



**Mukilteo Elementary  
Conditional Use Permit (CUP)  
Mukilteo Hearing Examiner Public Hearing  
March 18, 2024**



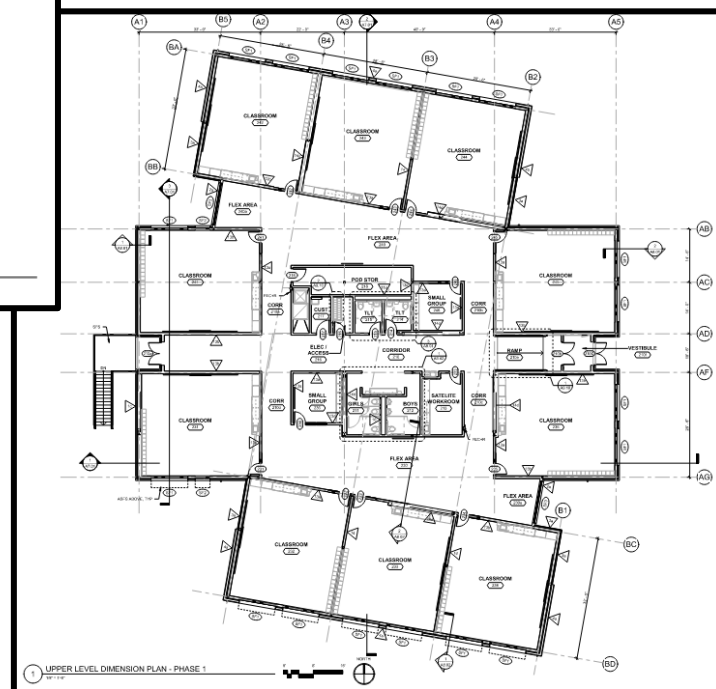
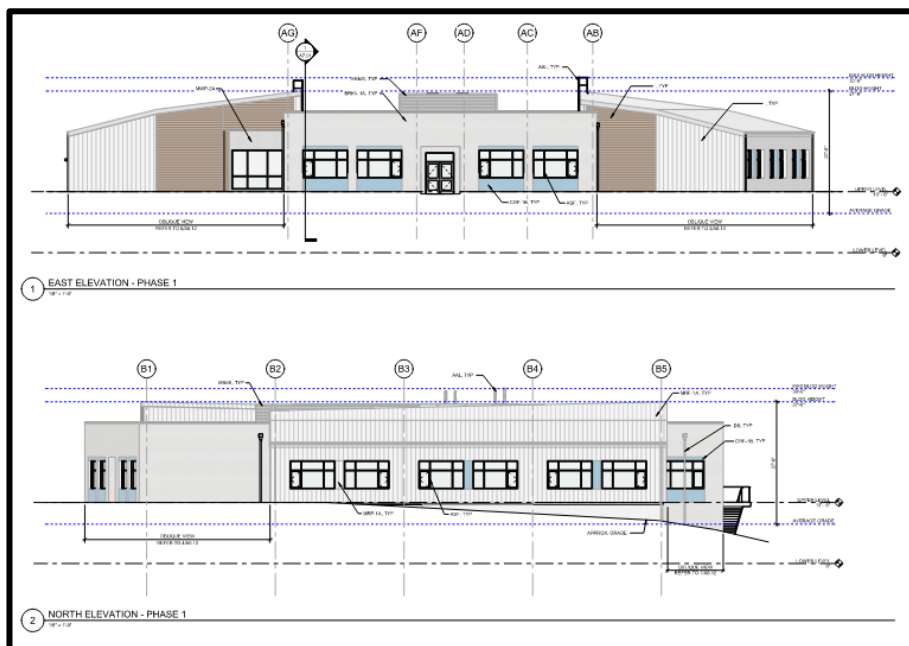
# Location Map







# Elevations and Building Layout

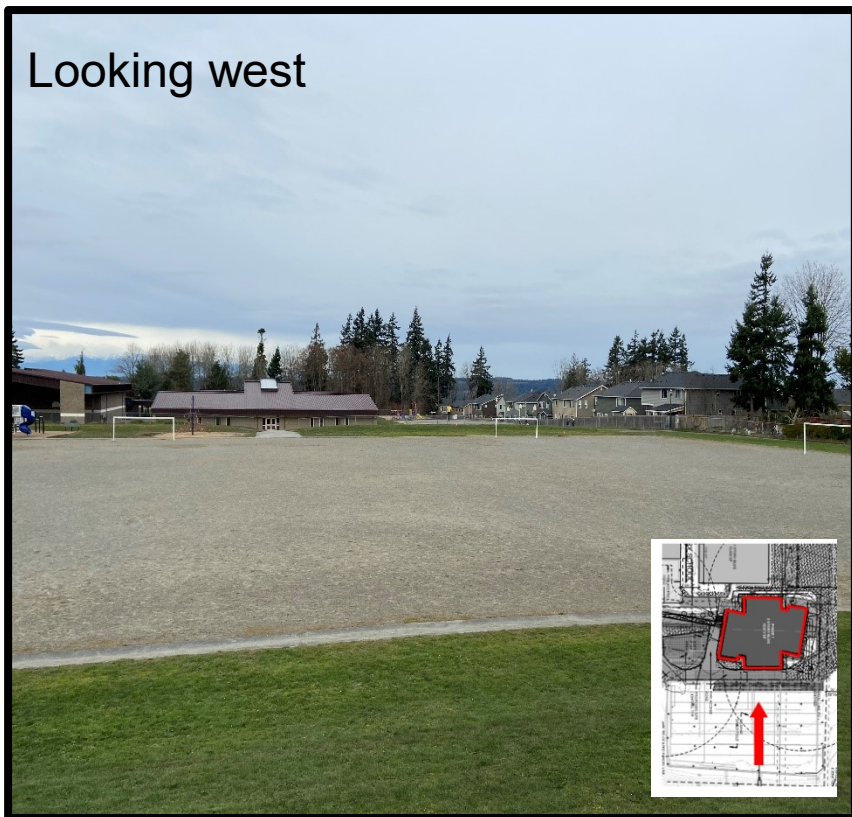






# Existing Site Conditions

Looking west



Looking northeast





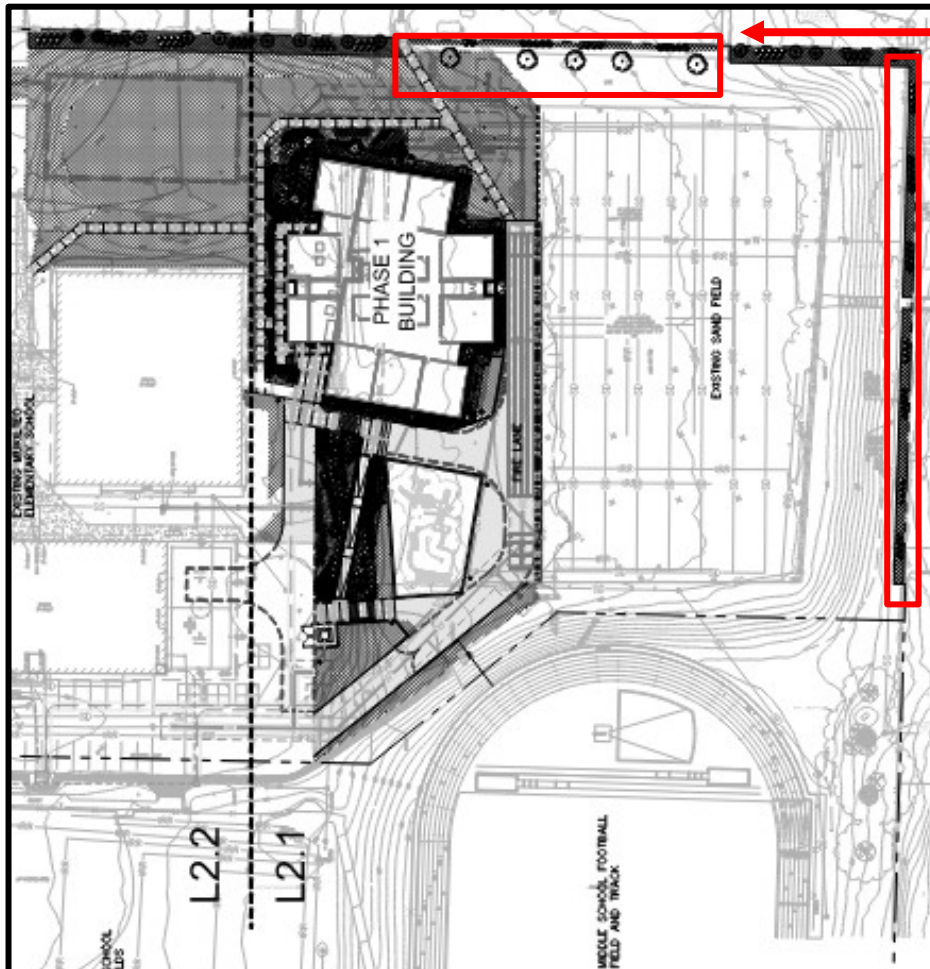
# Key Conditional Use Criteria

MMC 17.64.020

- **Not detrimental to neighborhood character**
  - Established land use for decades
  - No increase in enrollment or employment
- **Complies with parking regulations**
  - Parking ratios linked to # of students/teachers
  - No increase in enrollment or employment proposed
- **Meets lot size and bulk standards**
  - True once Lot Line Adjustment is recorded
- **Employs reasonable measures to buffer**
  - Additional landscaping proposed



# Proposed Landscaping



**North Side: Generally, 10-feet**

Reduced width here to accommodate pre-existing pathway to neighborhood

**East Side: Generally, 6 feet**

Maximizing planting area given constraints of utility easements and infrastructure





# Existing Landscaping Conditions

Looking at eastern property line



Looking along northern property line







# Recommended Conditions

## Prior to Building Permit Issuance:

1. The Lot Line Adjustment (LLA-2023-002) must be recorded
2. The Engineering Permit (ENG-2023-016) must be approved

## Prior to Final Inspection:

3. A recorded maintenance/access easement for all stormwater facilities is required

## Prior to Certificate of Occupancy:

4. Landscaping consistent with the landscaping plan must be installed.
5. Fire department approval of drop-off zone policies/configuration.

## General:

6. Traffic mitigation fees required if portables are converted back to classrooms.