

Mukilteo Housing Action Plan

Community Meeting #2 Summary

January 11, 2021 | 7:00 – 9:15 pm | Recording from Facebook Live

1 Introductions & Welcome (Meeting minute 0:00)

Lauren Balisky, Planning Manager, City of Mukilteo, provided an overview of the evening's program and reviewed the Zoom functions that will be used during the meeting.

Lauren introduced Dawn Couch, Project Manager, BERK Consulting and Garrett Jensen, Associate Planner, City of Mukilteo.

Lauren reviewed the Housing Action Plan process. The City began work on the Housing Action Plan (HAP) in August 2019 with the grant application which was accepted by City Council in January 2020. The project officially kicked off in July 2020. The HAP is a strategic plan to guide future actions and priorities for the City. Many recommendations will have to go through their own public review process before they are implemented. The HAP does not approve any high-density, subsidized development, rezone any areas in the city, provide any housing subsidies, and is not a low-income housing plan. She noted that there are still many opportunities for community members to help shape the HAP.

Lauren reviewed the development process and planning framework. In Washington, how cities plan for growth is directed by the Growth Management Act (GMA). She reviewed the GMA, the City's obligation to develop a Comprehensive Plan aligned to the GMA, how zoning works, and how development regulations work.

2 Overview of Development Regulations (Meeting minute 10:57)

Lauren introduced the following section, which presents some of the City's current development regulations to provide a baseline understanding of the existing zoning and allowed uses. The regulations that will be reviewed support the proposed HAP strategies. Those draft strategies are based on the findings of the Housing Needs Assessment, a review of existing policies and regulations, and community input.

Lauren explained what is meant by "permitted uses." Permitted uses are the types of uses allowed in a specific zone. Each zone allows many uses. Mukilteo currently permits a variety of housing types across the various



zones. Uses can be added or removed to each zone so long as it continues to meet the intent of the Comprehensive Plan and does not change the underlying zone density. This is how the Comprehensive Plan and zoning work together.

The presentation deck was posted to the [Housing Action Plan website for attendees](#) to follow along and use as a reference.

Lauren reviewed current regulations related to setbacks, lot coverage, building size, hard surface coverage, height limitations, and parking requirements.

A topic that has received a lot of concern and for which the City has received a lot of comments is parking. There are minimum parking requirements for Mukilteo. Most units require two spaces, exceptions would be units that are one bedroom or studios.

There has been concern about the look and feel of the community and landscaping. For all uses except single-family there are design standards as well as landscaping requirements.

Some areas also have regulations associated with development agreements or overlay zones.

3 Overview of Permitted Housing Types (Meeting minute 32:00)

Garrett Jensen, Associate Planner, presented the permitted housing types and where they are allowed in the City.

Accessory Dwelling Units (ADU) are allowed in the same zones as single-family residential housing. There are three different types of ADU: attached to the unit, internal to the unit, and detached. Unit sizes can only be 60% of the main unit or no more than 700 square feet and require two additional off-street parking spaces.

Duplexes are currently allowed in the multi-family residential districts and some commercial districts. Duplexes are two independent dwelling units in one structure. It differs from an ADU since the size of the duplex is not regulated beyond standard bulk regulations.

Cottages are currently allowed in some single-family zoning districts, multi-family districts, and some commercial zones. Cottages are smaller scale, detached single-family housing with a central common space. There are limits to the height and size of cottage units. Current regulations were adopted in 2004 and updated in 2016. There are robust design and site design criteria.

Townhouses are currently allowed in some single-family zoning districts, the multi-family zoning districts, and some commercial zoning districts. Townhomes have robust building and site design criteria. They may be subdivided into smaller lots where there is sufficient open space in the master plan.



Time	Commenter	Question or Comment
7:15 PM	Liz Conn	Why do ADU's require 2 parking spots?
7:16 PM	Kim Toskey	Yes, why do ADU's require 2 parking spots?

Lauren explained that the ADU regulations were last updated in 2009. The requirement of two parking spaces was because that was the direction the community wanted to go at that time. The community was trying to address some of the concerns around potential parking issues.

Time	Commenter	Question or Comment
7:16 PM	Karl Almgren	Is it common for a city the size of Mukilteo to have 7 different zoning districts to regulate single family?
7:16 PM	Kim Toskey	this is not aligned with other community standards

Lauren explained that it is common, over time, for communities to accumulate a number of zoning districts. Mukilteo has added zoning districts as it has annexed new areas. There are similarities between the single-family zoning districts. There may be an opportunity to simplify the zones. She noted that simplifying zoning is not something we are reviewing tonight, but community members are welcome to suggest it.

Time	Commenter	Question or Comment
7:18 PM	Peter Roberts	How many zoning projects are going on now? What percentage of the city area is undeveloped?
7:19 PM	Peter Roberts	Applications and projects
7:20 PM	Peter Roberts	Thank you for the answer and for the links

Lauren stated that there is a list of current projects on the City's [Land Use Notices](#) webpage. Anything that is currently going on will have information there.

The City is currently working with Snohomish County to get the numbers on undeveloped areas in the city. That calculation is part of the Buildable Lands process. The City should get an initial estimate in the next few months. There is a website dedicated to that study.

Time	Commenter	Question or Comment
7:18 PM	Lisa Vallins	How does the HAP address traffic mitigation and impact on school populations/

Lauren explained that the HAP does not get to the level of detail regarding traffic mitigation and school populations. That is something that would be evaluated in the upcoming 2024 Comprehensive Plan Update. With development applications, every project is evaluated for their impacts to traffic. Sometimes only a traffic impact fee is required and other times it could be an improvement such as a frontage improvement like



sidewalks or bike lanes.

Time	Commenter	Question or Comment
7:20 PM	Peter Swardstrom	Any plans to redirect ferry traffic down Japanese Gulch and off of the Speedway?

Lauren confirmed that there are no plans to redirect ferry traffic down Japanese Gulch and off the Speedway.

Time	Commenter	Question or Comment
7:21 PM	Kim Toskey	What percentage of folks who live here actually work here? Are we not disproportionately carrying affluent residents from more expensive areas?
7:22 PM	Kim Toskey	How does that impact new essential workers, like teachers and emergency personnel?
7:26 PM	Kim Toskey	Mukilteo needs space for teachers, healthcare workers and emergency personnel.
7:27 PM	Sharon Swann	Working in Mukilteo and living in Mukilteo are two different things
7:28 PM	Kim Toskey	Some of us are both living and working here...
7:28 PM	Peter Swardstrom	Teacher needs have reduced since moving to virtual classrooms .
7:31 PM	Peter Zieve	Sharon agreed. Lauren just said 90% work outside Mukilteo. Last time I checked there were 150 of my employees that lived in Mukilteo. That would be 30% of the total. I doubt it. I think 80% is more likely.

Lauren shared that there is information on percentage of people who live and work in Mukilteo in the [Draft Housing Needs Assessment](#).

Time	Commenter	Question or Comment
19:18:42	Peter Zieve	Residents at Carvel apartments tell me they only are assigned one parking spot. That is why the street is parked up
7:22 PM	Peter Zieve	Same for Front 9 condos (in reference to one spot per residence at Carvel apartments).

Lauren explained that there is no conflict with the parking regulations for a couple of reasons. It depends on when the apartments were developed. If they were developed under Snohomish County's jurisdiction then they would have been required to meet the parking requirements under the County code at the time they were developed. Also, multi-family developments have lower parking requirements for studio and one-bedroom apartments.

A participant calling in (Charles Panczerwski) shared that he has seen references to stakeholders and interviewees and asked who was interviewed. He doesn't know whether the people interviewed are Mukilteo residents and how much the project is relying on their input. Lauren clarified whether the interviews Mr.



Pancerzewski was asking about are the ones that are summarized on the project website. Lauren clarified that interviewees were intentionally anonymous and include all council members, Mukilteo residents, people who work in Mukilteo, and experts in housing. The interviews were conducted by BERK consulting and the City does not have access to individual statements. The interviews were conducted at the very beginning of the process. Lauren offered to review her notes and follow up with Mr. Pancerzewski offline. Mr. Pancerzewski stated that they feel the plan should be based on input from Mukilteo residents and expressed concern about why people from outside of Mukilteo would want to participate in the project.

A member of the Stakeholder Advisory Group shared that his experience of the SAG and other meetings is that the participation has largely been by residents of the community. He has not witnessed any takeovers by outside groups for personal profit.

Mr. Pancerzewski shared that he has been a member of the community for 51 years and only recognized one member at the meeting.

Both the Mayor and Lauren affirmed that they recognized the names in the meeting participants list as residents of Mukilteo.

Time	Commenter	Question or Comment
7:28 PM	Boris Zaretsky	You can talk about the SAG, maybe this will clarify the question just asked
7:28 PM	Boris Zaretsky	SAG members are not anonymous, their statements are a matter of public records
7:28 PM	Sharon Swann	Residents input should have more weight than anyone else
7:29 PM	Kim Toskey	I am an expert in affordable homeownership and I live in Mukilteo for 15 years, and my parents, as well
7:29 PM	Boris Zaretsky	SAG members are all Mukilteo residents

Dawn noted that there were HAP-related questions in the chat function, but before answering those, checked to see if there were any use-related questions related to the presentation. There were none.

Warning: The opinions posted by commenters are theirs alone. The City of Mukilteo does not endorse the opinions expressed by commenters. All comments are posted as a matter of public records. Publication of the comment does not imply agreement by the City of Mukilteo or necessarily reflect the opinions or policies of the City of Mukilteo.

Discussion

Time	Commenter	Question or Comment
7:41 PM	Sandy Erickson	Is there any housing planned for the land that is on Harbour Heights Pkway by the Systima Bldg (old Boeing Bldg)? If so, what is planned & how soon will this development be started?
7:41 PM	Jennifer Gregerson	Sandy- no
7:41 PM	Peter Swardstrom	amen



Time	Commenter	Question or Comment
7:42 PM	Sharon Swann	That is good news.....
7:45:29	Sharon Swann	Would be curious how many people are moving out due to the Boeing layoffs and move out of state.
7:46 PM	Kim Toskey	All property values will increase, if we--as city residents--boost our ADU/duplex zoning. Just think about it-- you spend some money to add another unit, and you get much more in resale value...

Lauren clarified that there is no development proposed for the Systima Building at this time. It was purchased by a space company and the City has not received any applications for changing the use.

Time	Commenter	Question or Comment
7:32 PM	Peter Roberts	I'm interested in making sure over density doesn't become an issue. What is the motivation for having high-density? Is there something I can do as a 10/yr resident to prevent this?
7:33 PM	ANGELA GIBONEY	yes no more density please
7:33 PM	Peter Swardstrom	Traffic is getting HORRIBLE !!
7:33 PM	Sharon Swann :	Agreed....we don't need to over develop Mukilteo. It already is....

Lauren clarified that the HAP is not about adding more density, it would be inappropriate to do so. The HAP is looking at strategies for housing types that are already permitted and how to make it easier to construct them. It is looking at the barriers in the process that is blocking what is already allowed to come to market more quickly. Any potential density changes would be coming as part of the 2024 Comprehensive Plan updated. We expect to have our new growth targets toward the end of 2021.

Time	Commenter	Question or Comment
7:43 PM	Lisa Vallins	Does the HAP zoning/ADU's/Cottage housing take into effect sensitive land and slide areas? Environmental impact?

Lauren clarified that there are a number of existing regulations around critical areas that limit where development can happen. None of what is being discussed with the HAP is related to those critical area regulations.

Time	Commenter	Question or Comment
7:44 PM	Guari Sanghiv	Do you know how many new people/households have moved to Mukilteo? In 2020?



Time	Commenter	Question or Comment
7:47 PM	Skip Ferderber	The current plan, subject to review through this housing project, predicts growth by 2050 of roughly 450 people in total. That's a TOTAL growth over 30 years. It's unlikely that there will be a wholesale development increase even with the new plans coming in 2021
7:52 PM	Kurt Roberts	2035? taht's not 24 years. that's 14 years
7:55 PM	Peter Zieve	Skip, somehow these disasters happen.
7:57 PM	Skip Ferderber	With vocal citizens such as you and several of the people on this Zoom call, I think it's unlikely to happen.

Garrett recalled that the housing unit growth was 2% over a 10-year period. Dawn commented that population growth has been more rapid than housing growth. The planning targets will be updated in 2021. This specific information can be found in the [Draft Housing Needs Assessment](#).

Dawn responded that there is not an update for 2020 population available. The Office of Financial Management will provide an estimate for April 2020, but that would not include any population growth for the last eight months of the year.

Time	Commenter	Question or Comment
7:35 PM	Boris Zaretsky	The requirement to accommodate different income levels is pushed on us by the State of Washington. Sometimes meeting this guidance leads to higher density. What the city is trying to do is meet the guidelines of the State, while maintaining the quality of life to which we are accustomed
7:36 PM	Peter Roberts	Thank you. Is this a "guideline" or a "requirement"?
7:37 PM	Boris Zaretsky	Somewhere in between. If a city does not meet the guideline, there may be negative consequences
7:37 PM	Sharon Swann	Boris, what do you mean negative consequences?
7:38 PM	Boris Zaretsky	I think it means we may lose some state funding
7:38 PM	Peter Roberts	worth it
7:39 PM	Peter Zieve	agreed

Lauren stated that this gets more broadly into how the comprehensive plan process works. Mukilteo's Comprehensive Plan is certified by the Puget Sound Regional Council and makes the City eligible for grant funding and transportation resources. Many of the projects that the City pursues require grant funding, like the Japanese Gulch daylighting project. Having a Comprehensive Plan that meets the requirements of GMA allows us to remain eligible for state grants. Not being compliant could be a huge financial burden for the City.

Dawn noted that there was some confusion in the chat about the Housing Action Plan and the federal housing assistance program known as Section 8 or Housing Choice Vouchers. She asked Lauren if she could clarify.



Time	Commenter	Question or Comment
7:45 PM	Peter Swardstrom	How much money Is the state offering us to add this HAP housing/Sec. 8? Will residents see reduction in taxes or traffic?
7:47 PM	Lee Gompf	Why do we need a HAP project in Mukilteo when we have a huge HAP complex that just doubled in size across the street from City limits?
7:48 PM	Peter Swardstrom	we don't want Mukilteo to become" White Center North " !
7:50 PM	Gauri Sanghvi	Where would you propose to put this HAP development?
7:52 PM	Jennifer Gregerson	The Plan is not a proposal for a development.
7:59 PM	Peter Swardstrom	we are going to become a WHITE CENTER / Central District North ... UGH !
7:59 PM	Boris Zaretsky	Peter Swardstrom, please clarify what you mean
7:59 PM	Skip Ferderber	Peter: Please define what you mean by "white center."
8:02 PM	Jonah Rand	For "White Center" are we talking about the census area in south seattle??

Lauren clarified that the HAP is a strategic plan. It is not a development or an affordable housing plan for all types of housing. It looks at current housing, how it's regulated, and whether there are unintentional barriers to development. Section 8 is a federal program, administered by a local housing authority, that landlords opt in to.

The state gave a \$100,000 grant to develop the HAP, but it is not for the city to build any kind of housing.

A participant asked if we are projecting Mukilteo to add about 450 residents between now and 2035. Lauren confirmed that was about right. The participant then asked if you figure a family has on average three people, you are looking at about seven housing units per year. If we will do something to meet the growth of seven housing units per year would that satisfy the requirement?

Dawn confirmed that if Mukilteo's land use regulations could accommodate that rate of growth it would satisfy the planning requirements under the current growth targets. Dawn also noted that the average household size in Mukilteo was less than three people. Additional information can be found in the [Draft Housing Needs Assessment](#).

A participant made a comment that he sees that people are concerned that Mukilteo will turn into a more urban community like Lynwood and eight-story buildings will grow like mushrooms, but in his opinion, that will not happen.

4 Potential Strategies (Meeting minute 53:50)

Lauren reviewed some of the requirements for developing a Comprehensive Plan, including completing a Housing Needs Assessment. Developing a Housing Needs Assessment is something the City would have had to do whether or not it developed a Housing Action Plan. The findings of the draft Housing Needs Assessment



were discussed at the Community Meeting in November, as well as with the Planning Commission and City Council. All meeting materials and minutes are available on the City's website.

The overall finding is that Mukilteo needs a greater variety of housing types than the market is currently providing.

Lauren reviewed the concept of "missing middle" housing as more affordable housing options that do not require public subsidy. Many of the housing types associated with "missing middle" housing are already allowed in Mukilteo, mix well with single-family housing, and are strategies compatible with infill development.

In the next section we will review the obstacles with each housing type and potential strategies. You will be able to ask questions about each type and there will be a Zoom poll to gauge interest in further investigating various options.

ADUs

Lauren reviewed the current regulations for accessory dwelling units and potential areas for further investigation.

Time	Commenter	Question or Comment
8:01 PM	Kurt Roberts	I'd like to know where ADU's are allowed?
8:01 PM	Sharon Swann	In my development ADU's are not allowed in the by-laws of the home associations
8:02 PM	Kurt Roberts	and whether there are any restrictions on size, placement, views, setbacks, integration with detached garages?
8:02 PM	Peter Swardstrom	What are the ADU requirements for solid surface % of lot?
8:03 PM	Peter Swardstrom	Rain water run off
8:05 PM	Peter Swardstrom	So ADUs can only have 60% hard surface.. house cement work, driveways
8:05 PM	Peter Swardstrom	40% has to remain green ?
8:02 PM	Lee Gompf	I thought you mentioned AUD didn't have to ben owner-occupied in the fist part of the presentation.
8:02 PM	Skip Ferderber	How many applications are currently under review by the city for ADUs?
8:03 PM	Skip Ferderber	While the city has to review these kinds of issue, how big an issue is it currently?
8:05 PM	Skip Ferderber	What if any of the issues we're viewing tonight are big issues.versus a 3-4 inquiries "problem."
8:02 PM	Kurt Roberts	Oh, so they are nominally allowed anywhere, but if you have a HOA, then those rules would supersede the city requirements?



Time	Commenter	Question or Comment
8:05 PM	Lee Gompf	I wonder what percent of communities in Mukilteo have homeowners associations that would not allow ADU
8:05 PM	Sharon Swann	Lee, I would suspect most - especially in Harbour Pointe
8:03 PM	Jennifer Gregerson	Kurt- can be more restrictive; but not enforced by the city
8:09 PM	Peter Zieve	I agree to study increasing the off street parking requirement. Not decreasing. Not at all.
8:22 PM	Carol Arp	Concern about ADU's being used as VRBO's!
8:23 PM	Kurt Roberts	: according to slide 23 on ADUs, a duplex could also be considered an ADU, as long as one side was 1 sf smaller than the other.
8:25 PM	Kurt Roberts :	What is the concern with VRBOs (and/or AirBnBs)? If I were a landowner on a fixed income, why shouldn't I be able to "harvest" some of my land and create income by building and renting out an ADU. With no other way to increase my income, I could be forced to sell my land in order to continue living.

Dawn read out the questions posted in the chat, which Lauren and Garrett answered.

The City does not enforce the covenants and restrictions of homeowners' association. Our development code allows ADUs where single-family residences within the City. For a single-family lot, it is based on the size of the lot, you do not get a "density bonus" for having an ADU. The solid surface requirements are based on any development, it does not matter if it is an ADU or a duplex. The allowed hard surface limitations would be the same. The current code requires an ADU to be owner-occupied for six months out of the year.

There have been about four ADU applications in the past three years, there is currently one application is under review. There are lot more inquiries by people interested in potentially pursuing ADUs, but once they go through the process to figure out how the permitting works the requirements become an issue.

There were no further questions about ADUs. Lauren launched a poll about interest in further investigating ADU regulations.



Duplexes

Garrett noted that duplexes are only permitted in multi-family zones. He compared what a duplex configuration would look like compared to an ADU plus a single-family house.



Lauren reviewed potential strategies and topics that could be topics for further study. She invited questions about duplexes.

Time	Commenter	Question or Comment
8:12 PM	Kurt Roberts	Duplexes: can we require “community standards” for design so that they would have to fit in with existing homes?
8:13 PM	Sharon Swann	What neighborhoods have enough corner lots to build duplexes?
8:13 PM	Sharon Swann	I can't vision that in Harbour Pointe
8:13 PM	Lee Gompf	The slide of the duplex does not look like most I have seen. It looks like a duplex that would cost more than most homes in Mukilteo
8:15 PM	Peter Roberts	Would the current duplex plan make it more restrictive for duplexes to be put in?
8:17 PM	Lisa Vallins	And in what zoning would these duplexes exist?
8:18 PM	Kurt Roberts	Is a “duplex” really any different than a SF + ADU?
8:18 PM	Lee Gompf	We have a duplex developer on the advisory community?
8:18 PM	Kurt Roberts	It's rhetorical. I don't think that it's truly different.
8:19 PM	Lisa Vallins	People moved to this area because of the SFD and less density, and their taxes reflect this. Why would they want duplexes built in the gardens of the neighbor next door? That has ruined neighborhoods in Seattle.
8:20 PM	Sandy Erickson	Duplexes would allow more people in each unit, ADU's are more like "mother-in-law" units or for a single renter. that is my idea of an ADU.
8:20 PM	Kurt Roberts	If we don't have a problem with SF+ADU, then can we really object to duplexes?! I've seen really ugly duplexes, but something like that shown in the slide would be very nice.

Karl Almgren asked if there is an opportunity to consider some old county code where it allowed duplexed on lots that are 1.5 times the size of the underlying zoning. Lauren said that staff would add it to the list of ideas.

Dawn noted there was some discussion in the chat about what the Zoom polling means. She asked Lauren to clarify what we are asking the participants to confirm with the poll questions.

Time	Commenter	Question or Comment
8:11 PM	Peter Swardstrom	I thought the questions in the poll was to support more study ???? we need to look into more studies
8:11 PM	Marianne Conger	By voting for the further study, what are we really saying?
8:13 PM	Marianne Conger	If we didn't vote, would it stay put?
8:14 PM	Marianne Conger	But If I vote that we don't want to study it, will it stay as is?



Time	Commenter	Question or Comment
8:15 PM	Marianne Conger	Got it. So it just gives info to the council then, correct?
8:15 PM	Jennifer Gregerson	Marianne- yes
8:16 PM	Marianne Conger	Thank you
8:17 PM	Peter Roberts	That helps, thank you
8:18 PM	Peter Roberts	I was confused before.
8:22 PM	Peter Roberts	no recommendation to study means not wanting to change current (more restrictive) rules. right?
8:22 PM	Dawn @ BERK Consulting	Yes
8:22 PM	Peter Roberts	thank you

Lauren clarified that the polling indicates that the strategy is worth taking a closer, detailed look at the code through a public process. It would allow the City to have those detailed conversations that we are not having here.

Dawn read out the questions that were posted in the chat about duplexes.

Lauren responded that there can be design standards for duplexes. Lauren was not sure how many “corner lots” the city has. That is something that could be investigated as part of any further study.

The example of the duplex in the presentation is from the developer advisor on the stakeholder group. It is a duplex in Kirkland and an example of what could be done.

The current duplex plan allows for duplexes to only be in multi-family zones, we’re asking whether it makes sense to expand where it is allowed in the permitted use table. Where they are allowed would be part of the deep dive if the City chose to pursue it.

What is the difference between a duplex and a single-family and ADU? Staff are wondering if there is in fact a difference in duplexes vs ADUs for you as a neighbor.

Time	Commenter	Question or Comment
8:18 PM	Carol Arp	Much of the concerns expressed are about maintaining the quality of our city. Are there any regulations for the number of "for rent" units verses home ownership? Home ownership provides stable communities.

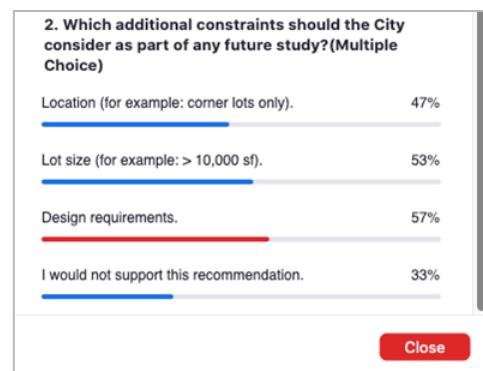
Lauren responded that is something that could be investigated in further study, but it would be abnormal for a city to regulate rental limitations for single-family or duplex housing. Typically, you want property owners to enjoy full rights and use of their property. This type of limitations seen more often with HOA covenants. She has not seen that type of restriction with a duplex-type development.

Dawn noted there were no more questions, just comments about how a duplex is different from an ADU with a

single-family house.

Lauren launched a poll about potential areas for further study.

- The results were (screenshot is not available):
23% support recommending further study of duplexes, assuming that existing setback, height, parking and other requirements apply.
- 38% support, but with additional constraints.
- 34% do not support this recommendation.



Cottages/Housing/Townhome Development

Lauren reviewed where townhomes and cottages are allowed. They are similar in terms of density and they both have significant design requirements. She also reviewed potential areas for further study for the community to consider.

Time	Commenter	Question or Comment
8:26 PM	Melinda MacFarland	How many floors for townhouses vs cottages?
8:26 PM	Sharon Swann	well from my perspective that a cottage development is very much different than a townhouse development....apples and oranges
8:26 PM	Peter Swardstrom	20 to 30 residences per acre ????? !!!
Staff Correction: The allowed density is 12 – 13 units per acre.		
8:26 PM	gangruan	What is the difference between cottage and ADU ?
8:26 PM	Peter Swardstrom	Parking would be a mess !!
8:27 PM	Melinda MacFarland	But neither types would be higher than 30-35' in height?
8:27 PM	Sharon Swann	cottages are semi detached
8:28 PM	Liz Conn	Do cottage dwellers share more sense of community than those in in other types?
8:28 PM	gangruan	Is there any cottage in Mukilteo now ?
8:28 PM	Sharon Swann	there is
8:28 PM	Peter Swardstrom	parking is HORRIFIC
8:30 PM	gangruan	Thank you !
8:30 PM	Peter Zieve	That is what they told me at Carvel. But at the end of the day they are only assigned one spot and the spouse or adult child parks across the street from the police station.
8:32 PM	Carol Arp	Current building/land costs would not support cottage development!
8:33 PM	Lisa Vallins	Do you know what the Sq. F is for the current application you have for cottage dev?



Time	Commenter	Question or Comment
8:34 PM	Lisa Vallins	You said there is only one Cottage application, correct?
8:38 PM	Boris Zaretsky	I am OK with relaxing some of the architectural design restrictions on cottages, specifically the Craftsman style restriction and the 6 ft on the 2nd floor restriction. But I feel very differently about allowing cottages to be built in single family housing zones.
8:38 PM	Boris Zaretsky	I am OK with relaxing some of the architectural design restrictions on cottages, specifically the Craftsman style restriction and the 6 ft on the 2nd floor restriction. But I feel very differently about allowing cottages to be built in single family housing zones.

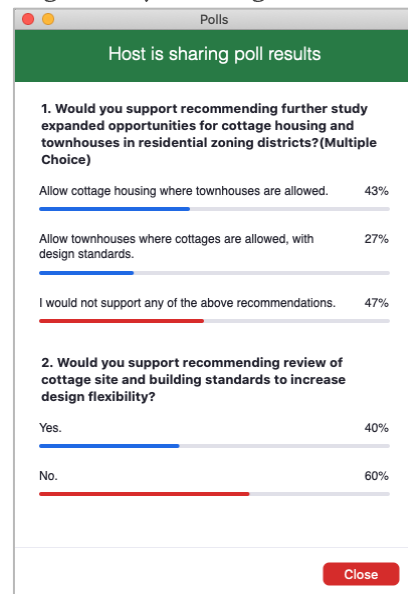
Dawn read out the questions that community members posted in the chat.

Townhomes can be the maximum height for the zone it is in, while cottages have a height restriction. Cottages are meant to be smaller units clustered together and are required to range in height. They can range from 18' to 25' in height, but same sizes cannot be right next to each other. Cottages have a lower height limitation than townhomes.

Density for cottages is up to 12 units per acre and townhomes 13 units per acre.

Both types of units require parking based on unit size and space for guest parking. For cottages, the design standards do not allow for parking to be seen from the street. Parking is placed to the side or clustered on the site. Townhomes do not have the same parking requirements. The requirement for the number of spaces is similar, but the design requirements are different.

There are some cottages already existing in Mukilteo. Square footage for the current application for cottage development can be found on the [Land Use Notices](#).



Boris Zaretsky commented that the poll combines two questions: one on location and one on design. Some may support changes to design requirements but not the location of where they are allowed. He feels the question is poorly written. Dawn noted that his comments were captured.

Lauren clarified that the image of cottage housing is the Saratoga Ridge project which is currently underway. The application she was referring to is the Mietzner application.

General (not use-specific strategies)

Lauren introduced additional strategies for consideration including taking another look at setbacks. Setbacks vary slightly by zone. Mukilteo has a lot of oddly set lots where they are near critical areas, creating gem-shaped lots. It can be difficult to build on those lots due to their size and shape. The restrictions in the setbacks make it



more expensive to build on those lots.

Time	Commenter	Question or Comment
8:40 PM	Sharon	On setbacks, can you allow case-by-case variances for the funny shaped lots without reducing requirements for the lots?
8:41 PM	Peter Swardstrom	that is WAY to small and not enough imperviable surface per lot
8:41 PM	Kurt Roberts	Is there a supposition that setbacks are too restrictive? Why are we considering this?
8:42 PM	Boris Zaretsky	I think we are just striving for consistency
8:42 PM	Peter Swardstrom	Where to people park?
8:42 PM	Kurt Roberts	OK
8:44 PM	Lisa Vallins	Would set-back requirements change for the space between your neighbor? How would set-backs affect the DFire Dept. access in an emergency? This was a big issue in Settle.
8:44 PM	Lisa Vallins	Seattle
8:45 PM	Kurt Roberts	Do setbacks affect the "ground level" location of a structure, or do they also affect upstairs or sub-grade development?
8:48 PM	Sharon	But those rear setbacks of 5 feet are pretty alarming. Wouldn't want that to be the "consistent" standard.

There are some processes in place for setback variance, but it's limited. We have some administrative processes that allow staff to make adjustments based on nearby development, but the variance process is very difficult. You have to meet some significant criteria. It is very difficult and expensive to get a variance. It is not the most efficient way to add flexibility.

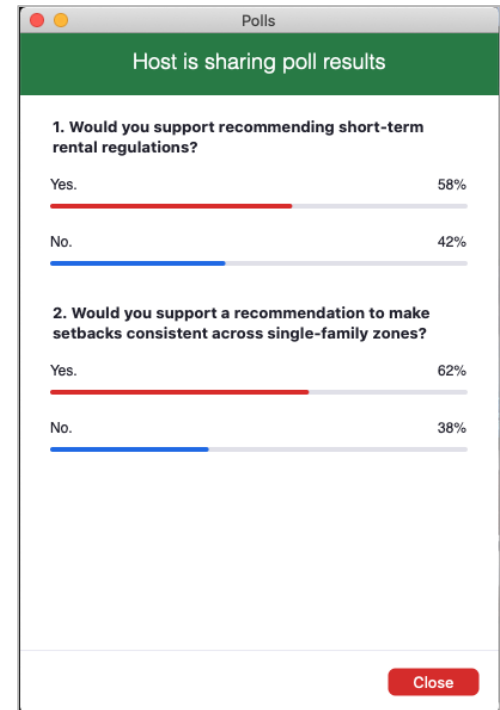
A participant calling by phone said he appreciated the staff taking a look at inconsistency across setbacks. His lot, and many in his neighborhood, are non-conforming to the current regulations. By making the setbacks more consistent it will make his land developable in a way more commiserate with other lots in the zone.

A participant asked about where people park. Lauren explained that setbacks are the distance between your property line and the structure, it does not have a lot to do with parking. The participant asked for clarification about how setbacks work with parking on a site.

A lot of the reason side setbacks exist has to do with fire safety. For zero-lot-line setback type developments, there are requirements for how the wall is built so fire does not jump from one building to the other and other requirements for fire safety features. There is no suggestion to reduce setbacks, but to make them more consistent.

Setbacks do impact attachments to the house, such as decks. The setbacks do apply to eaves, decks, bay windows, and chimneys.

Lauren reviewed another suggestion related to short-term rentals. The consequence of short-term rentals is that it makes available housing less available to people who are living in Mukilteo long-term.



Time	Commenter	Question or Comment
8:44 PM	Sandy Erickson	Are there currently regulations for short-term rentals, and do we have short-term rental areas?
8:44 PM	Skip Ferderbr	Is there a demand for short-term rentals? Are there laws/regs against people offering rooms in their homes for rentals?
8:50 PM	Kurt Roberts	what is the problem with short term rentals?
8:51 PM	Boris Zaretsky	I don't have one. But others might.
8:52 PM	Kurt Roberts	But, again, why are we having this discussion? is there something inherently bad about STRs?
8:53 PM	Peter Roberts	HOA's might have a problem with it - multiple cars parked in front of houses, etc.
8:53 PM	Lisa Vallins	In Seattle ABNB /VRBO was taking away Motel/hotel tax. Rules changed and 1 month rentals are now the min.
8:53 PM	Boris Zaretsky	HIA requirements may be more restrictive than those of the city
8:54 PM	Boris Zaretsky	HOA
8:54 PM	Lisa Vallins	At least in Greenlake area where ,y friend rented out ABNB
8:54 PM	SA	I know communities which now have zones in place that do not allow VRBO/ABNB
8:55 PM	Peter Swardstrom	china?



Time	Commenter	Question or Comment
8:55 PM	SA	LOL....beach communities in CA
8:55 PM	Boris Zaretsky	I am not planning to buy new china

Dawn read out questions posted to the chat.

Dawn invited questions about short-term rentals.

Lauren noted that the code is currently silent on short-term rentals. If you are renting a room in your house, that is your prerogative. We cannot regulate what makes up a family. In terms of demand, she was curious and looked at some common sites and found there are more being advertised than we have permitted bed and breakfasts. She does not think it is a big problem based on the lack of complaints, but they do exist in the community. She notes that there is not intent to ban short-term rentals.

Dawn invited final questions. There were none so Lauren launched the poll.

Other Ideas

Lauren invited participants to offer additional ideas included housing types, design considerations, other types of programs.

Charles Pancerzewski calling by phone expressed concern about the polling and the amount of influence it will have over the strategies pursued in the Housing Action Plan. He is concerned that we do not know who specifically is answering the polls and that it could be people outside the city, or developers outside the city, who have a financial interest in increasing development in Mukilteo. Allowing anyone, anywhere to vote in the poll could sway the findings. He suggested sending the polling questions to everyone in Mukilteo.

Lauren responded that she recognizes most of the names of the people who are participating in tonight's meeting as people who live in Mukilteo, have submitted comments, or been at other community meetings. She also reminded the group that there are plenty of additional opportunities for public input.

The caller stated that very few of the 21,000 Mukilteo residents know that this study is happening, and it is difficult for people to get involved in lengthy discussion like this. If the questions were put simply, you could get a better understanding of what the overarching public feeling is on these issues and not just the few who are participating tonight.

Skip Ferderber commented that we live in a democracy and people get to choose whether they want to participate in civic processes. He agreed that what Mr. Pancerzewski is saying makes great sense, but people will make their own choices of whether they want to participate.

Mr. Pancerzewski shared that people only have so much time to participate in these meetings. Tonight, there was a conflict with the Ferry Advisory meeting. There is only so much people can participate in. He has not seen anything in the local paper on this project.

A participant asked if the caller was a subscriber to The Beacon, and suggested he should make his feeling that

the paper should better cover projects like this known to the publisher.

Mr. Pancerzewski agreed there is a lot of information available about the project. But even with noticing the meeting, there is no way that The Beacon could let people know what is going to take place and that there would be polling taking part in the meeting. Should it be the City's job to let The Beacon know? Or the consultants? Running an ad in the paper would be a way to help people understand what is going to happen at the meeting. He went to the City Council meeting [January 11, 2021 City Council Work Session], but there was no opportunity to ask questions or provide comments. The only way was to sit through the two-hour meeting and then go away and write a formal comment or a letter. That becomes quite burdensome on the community members.

Dawn expressed appreciation for participant's concern and noted that the City goes through a lot of effort to inform the public and provide opportunities for input. She clarified that the polling used this evening was a way to get a sense of how people were feeling since we could not have the meeting in person where we have the opportunity for small group discussion. The on-line format favors those who are more comfortable raising their hand and giving verbal comments publicly. The polling was a strategy we used to get a sense of the feeling of the whole group. She also clarified that the interview participants included mostly residents and a few people, such as schoolteachers, that have an investment in the community. The composition of interviewees was meant to be a broad range of perspectives. The Stakeholder Advisory Group is comprised of residents and other individuals invested in the Mukilteo who have put in hours of work and done all the background research. It includes a balance of perspective, some being more supportive of community change and some being protective of the community. She responded that the project team did not use a short questionnaire to everyone in the city to answer tonight's questions is because they required people to have the benefit of the presentation to fully understand the questions.

Time	Commenter	Question or Comment
8:57 PM	Boris Zaretsky	Is there anyone here who is not a Mukilteo resident?
8:58 PM	Peter Swardstrom	good point Charlie
8:59 PM	Mike reilly	Agree with Charlie.
8:59 PM	SA	Agree with Charlie as well
8:59 PM	Carol Arp :	Thank you Charlie
8:59 PM	Jonah Rand	same
8:59 PM	Jennifer Gregerson	Boris- from my knowledge of those here, I would say no, all Mukiltens
8:59 PM	Marianne Conger	Thank you Skip. I appreciate your balanced approach to your responses tonight.
8:59 PM	Jennifer Gregerson	*Mukilteans!
9:00 PM	SA	What Charlie is saying (I believe) is Mukilteo residents should have more weight in polls, not outsiders
9:00 PM	Boris Zaretsky	They do



Time	Commenter	Question or Comment
9:00 PM	Peter Swardstrom	we don't use Dominion software voting systems in Mukilteo do we ??
9:00 PM	SA	how do you know who is a resident vs a non resident
9:01 PM	SA	that is what Charlie is trying to state
9:01 PM	gangruan	I live in Mukilteo since 2007.
9:01 PM	Jennifer	I think I would have an easier time voting if I understood percentage undeveloped land and more facts of existing situation..
9:01 PM	Marianne Conger	A postcard was mailed out too
9:02 PM	SA	yep...I got the postcard....that was appreciated
9:02 PM	Peter Roberts	we saw the sign on the speedway - that's how we heard of this meeting.
9:02 PM	Jonah Rand :	I saw on Nextdoor
9:02 PM	Gangruan	I attend this meeting by postcard
9:03 PM	Sandy Erickson	These are polls, not votes.
9:03 PM	Gauri Sanghvi	I agree with Charlie- there should be input taken from the residents before this kind of impact taken. We should put it for the city wide vote
9:04 PM	Jonah Rand	I would like more knowledge of these meeting but I understand city governments' trouble having low outreach
9:04 PM	Melinda MacFarland	I would venture to say most residents know, but don't really care, especially if it doesn't effect them or their neighborhood.
9:05 PM	Marianne Conger	Thanks for your creativity in these meetings. I appreciate you reaching out to those of us that are not super vocal.
9:06 PM	Melinda MacFarland	Ditto on Marianne's comment. Thank u HAP committee
9:07 PM	SA	I have enjoyed participating in this meeting. I just hope that all resident input is important and be taken notice of
9:07 PM	Riaz Khan :	Thank you so much for everyone's participation and good discussions.. Riaz Khan

5 Next Steps

Lauren reviewed next steps of the action planning process including upcoming meetings with the Planning Commission and the City Council. She reminded the group that there were more opportunities for public feedback. She invited any additional comments.

Boris Zaretsky commented that he and another participant are on the Stakeholder Advisory Group. He got involved by reaching out to city council members and the mayor and telling them that he was interested in this



topic and wanted to participate. He further commented that when the report describes “housing needs” it refers to guidance established by Washington State and Snohomish County for every city to have a plan to accommodate a range of household incomes. Where the City of Mukilteo does not accommodate certain income groups, it is called a “need.” He feels the word choice is not good, it is more accurately described as a gap between what the state and county requirements and what Mukilteo provides. They are not the needs of Mukilteo residents; they are the gaps associated with the state and county requirements.

Dawn invited any final comments or suggestions.

Lauren thanked the participants for their contributions. She noted all the public comments to date are available on the HAP webpage.

Additional Chat Comments

In addition to the questions and comments that address the meeting topics, the following includes additional questions and comments posted during the meeting.

Time	Commenter	Question or Comment
7:30 PM	Peter Swardstrom :	any plans for developing the Boeing Paine Field property once Boeing moves to South Carolina ?
7:30 PM	Jennifer Gregerson	Peter- Paine Field Airport is outside of the city limits, so planning for that is done by the County. And I hope they don't fully move!
7:54 PM	Dawn @ BERK Consulting :	Charlie would like to know what the planning target currently is and what that would mean for number of new people and new housing units.
7:55 PM	Jonah Rand	agreed
7:58 PM	Lisa Vallins	Does the Housing action plan address the needs of Mukilteo’s aging seniors who’s incomes have diminished after leaving employment?
8:00 PM	georgia fisher	Some of us retired with the mortgage paid of a low payment that is not a “burden”
8:07 PM	Sharon Swann :	are you going to share the results of the poll
8:08 PM	Jennifer Gregerson	Did the results not get shared? I can do that if they didn't.
8:08 PM	Sharon Swann	Thanks Jennfier they were shared
8:08 PM	Dawn @ BERK Consulting .:	The results were shared on the screen briefly Staff Response: We learned during the meeting that the Facebook feed does not show the polling results. All the polling results are provided in this summary.
8:08 PM	Kurt Roberts	If Mukilteo were to annex surrounding areas (as proposed some 8 or so years ago. . .and voted down), would the city 1)regain zoning and development



Time	Commenter	Question or Comment
		control of the surrounding county lands, and 2) inherit a much larger portion of GMA population than currently exists? We may look at that number to determine if it would make MORE sense for us to pursue annexation because the added lands would require a LOWER density. Perhaps?
8:09 PM	Sharon Swann	Kurt, I think it would have the opposite effect...more density if they have more land
8:11 PM	Boris Zaretsky	Regarding Kurt Roberts' comment on annexation, I would love to hear from the Mayor and a couple of members of the City Council who are in this meeting have to say.
8:19 PM	Ralph's iPad	why not re-zone 88th Street west of speedway to enable multi-family dwellings ? currently single fam homes on nearly 1 acre lots
8:37 PM	Kurt Roberts	anyone know what the "s" in zone 12.5(s) of 9.6(s) means?
8:37 PM	Karl Almgren	:‘South’
8:38 PM	Kurt Roberts :	the 12.5(s) have higher limits for building heights.
8:57 PM	Lisa Vallins	I would like to see more investigation into Senior housing units such as Low-ris, Multi-family, ADU's and cottages.
8:57 PM	Lisa Vallins	Rise
8:01 PM	Eric Hovland	We should be moving forward to world class neighborhoods not backwards to third world overpopulated slum neighborhoods. There was a reason I bought in Mukilteo 33 years ago rather than Ho Chi Minh Trail (Casino road).
8:02 PM	SA	I moved to Mukilteo for safety and schools
8:02 PM	SA	and that was 20 years ago
8:02 PM	Boris Zaretsky	As did I
8:02 PM	SA	and willing to commute for work in Bellevue
8:03 PM	Boris Zaretsky	I commuted to the border of Tukwila and Renton for 20 years
9:03 PM	SA	agree
9:03 PM	Kurt Roberts	I think we should study everything. However, I also realize that there's a real limit to resources. By signing us up for studies in each of these areas, how much money am I asking the city to spend on these topics? There should be a cost/benefit analysis on these points. I don't care enough about short term rentals to spend a single penny on a study of them, especially if that penny could otherwise have been spent on acquisition of Japanese Gulch parklands or their maintenance.
9:03 PM	Jennifer	Charlie made things a little more clear with the amount of growth in so many years..
9:05 PM	Jennifer Gregerson	Eric, I just want to note that your comment above was inappropriate.



Time	Commenter	Question or Comment
9:05 PM	Peter Swardstrom	we will turn into White center North if we are not careful
9:06 PM	Peter Swardstrom	White
9:06 PM	Jonah Rand	thank you mayor
9:07 PM	Sandy Erickson	Ditto to Marianne, and Jennifer to Eric's comment.
9:09 PM	Gauri Sanghvi :	Thank you everyone
9:09 PM	Melinda MacFarland	What housing is being proposed for the Harbor Reach Corridor when it completed?
9:09 PM	Jennifer Gregerson	Melinda- none
9:10 PM	Karl Almgren	I think it is worth noting how many of these recommendations can be used to streamline the regulatory framework. Kudos to the City Staff and Berk Consulting for your work, and I look forward to reviewing the draft plan
9:11 PM	Lisa Vallins	I would like to see more investigation into Senior housing units such as Low-rise, Multi-family, ADU's and cottages
9:12 PM	Dawn @ BERK Consulting	Thank you, Lisa! Your comment is noted.
9:12 PM	Eric Hovland	Mukilteo does not require low income housing! low income housing is right across the street!
9:12 PM	Lauren Balisky	Hi Lisa - I want to note that we have captured your comment. Thank you - and please feel free to send in additional comments to the HAP website if they come to you later this weekend.
9:12 PM	Lee Gompf	Ditto Boris
9:13 PM	Sharon	I don't think the state should be able to dictate to cities
9:13 PM	SA	Agree with you 100% Sharon
9:13 PM	Peter Swardstrom	forget the sales requirements.... what's best for the citizens !! We can become an Autonomous zone of state regulations !
9:13 PM	Peter Swardstrom	lol
9:13 PM	Eric Hovland	Its not like the Florida keys where they have to bus low income workers an hour from Homestead.
9:13 PM	Peter Roberts	Agree Sharon - would like to control the housing zones internally without state "guidelines". not worth the additional funding.
9:14 PM	Marianne Conger	Please make sure you are tracking the high density things happening around us and incorporate that into the overall plan. And parking and traffic. Thanks!
9:14 PM	Kurt Roberts	I made an earlier comment about annexation. I'm displeased with the development that occurs immediately outside of our city limits. Please consider wresting control of our neighboring lands from those who would develop irresponsibly.



Time	Commenter	Question or Comment
9:14 PM	Lisa Vallins	Thank you for hosting the meeting.
9:14 PM	Marianne Conger	Thank you!
9:14 PM	SA	Thank you Everyone!