



CITY OF
MUKILTEO

*Planning and Community
Development Department*

**Planning
Commission
City Hall Council
Chambers
12/15/2022**

The Planning Commission meeting will be held in the City Council Chambers, 11930 Cyrus Way. For those who wish to participate remotely, live streaming of the meeting is available via Zoom.

Zoom: <https://us02web.zoom.us/j/85879033470>

Meeting ID: 858 7903 3470 | By Phone: (253) 215-8782

CALL TO ORDER – 7:00 PM

FLAG SALUTE

ROLL CALL

AGENDA ORDER

APPROVAL OF MINUTES FROM:

- November 17, 2022

PUBLIC COMMENTS

MEETING ITEMS

- 2024 Comprehensive Plan Update
 - Background
 - Outreach in 2023

REPORTS AND COMMUNICATIONS

- Community Development Department Weekly Council Update Report (FYI)

NEXT MEETING:

- January 19, 2023

ADJOURNMENT

The meeting packet is available [online](#). For accessibility information and for accommodation requests, please contact the ADA Coordinator at 425-263-8003 (*or TRS 800-833-6384 or dial 711*) or visit [the website](#).

APPROVAL OF MINUTES
November 17, 2022

CITY OF MUKILTEO, WASHINGTON
PLANNING COMMISSION MEETING MINUTES
November 17, 2022

City Council Chambers - 11930 Cyrus Way / Virtual Meeting via Zoom

CALL TO ORDER Chairperson Thomsen called the meeting to order at 7:00 PM and led the flag salute.

ATTENDANCE Commissioners

Chairperson Thomsen, Vice Chair Hammerman, Commissioners Bush , Cooper, Ferderber, Krivanek, and Marmaduke attended.

City Staff

Community Development Director Galuska, Assistant Planner Kress, Permit Services Assistants Martinis, and Reyes.

AGENDA ORDER No changes.

APPROVAL OF MINUTES MOTION: To approve the minutes of November 17, 2022.
AMENDED: Commissioner Bush
MADE BY: Commissioner Krivanek
SECONDED: Commissioner Hammerman
ACTION: Passed unanimously 7-0

PUBLIC COMMENTS None.

MEETING ITEMS

1. Staff Updates

Community Development Director Andrew Galuska informed the commission of updated staff positions:

- Community Development Director position filled.
- Associate Planner interviews went well.
- Building Official position closed, process moving forward.

2. 2023 Work Plan

Director Galuska is working on 2023 work plan; he opened the floor looking for ideas and input for next year.

- We need to address items such as tree ordinance, comprehensive plan, retirement facility, robust public engagement, working plan, housing improvement, transportation, and capital improvements on docket.

3. 2023 Docket Process

As part of his plan to catch up with pending dockets and to provide information on how to improve process going forward, Director Galuska informed the commission that he would open the floor for comments and suggestions.

- Focus on the Comprehensive Plan, industrial design standards, and rezoning of Hawthorne Hall. Food truck code should be least priority.

REPORTS

1. Community Development Department Weekly Council Update Report (FYI)

- Due to holidays, Chair Thomsen will not be available for next meeting.

NEXT MEETING December 15, 2022

ADJOURNMENT MOTION: To adjourn the meeting at 7:37 PM.
MADE BY: Commissioner Hammerman
SECONDED: Commissioner Bush
ACTION: PASSED UNANIMOUSLY 7-0

These minutes are excerpts from the Planning Commission proceedings. An audio recording of the meeting was made.

Prepared by:

DRAFT

Joseph Reyes, Permit Services Assistant



City of Mukilteo Planning Commission

December 15, 2022



2024 Comprehensive Plan Update



City's Guiding Policy Document



Require Routine
Updates

Update by
December 31, 2024



Level of Service Standards



Mandatory and Optional Elements

Influencing Policies

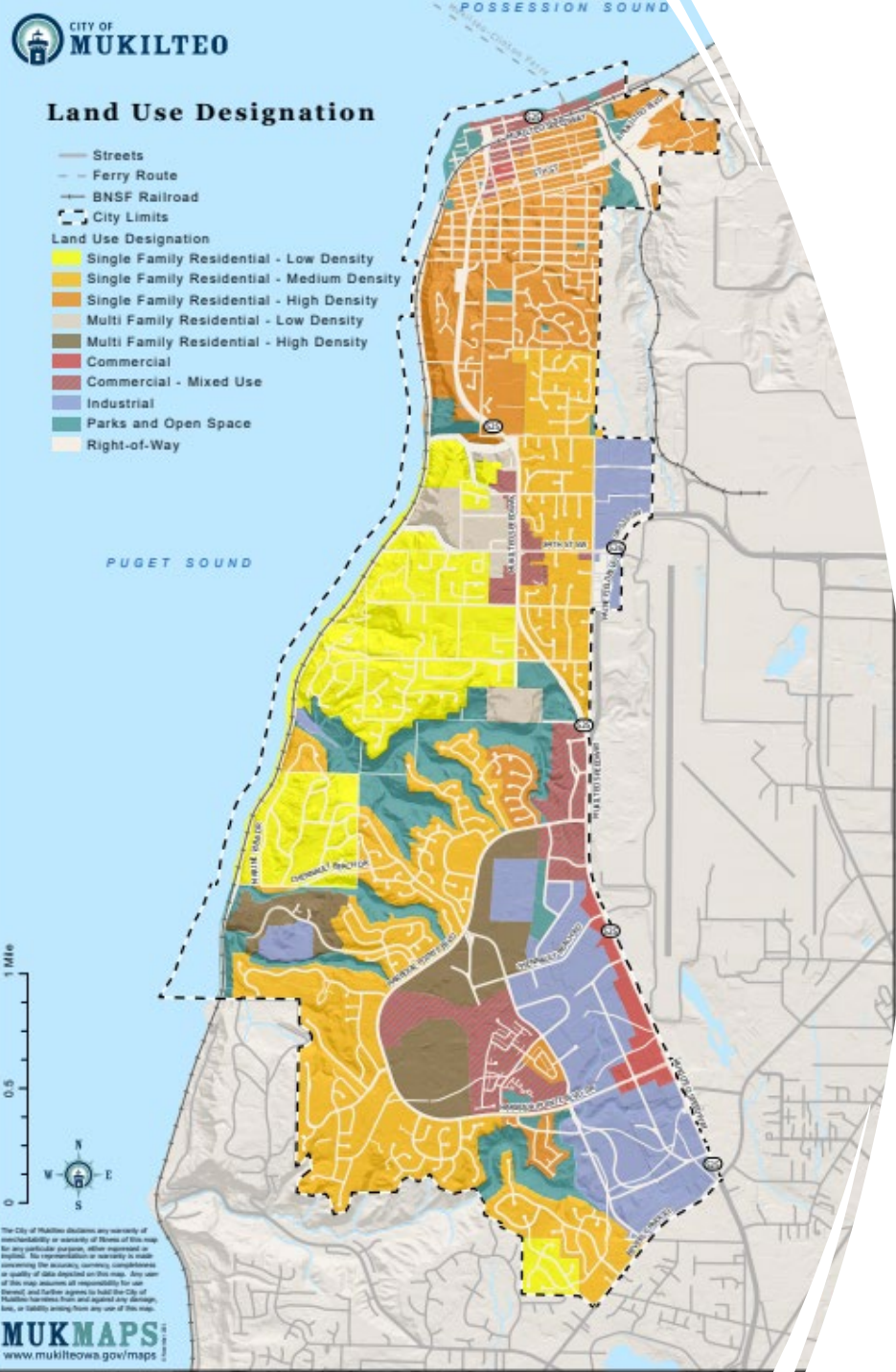
- GMA: State Law
- PRSC Vision 2050
- Countywide Planning Policies



Mandatory Comp Plan Elements (RCW 36.70A.070)	Optional Comp Plan Elements
<ul style="list-style-type: none"> • Land Use • Housing • Capital Facilities Plan • Utilities • Rural Development (counties only) • Transportation • Ports (mandatory for cities with annual maritime port revenues exceeding \$60 million, RCW 36.70A.085) 	<ul style="list-style-type: none"> • Economic Development* • Parks and Recreation* • Conservation (RCW 36.70A.080) • Solar Energy (RCW 36.70A.080) • Recreation (RCW 36.70A.080) • Subarea Plans (neighborhoods, rural villages, urban growth areas, tribal areas, etc.) • Ports (optional for cities with annual maritime port revenues of \$20 million to \$60 million, RCW 36.70A.085)
<p><i>*The elements with an asterix are listed as mandatory in RCW 36.70A.070(7) and (8), but they are actually optional because funds have not been appropriated to help pay for preparing them, per RCW 36.70A.070(9).</i></p>	

Land Use Designation

- Streets
- - Ferry Route
- BNSF Railroad
- - City Limits
- Land Use Designation
- Single Family Residential - Low Density
- Single Family Residential - Medium Density
- Single Family Residential - High Density
- Multi Family Residential - Low Density
- Multi Family Residential - High Density
- Commercial
- Commercial - Mixed Use
- Industrial
- Parks and Open Space
- Right-of-Way



Land Use

- What uses are allowed where
- How we group uses in zones
- Correct existing issues

Housing

Providing an adequate housing supply for future growth



	2019 Estimated Housing Units	CPP 2035 Housing Unit Target	2019-2035 Numeric Change	2035 Total Housing Unit Capacity	Additional 2019-2035 HU Capacity	HU Capacity Surplus vs. Shortfall (in parentheses)
Arlington City	7,521	9,654	2,133	14,800	7,279	5,146
Bothell City (part)	7,198	9,782	2,584	11,984	4,786	2,202
Brier City	2,365	2,536	171	2,526	161	(10)
Darrington Town	650	764	114	775	125	11
Edmonds City	18,925	21,168	2,243	24,073	5,148	2,905
Everett City	46,882	70,067	23,185	68,553	21,671	(1,514)
Gold Bar City	863	917	54	932	69	15
Granite Falls City	1,516	3,090	1,574	3,215	1,699	125
Index Town	117	127	10	128	11	1
Lake Stevens City	11,809	14,883	3,074	14,822	3,013	(61)
Lynnwood City	16,349	22,840	6,491	26,704	10,355	3,864
Marysville City	25,057	32,876	7,819	34,043	8,986	1,167
Mill Creek City	8,840	8,756	(84)	9,411	571	655
Monroe City	5,840	6,526	686	7,673	1,833	1,147
Mtlk Terrace City	9,144	10,928	1,784	14,365	5,221	3,437
Mukilteo City	8,696	9,211	515	9,102	406	(109)
Snohomish City	4,271	5,204	933	5,414	1,143	210
Stanwood City	2,855	4,179	1,324	4,385	1,530	206
Sultan City	1,894	2,581	687	3,422	1,528	841
Woodway Town	474	472	(2)	498	24	26

Buildable Lands Report

Population Needs

	2019 Estimated Population	CPP 2035 Population Targets	2019- 2035 Numeric Change	2035 Total Population Capacity	Additional 2019-2035 Population Capacity	Pop Capacity Surplus vs Shortfall
City Total	36,604	36,453	(150)	42,195	5,591	5,741
Incorporated	21,350	21,812	462	22,364	1,014	552
MUGA	15,254	14,641	(612)	19,831	4,577	5,189

Employment Needs

	2019 Estimated Employment	CPP 2035 Employment Targets	2019- 2035 Numeric Change	2035 Total Employment Capacity	Additional 2019-2035 Employment Capacity	Employment Capacity Surplus vs Shortfall
City Total	10,313	10,250	(63)	12,380	2,067	2,130

City Categories

- Vision 2050 (PSRC)
- Mukilteo is a High-Capacity Transit Community
- Higher Growth Along I-5 Spine Where Transit Exists

Population Growth - 2017-2050

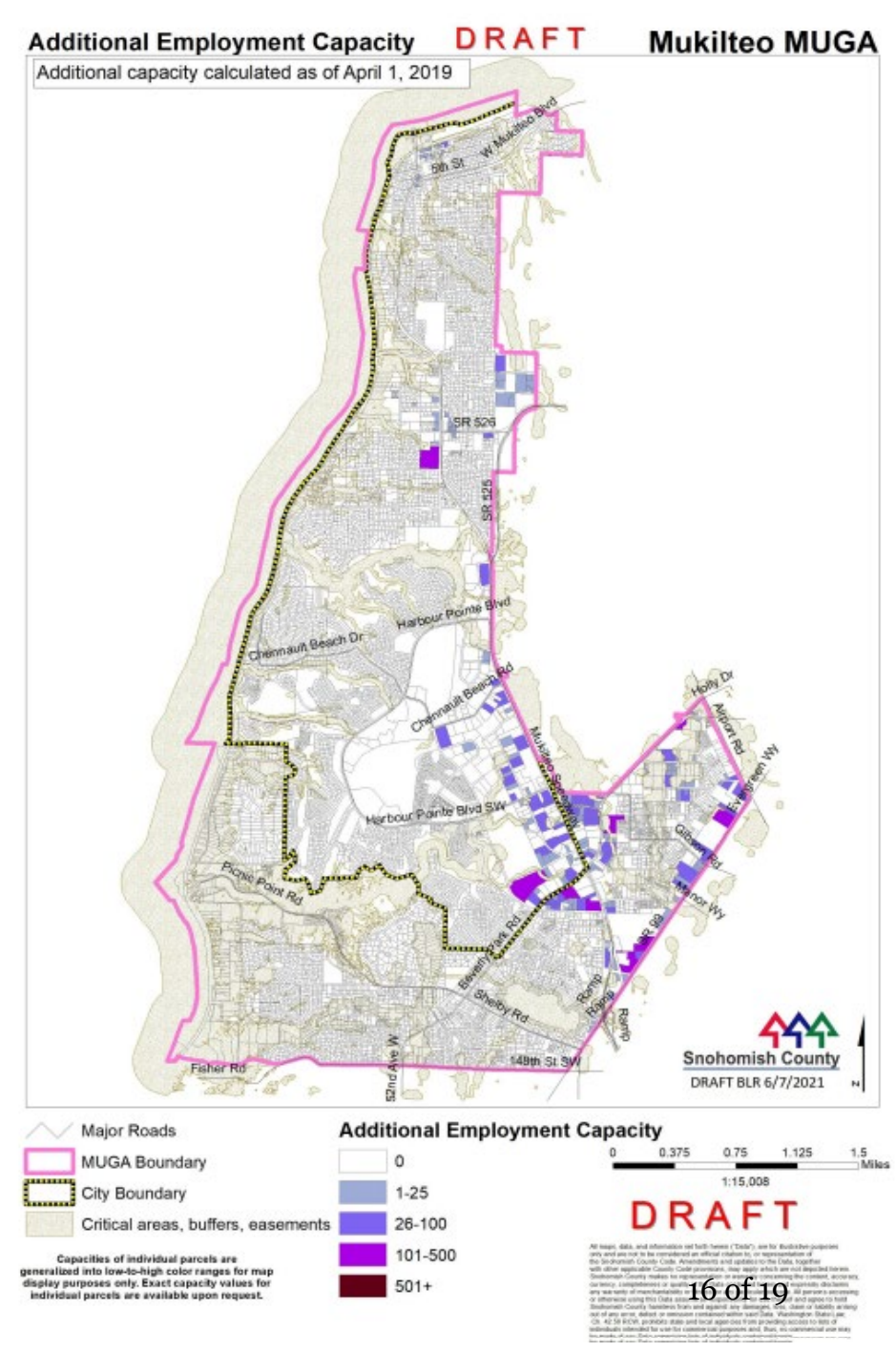
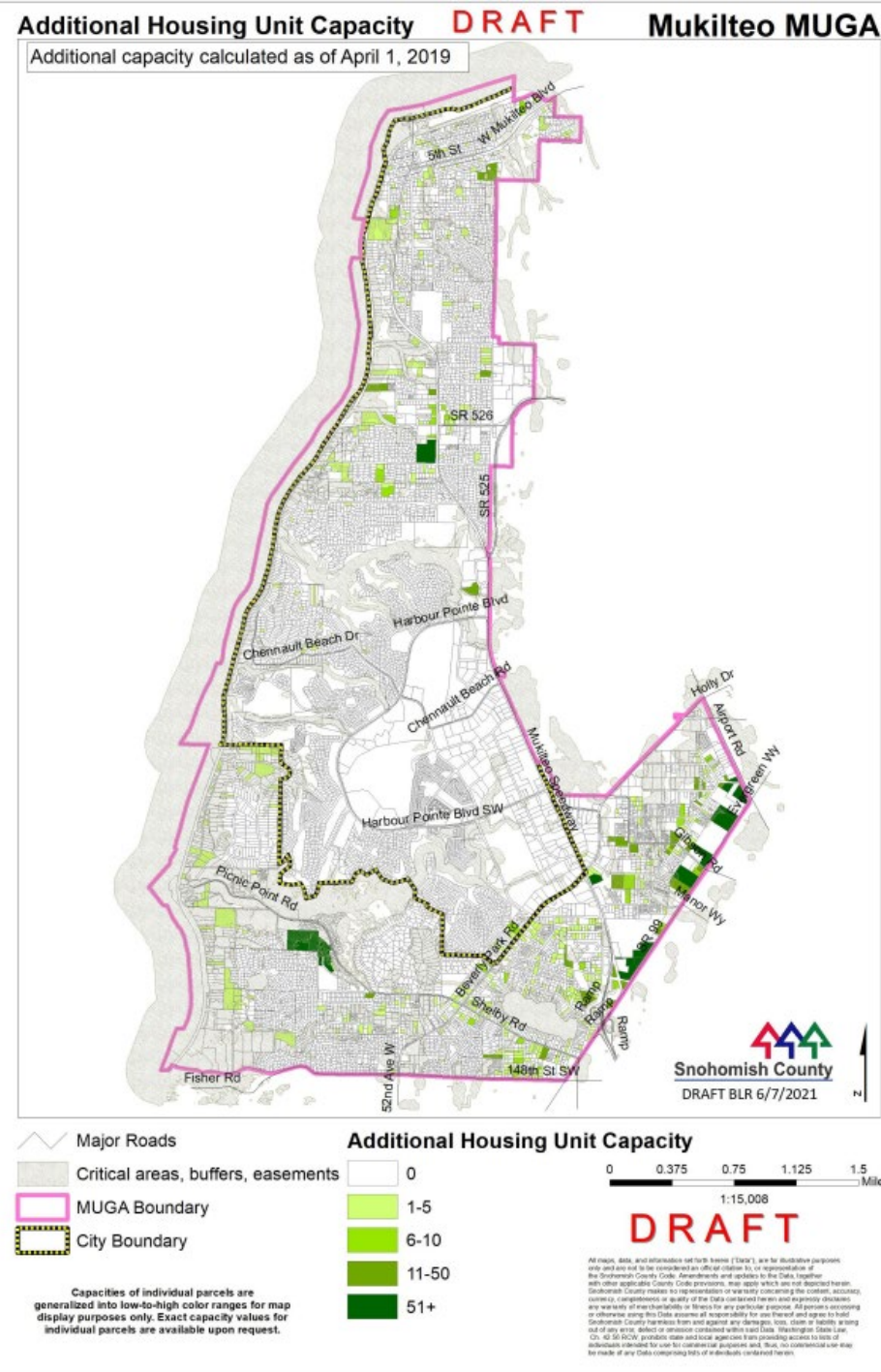


Area	Metropolitan Cities	Metro pct	Core Cities	Core pct	High Capacity ..	HCT pct	Cities & Towns	CT pct	Unincorporated
King	381,000	44%	346,000	40%	92,000	11%	44,000	5.0%	
Kitsap	33,000	34%	15,000	16%	34,000	36%	0	0.0%	
Pierce	137,000	38%	85,000	23%	77,000	21%	25,000	7.0%	
Snohomish	87,000	20%	50,000	12%	210,000	50%	40,500	9.5%	
Region	637,000	36%	496,000	28%	413,000	24%	109,000	6.0%	

Population Needs

	2020 Census Population	Total 2035 Pop Capacity	2020-2035 Additional Capacity (BLR)	2044 Population Target	2020-2044 Population Change	2035 Pop Capacity Shortfall @ 2044
City Total	37,122	42,623	5,501	48,378	11,256	5,755
Incorporated	21,538	22,542	1,004	24,616	3,078	2,074
MUGA	15,584	20,081	4,497	23,762	8,178	3,681

Where?



HB 1220

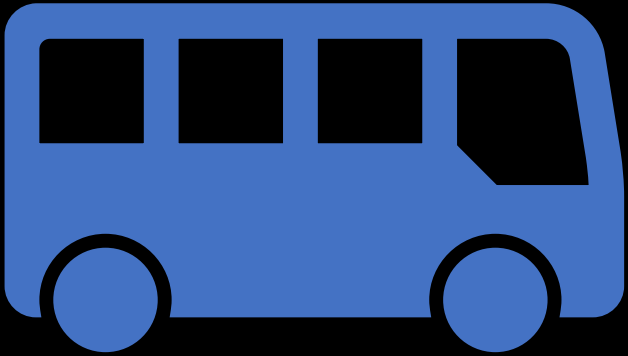
“Plan for and accommodate housing affordable to all economic segments of the population of this state”

Comp Plan should provide for moderate, low, very low, and extremely low-income households.

Document gaps in funding, development regulations, and other limitations

Undo racially disparate impacts, displacement and exclusion in housing.

Transportation



- Capital Facility Planning and Impact Fees
- Complete Streets
 - Pedestrians
 - Cyclists
 - Transit
- Ferry Terminal, Train Station
- Impacts of ST3

Outreach

Developing a Plan

Who should we be reaching out to?

- Groups not traditionally represented in government
- Ideas for stakeholder groups?