE), with the District, may be required. Service would be provided upon the completion of the water and sewer improvements and Transfer of Ownership in accordance with the terms of the District's DE Agreement. Kendra Chapman can be contacted at the District Office if you have further questions regarding the DE process.

The Owner of the property will be required to obtain all required City permits. All construction of water and sewer facilities will be in accordance with the Standards, Specifications and Regulations of the Mukilteo Water & Wastewater District.

For: Karl Almgren
kalmgren@mukilteowa.gov
(425) 263-8045



Jim Voetberg, General Manager
June 6, 2018

Exhibit F – Affidavits of Publication

CERTIFICATION OF PUBLIC NOTICE

CITY OF MUKILTEO

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

DECLARATION OF MAILING

I, Sarah Kress, declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On the 23 day of May, 2018 she/he e-mailed or mailed a true and correct copy of:

Type of Notice:

Notice of Application of Yeadon Bed and Breakfast
822 3rd St.

Date Issued:

Wednesday, May 30, 2018

Comments:

Wednesday, June 13, 2018

to the applicant/contact(s), each property owner, and interested party whose name and address appear on the attached list, by first class mail.

EXECUTED at Mukilteo, Washington this 23 day of May, 2018

Sarah Kress
DECLARANT

CERTIFICATION OF PUBLIC NOTICE

CITY OF MUKILTEO

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

DECLARATION OF POSTING

I, Linda Ritter, declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On the 30th day of May, 2018 she/he posted a true and correct copy of:

Type of Notice:

Notice of Application of Yeadon Bed and Breakfast
822 3rd St.

Date Issued:

Wednesday, May 30, 2018

Comments:

Wednesday, June 13, 2018

at the following posting location for City notices:

- ☒ Location(s) on or near the site

EXECUTED at Mukilteo, Washington this 30th day of May, 2018.

Linda Ritter
DECLARANT

CERTIFICATION OF PUBLIC NOTICE

CITY OF MUKILTEO

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

DECLARATION OF POSTING

I, Sarah Kress, declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On the 23 day of MAY 2018 she/he caused to be posted a true and correct copy of:

Type of Notice:	Notice of Application of Yeadon Bed and Breakfast 822 3 rd St.
Date Issued:	Wednesday, May 30, 2018
Comments:	Wednesday, June 13, 2018

at the following posting locations for City notices:

Rosehill Community Center
304 Lincoln Avenue

United States Post Office
8050 Mukilteo Speedway

Harbour Pointe Shopping Centre
11700 Mukilteo Speedway

Mukilteo City Hall
11930 Cyrus Way

EXECUTED at Mukilteo, Washington this 23 day of MAY, 2018.



DECLARANT

Everett Daily Herald

Affidavit of Publication

State of Washington }

County of Snohomish } ss

Dicy Sheppard being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH810256 APPLICATION as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 05/30/2018 and ending on 05/30/2018 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$61.92.

Dicy Sheppard

Subscribed and sworn before me on this

30th day of May,
2018.

Linda Phillips

Notary Public in and for the State of Washington.

City Of Mukilteo/Legal ads | 14103318
SARAH KRESS



CITY OF MUKILTEO
11930 Cyrus Way, Mukilteo WA
Notice of Application
Yeadon Bed and Breakfast
822 3rd Street, Mukilteo

Brent and Gayle Yeadon applied for a Conditional Use Permit (CUP) to establish a Bed and Breakfast with the City of Mukilteo on March 26, 2018. The application was noticed to the applicant as complete on May 21, 2018. This application and all supporting documents are available at City Hall for public viewing. (File No. CUP-2018-001).

Establish a Bed and Breakfast business within an existing single-family residence for three guest rooms. The proposal includes no changes to the exterior of the structure.

Notice of Application Issued: Wednesday, May 30, 2018

End of Comment Period: Wednesday, June 13, 2018

Public Hearing: There will be a public hearing conducted on this project. You have the right to request notice of and to participate in the public hearing. If you want to receive notice of the hearing, you may make a written request to the City contact person named below.

Appeals: The final decision on this project is appealable. An appeal must be filed within 21 days after the final decision on the project is issued. Only persons who file written comments on the project in response to the Notice of Application are considered parties of record who may appeal the decision. If you do not file written comments within the comment period, you may not appeal the final decision.

Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation. For information, contact the Snohomish County Assessor at (425) 388-3433.

To obtain the complete Notice of Decision, contact the City at (425) 263-8000 or go to our website:

<http://www.mukilteowa.gov/Land-Use-Action-Notices>

Published: May 30, 2018.

EDH810256