

CONDITIONAL USE PERMIT  
OCTOBER 2023

## **DECISION CRITERIA**

### **CONSISTENCY WITH COMPREHENSIVE PLAN**

#### **NARRATIVE**

*Per City of Mukilteo code for Conditional Use requests (17.64), this discussion is provided to outline the project's consistency with the City of Mukilteo's Comprehensive Plan (citing specific policies and demonstrating the project's consistency with those policies).*

Compatibility of the proposal is measured by consistency with the existing use, adopted comprehensive plan, zoning code, Capital Facilities Plans and environmental review. The project has been designed to provide this consistency as well as compliment the surrounding neighborhood development and the long-range goals of the Mukilteo School District (District).

The project is consistent with the City Comprehensive Plan designation, policies and code requirements. The Mukilteo City Council adopted an updated Comprehensive Plan on October 5, 2015 (amended February 1, 2021, and June 4, 2018). This update meets the Growth Management Act requirement to update plans at least every eight years. As specified in the City of Mukilteo Comprehensive Plan 2035, *"This Comprehensive Plan, Moving Mukilteo Forward, is part of that process which started in 1966 and is now required by the Growth Management Act. It looks forward 20 years to 2035, which means it will need to regularly be evaluated and amended, when necessary, to address changing and unanticipated conditions."* The proposal is consistent with the land use policies related to public services, parks and open space, critical area preservation, stormwater and capital facilities. The infrastructure is available to the site and there would be no impacts to traffic, utilities or other governmental services.

The proposal is compatible with the following comprehensive goals and policies:

CF1: THE CITY SHALL ADOPT LEVELS OF SERVICE STANDARDS AND OTHER BENCHMARKS THEN CONTINUOUSLY MONITOR THE ADEQUACY OF ITS CAPITAL FACILITIES TO MEET THOSE STANDARDS

CF3: THROUGH SITE SELECTION AND DESIGN, OPPORTUNITIES TO MINIMIZE THE IMPACT OF CAPITAL FACILITIES ON THE ENVIRONMENT, AND IF POSSIBLE, ENHANCE THE NATURAL ENVIRONMENT, SHOULD BE SOUGHT.

CF5: THE CITY OF MUKILTEO SHALL CONTINUE TO ASSESS THE ADEQUACY OF ITS OWN CAPITAL FACILITIES TO MEET CITY STANDARDS AND SHALL WORK WITH ALL OUTSIDE SERVICE PROVIDERS TO DETERMINE THEIR ABILITY TO CONTINUE TO MEET THEIR SERVICE STANDARDS OVER THE 20-YEAR TIME FRAME OF THE COMPREHENSIVE PLAN.



The City collects school mitigation impact fees to ensure that the costs associated with expanding school capacities to accommodate new development are covered. These fees are based on the most recent version of the Capital Facilities Plan of Mukilteo School District No. 6, which is explicitly integrated into the Capital Facilities Element of the City of Mukilteo Comprehensive Plan. This integration serves as the foundation for imposing school impact mitigation fees in accordance with the GMA (Growth Management Act).

UT4: DEVELOPMENT APPLICATIONS SHALL BE REVIEWED BY THE MUKILTEO WATER & WASTEWATER DISTRICT OR THE ALDERWOOD WATER & WASTEWATER DISTRICT FOR ADHERENCE TO THE DEVELOPER EXTENSION STANDARDS OF THE RELEVANT DISTRICT AS DETERMINED BY THE LOCATION OF THE DEVELOPMENT

The proposal has adequate water and sewer infrastructure to the site. The new building would meet fire flow requirements.

TR3: THE CITY OF MUKILTEO SHOULD WORK WITH OTHER PUBLIC/PRIVATE AGENCIES THAT GENERATE ADDITIONAL VEHICULAR TRAFFIC IMPACTS OR COSTS TO THE CITY SO THAT THEY WILL PROACTIVELY MITIGATE THE IMPACTS THEY CAUSE AND/OR DEFRAID THE COST TO THE CITY TO DO SO.

TR9: PEDESTRIAN AND BICYCLE FACILITIES, STREETSCAPE STANDARDS, AND TRAFFIC CALMING METHODS SHOULD BE INSTALLED TO IMPROVE CONNECTIVITY BETWEEN PARKS, RETAIL CENTERS, SCHOOLS, AND REGIONAL TRANSPORTATION NODES AND TO PROMOTE A PEDESTRIAN AND BICYCLE FRIENDLY ENVIRONMENT

This Replacement Phase I would not generate additional vehicular trips to the site with the exception of construction traffic during that phase of the project. The District would continue to provide school bussing to the site and pedestrian linkages at the school and the adjacent Olympic View Middle School.

**“The City should work with the Mukilteo School District, other government agencies, private businesses, and non-profit organizations to enhance the City’s park system and residents’ access to recreational facilities (PK4d).”**

The District continues to work with the City on how best to share facilities with the residents of the City. This includes the evolution of concerns around school site safety and function.

The proposal requires a Conditional Use Permit (CUP) approval from the City. In order for the CUP to be approved it must meet the following standards and regulations:

**17.64.020 Performance regulations.**

The uses set out 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:

- 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. The proposal is consistent with the Comprehensive Plan goals and objectives as well as the Capital**



Facilities Plan for the District. The school has been operating on the site since 1982 and is an integral part of the surrounding neighborhood. Schools and school renovations are allowed in this district through the CUP process.

- 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.** The proposal would not be injurious or detrimental to the surrounding area. This neighborhood school is a community asset that allows use of the education space for area residents. The character of the new building would not change the existing character of the site but would be incorporated into the overall campus.
- 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.** The existing fencing and buffering would remain. Signage would not change, and any additional outdoor lighting would be directed downward reducing spillage to the adjacent neighbor.
- 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.** This initial stage of construction, Phase I, would involve the relocation of students from ten current classrooms, without any subsequent increase in staff or student capacity at the location. The proposed new building is located in an area on the site that meets the needs of the 10-classroom building.
- 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.** The proposal would meet the City's zoning and building regulations. This includes height, setbacks, lot coverage, landscaping, and public works requirements.
- 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.** The proposal would not impact the existing buffer and landscaping except in the area of construction. Any disturbed landscaping or vegetation would be replaced in accordance with the City code requirements.
- 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.**

The CUP submittal includes a Site Plan with all the required items for review.

- H. All conditional uses must comply with the parking regulations in Chapter 17.56.** The proposal would not generate any additional vehicular trips and does not require additional parking.

SEPA compliance is the responsibility of the District and is conducted consistent with SEPA Rules, WAC 197-11 and SEPA, RCW 43.21C and the Mukilteo School District Board Policy on SEPA.

