Mukilteo Housing Action Plan

Stakeholder Advisory Group Meeting #3

December 10, 2020 | 4:00 – 6:00 pm | Zoom | Posted on December 30, 2020

Objectives

- Review and consider potential housing strategy recommendations.
- Reflections on Community Meeting #1 and SAG recommendations for future community meetings.

Agenda

Time	Activity	Lead
4:00	Meeting Start & Housekeeping	Lauren Balisky, City of Mukilteo
4:05	Welcome & Agenda Overview	Lauren
4:10	Overview of Housing Types and Permitted Locations	Garrett Jensen, City of Mukilteo
4:20	Potential Housing Strategy Recommendations for Existing Permitted Housing Types ▪ ADUs ▪ Cottages ▪ Townhomes ▪ Mixed-Use and Multi-Family ▪ General	Lauren and Garrett
5:40	Reflections on Community Meeting #1	Dawn Couch, BERK Consulting
5:55	Next Steps	Dawn
6:00	Adjourn	

Attendees

Stakeholder Advisory Group Members Present

Adam Braddock
Carolyn "Dode" Carlson
Skip Ferderber
Greg Krabbe
Jonathan Waters
Melinda Woods
Donna Vago
Boris Zaretsky

Stakeholder Advisory Group Members Absent

Ricardo Romero-Heredia
Shana Swift

Stakeholder Advisory Group Members Excused

Glenn Gardner

Elected Representatives

Mayor Jennifer Gregerson

Staff and Consultants Present

City of Mukilteo Staff: Lauren Balisky, Garrett Jensen, Steve Powers

BERK Consulting: Dawn Couch

1. Welcome and Overview of Agenda

Lauren Balisky, Planning Manager, City of Mukilteo, welcomed participants and shared a few housekeeping items. She provided an overview of the agenda.

Lauren reminded the group that the Housing Action Plan (HAP) does not itself adopt any of the recommended items, but rather recommends items for further study and future public discussion.

2. Housing Types and Current Permitted Locations

Garrett Jensen, Associate Planner with the City of Mukilteo, introduced five different housing types, where they are permitted in the City, and specific requirements of each housing type:

- Accessory Dwelling Units
- Duplexes
- Cottage Housing
- Townhouses
- Mixed-Use Development

Boris asked what is "mixed-use housing." **Donna** clarified that it is business and residential space in the same building.

Boris asked whether duplexes and triplexes are just subsets of townhouses. Lauren explained that the difference is in how it is owned. Duplexes are not "Fee Simple" (e.g. cannot be bought or sold as a single unit). **Greg** shared that a duplex is owned outright by a single individual. They may live in one unit and rent out the other or rent out both units.

Adam commented that he has seen a lot of duplexes and triplexes where the property is owned as a collective, but each individual owns a representative proportion of the property.

Skip asked what in Mukilteo constitutes the "Downtown Business District". Lauren explained that it is this area in the northern part of the City near the waterfront (see map depicting Downtown Business areas on Slide #13).

Donna asked for clarification about what is considered "Midtown." Lauren explained that Midtown is the area around where SR 525 and 84th meet.

Boris asked for clarification if when we say certain types of housing are allowed in certain places, it means it is allowed but not necessarily built. Lauren explained that the zoning designations and regulations say what can be built and the market decides if and when developers are going to develop under those regulations.

Boris noted that the presentation did not mention the zoning requirements of single-family housing and asked if that housing can be built anywhere in the City or if there are zoning requirements for single-family homes as well. Lauren referenced the map showing all the residential areas where single-family housing is allowed (Slide 5). It is allowed in large swaths of the city, but also has regulations. She clarified that it is not a housing type we are focused on today, but it is a housing type that is permitted in the City.

Donna asked whether the zoning and housing types the presentation highlighted are the focus of the HAP and have buildable land available. Lauren explained that all the land in Mukilteo that is not constrained by a critical area or used for a public purpose is "buildable" land. It is a matter of what state the land is in. It could be vacant or could be ready for redevelopment. The housing types we are focusing on today are all currently allowed uses. Our discussion will be focused on future strategies to remove barriers and improve flexibility for these particular housing types.

Donna asked if we are talking about rezoning some areas for these projects. Lauren clarified that we are not talking about rezoning.

3. Potential Housing Strategies (meeting minute 22:00)

Lauren introduced the next section of the meeting as focused on getting the SAG members' input and feedback on recommendations for further study. She clarified that none of the recommendations are set in stone and that SAG input is important. Lauren reminded members that the regulations are not changed with the adoption of the HAP: the HAP will make recommendations for further study and there will be additional opportunities for public input.

Lauren reviewed the existing housing needs and emerging housing needs identified in the draft Housing Needs Assessment (meeting minute 23:50). The housing needs include a need for housing affordable to moderate-income households earning between 80 and 120% of area median income (AMI).

Lauren stated that there has been a perception that one of the purposes of the HAP is to construct a large amount of low-income, subsidized housing, which is often confused with "affordable housing." She reminded the members that we are using "affordable housing" to describe housing that is affordable to the household living in it.

Lauren clarified that the discussion today is focused on what the City can do in its regulations to help private property owners and developers bring more housing to the market. Snohomish County's last Buildable Lands Analysis in 2014 showed that Mukilteo had limited vacant land available under the zoning that was in place at that time. During the last comprehensive planning process Mukilteo focused on infill development to meet its housing targets and provide housing options for all income segments. We are looking at "missing middle" housing types, most of which are allowed in Mukilteo today. They are typically smaller in scale and mix well with other housing types.

Boris stated he wanted it to go on record that there was no consensus about the existing needs and emerging needs as stated in the draft Housing Needs Assessment. He personally does not agree that any of the things identified as needs are needs.

Accessory Dwelling Units

Garrett described some of the current regulations for Accessory Dwelling Units and the impacts of those regulations to those interested in pursuing an ADU on their property. Garrett introduced potential strategies for the SAG's consideration:

- Review proportions and unit size requirements
- Review bedroom limitations
- Review owner-occupancy requirement
- Review ADU parking requirements
- Review lot size requirements
- Review notice requirements

Boris asked for clarification about the current process for allowing property owners to build an ADU. Lauren explained that there is a permit process for allowing ADUs. Lauren offered to provide additional information after the meeting.

Skip asked if the space in an existing garage can be used as housing. He shared that he has seen a lot of garages that are designated as garages but are being used as apartments. Garrett explained that it depends on whether the property meets the requirements. When a person asks to convert a garage to a livable space, city staff review the property against all the requirements such as setbacks, lot coverage, parking, and so on. It is always on a case-by-case basis.

Donna noted that those requirements were put in a place for a reason. She asked why we would try to change them. For example, changing the parking requirements could lead to a problem that the rule was there to protect against in the beginning. She also asked about reasons for changing the notification requirements. She does not know what the purpose of those requirements are, but she questions the wisdom of changing them. Garrett clarified that the proposed strategies are not things that city staff necessarily wants, but these are things that city staff have observed are barriers to developing ADUs. In terms of the noticing requirements, some uses don't require notice. It is something that is required for this type of housing. Garrett clarified that the SAG members are not being asked to recommend a specific change, but rather are being asked if they would be willing to support further study of the topic.

Donna thinks her question remained unanswered. She restated that the regulations are there for a reason and she is concerned that we'd create a different problem by changing the current regulations.

Lauren clarified that city codes are an attempt to meet the state requirements as well as community values. Sometimes that results in unintended consequences. City staff have observed that for ADUs, here and elsewhere, there are a few regulations that routinely stop the development from happening, or at least stop it from happening legally. The City thinks that the code should allow property owners to build in way that is safe and insurable. It is also important to periodically take a look at the regulations and ask if they are working properly: is it doing what we intended it to do? Over the last 10 years these ADU regulations are not working for people.

In terms of the parking question. Single-family homes require two parking spaces, though a lot of housing in Mukilteo has more. For ADUs, even though there is only bedroom allowed, it requires two parking spots. Other housing that is a studio or one bedroom only requires one.

Regarding the notifications, staff have found that the notifications do not actually change the application outcome. You would not get notice if your neighbor was remodeling or adding an addition to their property. Does the notification step add value in this process? Is the requirement worth taking another look at it?

Adam had the same thoughts about the parking. In other cities it is common to have one stall per bedroom. So requiring two for a small ADU with only one bedroom is worth reconsidering. In reference to Donna's question on examining these limitations, Adam thinks it is worth noting that as people move to this area, we are feeling a pinch for more housing. With the attempt to add more housing we are also addressing more transit options for folks. We are seeing people use cars less. In order to meet one need in housing, we might be able to compromise with the number of cars. He thinks it is worth considering. He is also wondering if the lot size limitation was significant, but when looking at homes that sold in Mukilteo over the last 6 months, there have been 224 homes that have sold and 100 were on lots greater than 10,000 s.f. which suggests there is opportunity for detached ADUs.

Boris asked how many applications for ADUs the City gets a year. Lauren estimated 1 in a good year. Boris asked why she thinks changing the ADU regulations would solve any alleged problem. Lauren clarified that nobody is getting permits because the constraints are too significant. She shared that staff gets a lot of inquiries about building ADUs, but it becomes quickly evident that the project is unfeasible when you go through the regulations. Boris asked how many inquiries she gets a year. Lauren estimated 10 to 20 per year. Boris asked how many of

these people would submit applications if the requirements were relaxed. Lauren said that she has no way of knowing.

Dode shared that a lot of seniors are interested in ADUs, but the limitation of only having only one bedroom and not being able to have company over is a constraint. A lot of seniors have the necessary lot size. She'd like to see the one-bedroom limitation changed. She described the one-bedroom limitation as a door slammer. She observes that while people may not have gone to the City to inquire, there is interest in ADUs.

Skip expressed concern about trying to assess how big of an issue the regulations are. If the City is only getting 20 to 30 inquires a year, he wonders if this topic is the best focus of the SAG. Lauren said that she believes it is an important topic because the City has a lot of single-family property where ADUs are allowed. She believes that there is more interest in ADUs than direct inquiries to the City. She noted that ADUs are a way to expand housing choice and housing variety in the community.

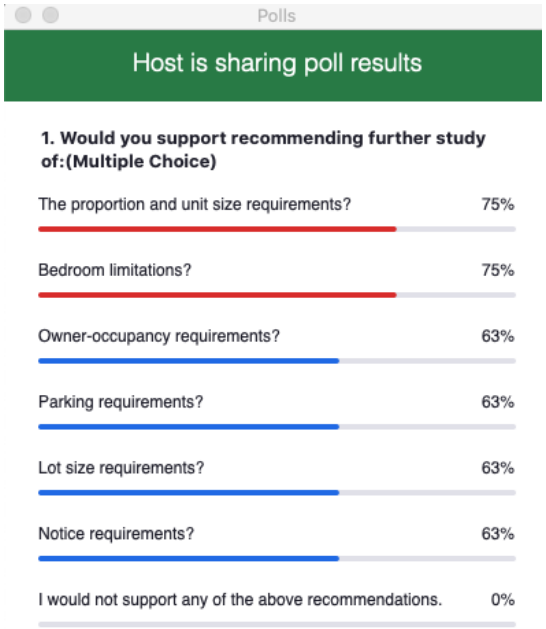
Boris observed that requirement is for only one bedroom, but it doesn't limit the number of rooms. You could entertain in other rooms in the house. One could sleep in the living room and no one would know.

Dode said that the limitation of 700 s.f. is also restrictive. She thinks that is asking a lot of people, especially if you have the lot size. She likes the idea of these changes because she does hear interest from people.

Garrett reminded the group that even outside the ADU regulations there are other regulations on the total structure that can be on the property and lot coverage. Instead of regulating what is happening on the inside of the structure, the regulations could focus on the overall impacts to adjacent properties.

Boris said he agrees with approach of focusing less on the inside of units but observed that Garrett's presentation did not explain potential impacts such as drainage, impacts to the electrical grid, or anything else. Boris doesn't mind when people redecorate their homes but believes that building a separate house on the property will have impacts on the surrounding neighborhood.

Lauren clarified that the members are discussing whether we would recommend taking a closer look at the regulations. Lauren initiated a poll for the SAG members to respond to. She noted that the project team will also be vetting these questions at a Community Meeting as well as with Planning Commission and City Council.



Duplex Housing (meeting minute 1:02:28)

Garrett described duplex housing and explained they are currently only allowed in the Multifamily Zoning Districts. He proposed considering a strategy to investigate allowing duplexes on corner lots in single-family

residential zones, on larger lots, or developing design standards to regulate duplexes similar to the way ADUs are regulated. In either case, duplexes would be limited to the overall structure size and lot coverage restrictions as a single-family home.

Skip asked Garrett to clarify who objects to full side-by-side duplexes compared to two-thirds versus one-third division between a primary house and an ADU. Garrett explained that he is only illustrating what is allowed. ADUs are allowed in all single-family zones and the duplex example is only allowed in the multifamily zones, which are rather limited areas.

Skip asked why the ADUs were permitted instead of the duplexes. **Boris** offered that the difference is that an ADU usually houses a family member or an extended family member, while in a duplex the owner is collecting rent from a stranger.[1] Skip ask for further clarification from the land use planners. Garrett clarified that there isn't an objection per se, duplexes are simply not currently allowed in single-family zones. In 2009, the City removed the requirement that a relative or caregiver must live in an ADU. Lauren stated that the question is asking SAG members to take an objective look at whether the impacts would be different between a duplex an ADU, if so are there potential strategies to mitigate any potential concerns that the community may have.

Mayor Gregerson shared that in 2009 the City focused on updating the ADU codes but did not consider duplexes at the time. Now we are taking a broader look. She suggested that there are likely multiple examples like this in the code, where you wonder whether there is a different impact. The City has never looked at it systematically.

Donna asked whether putting duplexes in single family housing zones is basically rezoning single family areas. If duplexes were allowed would it require that the owner occupies one of the units?

Garrett clarified that the analysis is not that detailed: before questioning owner occupancy, we have to decide if it is worth exploring allowing it in the first place. Is this something we want to look at it? Determining how an ADU is different from a duplex may be something we take a closer look at as part of the housing strategies. Is that something we want to do?

Donna suggested that what Garrett is talking about is what she considers to be rezoning. She feels the City would have to rezone the areas that do not allow duplexes and rezone it to allow duplexes. She is not sure if Garrett is skirting around her question or if she is saying it wrong.

Lauren clarified that the question is not talking about changing an area from "zone x" to "zone y", rather it is asking if we should consider changing what is allowed in "zone x." We would potentially be adding a permitted use. **Donna** noted that the HB 1923 law suggested rezoning single family areas to allow duplexes. Lauren clarified that Mukilteo is not currently considering changing any zoning and is operating under a different option provided in HB 1923. The question to the SAG is whether it is worth exploring making changes to allowable uses, not to zoning, which she acknowledges is somewhat of a nuance.

Adam commented that the example demonstrates that most of Mukilteo is zoned single-family. ADUs are allowed in all single-family zones as long as they meet the requirements. There is not a lot of difference between a duplex

[1] The City is unable to regulate what constitutes a "family" – an ADU or the primary unit may be rented to anyone, family or not.

an ADU. The primary difference is a duplex does not require an owner-occupant but the ADU does. From a real estate perspective if you allowed duplexes throughout the city a lot of developers and investors will build duplexes and put renters in there without an owner-occupant. It seems the benefits of the owner-occupant is that you have somebody who is invested personally in the property. If you have just renters who are not personally invested in the property it can impact the aesthetics and potentially drive down the quality of the neighborhood. (**Donna** thanked Adam for his comments). He is a proponent of educating Mukilteo residents about their ability to do ADUs. He thinks it is a generous allowance, but that is why the City has limitations on what is required to do ADUs. He asked if community doesn't want duplexes because of the lack of owner-occupant?

Skip asked whether having an owner-occupant required on one side has been an issue in Mukilteo. Is that something the current ADU code would allow? Lauren clarified the ADU code wouldn't apply to duplexes because they are two separate things. If this is something the SAG recommended the City take a closer look at, owner-occupancy could be one of the things on the table, but owner-occupancy requirements are more specific than the detail of the HAP.

Skip shared that he gets weekly inquiries about buying his house. It seems to him if there was the possibility of adding duplexes there would be a lot of people who would see building in Mukilteo as much more valuable.

Dawn followed up to Donna's question about whether the potential recommendations are proposing zoning changes, explaining that the zoning regulates how much can be built and the permitted uses regulates what types of housing could be built. In both cases it could be the same size structure, but with a single-family home there would be one front door and a duplex would have two front doors.

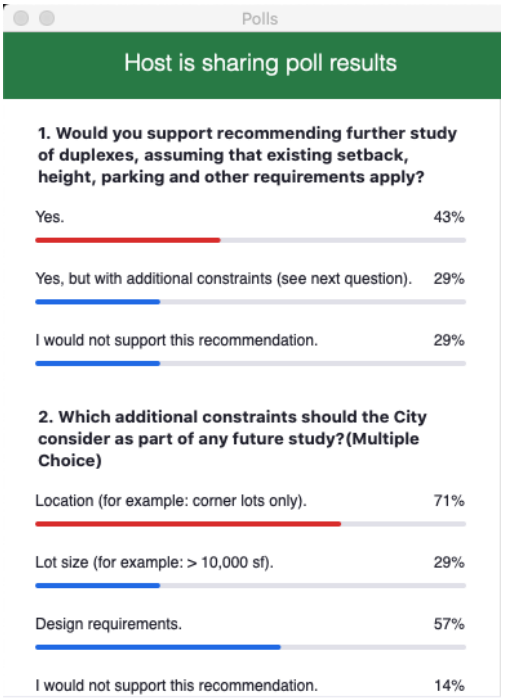
Donna noted that creating higher density in single family neighborhoods was one of the suggestions of HB 1923. That is a concern to her because she is against building duplexes in single family neighborhoods all together because she thinks that would bring down the home values in those areas.

Boris asked Adam how many of the 224 home sales in the last six months have ADUs. Adam said that he doesn't know because, as it has been pointed out, a lot of people build ADUs or apartments in their basement and don't get them permitted. Boris asked for information on only detached ADUs.

Boris asked again whether ADUs are worth looking it, suggesting it doesn't seem to add up to much. Lauren suggested that it is a little bit that can add up to a lot. Rather than relying on one big project to meet the City's obligation for planning future growth, which the community has been clear that they do not want growth in that way, we're looking at how to do a lot of little things that will allow us to meet our obligations for planning for growth and our proportional share of affordable housing in a way that is respectful of community values and community character.

Adam shared that according to what has been listed in the MLS, out of the 100 homes that were on lots larger than 10,000 s.f., 5 advertised ADUs.

Lauren launched a poll about SAG members support of further study of policy options for duplexes.



Cottage Housing and Townhomes (meeting minute 1:22:01)

Lauren introduced cottage housing and townhomes noting that currently they are allowed in alternating zones (Slide #23). Lauren asked the group whether it would be worth exploring allowing townhomes where cottage housing is allowed and allowing cottage housing where townhouses are allowed. She noted the requirement to have a very large lot to do cottage housing would stay the same.

Currently cottage housing does not allow the lots to be subdivided to allow fee simple ownership, only condominium ownership is allowed. Many Homeowners Associations of condominiums do not take the time to file the FHA paperwork necessary for people to get certain types of federally backed loans. This limits the ability for buyers to buy cottage housing units.

One potential recommendation is looking at allowing subdivision of these units. If there are more than 5 lots there is a public hearing process (less than 5 lots requires public notification, but no public hearing). Cottage housing in general requires a conditional use permit which also includes a public hearing process. The public hearing process can add about 2 – 3 months to the permitting process. It includes is all the notification, preparing the staff report, collecting the comments, having the hearing, issuing the decision and having an appeal period after the decision. This drives up the carrying costs for the developer, and those costs are passed on to the purchaser. One of the strategies that we could consider is removing the conditional use permit process and allowing for administrative review or public hearing depending on the number of lots.

The design standards for cottages currently require 1910s – 1930s craftsman style and incentivizes six-foot ceilings on the second floor. It is very prescriptive and complex. All of those complexities add to the cost of the

units. Should we recommend taking a look at the design standards to make them more flexible but making sure they are still desirable?

Greg shared that the points Lauren made were valid. He explained that his firm is not doing cottages in Mukilteo because they are not incentivized enough and townhomes are a much better product for them to develop. He likes cottages, but the architectural constraints and the square footage constraints are too severe. Anything the City could do to incentivize cottages or make the pencil better would be great.

Boris asked if anyone knows what purpose of the architectural constraints are. Where do they come from?

Greg doesn't know what the reason is, it isn't an architectural style that is in demand right now. He shared that it was very challenging for his firm to come up with a product that made sense. **Boris** asked if there are similar guidelines for townhomes. Greg said no, at least in Mukilteo, that is why townhomes make more sense. With a townhome the builder can use a contemporary or Northwest Timber style that is more in demand.

Mayor Gregerson shared that there was a lot of fear about cottage housing when it was approved and there were a lot of compromises that were made.

Lauren said that from the perspective of writing code there are ways to have design guidelines that are not so restrictive.

Donna asked if you were going to remove or change the code, what would that look like? She observed that the builder has to make money on building cottages so there are some requirements the developer would love to remove. She is curious what the impacts to code changes would be: would it result in something of lower quality?

Lauren said that is part of the public process with a code amendment is to look at a broad concept and see if it is working. Do we even want to bring this to the table for future work? If so, when we're doing that future work we can look at the concerns we are hearing from the community.

Donna said that it doesn't sound like Greg is too onboard, but she would like to hear his thoughts. Would the City really have to strip down the code for someone to come in and build this product? Would it be worth it? Would it be recognizable as something the community wanted?

Greg said that he doesn't want to build lower-quality products either, but there are a lot of contemporary styles that are attractive. For example, the Community Center is a very attractive style. He would have liked to build something like that with full height ceilings on the second floor. He doesn't mind constraints, he works under them constantly, in this case the architectural constraints are too severe. Cottages are a housing type that takes less land and is more affordable, it is an excellent way to solve the affordable housing crisis in the Puget Sound area. When he looks at the way the code is currently written, it feels to him you are punishing people that cannot afford bigger houses. You are making them live in houses where you can't even stand on the second floor. The City could relax some of these standards and allow more contemporary architecture details and still have a nice unit that is attractive and much more livable. When you have a smaller unit, higher ceilings make it live larger. That is a good thing, you are not punishing people for having smaller houses. So, yes, he would build cottages if the code was better.

Donna asked Greg what are the constraints you would like to lift off to make a project that would be of value to you? Greg responded that architecturally speaking, the limit of the ceiling height on the second floor has got to go. He shared that 1930s craftsman style is not in particular demand, and it isn't particularly efficient with space. He doesn't mind the design review processes, it's not ideal, but he doesn't mind it. He understands that the community wants high-quality units.

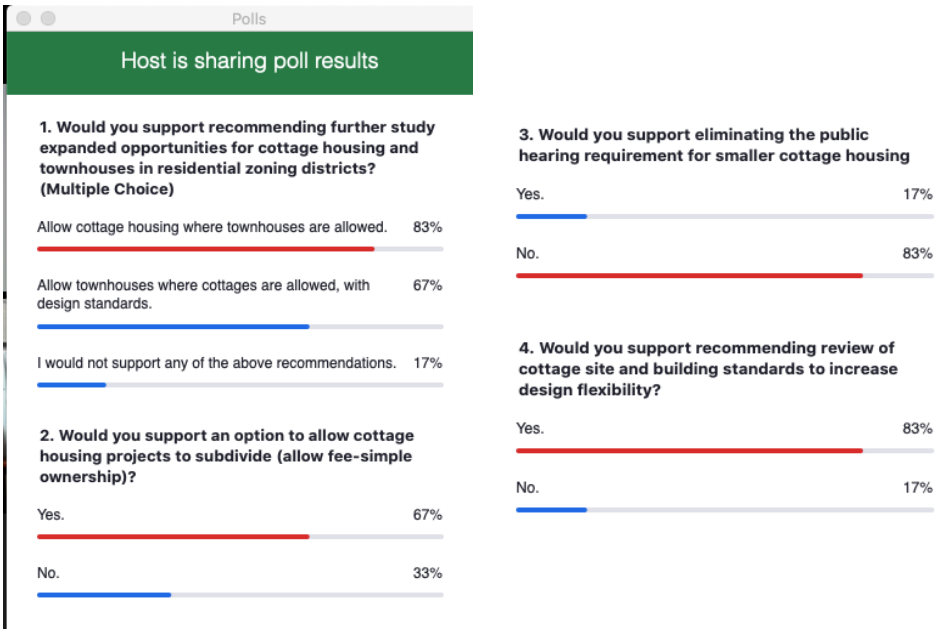
Greg further shared that he is required to pay a full impact fees to develop a cottage, the same he would pay to develop a 3,000 s.f. home. There are other factors as well. He thinks that if Mukilteo wants more cottages built it will have to look at some foundational items to make it square up better with other housing types.

Boris asked whether one of the potential recommendations is to allow cottages where townhomes are and allow townhomes where cottages are allowed. He asked whether these areas are not single-family house zones. Lauren clarified that both housing types are allowed in some single-family zones, but they are allowed in the opposite zones.

Donna asked whether people would want townhomes next to their single-family home. If they chose live in a single-family area, they probably don't want to live next to a townhome. If you build a townhome next door it will have an impact on the adjacent property.

Boris clarified that his question is a bit different, he is trying to understand how the impact of a townhouse is different than a cottage.

Lauren launched the poll on potential topics for further study related to cottages and townhomes:



Mixed-Use Development

Lauren introduced the concept of mixed-use development and shared some of the feedback the City is hearing from developers about why mixed-use development is difficult to produce in Mukilteo.

One potential recommendation is to look at allowing live-work units to meet a portion of the commercial requirement in mixed-use developments.

Boris asked for clarification about what mixed-use development is meant to be and what we mean by a live-work unit.

Mayor Gregerson shared some local examples of mixed-use (for example, Nick's Barber Shop) and explained the risk of allowing live-work units in a commercial area is that it reduces the street-level activity that helps make commercial areas viable. You potentially reduce the foot traffic if you change some of the commercial requirement to allow live-work units.

Lauren explained that currently live-work units are not permitted unless it is part of a development agreement. Garrett further explained that currently the commercial spaces have to be completely separate from the residential space. It is constraining some projects that would like to incorporate some live-work components into their proposal.

Skip commented that he is confused why it is not allowed. It seems to him mixed use development is an attractive proposal that can provide a good flow of people coming in and out.

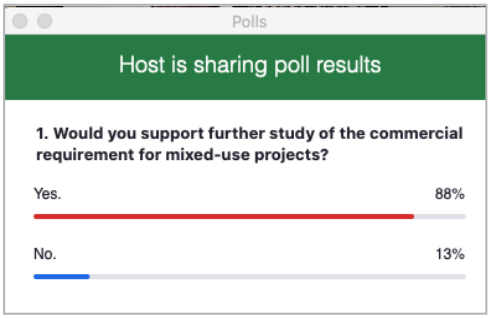
Mayor Gregerson shared that it may not be something that makes sense in all parts of the City, but that could be part of the discussion and new regulations.

Boris suggested that it really depends on the type of business. Lauren clarified that the City already regulates the type of businesses that can be in which area.

Greg shared that commercial is a tough product to build right now. Retail is difficult, no one is opening restaurants right now.

Skip commented that these mixed-use areas would be good for seniors because it provides more socialization options, he would like it explored more.

Donna acknowledged that in areas like New York mixed-use makes sense, but Mukilteo is not a walking city. She is not sure you could get the businesses because businesses do not want to go into these spaces because there isn't enough foot traffic. She noted that vacant retail spaces do not produce any taxes and can be an eyesore if they are not occupied.



Lauren launched the poll on allowing live-work units in mixed use areas.

General Recommendations (meeting minute 1:55:40)

Lauren introduced the last set of recommendations that are not specific to a housing type or a specific zone. They have more to do with the City's process. The potential recommendations are:

- Consider adding regulations for short-term rentals
- Consider increasing short subdivision limit from 4 lots to 9 lots
- Consider administrative review of that final full subdivision
- Review setback consistency

Boris asked if she is talking about AirBNB or VRBO type of thing. Lauren confirmed that is what she is talking about.

Greg commented that short plats should be bumped to 9 units.

Boris asked for clarification about what is meant by "lot" and "setback." Lauren explained a lot is the real property that you own outright. Setbacks are the distance between a property line and a structure.

Boris commented that the lot size is more relevant to the type of process you need. If the request is to modify small lots, that has less of an impact. But if the developer wants to modify a very large lot, such as an acre, that is very significant. Boris states he objects to the proposed recommendations because it doesn't account for the size of the area being changed.

Lauren explained that when someone proposes a subdivision, they must demonstrate the resulting lots still meet the requirements in the Bulk Matrix.

Greg clarified whether Boris is referring to the size of the original lot. Boris confirmed he was. Greg suggested that the current thresholds ensure that subdivisions on larger pieces of land are subject to more public review process.

Boris said that if the regulations were set up to define what is required by the original lot size, he would support allowing small pieces of land to be subdivided with only an administrative review. If the land is more than a certain threshold, he supports requiring a public hearing. Greg explained that the current lot threshold accomplishes the same thing.

Skip commented that the recommendations are more about how the planning process works that what can happen on specific lots.

Lauren launched the poll on the remaining recommendations.

Greg commented that short-term rentals tend to push the price of housing up.

5. Community Meeting #1 (meeting minute 2:13:00)

Dawn Couch, BERK Consulting, shared that this evening's meeting was the first community discussion about what some potential housing strategies for Mukilteo may be. This has been our first tip toe into that conversation. Now we need to bring the conversation to the broader community.

Dawn thanked the SAG members who were at the first Community Meeting. She said that if there was more time in this SAG meeting she would like to hear the SAG member's input on how best to bring this conversation to the community to reduce the confusion about what these recommendations are proposing.

She asked the members for their feedback on the first Community Meeting structure, recommendations for the second Community Meeting, and invited members to give further feedback and guidance after the meeting through email.

Skip shared that he voiced several objections to the first Community Meeting. He further commented that PowerPoint slides are deadly, the less you present the better. Give people a lot of time to ask questions. The more information you give, the harder it will be for people to absorb. You want feedback based on informed conversation. He observes that there is a strong element that wants to preserve Mukilteo the way it is. He warns that any suggestion of adding low-income housing to Mukilteo would take the conversation down a rabbit hole that will be difficult and not useful. The way the meeting goals are defined and the questions that are asked will be important. It is important to understand who is going to be participating.

Garrett said that he appreciates that comment. Staff and Lauren has spent a lot of time trying to clarify what the HAP is and what it is not. It is also helpful that members of the SAG also say what the HAP is and is not.

Skip offered to volunteer his time and expertise to help clarify the message and questions for the community.

Boris also offered to volunteer his time and expertise for simplifying complicated content. Boris commented that people's fear is that the house next door is going to be torn down and redeveloped into a large multifamily building creating parking and other issues. The project team is not addressing that issue head on. The fear is abated when you say that you are not trying to change the house next door. People will have less of an objection if you say that you are focused on building on land that is currently vacant.

Donna agreed that many people are concerned about rezoning because in HB 1923 there is a lot of language in the law about rezoning. She says that the law is kind of scary because it allows multifamily housing next to single-family homes. She doesn't think people in Mukilteo want that.

Skip said that it is important that the messages are rock solid for the community to feel comfortable.

Dawn shared that Skip and Boris spent a lot of time in advance of the last community meeting helping the project team winnow the content to the important pieces. She expressed gratitude for the effort and expertise that Skip and Boris offered. It was better for the project and better for the community.

Lauren welcomed SAG members feedback on ways to make the FAQ on the website clearer. She shared that a lot of people are not coming directly to the City with questions, so if SAG members are hearing questions it would be good to pass those onto the City. Lauren shared that project team was not aware of that the Preserve Mukilteo flyer was being released in May, so did not have the opportunity to clarify information, resulting in the spread of misinformation. The City has had to use a lot of project resources trying to clarify what the project is rather than focus on how the community wants to plan for the future.

Boris stated that the community's fear is well founded because the HAP does aim to allow more housing in the community. Regardless of what you call it, you can call it rezoning or something else, it is basically putting higher-density housing in areas that are low-density housing.

Skip observed that you can feel the tension because increasing density is a fear in the community.

Boris feels that the concern is well founded, which he shares, and recommends not focusing the conversation around zoning but addressing whether it is about putting high-density housing in areas that are low-density housing. He recommends focusing only on putting additional housing on undeveloped land. He feels that would get a much more positive reception.

Skip asked if whether that is simply a NIMBY (not in my backyard) response.

Boris said it wasn't a NIMBY response because the issue is for him is that there isn't a problem. He clarified that he is not suggesting tearing down high-density housing and build single-family units, he is saying leave the housing that exists be. He feels the HAP should focus on developing the undeveloped land to accommodate the projected 400 or so new residents in the next 15 years.

Dawn clarified that when the project team suggests that we're not looking at changing zoning it is because the recommendations do not actually change how much structure can be built on a single lot. She provided an example: if you had a 12,000 s.f. lot on which you could build a 4,000 s.f. of house, adding an ADU would mean you could build a smaller house and an ADU such that the total built structure does not exceed the 4,000 s.f. So

the recommendations don't change the amount of "house" that can be built, but what it does do, which she believes is worrying to some community members, encourage more people because you are housing them across two units.

Boris feels that Dawn misunderstood his point, he clarified that people would be more supportive of leaving the existing housing alone and focusing additional housing on empty areas. People will be more comfortable with adding cottages or townhouse in those areas.

6. Next Steps

Lauren expressed appreciation for the SAG members staying longer than the planned two-hour meeting time. She welcomed SAG members' further input.

The fourth SAG meeting will be in mid-February.