



CITY OF MUKILTEO

REQUEST FOR COMMENTS

DATE: October 21, 2019

X	Alderwood Water District – Mike Graves	X	Pilchuck Audubon Society (President)
X	Burlington Northern Santa Fe Railway (Marvinique Hill)	X	Port of Everett (Laura Gurley)
X	City of Edmonds (Rob Chave)	X	Puget Sound Clean Air Agency (SEPA Email / Air Resource Specialist)
X	City of Everett (Allan Giffen)	X	Puget Sound Energy (Dom Amor)
X	City of Everett (Steve Ingalsbe)	X	Puget Sound Regional Council
X	City of Lynnwood (Todd Hall)	X	Seattle Dist. Corps of Engineers (Dept. Army-Reg. Branch)
X	City of Mill Creek (Tom Rogers)	X	Snohomish Co. Airport/Paine Field (A. Rardin/R. Zulauf)
X	City of Mukilteo (Building Official)	X	Snohomish Co. Assessor's Office (<i>Ordinances Only</i>)
X	City of Mukilteo (Fire Chief)	X	Snohomish Co. Conservation District
X	City of Mukilteo (Fire Marshal)	X	Snohomish Co. PW/ Environmental (Shannon Flemming)
X	City of Mukilteo (Engineering)	X	Snohomish Co. Marine Res. Comm. (Kathleen Herrmann)
X	City of Mukilteo (Com. Dev. Dir.)	X	Snohomish Co. Planning & Dev. Svc. (Ryan Countryman)
X	City of Mukilteo (Police, Cheol Kang, Myron Travis)	X	Snohomish Co. PUD: Dist. Eng. Services (Mary Wicklund)
X	Comcast of Washington (Casey Brown, John Warrick)	X	Snohomish Health District (Bruce A. Straughn)
X	Community Transit (Kate Tourtellot)	X	Sound Transit Authority (Perry Weinberg)
X	Dept. of Commerce (Growth Mgmt. Svcs Rev. Team)	X	South Snohomish Co. Fire Dist. (Kevin Zweber)
	Dept. of Natural Resources (James Taylor)	X	Tulalip Tribes – (Zachary Lamebull)
	Economic Alliance of Snohomish County	X	Tulalip Tribes – (Richard Young)
	FAA/Air Traffic Division, ANM-0520 (Daniel Shoemaker)		United States Postal Service (Soon H. Kim)
	FEMA (John Graves)	X	Verizon Company of the NW, Inc. (Tim Rennick.)
	Island County MRC (Rex Porter) (<i>Shoreline Only</i>)	X	Washington Dept. of Ecology (Peg Plummer)
X	Master Builders King/Sno. Counties (Mike Pattison)	X	Washington Dept of Fish & Wildlife (Jamie Bails)
X	Mukilteo School District (Cindy Steigerwald)	X	WSDOT (Leah Bolotin)
X	Mukilteo School District (Josette Fisher)	X	WSDOT (Ramin Pazooki)
X	Mukilteo Water & Wastewater District (Jim Voetberg, Manager; Rick Matthews; Kendra Chapman)		WSDOT Ferries (Kevin Bartoy) (<i>Shoreline Only</i>)
	National Marine Fishery Service		WRIA 7 Water Resources
X	Office of Archaeology & Historic Pres. (Allyson Brooks)		Other:
	Ogden, Murphy, Wallace (Daniel Kenny) (<i>Ordinances Only</i>)		

FILE NO.: CPA-2019-001 and CPA-RZ-2010-001

PROPONENT: City of Mukilteo

PROJECT NAME: 2019 Comprehensive Plan Minor Amendment and Rezone

PROJECT DESCRIPTION: The City of Mukilteo is proposing minor amendments to its Comprehensive Plan (CPA-2019-001) and has received a separate request from Kristi Jacobson-Byrnes for a rezone of the property located at 4712 84th Street SW (CPA-RZ-2019-001). All supporting documents are available at City Hall for public viewing.

FILE NO: CPA-2019-001 and CPA-RZ-2010-001

PROPONENT: City of Mukilteo

PROJECT NAME: 2019 Comprehensive Plan Minor Amendment and Rezone

ATTACHED IS:

X	Notice of Application	X	Rezone Application for 4712 84 th Street SW
X	Environmental Checklist prepared by the City of Mukilteo dated October 15, 2019	X	Environmental checklists prepared by Kristi Jacobson Byrnes dated July 27, 2019
X	City of Mukilteo Trip Generation and Traffic Mitigation Offer prepared by Gibson Traffic Consultants, Inc. dated July 29, 2019 for the proposed rezone	X	Critical Area Determination Report prepared for Snohomish County Parcel 00611600013206 prepared by Wetland Resources dated July 19, 2019 for the proposed rezone
X	Draft Comprehensive Plan	X	Location Map
X	Comprehensive Plan Summary of Changes	X	Project Narrative for the proposed rezone
X	Site Plan for the proposed rezone	X	Building Elevation for the proposed rezone

NOTE: _____

Please review this project as it relates to your area of concern and return your comments with this cover sheet by, Monday, November 25, 2019 to Linda Ritter, Senior Planner, City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275.


Linda Ritter
Senior Planner

10/24/19
Date

RESPONSE SECTION:

☐ Comments Attached

☐ No Comments

COMMENTS: _____

Signature

Date

Company

DO YOU WANT A COPY OF OUR NOTICE OF DECISION

YES ☐ **NO** ☐



11930 Cyrus Way
Mukilteo, WA 98275
(425) 263-8000

Notice of Comprehensive Plan Amendment/Rezone by the City of Mukilteo

The **City of Mukilteo** is proposing minor amendments to its Comprehensive Plan (CPA-2019-001) and has received a separate request from **Kristi Jacobson-Byrnes** for a rezone of the property located at 4712 84th Street SW (CPA-RZ-2019-001). All supporting documents are available at City Hall for public viewing.

Description of Proposal:

City of Mukilteo (CPA-2019-001):

The City of Mukilteo is amending its Comprehensive Plan to reflect proposed changes in text as follows:

- Amendment to the Utilities Element to update policies to address recent Federal Communications Commission (FCC) declaratory ruling and order.

Kristi Jacobson-Byrnes (CPA-RZ-2019-001):

Kristi Jacobson-Byrnes, through the 2019 Docketing process, submitted an application requesting the following:

- Amendment to the Comprehensive Plan text and maps to change the future land use designation for property located at 4712 84th Street (tax parcel: 00611600013206) from "Single Family Residential-Medium Density" to "Commercial-Mixed Use;" and
- A concurrent change to the zoning designation from "Single Family Residential RD 9.6" to "Community Business."

All supporting documents are available at City Hall for public review.

Location of Mukilteo Proposal: City Wide

Location of Proposed Rezone: 4712 84th Street SW, Mukilteo WA 98275

Environmental Documents Prepared for the Proposal

City of Mukilteo (CPA-2019-001):

- Environmental checklist prepared by Linda Ritter dated October 15, 2019

Kristi Jacobsen-Byrnes (CPA-RZ-2019-001):

- Environmental checklists prepared by Kristi Jacobson Byrnes dated July 27, 2019

- Critical Area Determination Report prepared for Snohomish County Parcel 00611600013206 prepared by Wetland Resources dated July 19, 2019
- City of Mukilteo Trip Generation and Traffic Mitigation Offer prepared by Gibson Traffic Consultants, Inc. dated July 29, 2019

Comment Period

The application and supporting documents are available for review at the City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275. Contact: Linda Ritter, Senior Planner at (425) 263-8043. The public is invited to comment on the project by submitting written comments to the Planning Department at the above address by 4:30 p.m. on the date noted below.

Notice of Application Issued: Wednesday, October 23, 2019

End of Comment Period: Monday, November 25, 2019

The City will not act on this application until the end of the public comment period. Upon completion of project review the proposed application will be presented as follows:

Public Hearing

The **Planning Commission** will hold a public hearing on the proposed update and make a recommendation to City Council. That hearing is tentatively scheduled for the first quarter of 2020.

The **City Council** will then hold a public hearing and make a final decision to approve or deny the proposals. That hearing is tentatively scheduled for the second or third quarter of 2020.

You have the right to request notice of and to participate in the public hearings. If you want to receive notice of the hearings, you should make a request to the City contact person named below.

Staff Contact: Linda Ritter, Senior Planner (425) 263-8043

Signature: _____

Linda Ritter, Senior Planner

Date: _____

10/21/19

Location Map for Proposed Rezone



Date Issued: Wednesday, October 23, 2019

Date Advertised: Wednesday, October 23, 2019

End Comment Period: Monday, November 25, 2019



CITY OF MUKILTEO

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:
2019 Comprehensive Plan Amendment
2. Name of applicant:
City of Mukilteo
3. Address and phone number of applicant and contact person:
**Linda Ritter
Senior Planner
11930 Cyrus Way
Mukilteo WA 98275
425-263-8043**
4. Date checklist prepared:
October 15, 2019
5. Agency requesting checklist:
City of Mukilteo
6. Proposed timing or schedule (including phasing, if applicable):
The Mukilteo Planning Commission is expected to hold public hearings on the Comprehensive Plan Amendment in the 1st or 2nd Quarter of 2020 with the City Council taking final action on the update in the 2nd Quarter of 2020.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
N/A. This is a non-project action. There is a separate proposal by a private applicant to change the land use designation and zoning for a site specific property also being reviewed as part of this docket cycle. That proposal is under separate SEPA review and is not addressed further as part of this proposal.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
 - **This checklist**
 - **Draft 2019 Comprehensive Plan**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None known
10. List any government approvals or permits that will be needed for your proposal, if known.
N/A. This is a non-project action. The Planning Commission will make a recommendation on the Comprehensive Plan Amendment for final action by the Mukilteo City Council.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The City of Mukilteo is amending its Comprehensive Plan to reflect proposed changes in text as follows:

- **Amendment to the Utilities Element to update policies to address recent Federal Communications Commission (FCC) declaratory ruling and order.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

N/A. This is a non-project action.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

N/A. This is a non-project action. The City of Mukilteo's physical topography ranges from relatively flat lands to steep sloped ravines and coastal bluffs.

b. What is the steepest slope on the site (approximate percent slope)?

N/A. This is a non-project action. The slopes in Mukilteo range from 0-100%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

N/A. This is a non-project action. The soils within the city are primarily Vashon Till (Glacial) and Sand with sand lenses. There are no farmlands.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

N/A. This is a non-project action. Coastal Bluffs and side slopes in the gulches and ravines have a history of being unstable.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A. This is a non-project action..

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [

N/A. This is a non-project action.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A. This is a non-project action. During subsequent development, all Impervious surface coverage will be reviewed at the time of project permit submittal. The applicant will have to meet the maximum hard surface limits outline in Title 17 of the City's municipal code.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A. This is a non-project action. As with any construction site and activities, erosion can occur during the construction phase(s) of a project. During the construction phase, all projects will be subject to Best Management Practices to prevent and control erosion and sedimentation as identified in the 2012 Department of Ecology Storm Water Management Manual for Western Washington. Any construction activities (done subsequent to the proposed rezones) will require the installation of temporary erosion and sedimentation control measures such as silt fences, temporary holding/siltation ponds, use of straw bales, and/or hydroseeding of cleared areas.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

N/A. This is a non-project action. During subsequent development, construction typical emissions associated with heavy machinery will be emitted, such as diesel fumes and construction dust. Once the construction is completed, the projected emissions emanating from the site are expected to be similar to existing surrounding uses.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A. This is a non-project action.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A. This is a non-project action. All development proposals will be required to use Best Management Practices which typically include turning off idling equipment or hauling trucks waiting to queue for either loading or unloading of material, keeping all large equipment in good working condition, wheel washing, street cleaning, and de-watering storm runoff, and adhering to a spill prevention plan. Construction hours will be limited by the City's noise ordinance. .

3. Water

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The City of Mukilteo is surrounded by Port Gardner Bay to the north and Possession Bay to the west. Physically the City and its urban growth area has fourteen (14) steep sloped ravines with small streams and drainage ways that feed into Possession Bay or Lake Washington.

Upland there are several wetland systems that feed into these ravines and drainage ways. Japanese, Big, and Picnic Point Gulches are the largest and most critical ravine and stream systems in the City. Lake Serene also lies within the City's MUGA area.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A. This is a non-project action.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A. This is a non-project action.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A. This is a non-project action.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

N/A. This is a non-project action.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A. This is a non-project action. All future development shall be required to connect to the public sewer system.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A. This is a non-project action.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the

following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The majority of the City is on public water and sewer. Properties subject to redevelopment or development are either currently being served by public services or will be required to connect to the public system prior to acceptance or occupancy of their proposed development.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A. This non-project action. Rainwater runoff from from rooftops and impervious surfaces is tightlighted collected and collected in the City's storm water system. Subsequent development will be required to control storm water release rates to pre-development conditions, in accordance with the Department of Ecology's stormwater standards, as a condition of permit approval.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A. This is a non-project action.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A. This is a non-project action. During subsequent development, the drainage should follow the natural drainage pattern per the current Department of Ecology stormwater standards.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

N/A. This is a non-project action. During subsequent development, all improvements to the stormwater system shall meet the requirements of the Department of Ecology Stormwater standards. Temporary erosion control measures will be required to control runoff, including use of silt fences, straw bales across drainage ways, placement of riprap, construction of temporary siltation/holding ponds, and use of oil/water separators. The limits of clearing and grading will be posted prior to any site disturbance.

4. Plants

a. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☐ pasture
☐ crop or grain
☐ orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

____ water plants: water lily, eelgrass, milfoil, other

x other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

N/A. This is a non-project action.

- c. List threatened and endangered species known to be on or near the site.

None known. This is a non-project action.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A. This is a non-project action. Subsequent development will include, where applicable, installation of landscaping, and the designation of site sensitive buffers, open space tracts, and native growth protection areas and protection of critical areas per MMC 17.52.

- e. List all noxious weeds and invasive species known to be on or near the site.

N/A. This is a non-project action.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

N/A. This is a non-project action.

- c. Is the site part of a migration route? If so, explain.

Yes, it is similar to the rest of the Puget Sound area.

- d. Proposed measures to preserve or enhance wildlife, if any:

N/A. The Comprehensive Plan contains policies requiring the protection of critical areas in the City. Any future development is required to meet the City's adopted critical area regulations, which include: steep slopes, wetlands, and fish and wildlife habitat (streams). Any development utilizing this amendment will be required to meet the critical area codes.

- e. List any invasive animal species known to be on or near the site.

N/A. This is a non-project action.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The City of Mukilteo is currently served with all the utilities necessary to serve an urban environment: public water, sewer, gas, power, telephone, and cable.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.

N/A. This is a non-project action.

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

N/A. This is a non-project action. Subsequent development will be required to meet the minimum requirements of the State Energy Code.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe.

N/A. This is a non-project action. None known

Describe any known or possible contamination at the site from present or past uses.

N/A. This is a non-project action.

- 1) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A. This is a non-project action.

- 2) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A. This is a non-project action.

- 3) Describe special emergency services that might be required.

No special emergency services will be required due to rezone request. The City provides and will continue to provide full police and emergency services to anyone using the facilities.

Proposed measures to reduce or control environmental health hazards, if any:

The City will continue to provide emergency response to 911 calls. The Mukilteo Police, Fire, and Storm Water Departments are experienced in containing and managing an on-site spill if one occurs. The Department of Ecology will be notified per standard procedures if needed. As a standard practice, an emergency response plan will be prepared by the contractors working individual

projects and will be used in the event that an accident occurs during construction.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

There are several sources of noise within the City limits including, but not limited to: Washington State Ferries, Lighthouse fog horn, SR 525 traffic, Burlington Northern Railroad, Paine Field Airport flights, emergency services, and vehicle traffic.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A. This is a non-project action.

- 3) Proposed measures to reduce or control noise impacts, if any:

N/A. This is a non-project action.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

N/A. This is a non-project action.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

This is a non-project action. There are no on-going and sustainable agricultural lands in the City of Mukilteo.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

N/A. This is a non-project action. There are no on-going and sustainable agricultural lands in the City of Mukilteo.

- c. Describe any structures on the site.

N/A. This is a non-project action.

- d. Will any structures be demolished? If so, what?

N/A. This is a non-project action.

- e. What is the current zoning classification of the site?

N/A. This is a non-project action.

- f. What is the current comprehensive plan designation of the site?

N/A. This is a non-project action.

g. If applicable, what is the current shoreline master program designation of the site?

N/A. This is a non-project action.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

N/A. This is a non-project action.

i. Approximately how many people would reside or work in the completed project?

N/A. This is a non-project action.

j. Approximately how many people would the completed project displace?

N/A. This is a non-project action. None

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A. This is a non-project action.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

N/A. This is a non-project action.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A. This is a non-project action. There are no agricultural and forest lands within the city.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A. This is a non-project action.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A. This is a non-project action.

c. Proposed measures to reduce or control housing impacts, if any:

N/A. This is a non-project action.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A. This is a non-project action.

- b. What views in the immediate vicinity would be altered or obstructed?

N/A. This is a non-project action.

- b. Proposed measures to reduce or control aesthetic impacts, if any:

N/A. This is a non-project action.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A. This is a non-project action.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A. This is a non-project action.

- c. What existing off-site sources of light or glare may affect your proposal?

N/A. This is a non-project action.

- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A. This is a non-project action.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

N/A. This is a non-project action.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A. This is a non-project action.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A. This is a non-project action.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

The City of Mukilteo has a total of 10 properties listed on either the City, State, or Federal Register of Historic Places:

- ***City Register: McNab-Hogland House, Epps House, Boys and Girls Club, Siemens House, and the Nelson House.***
- ***State Register: Point Elliot Treaty Site, Mukilteo Pioneer Cemetery, and the Fowler Pear Tree Site.***
- ***Federal Register: Mukilteo Light Station and Point Elliot Treaty Monument.***

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

N/A. This is a non-project action.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A. This is a non-project action. All development within a historical or cultural resources site shall receive approval by the Department of Archeological and Historic Preservation.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A. This is a non-project action. No changes or impacts to these historical sites are proposed as a part of the Comprehensive Plan amendment.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

N/A. This is a non-project action.

- c. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes, the City is served by Community Transit and Everett Transit with transit stops located in the area on SR525, 5th Street, Harbour Pointe Blvd., 47th Pl. W., and Chennault Beach Rd.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A. This is a non-project action.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

N/A. This is a non-project action.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A. This is a non-project action.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

N/A. This is a non-project action.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

N/A. This is a non-project action.

- h. Proposed measures to reduce or control transportation impacts, if any:

N/A. This is a non-project action.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

N/A. This is a non-project action.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

All utilities are available in the City of Mukilteo

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A. This is a non-project action.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

N/A. This is a non-project action.

Proposed measures to avoid or reduce such increases are:

All subsequent development will have to adhere to the regulations governed by the DOE for stormwater regulations, air quality control, and City of Mukilteo construction hours for noise regulations.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

N/A. This is a non-project action. Subsequent development will have to adhere to the City project and environmental review, and all applicable regulations and restrictions.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

N/A. This is a non-project action.

Proposed measures to protect or conserve energy and natural resources are:

N/A. This is a non-project action. Subsequent development will have to adhere to the regulations governed by the utility companies.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

N/A. This is a non-project action.

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A. This is a non-project action. If there are project impacts they will be evaluated during the permit review process.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N/A. This is a non-project action. Subsequent development will have to adhere to the regulations governed by the utility companies.

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A. This is a non-project action. Project impacts will be evaluated during the permit review process.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

N/A. This is a non-project action. Subsequent development has access to public transportation and other public services in the area.

Proposed measures to reduce or respond to such demand(s) are:

N/A. This is a non-project action. Subsequent development will have to adhere to the regulations governed by the public utility companies as well as other public services.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

N/A. This is a non-project action.

RECEIVED

JUL 30 2019



Gibson Traffic Consultants, Inc.

CITY OF MUKILTEO

Transportation Planners and Traffic Engineers

MEMORANDUM

To: Linda Ritter, Senior Planner – City of Mukilteo
From: Matthew Palmer, PE *MP*
Project: 4712 84th Street SW, GTC #19-181
City of Mukilteo Trip Generation & Traffic Mitigation Offer
Date: July 29, 2019

This memorandum summarizes the potential traffic impacts from rezoning for the parcel located at 4712 84th Street SW in the City of Mukilteo. The site is located south of 84th Street, on the east side of Mukilteo Speedway. The most likely intense use if the rezone is successful is one building containing 3 condo units, 3,400 SF of general office use and 2,100 SF of retail. The existing single-family detached housing unit will be removed with the proposed rezone. Note: under the existing zoning only the single-family detached unit could be developed.

Trip Generation

Trip generation calculations for the proposed 4712 84th Street rezone are based on national statistics contained in the Institute of Transportation Engineers' (ITE) *Trip Generation, 10th Edition* (2017). The average trip generation rates for the following ITE Land Uses were utilized:

- Land Use Code 220, Multifamily (Low-Rise) – 3 units
- Land Use Code 710, General Office Building – 3,400 SF
- Land Use Code 820, Shopping Center – 2,100 SF
- Land Use Code 210, Single-family Detached Housing – 1 unit (Removed)

The 4712 84th Street rezone could generate a net increase of 97.96 new weekday daily trips, 5.88 new AM peak-hour trips and 9.88 new PM peak-hour trips. The weekday PM peak-hour is the critical hour and the basis for city concurrency evaluation. Therefore, during the busiest hour of the day during the weekday commuter hour the rezone would only add 1 vehicle movement every 6-7 minutes which is not significant. The trip generation is summarized in Table 1.

Table 1: Trip Generation Summary

Land Use	Size	Average Daily Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
			Inbound	Outbound	Total	Inbound	Outbound	Total
Multifamily (Low-Rise)	3 units	21.96	0.32	1.06	1.38	1.06	0.62	1.68
General Office	3,400 SF	33.12	3.39	0.55	3.94	0.63	3.28	3.91
Shopping Center	2,100 SF	79.28	1.23	0.74	1.97	3.84	4.16	8.00
Single-Family (Removed)	-1 unit	-9.44	-0.19	-0.55	-0.74	-0.62	-0.37	-0.99
Pass-By		-26.96	-0.42	-0.25	-0.67	-1.31	-1.41	-2.72
TOTAL		97.96	4.33	1.55	5.88	3.60	6.28	9.88

Trip Distribution and Concurrency

The change in zoning of the site is anticipated to generate only 9.88 new PM peak-hour trips. Therefore, as the city's concurrency trigger level for off-site analysis is 10 PM peak-hour trips; no distribution or assignment of trips should be necessary to determine impacts as such a small change is not considered significant.

Mitigation Fees

The City of Mukilteo has an existing traffic mitigation fee of \$1,875 per new PM peak-hour trip. If the rezone is approved and a development occurs as presented it would result in \$18,525.00 in traffic mitigation fees. Note: The city fees are subject to annual increases and the rezone does not vest the site to the fees.

The interlocal agreement between Snohomish County and the City of Mukilteo allows Snohomish County to request traffic mitigation fees from any new developments in the City of Mukilteo. Based on the low trip generation the development is not anticipated to impact any Snohomish County roadways on the Transportation Needs Report (TNR) with 3 directional PM peak-hour trips and should therefore not be required to pay traffic mitigation fees to Snohomish County.

Attachments

Trip Generation Calculations	A1 – A3
Transportation Concurrency Evaluation	A4 – A7

4712 84th Street SW
GTC #19-181

Trip Generation for: Weekday
(a.k.a.): Average Weekday Daily Trips (AWDT)

NET EXTERNAL TRIPS BY TYPE																	
IN BOTH DIRECTIONS										DIRECTIONAL ASSIGNMENTS							
LAND USES	VARIABLE	ITE LU code	Gross Trips			Internal Crossover		TOTAL	PASS-BY		DIVERTED LINK	NEW	PASS-BY		DIVERTED LINK	NEW	
			Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips		% of Trips	In+Out (Total)			% of Ext. Trips	In+Out (Total)		In	Out
Multifamily (Low-Rise)	3 units	220	7.32	50%	50%	21.96	0%	0.00	21.96	0%	0.00	21.96	0%	0.00	0.00	10.98	10.98
General Office Building	3,400 KSF	710	9.74	50%	50%	33.12	0%	0.00	33.12	0%	0.00	33.12	0%	0.00	0.00	16.56	16.56
Shopping Center	2,100 KSF	820	37.75	50%	50%	79.28	0%	0.00	79.28	34%	26.96	52.32	13.48	13.48	0.00	26.16	26.16
Single-Family Detached (Removed)	-1 units	210	9.44	50%	50%	-9.44	0%	0.00	-9.44	0%	0.00	-9.44	0%	0.00	0.00	-4.72	-4.72
Totals						124.92		0.00	124.92		26.96	97.96	13.48	13.48	0.00	48.98	48.98

4712 84th Street SW
GTC #19-181

Trip Generation for: Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 7 and 9 AM
(a.k.a.): Weekday AM Peak Hour

NET EXTERNAL TRIPS BY TYPE														
IN BOTH DIRECTIONS														
LAND USES	VARIABLE	ITE LU code	Gross Trips				Internal Crossover			TOTAL In+Out (Total)	PASS-BY		DIVERTED LINK In+Out (Total)	NEW In+Out (Total)
			Trip Rate	% IN	% OUT	In+Out (Total)	% of Gross Trips	% of Trips	In+Out (Total)		% of Ext. Trips	In+Out (Total)		
Multifamily (Low-Rise)	3 units	220	0.46	23%	77%	1.38	0%	0%	0.00	1.38	0%	0.00	1.38	1.38
General Office Building	3,400 KSF	710	1.16	86%	14%	3.94	0%	0%	0.00	3.94	0%	0.00	3.94	3.94
Shopping Center	2,100 KSF	820	0.94	62%	38%	1.97	0%	0%	0.00	1.97	34%	0.67	1.30	1.30
Single-Family Detached (Removed)	-1 units	210	0.74	25%	75%	-0.74	0%	0%	0.00	-0.74	0%	0.00	-0.74	-0.74
Totals						6.55		0.00	0.00	6.55		0.67	0.00	5.88
											PASS-BY		DIVERTED LINK	
											In	Out	In	Out
											0.00	0.00	0.00	0.00
											0.00	0.00	0.00	0.00
											0.42	0.25	0.00	0.81
											0.00	0.00	0.00	-0.19
											0.42	0.25	0.00	4.33
													NEW	
													In	Out
													0.32	1.06
													3.39	0.55
													0.81	0.49
													-0.19	-0.55
													4.33	1.55

Trip Generation for: Weekday, Peak Hour of Adjacent Street Traffic, One Hour between 4 and 6 PM (a.k.a.): Weekday PM Peak Hour

A - 3

Transportation Concurrency Evaluation and Determination of Transportation Impact Fees

Date of Complete App _____
 Project 4712 84th Street SW
 Address 4712 84th Street SW

1. Exemptions (Deemed Concurrent, MCC 17.15 020)

	Yes	No	N/A
A. PM peak hour trips same or less than current	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. 10.0 or less new PM Peak hour trips	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Additions to a Single Family Residence	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. TI with no change of use or increase in services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Replacement Structures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. Re-roofing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G. Demolitions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H. Subject to Master Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. If project meets any of the above, then deemed concurrent.

Exempt ☒ Yes ☐ No

*** If Yes, Stop Here, if No, respond to the following;**

3. A. If more than 10 new PM Peak Hour Trips: For transportation concurrency evaluation, the applicant shall provide a traffic study prepared by a traffic engineer, which shall compare the calculated level of service to the adopted level of service standard for each impacted transportation facility. The traffic study shall, at a minimum, provide the following information:

- i. Anticipated trip distribution;
- ii. The current calculated level of service of all impacted transportation facilities;
- iii. The future calculated level of service of all impacted transportation facilities incorporating traffic volumes from the proposed development;
- iv. Any proposed mitigation (including calculation of impact fees); and
- v. The future calculated level of service of all impacted transportation facilities with the incorporation of proposed development traffic volumes and any proposed mitigation.

Definition:

“Impacted transportation facility” includes any transportation facility which is impacted by ten or more peak hour project trips in one direction.

B. LOS Determination

Location	Type Segment or Intersection	Current LOS	LOS With Development
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Add additional sheet if necessary. Show all “impacted transportation facilities.”

4. Does any location have a LOS with development of less than:

LOS E Principal/Minor Arterial Road Segments and Intersections

LOS D Collector Arterials/Local Road Segments

(See attached map)

☐ Yes Then development not concurrent.
Permit not to be issued without mitigation and approval of Public Works Director.

☐ No Then development is concurrent and code requirements are met.

5. Calculated ADT _____ Calculated Peak PM Trips _____

*Intersection of 88th Street SW and Hwy 525 a) Peak PM Trips N/A
b) ADT N/A

6. Determination of Transportation Impact Fee from Traffic Study

<u>9.88</u>	X	\$1875.00	=	<u>\$18,525.00</u>
# New PM Peak Hour Trips		Fee per PM PHT		

*If 5. (a) is 10 or greater, WSDOT fees apply based on 5. (b)

<u>Project already completed</u>	X	\$205.00	=	<u>0</u>
ADT @ 88 th St SW/Hwy 525		Fee per ADT		
		TOTAL FEE	=	<u>0</u>

Engineer Stamp
(required for all non-exempt projects)

Do not write below this line – City of Mukilteo Office Use Only

A. Concurrency Granted

Initials

Or

Concurrency Denied

Initials

B. ☐ Fees Verified and Approved

C. ☐ Fee Exempt per MMC 17.15.020

City Staff Signature

Date

TOTAL AMT DUE: \$ _____

5 YEAR _____

6 YEAR _____

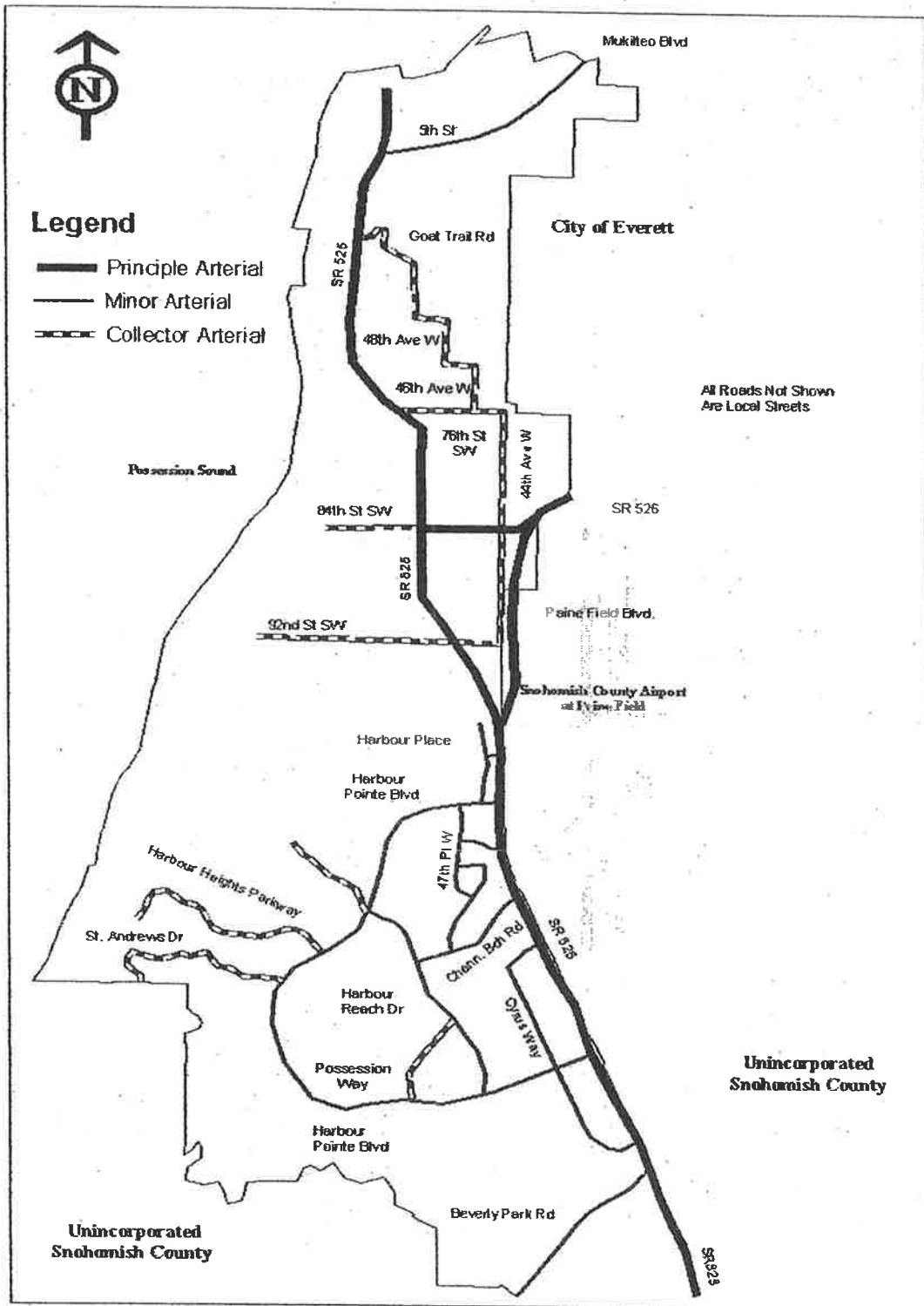
TREASURERS RECIEPT # _____

C:Project File

Concurrency Cert. File

Finance Department

Map 9: Functional Class of Street Network



Flourishing
Natural
Environment

Healthy Built
Environment

Vibrant Economy

Authentic Public
Participation

Arts & Cultural
Awareness

Healthy Community

Innovation

Charming • Safe •
Beautiful



CITY OF
MUKILTEO

Comprehensive Plan 2035



ADOPTED BY CITY COUNCIL ON OCTOBER 5, 2015
ORDINANCE 1369

AMENDED BY CITY COUNCIL ON JUNE 4, 2018
ORDINANCE 1412

AMENDED BY CITY COUNCIL ON (INSERT DATE),
2020 ORDINANCE 1429

ACKNOWLEDGMENTS:

Special thanks to all those who have helped and participated in the 2015 Comprehensive Plan.

2015 Elected Officials:

Mayor: Jennifer Gregerson
City Council: Bob Champion, Council President
Randy Lord, Council Vice
President Christine Cook
Linda Grafer
Steve Schmalz
Emily Vanderwielen
Ted Wheeler

2015 Planning Commission:

Jerry Bush, Chair
Norman Webb, Vice Chair
Melanie Field
Nick Gottuso
Arnie
Hammerman
Dennis
Konopinski
Nicole Thomsen

2019 Elected Officials:

Jennifer Gregerson
Steve Schmalz
Christine Cook, President
Bob Champion
Richard Emery
Sarah Kneller
Anna Rohrbough, Vice President
Scott Whelpley

2019 Planning Commission:

Arnie Hammerman
Melanie Field, Chair
Jerry Bush, Vice Chair
Diane Cooper
Tim Krivanek
Nicole Thomsen
Ernie Castruita

City Staff:

Dave Osaki, Community Development Director
Mick Matheson, PE, Public Works Director
Andrea Swisstack, PE, Assistant City Engineer
Lauren Balisky, Planning Manager
Linda Ritter, Senior Planner
Garrett Jensen, Associate Planner
Mark Newman, Assistant Planner
Kory VanDyke, GIS Technician

plans addressed managing rapid growth, the 2015 Comprehensive Plan investigates ways to sustain and enhance existing development. The limited amount of new development that will occur over the next 20 years will be infill. Over that same time period, the amount of redevelopment will predominate over new development.

The city's total area is 4,233 acres land. After subtracting areas that are dedicated for public right-of-way and designated for parks and open space, there are 3,063 acres in the city that can be developed. Of this, less than 80 acres are currently vacant land which is 2.6% of the total buildable land in Mukilteo. The following table shows how much buildable vacant land there is in each category of land use.

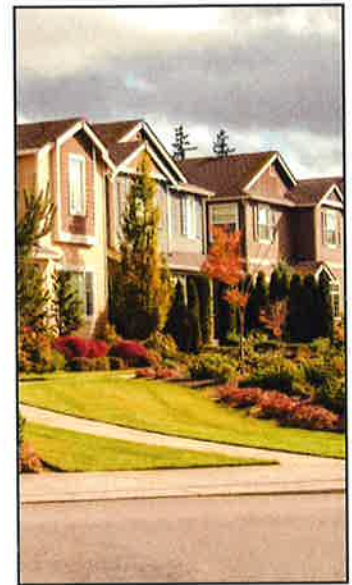
TABLE 1: VACANT LAND		
	BUILDABLE VACANT (ACRES)	PERCENT OF TOTAL BUILDABLE AREA
SINGLE-FAMILY RESIDENTIAL	16.7	0.9%
MULTI-FAMILY RESIDENTIAL	4.8	1.9%
COMMERCIAL	20.7	6.2%
INDUSTRIAL	37.5	7.1%
TOTAL	79.7	2.6%
<i>Additional information available in Table 3: Land Use & Zoning/ Distribution on pg. 16.</i>		

While the number of buildable acres of single-family residential property is useful information, the more informative metric is how many more single-family lots are possible. Combining the buildable areas of vacant and redevelopable single-family land, the city has the land use capacity to accommodate approximately 65 more detached single-family residences.

An additional 96 multi-family dwelling units in new development could potentially be built on the buildable vacant land that is zoned multi-family. Other multi-family dwelling units beyond that could also be added to the housing stock on partially-used and redevelopable lots that are zoned commercial/mixed use and on multi-family parcels that are redeveloped. Projections of the number of multi-family units that could be built in commercial/mixed use zones would be highly speculative. However, the [Snohomish County 2012 Buildable Lands Report](#) estimates Mukilteo has the capacity to accommodate approximately 400 more people in multi-family dwelling units located in multi-family and commercial/mixed use zones.

The opportunities for new development of vacant commercial and industrial land, while limited, are still significant. However, there is more commercial and industrial redevelopment potential of land that is partially-used or redevelopable than there is for new development. There are approximately 20.1 acres of commercial and 57.6 acres of industrial lands in these categories that have capacity for redevelopment.

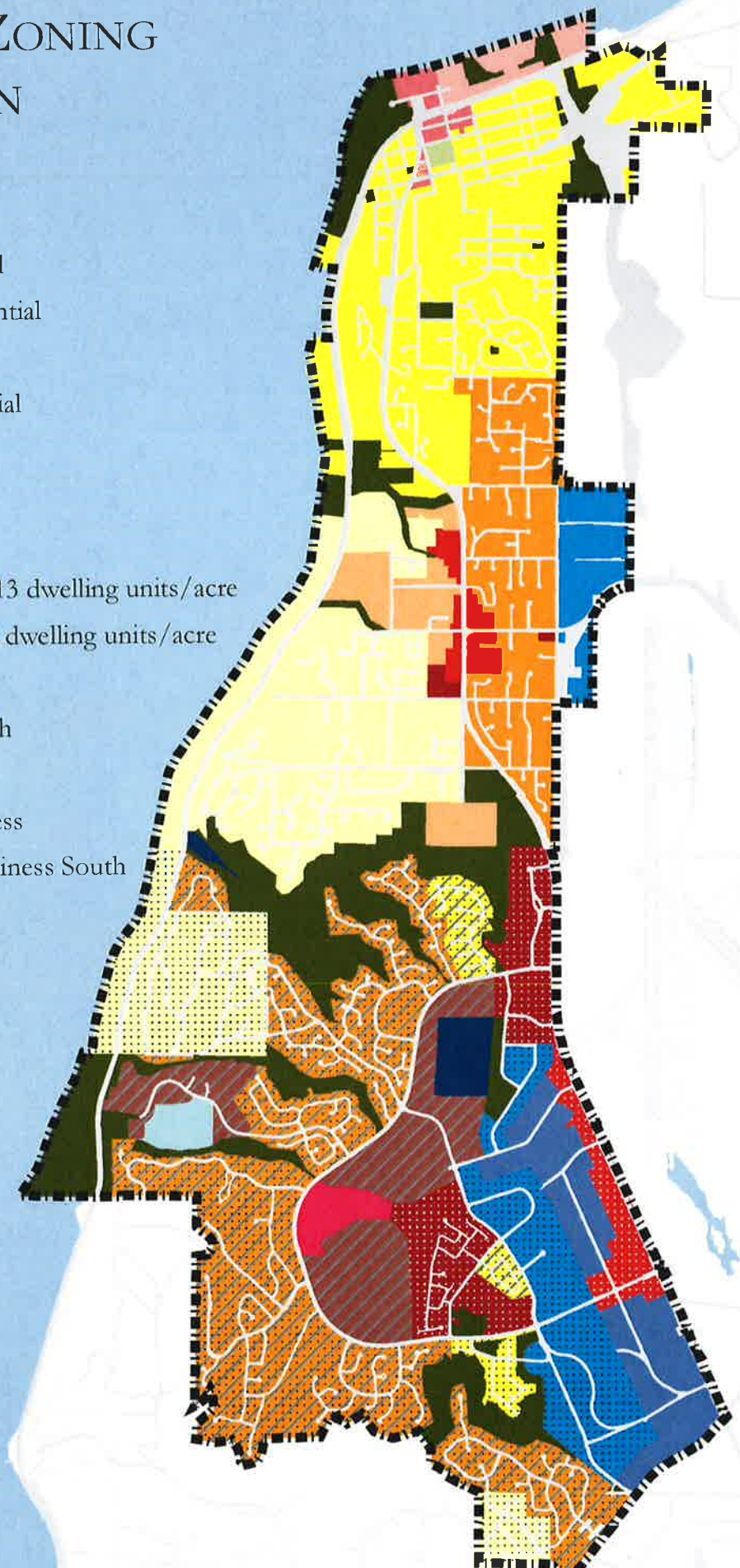
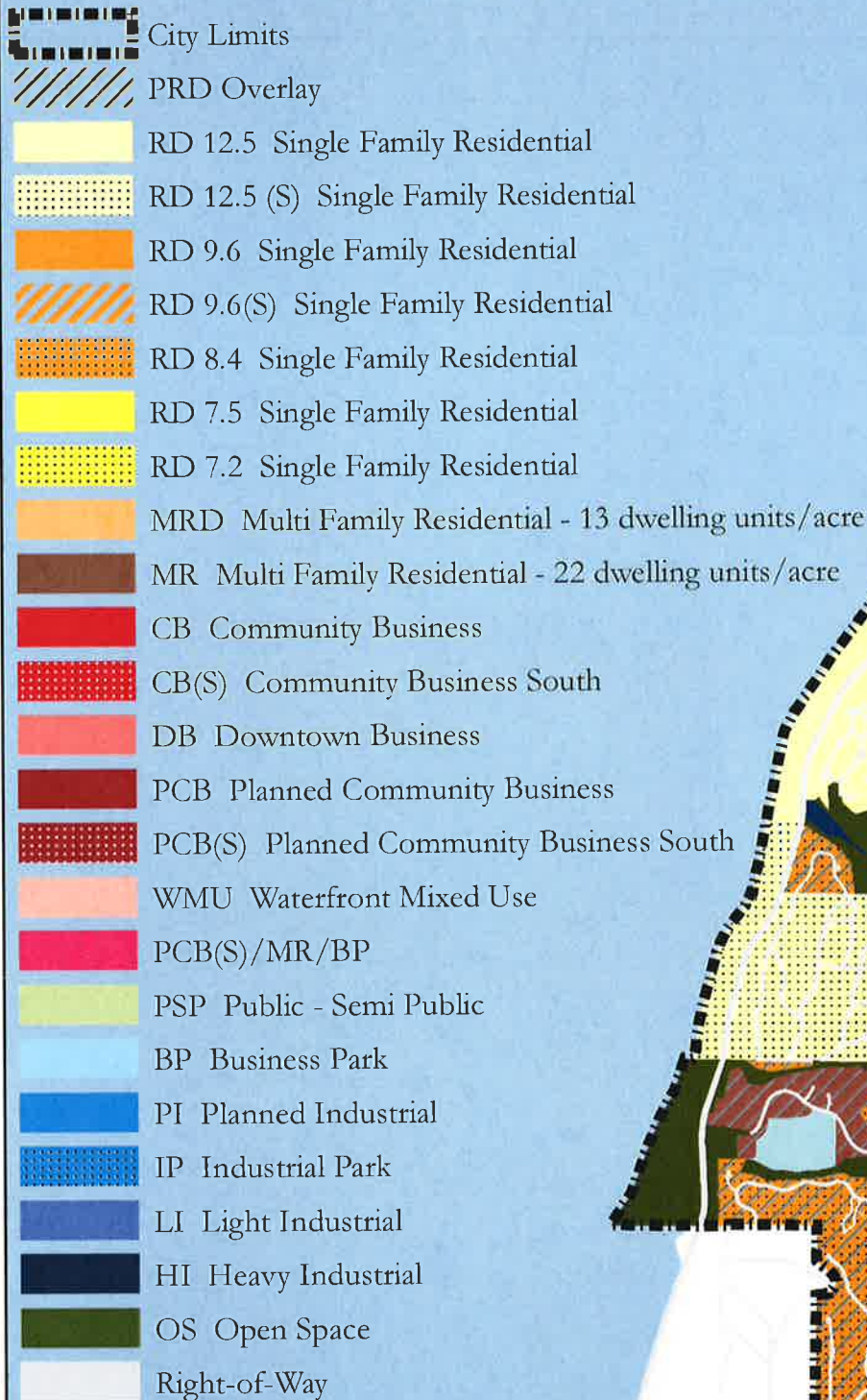
The City of Mukilteo processed ~~one six~~ rezones in early 2019 2018 that included re-designating a parcels. However, these changes resulted in negligible changes to Table 1 as the lot only one parcel was not vacant building lot when the 2012 Buildable Lands Report was written.



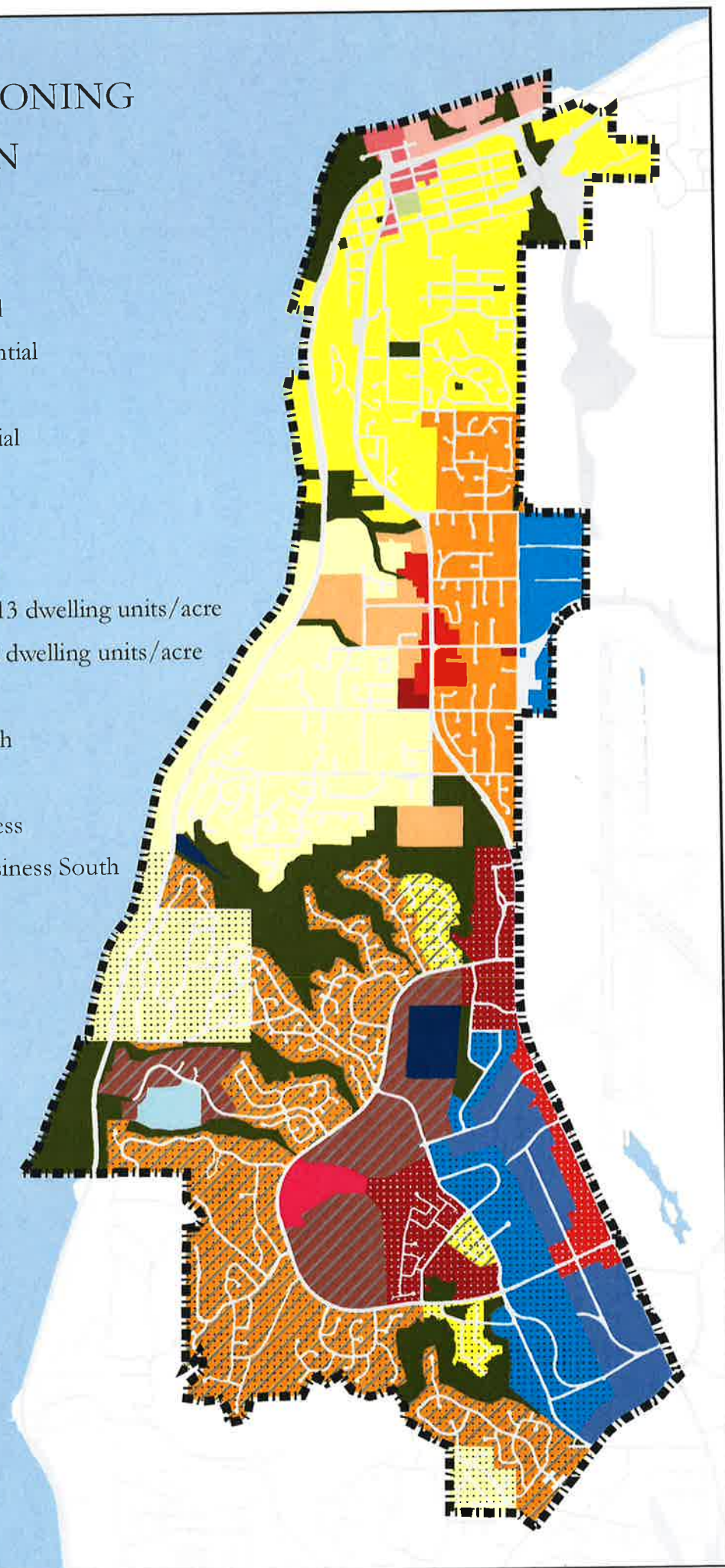
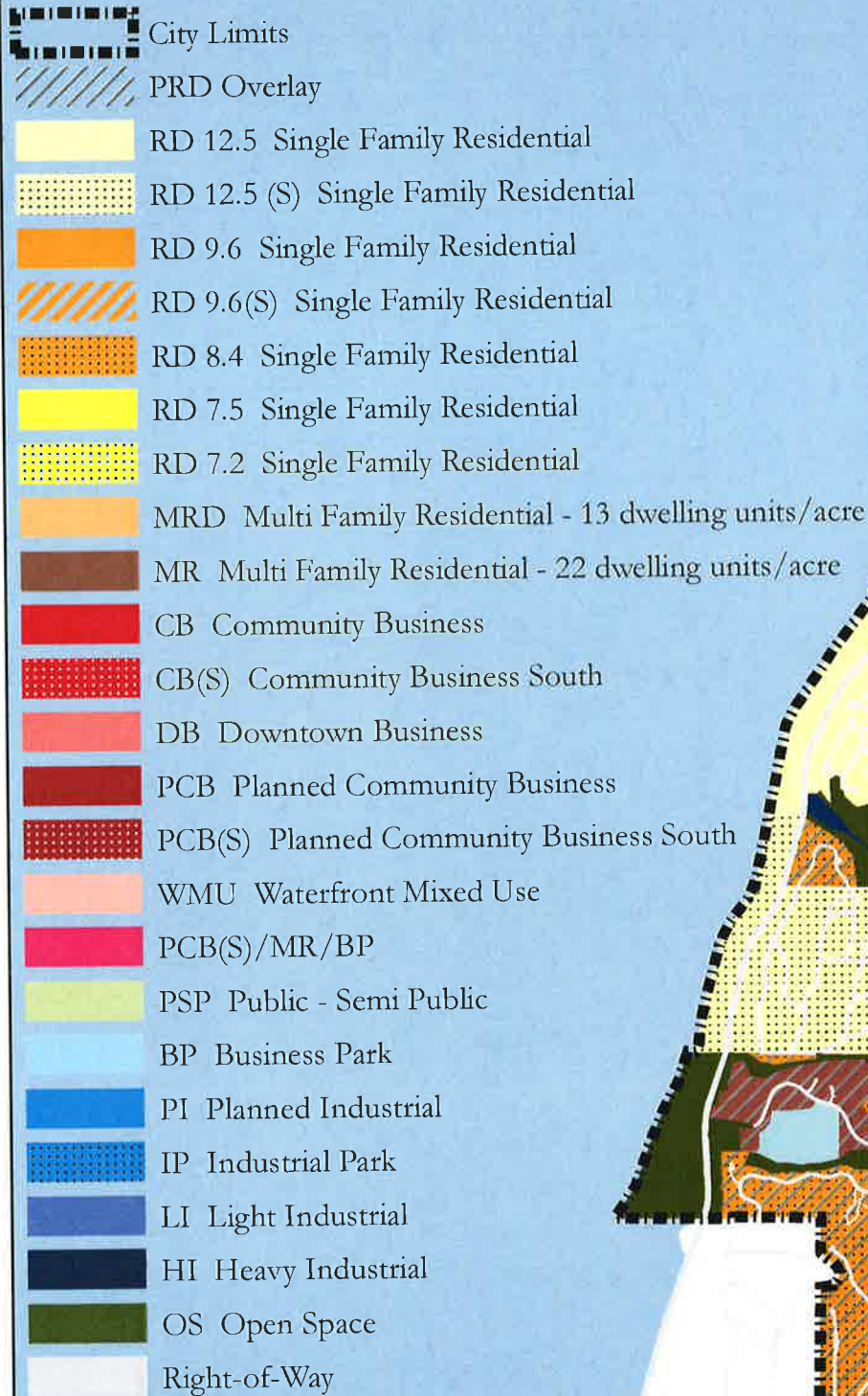
LAND USE & ZONING/DISTRIBUTION

TABLE 3: LAND USE & ZONING/DISTRIBUTION								
ZONE	TOTAL AREA (ACRES)	% OF TOTAL CITY	VACANT BUILDABLE AREA (ACRES)	%	PARTIALLY-USED BUILDABLE AREA (ACRES)	%	REDEVELOPABLE BUILDABLE AREA (ACRES)	%
SFR	1,960.2 1,960.5	46.3%	16.9	0.9%	23.4	1.2%	24.2	1.2%
MFR	319.6	7.6%	4.8	1.5%	0	0.0%	1.3	0.4%
Commercial	329.47	7.8%	20.5	6.2%	2.7	0.8%	17.2	5.2%
Mixed Use Commercial								
DB	19.0	0.4%	0.1	0.4%	0.3	1.6%	0.3	1.6%
CB	30.47	0.7%	0.7	2.3%	1.3	4.3%	6.9	22.7%
PCB	7.5	0.2%	1.1	14.6%	0	0%	0	0%
WMU	37.2	0.9%	4.7	12.6%	0	0%	0	0%
Subtotal	94.14	2.2%*						
Solely Commercial								
CB(S)	49.8	1.2%	6.1	12.2%	1.1	2.2%	10	20.1%
PCB(S)	150.6	3.6%	7.8	5.2%	0	0%	0	0%
PCB(S)/MR/BP	30.3	0.7%	0	0%	0	0%	0	0%
PSP	4.6	0.1%	0	0%	0	0%	0	0%
Subtotal	235.3	5.6%						
Industrial	479.2 529.9	11.3%	37.5	7.8% 7.1%	19.1	4.0%	38.5	8.0%
BP	22.9	0.5%	0	0.0%	0	0%	0	0%
PI	71.8	1.7%	13.5	18.2%	3.6	5.0%	5.3	7.4%
IP	185.6	4.4%	14.3	7.6%	8.2	4.4%	0.7	0.4%
LI	161.0	3.8%	9.7	6.0%	7.3	4.5%	32.5	20.2%
HI	37.9	0.9%	0.0	0.0%	0	0%	0	0%
Open Space	500.9	11.8%						
ROW	643.0	15.2%						
Total	4,232.6	100%	79.7	1.9%	45.2	1.1%	81.42	1.9%
*Result of subtotal is through ratio analysis not addition of subgroups								

MAP 1: PROPOSED ZONING DESIGNATION



MAP 2: CURRENT ZONING DESIGNATION



POPULATION

The Washington State Growth Management Act (GMA) calls for the reduction of sprawl by encouraging development in urban areas. In “[Vision 2040](#)” the Puget Sound Regional Council describes a regional growth strategy that promotes an environmentally-friendly growth pattern that contains the expansion of urban growth areas. It includes guidance for the distribution of population and employment.

Through Snohomish County Tomorrow, the county and its municipalities collaboratively plan for accommodating projected population and employment growth which are adopted in the [Countywide Planning Policies](#). The Snohomish County population targets (and indirectly the housing targets) are based on the Washington State Office of Financial Management (OFM) population estimates made consistent with Vision 2040. One product of the collaboration between the County and its cities is the “[2013-2014 Growth Monitoring Report](#)” which assigns population and employment targets for each city to accommodate by the year 2035. As estimated by OFM, Mukilteo’s 2019 2017 population is 21,350 21,240. Its population target is 21,812, which means over the next 20 years an additional 1,272 people will have to call Mukilteo home for the target to be reached. Chart 1: Population Growth Projection 1995-2035 shows a higher growth rate between 1995-2010, but a much slower rate from 2010 to a built-out population in 2029. The 2012 Snohomish County Buildable Lands Report shows Mukilteo has the land use capacity to accommodate its target population. Whether Mukilteo reaches that target will be determined by market forces beyond the control of city and regional government. It is the City’s responsibility to ensure there is enough land use capacity in the residential and mixed use zoning districts to accommodate the new residents should they want to locate here. (For more information about housing targets see the Housing Element; for employment targets see the Economic Development Element.)

CHART 1: POPULATION GROWTH PROJECTION 1995-2035

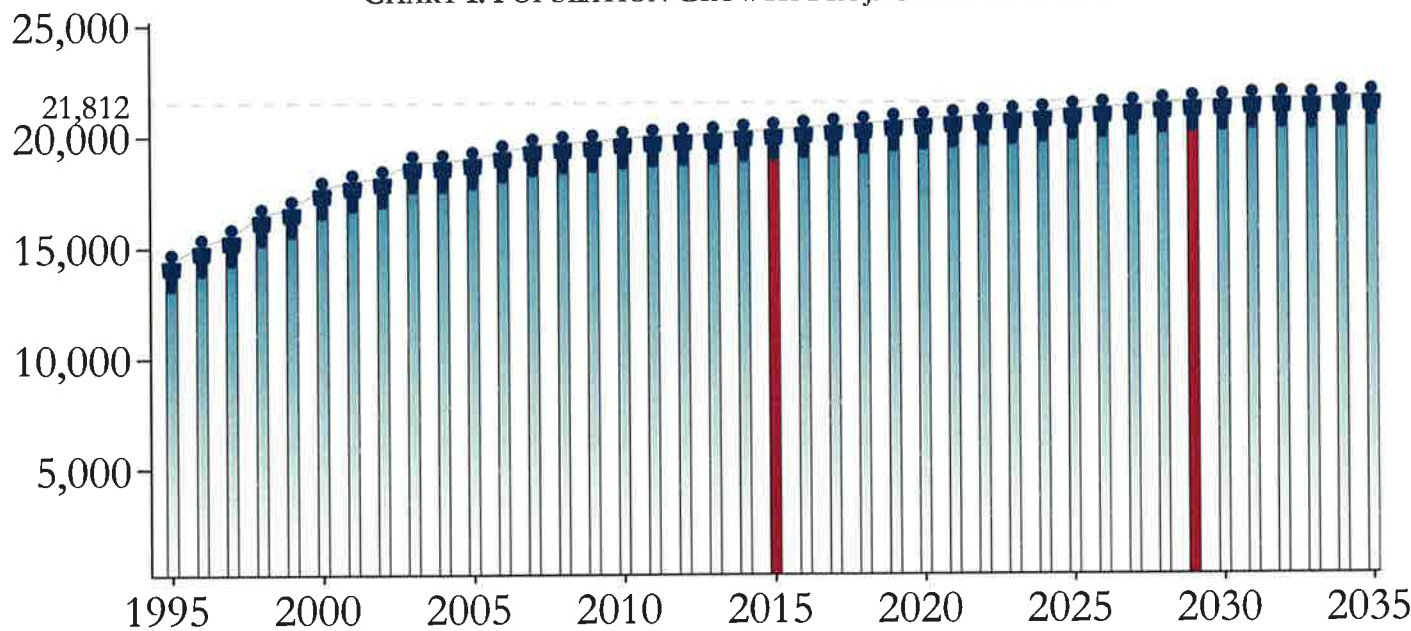


CHART 2: MUKILTEO'S AGE DISTRIBUTION

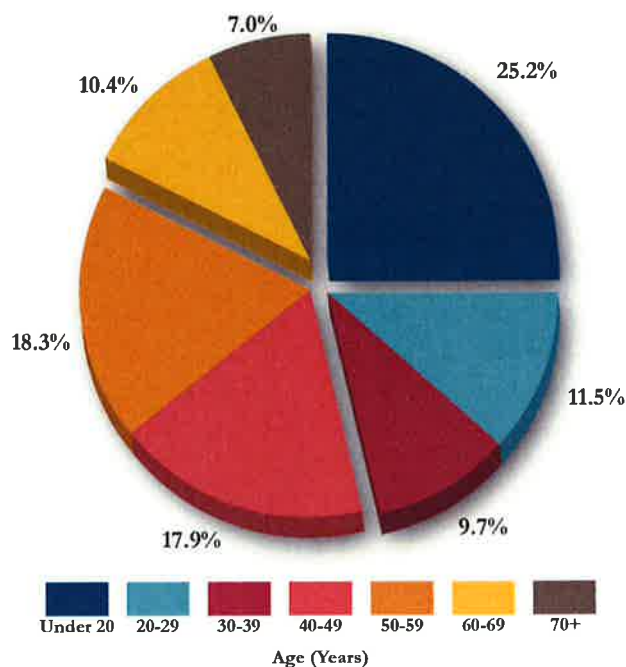
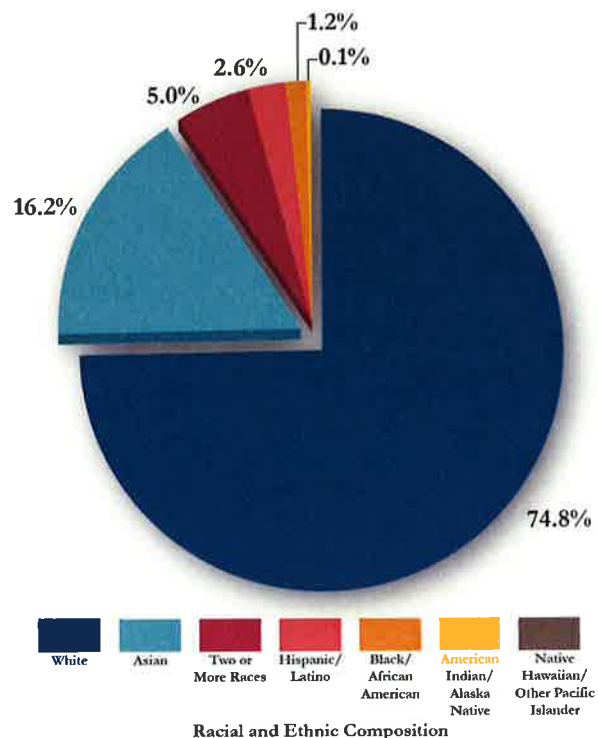


CHART 3: MUKILTEO'S RACIAL & ETHNIC COMPOSITION



LU1: THE POPULATION GROWTH OF MUKILTEO SHALL BE MANAGED IN COLLABORATION WITH SNOHOMISH COUNTY, PUGET SOUND REGIONAL COUNCIL AND WASHINGTON STATE OFFICE OF FINANCIAL MANAGEMENT.

The County's "[Buildable Lands](#)" process is used to ensure the land in the urban growth areas has the capacity to handle the projected population growth. Therefore, **the city shall participate in the Snohomish County Buildable Lands Process to monitor lands available for development to accommodate projected growth in population and employment (LU1a).** In order to achieve the population target **the city shall support a steady rate of growth which will allow the population to reach the target of 22,000 within the current city boundaries (LU1b).**

Chart 2: Mukilteo Age Distribution showcases not only a large group of individuals under the age of 20, but also a large group of individuals between the ages of 20-39. This large group demonstrates the 'young family' demographic or 'echo boomers'. This group could be explained by the popularity of the Mukilteo School District and our proximity to family-wage employment sectors. As with most of the United States, over 1/3 of Mukilteo is over 50 years of age. As we continue to move further into the 21st Century, the City will use Land Use, Housing, and Transportation policies to determine how best to serve these residents.

Chart 3: Mukilteo's Racial Composition illustrates that the Mukilteo community is predominately white. It's largest minority group is the Asian community. These two communities account for 92% of Mukilteo's population. Additional analysis should be undertaken to identify best practices to reduce race-based barriers that are in conflict with the goal of promoting a higher quality of life in Mukilteo for all of its residents.



DEVELOPMENT & DESIGN

The quality of development, both new and redevelopment, plays a significant role in the livability of a city. The City's rules for development will impact the quality of life future Mukilteo residents will be able to enjoy.

LU2: DEVELOPMENT REGULATIONS AND STANDARDS THAT IMPROVE THE QUALITY OF LIFE OF MUKILTEO RESIDENTS AND PROMOTE THE CITY'S SINGLE-FAMILY RESIDENTIAL CHARACTER SHOULD BE ADOPTED.



The quality of development is governed by codified regulations found in Mukilteo Municipal Code (MMC) and by standards adopted by City Council resolution. While codes and standards have distinct purposes, they often overlap and must always be consistent with each other. Codes are the tool by which Comprehensive Plan policies are implemented. The codified development regulations tend to be less specific and amended less frequently than uncoded development standards are. Thus, their focus is on maintaining the character of neighborhoods and providing consistency. Standards are more specific and reflect current best practices and trends and thus are more in the moment. Standards are intended to be updated more frequently than codes.



Mukilteo provides the opportunity for people to enjoy a high quality of life. To ensure this continues, development rules must support and enhance the current state of the city's built environment. **The land area designated for each land use category shall support both maintaining the city's single-family residential character and providing a diversified tax base (LU2a).** Also, **the identity of unique residential neighborhoods should be promoted by creating defined boundaries, creating identifiable boundaries, identification signage and designating built and natural landmarks (LU2b).**

While Mukilteo's neighborhoods can have distinct qualities that differentiate them from other neighborhoods, there are no formal boundaries and no regulations based on neighborhood identity. During the 1989 Comprehensive Plan Update, the City identified neighborhood planning areas. As this is prior to the annexation of 1991, **the City should reconsider neighborhood based planning methods and**

establish regulations to preserve the distinct neighborhood qualities (LU2c). Map 3 is a representation of the four distinct neighborhoods for subarea planning. While additional niche communities exist within each neighborhood, subarea planning and neighborhood planning must focus beyond single subdivisions and evaluate community functions as a whole. For instance, communities such as Elliot Pointe, Sky Hila, and Old Town possess different qualities. The individual communities can be preserved through a single neighborhood plan that provides increased access to parks and recreation, goods and services, and safe routes to school within the neighborhood. Additional consideration for architectural characteristics may be necessary for specific communities.

For the Mukilteo lifestyle to be sustainable, new development should build on and enhance what is already here and ensure different land uses do not negatively impact each other. **New development and redevelopment shall provide housing, increased opportunities for employment, services, retail options, recreational activities, and enjoyment of the arts compatible with and complementary to the residential character of the neighborhoods (LU2d).**

The classic tool used to prevent the conflicts that can arise between incompatible land uses is to provide transition areas between zoning districts. **Development regulations that provide for smooth and compatible transitions between areas of different land use intensity should be adopted (LU2e).**

Sometimes, different uses within the same zoning district can negatively impact each other. Regulations that confine the potential negative impacts to a single parcel can prevent this. **Lighting regulations for development shall protect adjacent properties and public areas by allowing only non-glare shielded lighting at an intensity level that is no higher than necessary to meet safety standards (LU2f).**

One significant reason why Mukilteans enjoy a relatively high quality of life is because of the large amounts of open space that are off limits to development and the up-to-date critical area regulations that have been adopted. **Development regulations and standards that maximize on-site landscaping, planting of street trees and use of native planting shall be adopted (LU2g) and retention of significant trees with special consideration given to coniferous trees, tree groupings, and use of forested areas as wildlife corridors, should be encouraged (LU2h).** One important method that can be effective in ensuring the natural environment continues to be protected is to decrease the reliance on automobiles which create significant



MAP 3: NEIGHBORHOOD PLANNING

- City Limits
- North Mukilteo
- Mid-Mukilteo
- Harbour Pointe
- Beverly Park
- Right-of-Way
- Public Open Space
- Public Parks

North Mukilteo

Mid-Mukilteo

Harbour Pointe

Beverly Park

Lighthouse
Park

Japanese
Gulch

92nd Street
Park

Big Gulch

South Gulch



negative impacts on the environment. **The City should consider and adopt design guidelines/standards/regulations that support the full range of transportation modes and mitigate the negative impacts generated by automobiles (LU2i).** See the Transportation Element for other policies that complement Policy LU2h.

Visitors to Mukilteo frequently don't take notice of the quality of life enjoyed by its residents. **A program to develop attractive entry gateways into the city from arterial streets, railways, and Puget Sound should be considered (LU2j).**

While development regulations and design standards are necessary to protect the quality of life, care must be taken to ensure property rights are always protected.

LU3: PROPERTY RIGHTS OF LANDOWNERS SHALL BE RESPECTED BY PROTECTING THOSE RIGHTS FROM ARBITRARY AND DISCRIMINATORY ACTIONS BY THE CITY.

What happens in the built environment isn't the only thing impacting the quality of life people enjoy. In addition to development regulations there are other methods available that can enhance the quality of life in Mukilteo.

LU4: THE INTEGRATION OF ARTS AND CULTURAL OPPORTUNITIES INTO PUBLIC PLACES SHALL BE ENCOURAGED.

Perhaps the most significant physical factor contributing to the high quality of life Mukilteo residents enjoy is the city's location next to large water bodies – Puget Sound and Possession Sound. The benefits of living and working near the Sound are immeasurable. While sometimes it is acceptable and necessary to limit the public's access to the waterfront to accommodate land uses that must be located near water, generally the more wide spread easy public waterfront access is the better.

LU5: MUKILTEO'S WATERFRONT SHALL BE DEVELOPED IN A MANNER THAT MAXIMIZES THE PUBLIC'S ACCESS TO THE WATER.

A Waterfront Master Plan shall be developed that reflects the direction of the Shoreline Master Program, accommodates the preferred alternative for the relocated Washington State Ferry facility, and addresses the operations and maintenance of city facilities envisioned for the waterfront. Subsequent land use decisions for the waterfront shall conform to the recommendations in the adopted Waterfront Master Plan (LU5a). Public and semi-public spaces that attract people of all generations and allow for





public access to the waterfront, should be developed (LU5b).

Redevelopment of Mukilteo's waterfront should include exceptional pedestrian and recreation facilities that include a waterfront promenade and a chain of waterfront parks, and a visitor dock, all with pedestrian-oriented amenities (LU5c).





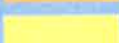






Because Mukilteo's development activity in the next 20 years will primarily be redevelopment, it is critical that the city's development regulations are up-to-date and can accommodate and encourage new development activities. Mukilteo's commercial area in the middle of the city, zoned CB (Community Business), presents perhaps the richest opportunities for exciting redevelopment. While currently, mixed use development is allowed in CB and multifamily residential is only allowed if part of a mixed use project. amending the CB development regulations could open up the potential to provide new types of development not currently in the city, such as higher density mixed use projects with vibrant retail/commercial uses on the street level. In order to facilitate redevelopment of this area into a vibrant node benefiting Mukilteo residents and property owners, additional research, and public outreach are necessary to better understand the desired character, strengths and market constraints of the area.

LU6: A MIDTOWN MUKILTEO OVERLAY SHOULD BE INVESTIGATED AND CONSIDERED FOR ADOPTION FOR THE AREA THAT INCLUDES THE CB AND PCB ZONING DISTRICTS AND ADJACENT AREAS (AS GENERALLY SHOWN IN MAP 4) TO ENCOURAGE AND FACILITATE COMMERCIAL MIXED USE REDEVELOPMENT WHILE INCLUDING PROTECTION FOR THE SURROUNDING RESIDENTIAL AREAS FROM POTENTIAL NEGATIVE IMPACTS.

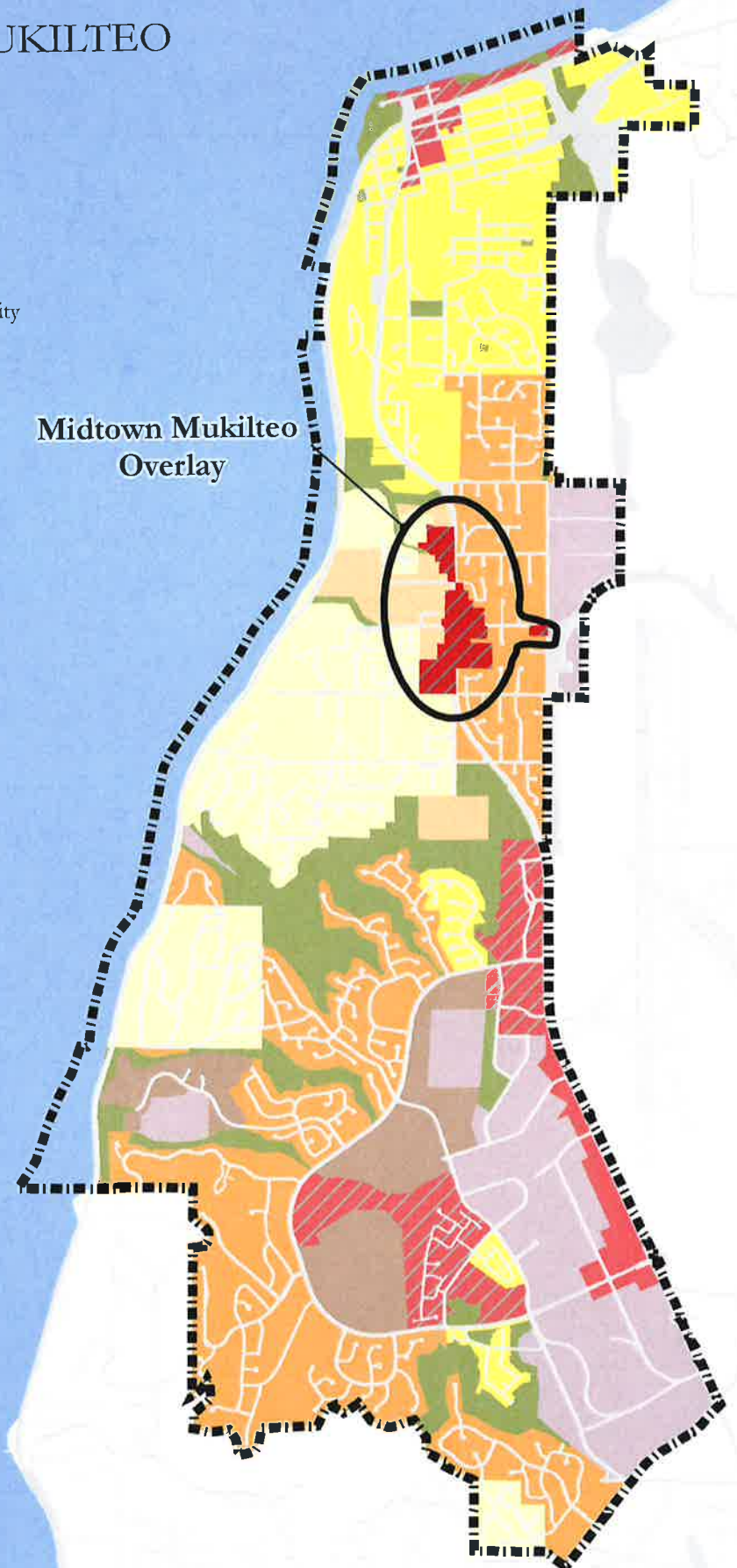
The primary focus of the Economic Development Element, as described in ED1 and its sub policies, is to attract businesses to the city that will benefit residents by diversifying the tax base and providing family-wage jobs. The aerospace industry is specifically identified as a business sector that is desired. However, some aerospace businesses have special needs for their physical plant which the current industrial zone development regulations haven't anticipated or can't accommodate.

LU7: A SUB-AREA PLAN OR OVERLAY ZONE SHOULD BE CONSIDERED FOR THE INDUSTRIAL AREA AS GENERALLY SHOWN IN MAP 5 WHICH COULD PROVIDE SPECIALIZED DEVELOPMENT REGULATIONS AND INCENTIVES TO ENCOURAGE AND FACILITATE INDUSTRIAL MANUFACTURING WHILE INCLUDING PROTECTION FOR THE SURROUNDING RESIDENTIAL AREAS FROM POTENTIAL NEGATIVE IMPACTS.

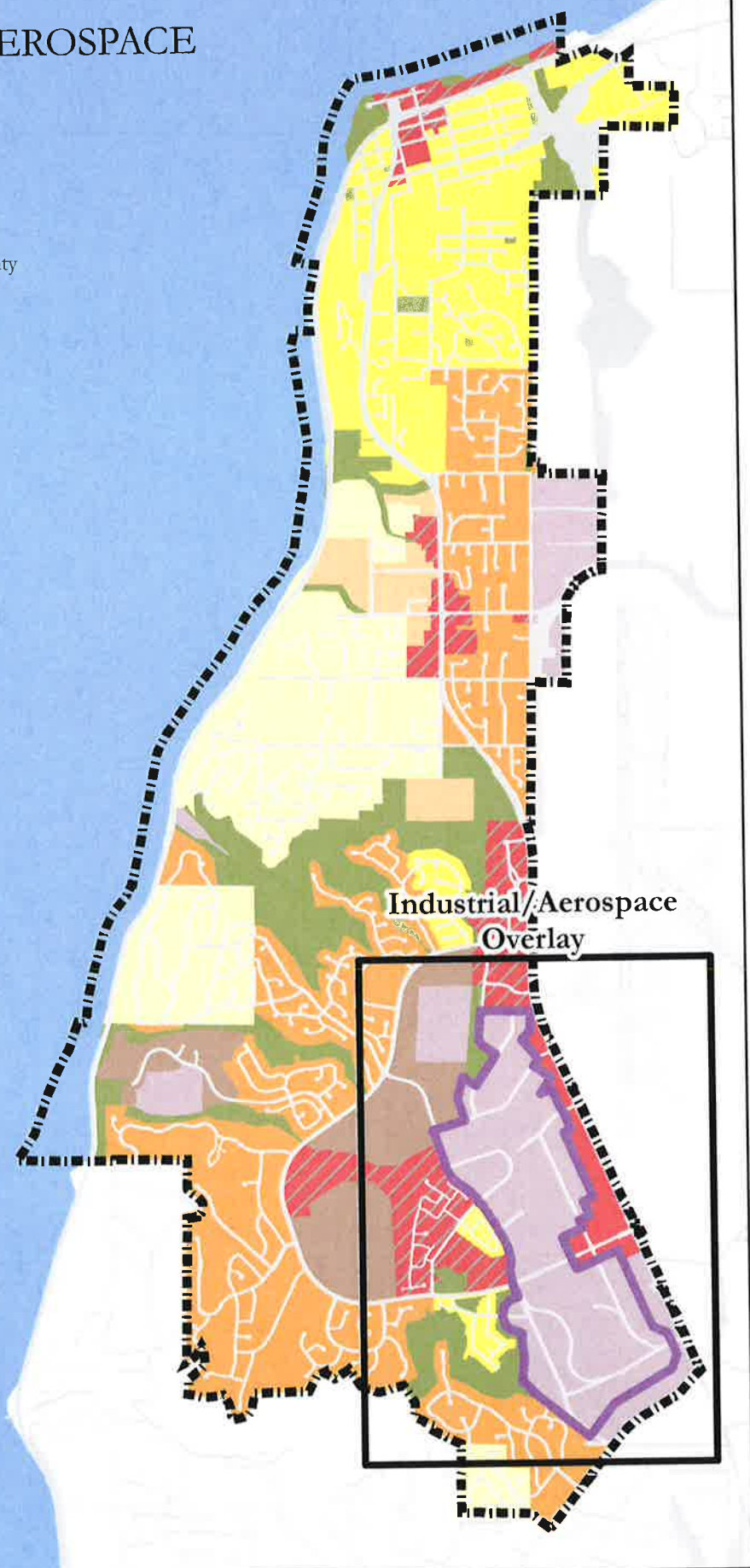
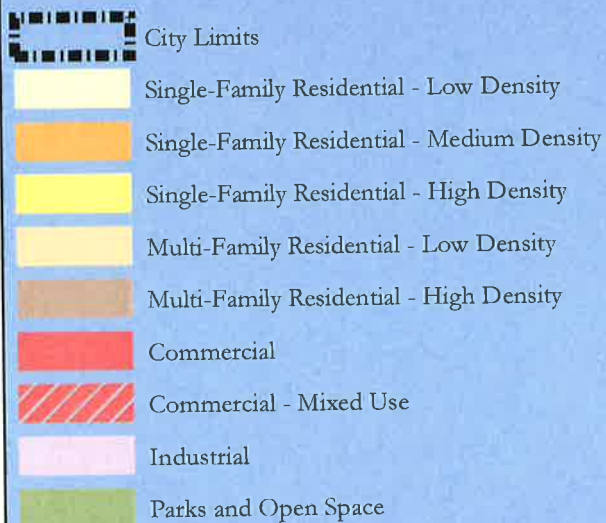
MAP 4: MIDTOWN MUKILTEO OVERLAY

-  City Limits
-  Midtown Commercial - Mixed Use
-  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

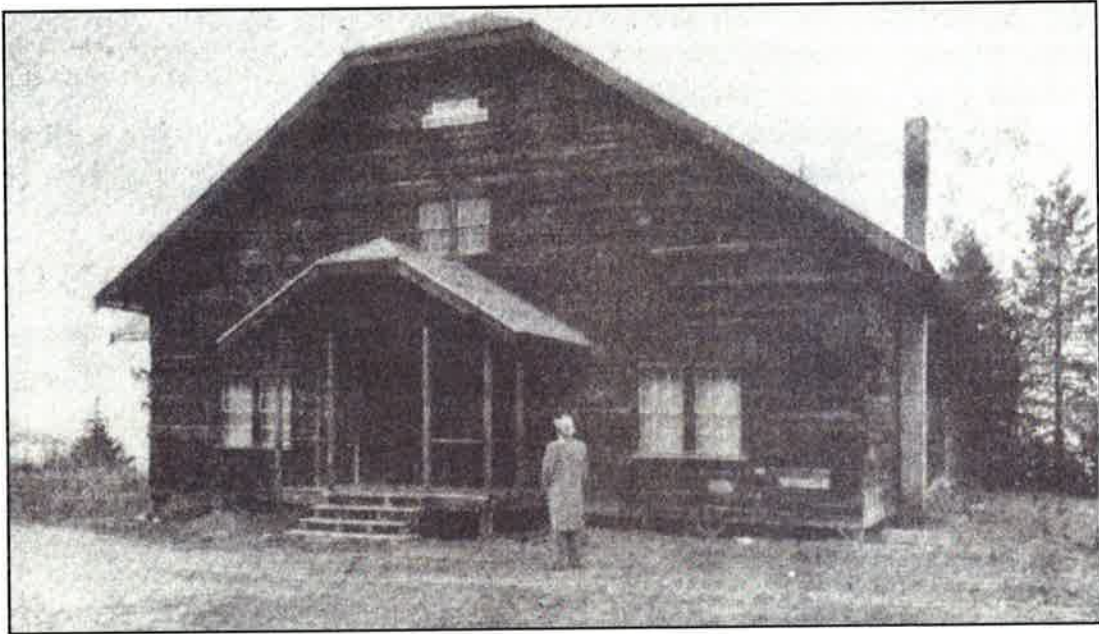
Midtown Mukilteo
Overlay



MAP 5: INDUSTRIAL/AEROSPACE OVERLAY



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Hawthorne Hall

Hawthorne Hall is testament to the will of the Mukilteo people and the volunteerism that literally built this community. Built through only hours available on Sunday and weekday evenings after the mill closed, the big community house was finally completed in 1925. During construction, sponsors ran out of funds and never did paint the structure for over 30 years. Given the construction of Douglas Fir, the natural characteristics of the old growth wood resisted rot and decay as Hawthorne Hall aged.

Following the Rose Hill School Fire in 1927, Hawthorne Hall served as Mukilteo's school and later would serve as the Town Hall and today as the Boys & Girls Club.

*- Credit to Opal McConnell's
Mukilteo Pictures and Memories*



CAPITAL FACILITIES

Pursuant to RCW36.70A.120 all capital budget decisions the City makes must conform to the Comprehensive Plan. Therefore, the Capital Facilities Element of the Comprehensive Plan plays a significant and unifying role in how the city develops. That's one reason the Washington State Growth Management Act (GMA) makes it a mandatory element.

The Capital Facilities Element provides the guiding policies for the city's Capital Facilities Plan (CFP). While the element is more generalized, the CFP is very specific with lists of capital projects, cost estimates, and funding proposals. Together, the Capital Facilities Element and the CFP serve as reality checks on the goals and objectives described throughout the Comprehensive Plan. The Comprehensive Plan can only include projects that are feasible. If the CFP cannot show how a project would be financed then it should not be included in the Comprehensive Plan.

The GMA requires the Capital Facilities Element to include:

- An inventory of existing capital facilities owned by public entities;
- A forecast of the future needs for such capital facilities;
- Proposed locations and capacities of expanded or new capital facilities; &
- A discussion of how future capital facilities will be paid for.

Also, the element must be consistent with Snohomish County Countywide Planning Policies.

The Capital Facilities and Land Use Elements are intimately related, especially how land use changes to accommodate growth can trigger the need for new or improved capital facilities. The demand for capital facility projects is affected by three factors.

1. The need to accommodate growth;
2. The need to maintain or rehabilitate existing facilities; and
3. The need to address existing deficiencies.

The City of Mukilteo is in a fortunate position as it currently only has one capital facility deficiency, the SR525/Harbour Pointe Boulevard S intersection. However, and a project to address that deficiency has already been identified and is financed with construction expected to be completed in 2016 2019.

The table on the following page shows that with that project there will be no deficiencies after 2016 2019. In most cases the city has not adopted a level of service standard so the standard listed is the result of research supporting the city's current Capital Facilities Plan (see page 56 26 and Appendix IF).

Because Mukilteo's current population is 98% 97% of its target population (21,290 21,350 vs. 21,812), no land use changes are necessary to accommodate the population target. Thus, reaching that target will not result in any new capital facilities deficiencies with the possible exception of some intersections on SR525. Some intersections on the state route are near capacity and are projected to fall below the City's adopted LOS (Level of Service) E standard. However, if this happens it will not be the result of new growth in Mukilteo. Rather, it will be the result of growth outside of the city that will generate traffic driving through Mukilteo on SR525 which the city has little control over.

Despite these facts, the City still needs a robust CFP that can implement the Comprehensive Plan vision for expanded capital facilities; not to accommodate growth but to further improve the quality of life enjoyed by Mukilteo residents and visitors. This element provides the policies necessary to guide the CFP towards that vision.



TABLE 8: DEFICIENCY ANALYSIS

FACILITY	STANDARD	NEED	EXISTING
City Hall	1 Building with 324 SF per employee	1 Building of 9,720 SF	1 Building; 16,000 SF Building, • Built in 2008
Community Center	1 Building of 25,000 SF per 25,000 residents	1 Building of 25,000 SF	1 Building; 29,000 SF Building, • Built in 2010
Fire Station(s)	1 Station per 11,000 Residents	2 Stations	Fire Station 24: 5,040 SF Building • Built in 1994 Fire Station 25: 14,148 SF Building • Built in 1993
Parks			569.04 Acres
Neighborhood Parks	.39 acres per 1,000 Res.	None	8.05 Acres (Neighborhood)
Community Parks	2.00 acres per 1,000 Res.	None	50.35 Acres (Community)
Off-Leash Dog Park	1 acres per 1,000 Res.	None	.69 Acres (Off-Leash)
Conservation Areas	10.00 acres per 1,000 Res.	None	509.95 Acres (Conservation)
Police Station	1 Station Per 40,000 Residents	1 Station	1 Station: 14,000 SF Building, • Built 2003
Transportation	LOS E	LOS E	All Intersections at LOS e or Better Except SR 525/HP Blvd South**.

*Per PROSA Appendix C. Additional facilities related to Park Amenities, Waterfront Amenities, and Indoor Spaces are listed under PROSA Appendix C as well.

**Project identified and financed will be built in 2016 that will improve the intersection to LOS E or better.



INVENTORY

The following maps and tables describe the capital facilities located within the city. Map 8: City Facilities, shows the facilities and properties that are owned by the City of Mukilteo that are on lots larger than a quarter of an acre. (For graphic clarity, facilities on lots less than a quarter acres are not shown.) For more detailed information about park, recreation and transportation capital facilities refer to the relevant element in this plan. Also, additional information about stormwater facilities can be found in the Stormwater Facilities Atlas on the City of Mukilteo website (www.ci.mukilteo.wa.us www.mukilteowa.gov).

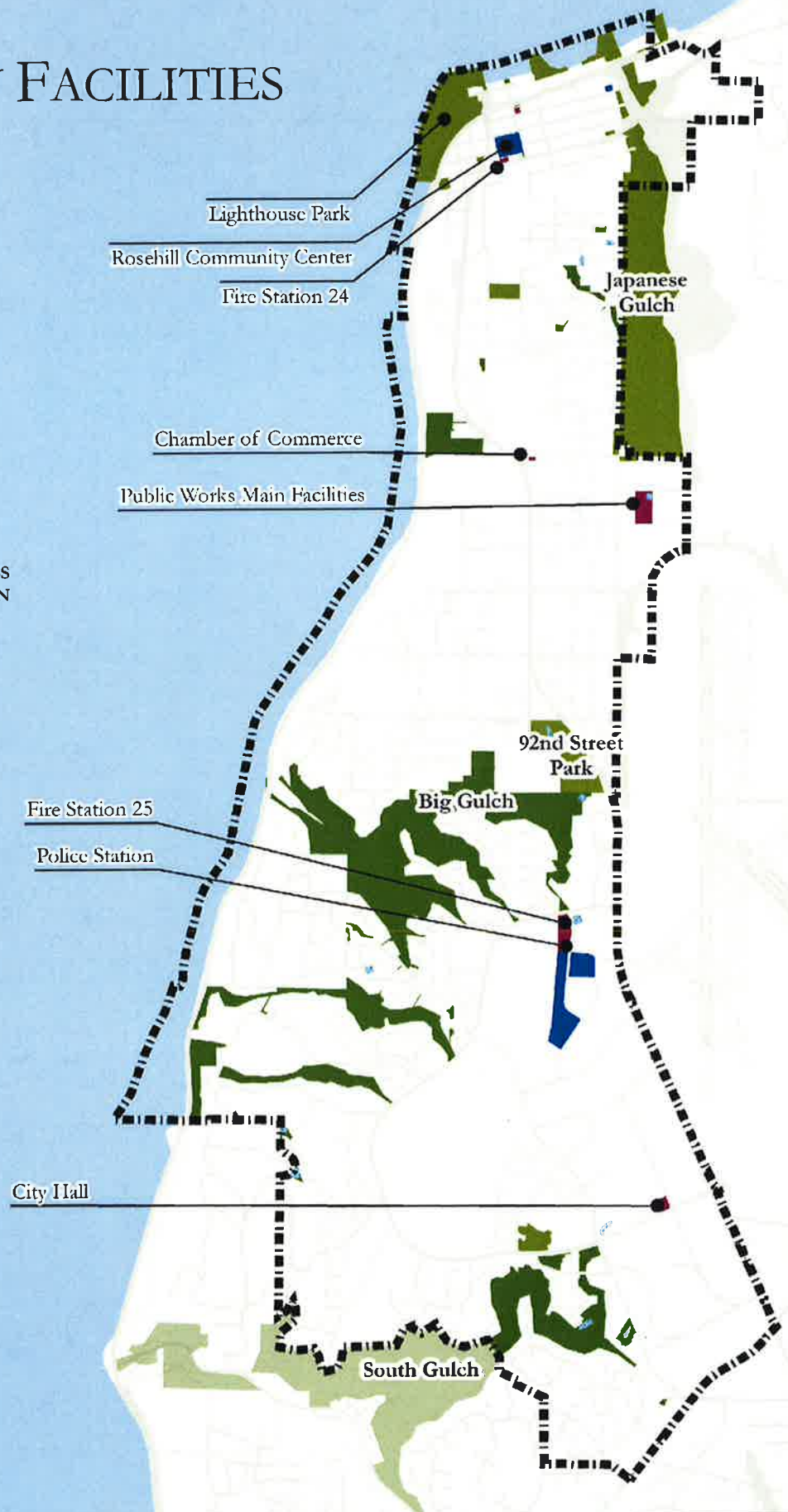
The GMA requires the Capital Facilities Element to account for all capital facilities within city limits that were paid for by public entities, not just city facilities. Therefore, this inventory of capital facilities includes those owned by the City of Mukilteo (Map 8) as well as those owned by the Mukilteo School District and the special utility districts that provide services to Mukilteo. Facilities owned by Mukilteo School District and the special utility districts can be found on Map 9: Outside Public Agencies Facilities.



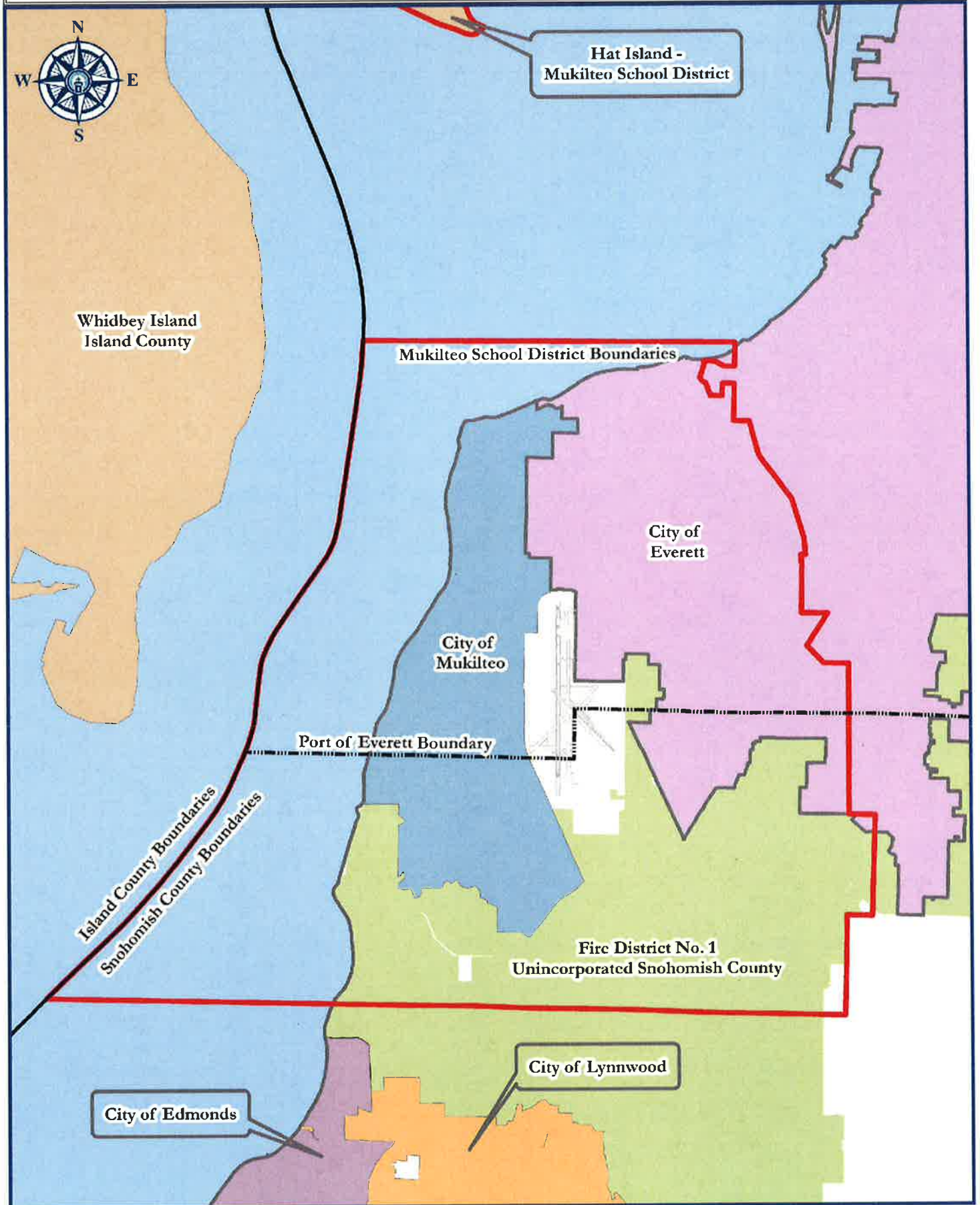
MAP 8: CITY FACILITIES

-  City Limits
-  Government Building
-  Open Space
-  Public Park
-  Recreation
-  Stormwater Facility
-  Right-of-Way

PLEASE NOTE: CITY FACILITIES OF LESS THAN A QUARTER ACRE ARE NOT SHOWN DUE TO GRAPHIC CLARITY.



MAP 9: OUTSIDE PUBLIC AGENCY BOUNDARIES





UTILITIES

Utilities, which include water, sanitary sewer, electricity, stormwater sewer, natural gas, and telecommunication (telephone, cable, Internet) are the backbone of the Built Environment. The Growth Management Act only allows new development in areas where the utility infrastructure is adequate to provide the necessary services to support the populations that will occupy the new development. When this is the case, the infrastructure is said to be “concurrent”. Adequate utilities are necessary to maintain a community’s livability and to protect the natural environment.

To ensure adequate facilities for the growth and redevelopment of the city, this element identifies the location and capacity of existing and planned utilities. Because the City of Mukilteo only provides one utility (stormwater) the element includes information beyond city limits and includes policies promoting collaboration with the special districts, agencies, and companies that provide the other utilities. To better serve customers in Mukilteo, the City has entered into franchise agreements with both the Mukilteo Water & Wastewater District and with the Alderwood Water & Wastewater District. The franchise agreements allow the City to regulate the use of its right-of-way by utilities in a manner that allows the utilities to operate efficiently but also protects the public’s general welfare.

There are also policies directed towards protecting the natural environment and mitigating the negative aesthetic impacts associated with utilities. These policies are meant to implement the goal of providing cost-effective and efficient levels of public facilities and services which are consistent with the City’s overall goals and policies.

UTILITIES - GENERAL POLICIES

Utilities in the City of Mukilteo tie into the livable and aesthetic pleasures of the community. In order to ensure that a healthy built environment of the City is maintained, the policies below provide direction for programs, development, and redevelopment that will minimize adverse impacts on the community.

UT1: THE LOCATION, CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITIES SHALL MINIMIZE IMPACTS TO THE NATURAL AND HUMAN ENVIRONMENT BY USING CURRENT BEST MANAGEMENT PRACTICES TO ENSURE SAFETY AND PROTECTION OF PUBLIC HEALTH, SAFETY, AND WELFARE.

Most of Mukilteo that was developed pre-1980 is serviced by overhead power lines which have a negative impact on aesthetics and the livability of a city. These power lines are maintained and operated by the Snohomish County PUD. The cost to move power lines underground is significant. The question to ask is, should limited city revenues be spent on relocating overhead power lines; something that is desirable but not essential when there are other infrastructure improvements that are necessary. **To minimize the visual impact of power and telecommunication lines, new lines shall be located underground (UT1a).**

At times, despite the negative aesthetic impacts of locating utilities above-ground the only feasible, functional, and practical thing to do is to locate them above ground. Examples of this include electrical substations, stormwater ponds, sewer treatment facilities, water tank reservoirs, and cell telephone antennas. With the exception of stormwater infiltration facilities such as bioswales and rain gardens, when it is necessary to place utilities above ground, they shall be screened, concealed and/or camouflaged. **Where possible, above-ground utilities shall be located within a fully-enclosed building, or surrounded with sight-obscuring fencing or landscaping, or located out of the public and/or private view (UT1b).**





As society becomes more reliant on wireless networks for daily communication and functions, the proliferation of antennas and towers will continue to occur. Methods to limit their visual impact includes requiring them to co-locate on existing facilities when available, not allowing them to be any higher than necessary, and to conceal them using innovative technologies. **The co-location and concealment of utilities should be encouraged when there are opportunities to do so without imposing severe added costs to construct, operate, and/or maintain the utilities (UT1c).** For instances where co-location is not feasible, flexibility and creativity to incorporate utilities into the landscape through the use of camouflaging, interactive artwork, and other innovative means should be considered.

Federal law plays a large role in how a city may regulate the location of telephone cell towers or Wireless Communication Facilities (WCFs). While cities are specifically authorized to enact regulations regarding the placement, construction, and modification of WCFs, those regulations may not discriminate among providers of equivalent services, prohibit or have the effect of prohibiting the provision of personal wireless services, or base siting decisions on the basis of environmental effects of radio frequency emissions. Also, case law has evolved so that local regulations may not impede a provider's ability to fill gaps in service availability. One way to provide the City with the ability to limit the proliferation of WCFs without violating Federal regulations would be to conduct its own citywide analysis to determine the best places to provide cell coverage. With that analysis the City would not have to rely on the expert analysis provided by cell tower applicants and may also be able to require WCFs to be built at specific locations for larger scale towers and recommend coverage options for smaller towers. **The City of Mukilteo should consider adopting a Wireless Communications Facility Master (WCF) Plan based on the evaluation by a qualified consultant to determine ideal locations for WCFs taking into consideration the area's topography and current provider cell coverage areas. The City should then amend its WCF regulations to implement the plan to limit the proliferation of WCFs while remaining consistent with Federal regulations (UT1d).**

UT2: CONSERVATION MEASURES AND PROGRAMS TO REDUCE SOLID WASTE AND INCREASE RECYCLING SHOULD BE CONSIDERED.

While the City doesn't operate a solid waste disposal utility, its residents and businesses certainly contribute to the solid waste stream. Programs that encourage Mukilteans to reuse and recycle will reduce the amount of solid waste generated in the city and will indirectly help enhance the quality of life enjoyed in Mukilteo.

UT3: THE CITY SHOULD COORDINATE WITH OUTSIDE UTILITY PROVIDERS TO ENCOURAGE COST-EFFECTIVE ENERGY CONSERVATION MEASURES, PROMOTE ENERGY EFFICIENCY PROGRAMS, AND CREATE RENEWABLE ENERGY GENERATION RESOURCES.

A primary goal of the Snohomish County PUD is to be sensitive to the natural environment in their planning, construction, and operations. Mukilteo can complement this goal with policies such as, **the City should investigate programs that encourage developers and homeowners to install energy-efficient products and services (UT3a)**, like LED lighting for homes and street lights. Supporting this PUD goal can ensure that future demand for electricity within the City of Mukilteo is met in a sustainable manner, including using innovation to arrive at building designs which promote energy efficiency in both the existing and future building and housing stock. Another way to support this is to consider incentive programs which can include retrofit programs, new construction programs, and solar power incentives. The City is committed to preserving and protecting the natural environment and will look at all options when planning for energy conservation and sustainability.



Summary of Changes in 2019 Comp Plan

Interior Cover Page

- Pg. ii – Added line for future ordinance adoption of updates

Acknowledgements

- Pg. iii – Updated Elected, Planning Commission, and City Staff

Land Use Element

- Pg. 14 - Updated paragraph on the docket request for 2019
- Pg. 16 – Updated table to reflect zoning changes and retallying of zoning designations
- Pg. 17 – Updated Map 1 regarding land use designation change requests
- Pg. 18 – Updated Map 2 regarding zoning change requests
- Pg. 19 – Updated 2019 population
- Pg. 26 – Updated Map 4 regarding zoning change requests
- Pg. 27 – Updated Map 5 regarding zoning change requests

Capital Facilities Element

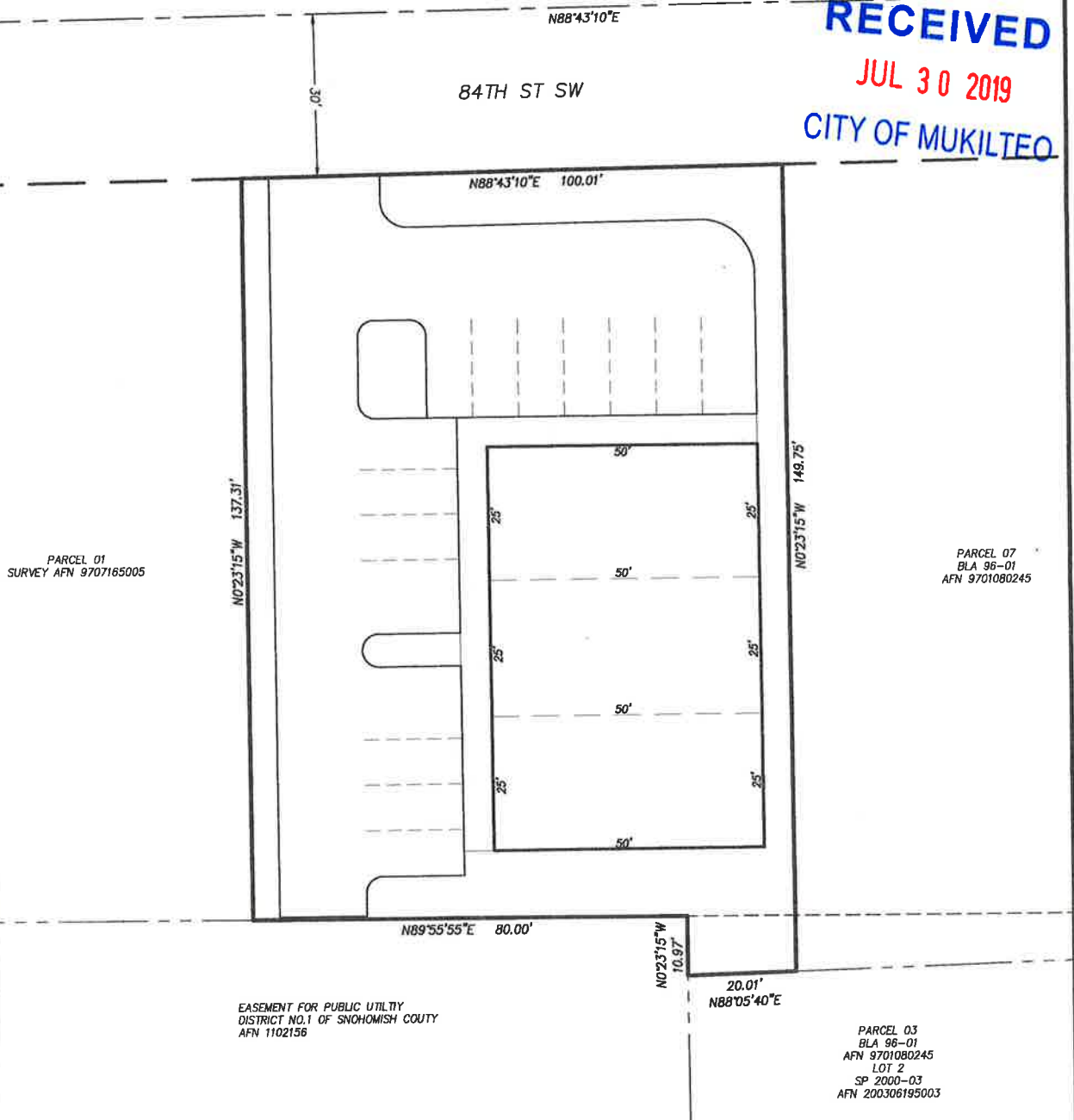
- Pg. 50 – Updated current population and made minor edits
- Pg. 52 – Updated website address

Utilities Element

- Pg. 65 – Removed policy UT1d

SITE PLAN FOR
4712 84TH STREET SW, MUKILTEO, WA 98275
IN NE 1/4 OF THE NE 1/4 OF SECTION 16, T.28N., R.4E., W.M.
SNOHOMISH COUNTY, WASHINGTON

RECEIVED
JUL 30 2019
CITY OF MUKILTEO



OWNER:
ROBERT BYRNES & KRISTI JACOBSON
4712 84TH STREET SW
MUKILTEO, WA 98275

PROJECT CONTACT:
LAND RESOURCES NW, L.L.C.
19711 - 88TH AVE. N.E.
BOTHELL, WA 98011
ATTN.: CRAIG PIERCE, PHONE: 425-299-2600

LEGAL DESCRIPTION:
PARCEL 06 OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. 96-01, RECORDED UNDER RECORDING NO. 9701080245, AND SURVEY RECORDED UNDER RECORDING NO. 9701080245, RECORDS OF SNOHOMISH COUNTY WASHINGTON.

TAX ACCOUNT #: PORTION OF 00611600013206

SITE ADDRESS: 4712 84TH STREET SW
MUKILTEO, WA 98275

SITE AREA: 14,049 SF





Date stamp

RECEIVED
JUL 30 2019
CITY OF MUKILTEO

Land Use Permit Application

PPR # _____
SEPA # _____
Misc # _____

Applicant: Jacobsen-Byrnes Owner: Same as Applicant
Address: 4712 84th St. SW Address: _____
Mukilteo, WA 98275
Phone: (206) 949-4452 Phone: _____
Project Address: 4712 84th Street SW, Mukilteo, WA 98275 3024
Legal Description of Property: Parcel 06 of Snohomish County, B.L. 16.36-01. Rec #
9701080245, Survey Rec. #9701080245, Records of Snohomish County, WA
Key Contact Person: Kristi Jacobsen-Byrnes Phone: 206-949-4452
Fax: kristi.byrnes@comcast.net
COM.

Project Type:

- | | | |
|---|---|--|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Preliminary Subdivision* | <input type="checkbox"/> Special Use Permit* |
| <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Final Subdivision* | <input type="checkbox"/> Reasonable Use |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Preliminary Short Plat* | <input type="checkbox"/> Lot Line Adjustment* |
| <input type="checkbox"/> Shoreline* (JARPA) | <input type="checkbox"/> Final Short Plat* | <input type="checkbox"/> Grading* |
| <input type="checkbox"/> Conditional Use* | <input type="checkbox"/> Sector Plan Amendment | <input type="checkbox"/> Binding Site Plan |
| <input type="checkbox"/> Variance* | <input type="checkbox"/> Waterfront Development | <input checked="" type="checkbox"/> Project Rezone |
| | <input type="checkbox"/> Single Family Residence | <input type="checkbox"/> Other, Specify _____ |

* Need to fill out supplemental application form with project.

Project Resume:

Non-project action
Existing Use: Single Family Proposed Use: Commercial (Mixed Use)
Total Site Area: .32 Acres Water District: _____
Building Foot Print Area: _____ Sewer District: _____
Lot Coverage: _____ # of Proposed Units: _____
No. of Parking Stalls Provided: _____ Building Height: _____
Comp Plan Designation: _____ Zoning: _____
Gross Floor Area by Uses: _____
Electric Vehicle Charging Units Provided: Yes _____ No _____ If Yes, How Many? _____
Solar Panels being installed: Yes _____ No _____ If Yes, How Many _____
Pre-application Meeting Held: (Y/N; date) _____

The information given is said to be true under the penalty of perjury by the laws of the State of Washington.

Kristi Byrnes 7-29-19
Applicant/Authorized Agent Signature Date

Kristi Byrnes 7-29-19
Owners Signature Date

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CITY OF MUKILTEO



11930 Cyrus Way - Mukilteo, WA 98275
(425) 263-8000

Rezone Supplemental Project Application

Date: 7/29/19 Application Number: _____

Fee Received: \$ _____ Receipt #: _____

Applicant is: ☒ Owner ☐ Authorized Agent for Owner

Applicant Name: <u>Kristi Jacobsen-Byrnes (Robert Byrnes)</u>		
Address: <u>4712 84th St. SW</u>		
City: <u>Mukilteo</u>	State: <u>WA</u>	Zip: <u>98275</u>
Phone #: <u>206-949-4452</u>	Email Address: <u>Kristibourassa@hotmail.com</u>	

Owner Name*: <u>Same as above</u>		
Address: _____		
City: _____	State: _____	Zip: _____
Phone #: _____	Email Address: _____	

1. Legal Description: Parcel 06 of Snohomish County
Boundary Line Adjustment #96-01, Recorded under
Recording #9701080245, No Survey recorded
under Recording #9701080245, Records of
Snohomish County, WASHINGTON.

2. Assessor's Tax Number of all property involved in the application:

00611600013206

3. Street Address of Property: 4712 84th St. S.W.

4. Approximate Acreage: .32 Acres
5. Existing Zoning: RD 9.6 Single Family Residential
6. Current Use of Property: Single Family Residence
7. Requested Zoning: Community Business (Commercial/MU)
Midtown
8. Short Description of Proposed Use: Non-project action
Site plan for possible use attached along
with traffic analysis for highest/best use.
9. Attach a detailed letter of explanation of the proposed project that addresses the following criteria: — attached
- How does the requested rezone relate to or impact the existing land uses and zoning of the surrounding or nearby properties?
 - How does the requested rezone address the goals, objectives, and policies of the Comprehensive Plan?
 - How does the rezone serve the general public's health, safety and welfare?
 - Is the property suitable for the purpose for which it has already been zoned and is it suitable for the purpose for the requested zoning?
10. Adjacent land use designation/zoning district:
- East - Single Family Residential
- South - Community Business (Commercial Mixed Use)
- West - Community Business (Com/TLU)
- North - Community Business (Com/TLU)
11. Adjacent land uses (i.e., vacant, retail, residential, et al):
- East - Residential
- South - Residential
- North - @ 4th St: - Highway
- West - Commercial

12. Estimate the number of vehicle trips (as shown below) to and from the proposed project if the property were rezoned:

Number of Employees: Non-project (Traffic Study Attached)

Number of Daily Pick-Ups/Deliveries to Site: _____

Total Number of Trips (2-way): _____

REQUIRED SIGNATURES

THE INFORMATION GIVEN IS SAID TO BE TRUE AND UNDER THE PENALTY OF PERJURY BY THE LAWS OF THE STATE OF WASHINGTON.

KM Byrnes
Applicant/Authorized Agent

7-29-19
Date

M. J. Byrnes
Legal Property Owner *

7-29-19
Date

Legal Property Owner *

Date

* NOTE: If the legal owner is a corporation or partnership, proof of ability to sign for the corporation or partnership shall be submitted to the City of Mukilteo with this application.

Home

Other Property Data

Help

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CITY OF MUKILTEO
[Property Search](#) > [Search Results](#) > Property Summary

Property Account Summary

1/11/2019

Parcel Number	00611600013206	Property Address	4712 84TH ST SW , MUKILTEO, WA 98275-3026
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General Information

Property Description	WEST & WHEELERS SEAVIEW FIVE AC TRS BLK 000 D-06 - W 100FT OF E 190FT OF LOT 132 LESS S 145 FT TGW FDP: COM NE COR TR 132 SD PLAT; TH S00*23 15E ALG E LN SD TR 132 141.33FT M/L TO N LN OF S 145.00FT; TH CONT S00*23 15E ALG SD E LN 7.44FT; TH S88*05 40W 90.03FT M/L TO W LN OF E 90.00FT SD TR 132 TO TPB; TH CONT S88*05 40W 20.01FT M/L TO W LN OF E 110 FT OF TR 132; TH N00*23 15W PLT SD E LN TR 132 10.97FT M/L TO N LN OF S 145.00FT SD TR 132; TH N89*55 55E ALG SD N LN OF S 145.00FT TR 132 20.00FT M/L TO W LN OF E 90.00FT SD TR 132; TH S00*23 15E ALG SD W LN OF E 90.00FT TR 132 10.33FT M/L TO POBPER CITY OF MUK BLA 96-01 REC AF 9701080245
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	00667

Property Characteristics

Use Code	111 Single Family Residence - Detached
Unit of Measure	Acre(s)
Size (gross)	0.32

Related Properties

No Related Properties Found

Parties

Role	Percent	Name	Address
Taxpayer	100	BYRNES ROBERT/JACOBSON KRISTI	4712 84TH ST SW, MUKILTEO, WA 98275-3026 United States
Owner	100	BYRNES ROBERT & JACOBSON KRISTI	4712 84TH ST SW, MUKILTEO, WA 98275-3026 United States

Property Values

Value Type	Tax Year 2018	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014
Taxable Value Regular	\$249,900	\$231,500	\$208,800	\$193,000	\$175,100
Exemption Amount Regular					

7/29/19

Byrnes/Jacobsen Rezone



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ENVIRONMENTAL CHECKLIST

CITY OF MUKILTEO

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:
2019 Comprehensive Plan Amendment
2. Name of applicant:
Robert Byrnes and Kristi Jacobson
3. Address and phone number of applicant and contact person:
**Kristi Jacobson
4712 84th St SW
Mukilteo, WA
(206) 949-4452**
4. Date checklist prepared:
July 27, 2019
5. Agency requesting checklist:
City of Mukilteo
6. Proposed timing or schedule (including phasing, if applicable):
The Mukilteo Planning Commission is expected to hold public hearings on the Comprehensive Plan Amendment in the 3rd Quarter of 2019 with the City Council taking final action on the update in the 3rd Quarter of 2019.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Implementation of the rezone will allow for future commercial and residential development. When development projects are proposed, building and project permit applications will need to be submitted and reviewed according to the permit review procedures as established in the Mukilteo Municipal Code.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
 - **This checklist**
 - **2015 Comprehensive Plan and SEPA**
 - **Midtown Master Plan and SEPA**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None known
10. List any government approvals or permits that will be needed for your proposal, if known.
No permits are required. The Planning Commission will make a recommendation on the rezone for final action by the Mukilteo City Council.















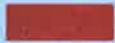

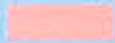

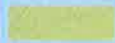




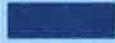


11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

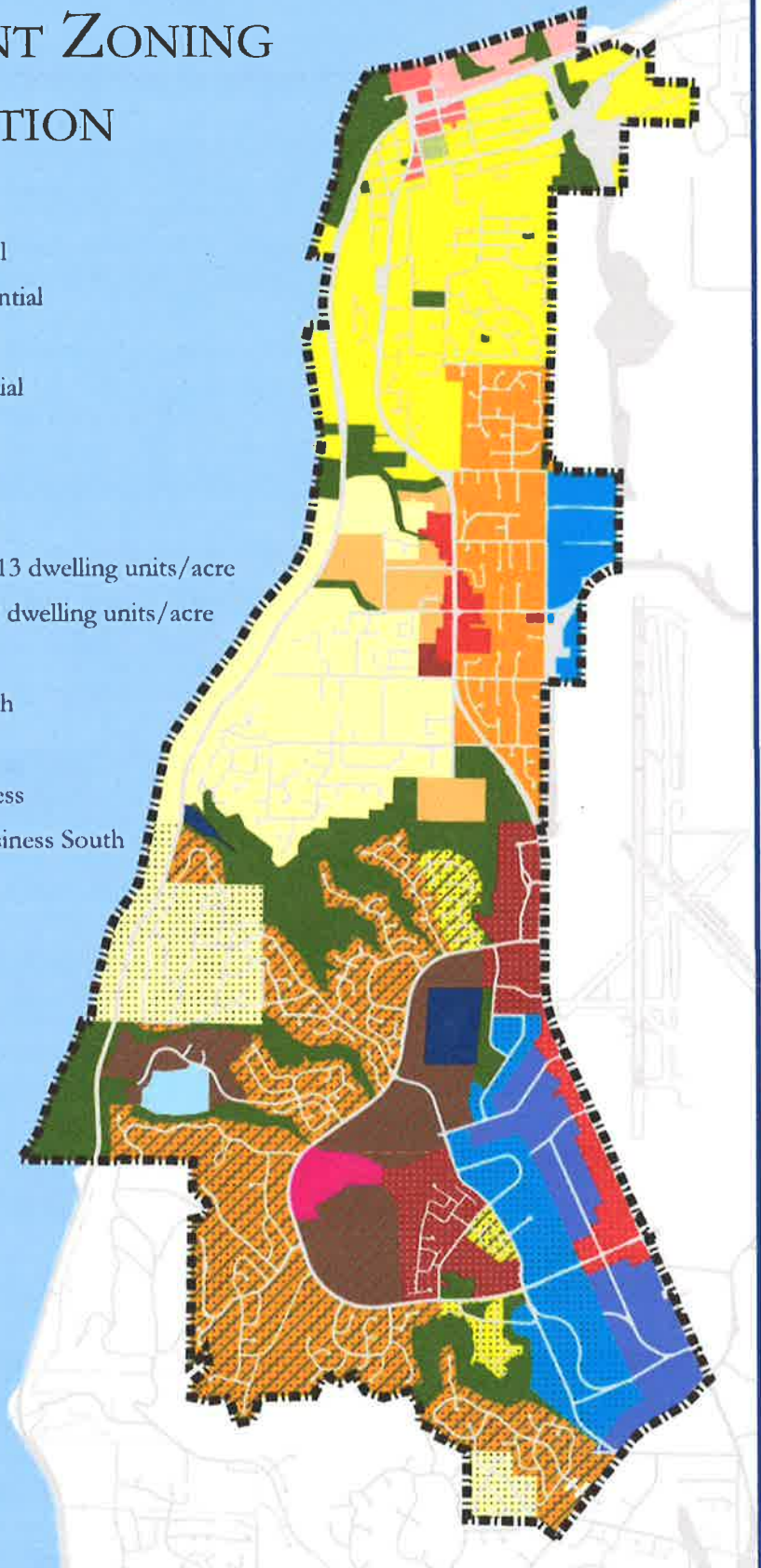
City of Mukilteo is updating its Comprehensive Plan to reflect proposed changes in land use designation and zoning as follows:

- ***Rezone of Privately owned property from single family zoning designation to Commercial (COM)***
- ***Commercial (COM)***
 - ***4712 84th Street (tax parcel #00611600013206) from Single Family Residential RD 9.6 to Community Business***
- ***Text and maps amendments to reflect rezone***





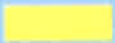



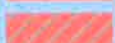


12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

MAP 2: CURRENT ZONING DESIGNATION

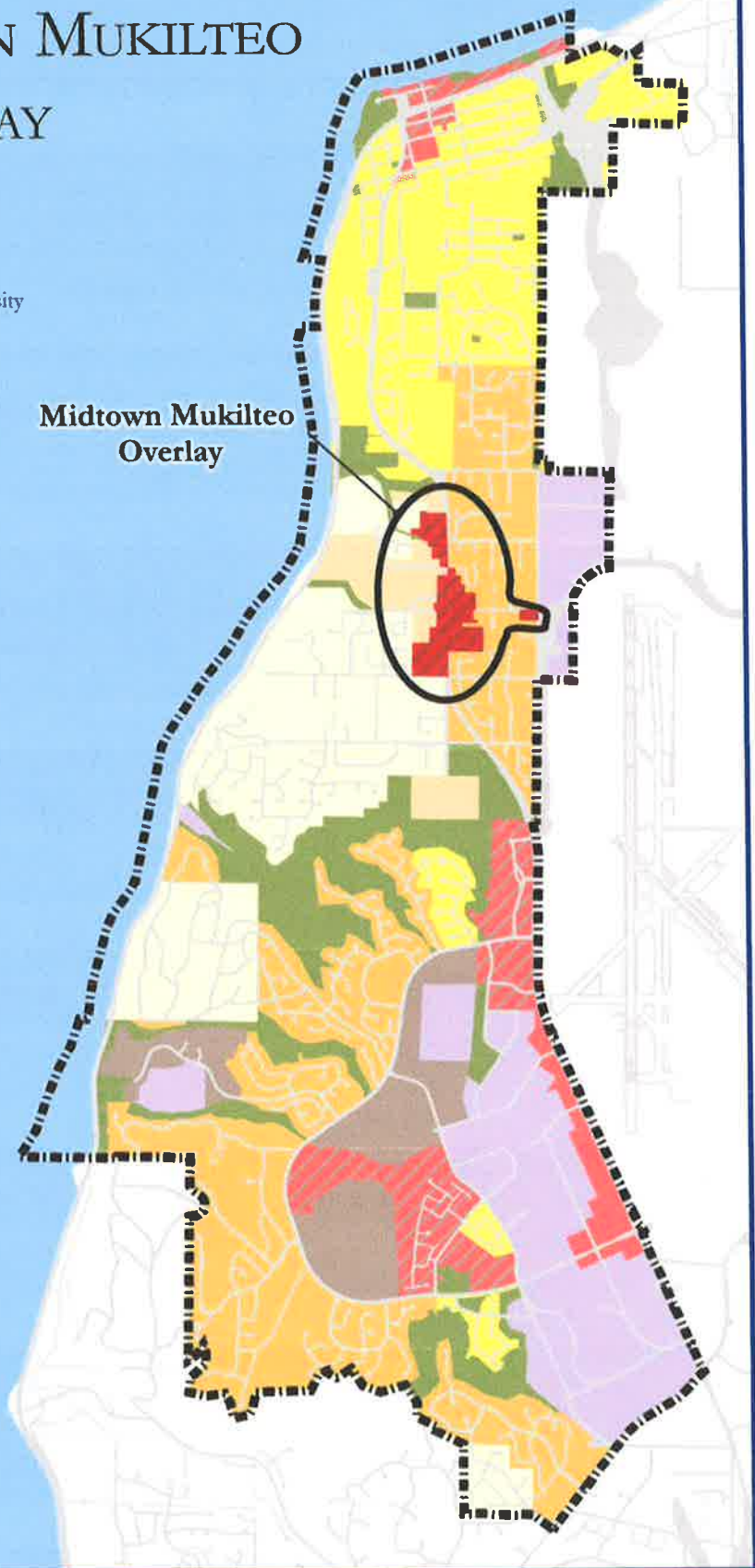
-  City Limits
-  PRD Overlay
-  RD 12.5 Single Family Residential
-  RD 12.5 (S) Single Family Residential
-  RD 9.6 Single Family Residential
-  RD 9.6(S) Single Family Residential
-  RD 8.4 Single Family Residential
-  RD 7.5 Single Family Residential
-  RD 7.2 Single Family Residential
-  MRD Multi Family Residential - 13 dwelling units/acre
-  MR Multi Family Residential - 22 dwelling units/acre
-  CB Community Business
-  CB(S) Community Business South
-  DB Downtown Business
-  PCB Planned Community Business
-  PCB(S) Planned Community Business South
-  WMU Waterfront Mixed Use
-  PCB(S)/MR/BP
-  PSP Public - Semi Public
-  BP Business Park
-  PI Planned Industrial
-  IP Industrial Park
-  LI Light Industrial
-  HI Heavy Industrial
-  OS Open Space
-  Right-of-Way



MAP 4: MIDTOWN MUKILTEO OVERLAY

-  City Limits
-  Midtown Commercial - Mixed Use
-  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

Midtown Mukilteo
Overlay



B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

The City of Mukilteo's physical topography ranges from relatively flat lands to steep sloped ravines and coastal bluffs. Commercial and Industrial areas, and Public Semi-Public zones where service stations are located mostly on flat or nearly-flat areas.

b. What is the steepest slope on the site (approximate percent slope)?

10-15%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Primarily Vashon Till (Glacial) and Sand with sand lenses. There are no farmlands.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None known

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A. This is a non-project action. No grading is proposed by the requested rezones however, development of the sites after rezone approval will require some grading. Any clearing, grading, or filling will be reviewed at the time of project permit submittal. An engineering permit application will be required to be submitted with the project applications that contain specific information detailing the quantities of any fill, cuts or grading.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [

N/A. This is a non-project action. The proposed Comprehensive Plan Amendment and rezones do not directly effect erosion. All short term construction activities have the potential to cause erosion during project construction. Best management practices will be used during construction to reduce the potential of any off site damage due to uncontrolled erosion.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A. This is a non-project action. Impervious surface coverage will be reviewed at the time of project permit submittal. The applicant will have to meet the maximum hard surface limits outline in Title 17 of the City's municipal code.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A. This is a non-project action. As with any construction site and activities, erosion can occur during the construction phase(s) of a project. During the construction phase, all projects will be subject to Best Management Practices to prevent and control erosion and sedimentation as identified in the 2012 Department of Ecology Storm Water Management Manual for Western Washington. Any construction activities (done subsequent to the proposed rezones) will require the installation of temporary erosion and sedimentation control measures such as silt fences, temporary holding/siltation ponds, use of straw bales, and/or hydroseeding of cleared areas.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

N/A. This is a non-project action. The proposed Comprehensive Plan Amendment and rezones will not directly affect air quality or change the amount and type of emission than allowed by the existing code. During construction typical emissions associated with heavy machinery will be emitted, such as diesel fumes and construction dust. Once the construction is completed, the projected emissions emanating from the site are expected to be similar to existing surrounding uses.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A. This is a non-project action.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A. This is a non-project action. For development done subsequent to the proposed rezones, all contractors will be required to use Best Management Practices which typically include turning off idling equipment or hauling trucks waiting to queue for either loading or unloading of material, keeping all large equipment in good working condition, wheel washing, street cleaning, and de-watering storm runoff, and adhering to a spill prevention plan. Construction hours will be limited by the City's noise ordinance.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The City of Mukilteo is surrounded by Port Gardner Bay to the north and Possession Bay to the west. Physically the City and its urban growth area has fourteen (14) steep sloped ravines with small streams and drainage ways that feed into Possession Bay or Lake Washington.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A. This is a non-project action

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A. This is a non-project action. No known wetlands or streams will be impacted by this amendment.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A. This is a non-project action.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No. Project is well above flood plain locations

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A. This is a non-project action. All future development shall be required to connect to the public sewer system.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A. This is a non-project action. No ground water will be withdrawn as part of this rezone or comprehensive plan amendment. Subsequent development is not expected to effect ground water since the supply of potable water will be provided by the Mukilteo Water and Wastewater District.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

This proposal is on public water and sewer

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A. This non-project action. Rainwater runoff from from rooftops and impervious surfaces is tightlighted collected and collected in the City's storm water system. Subsequent development will be required to control storm water release rates to pre-development conditions, in accordance with the Department of Ecology's stormwater standards, as a condition of permit approval.

2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A. This is a non-project action. No waste material will be discharged into the ground by the proposed rezone or comprehensive plan amendment.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A. This is a non-project action. No drainage patterns will be affected by the proposed rezones or comprehensive plan amendment. During subsequent development, the drainage should follow the natural drainage pattern per the current Department of Ecology stormwater standards.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

N/A. This is a non-project action. During subsequent development, all improvements to the stormwater system shall meet the requirements of the Department of Ecology Stormwater standards. Temporary erosion control measures will be required to control runoff, including use of silt fences, straw bales across drainage ways, placement of riprap, construction of temporary siltation/holding ponds, and use of oil/water separators. The limits of clearing and grading will be posted prior to any site disturbance.

4. Plants

a. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☒ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

N/A. This is a non-project action. Existing vegetation will not be affected by the rezones or comprehensive plan amendment.

c. List threatened and endangered species known to be on or near the site.

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A. This is a non-project action. Subsequent development will include, where applicable, installation of landscaping, and the designation of site sensitive plantings.

- e. List all noxious weeds and invasive species known to be on or near the site.

N/A. This is a non-project action.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:

- b. List any threatened and endangered species known to be on or near the site.

None known

- c. Is the site part of a migration route? If so, explain.

Yes, it is similar to the rest of the Puget Sound area.

- d. Proposed measures to preserve or enhance wildlife, if any:

N/A This is a non-project action

- e. List any invasive animal species known to be on or near the site.

None known

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The proposed project is currently served with all the utilities necessary to serve an urban environment: public water, sewer, gas, power, telephone, and cable.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.

N/A. This is a non-project action.

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

N/A. This is a non-project action. Subsequent development will be required to meet the minimum requirements of the State Energy Code.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe.

N/A. This is a non-project action.

- 1) Describe any known or possible contamination at the site from present or past uses.

N/A. This is a non-project action.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A. This is a non-project action.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A. This is a non-project action. No hazardous chemicals are being proposed for this site.

- 4) Describe special emergency services that might be required.

N/A This is a non-project action.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

There are several sources of noise nearby including, but not limited to: SR 525 traffic, Boeing Freeway (fronting the parcel), Paine Field Airport flights, emergency services, and vehicle traffic.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A. This is a non-project action. There would be temporary and insignificant impacts from construction noise. These impacts will be limited in duration and would not present human health risks to construction personnel assuming routine occupational safety measures are implemented. Construction noise generated from subsequent development is regulated by the City's Noise Ordinance and is generally limited after 9:00 p.m. on weekdays and 6:00 p.m. on weekends and holidays.

- 3) Proposed measures to reduce or control noise impacts, if any:

N/A. This is a non-project action. Noise levels will be minimized by ensuring that construction equipment is equipped with a recommended muffler in good working order and ensuring that construction activities are not conducted during early morning or late evening hours. Short-term impacts associated with construction activities would be insignificant, temporary, and cease at the completion of these activities. City adopted noise regulations, MMC 8.18, establishes noise thresholds for residential, commercial, and industrial zones.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Properties to the south and west are designated (COM) on the current Mukilteo Comprehensive Plan and Mid-town Plan. The property to the east is reflected and zoned as single family residential.

The proposed Comprehensive Plan amendment and rezones will not negatively affect the current land uses or adjacent properties as the proposed use is either adjacent to similar uses or buffered from residential uses.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

This is a non-project action. There are no on-going and sustainable agricultural lands in the City of Mukilteo.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

N/A. This is a non-project action. There are no on-going and sustainable agricultural lands in the City of Mukilteo.

- c. Describe any structures on the site.

N/A. This is a non-project action. There is an existing single family home and accessory buildings on the property.

- d. Will any structures be demolished? If so, what?

N/A. This is a non-project action. None

- k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A. This is a non-project action.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The 2015 Comprehensive Plan designates the site as Residential surrounded on three sides by Commercial. The rezone actually cleans up an existing zoning line. Therefore, the proposal will be consistent with and meet the intent of the Comprehensive Plan.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A. This is a non-project action. There are no agricultural and forest lands within the city.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A. This is a non-project action. The rezone from single-family residential to commercial will allow for additional residential units.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

- c. Proposed measures to reduce or control housing impacts, if any:

None. No impacts.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A. This is a non-project action. Applicable height restrictions for the zone will apply.

- b. What views in the immediate vicinity would be altered or obstructed?

N/A. This is a non-project action. Trees buffer the project on the south and east on adjoining properties, so no views will be affected by the new proposal. The existing views of the single family property to the east will remain in place to the northwest.

- b. Proposed measures to reduce or control aesthetic impacts, if any:

N/A. This is a non-project action.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A. This is a non-project action. Subsequent development will be required to meet light standards that do not impact the adjacent properties.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A. This is a non-project action. Subsequent development will be required to arrange the lighting to reflect away from surrounding properties and streets so that it is not a safety hazard or interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal?

N/A. This is a non-project action. Subsequent development may install project lighting as part of the project.

- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A. This is a non-project action. The City's Development Standards require street lighting to be shielded and reflected downward.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

N/A. This is a non-project action. 92nd Street Park is south and west of subject site.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A. This is a non-project action. No existing recreational uses will be displaced.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A. This is a non-project action. The proposed rezone will create additional park impact fees to provide more recreational opportunities to the City of Mukilteo.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

None known

- c. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A. This is a non-project action. Any work within a historical or cultural resources site will be required to adhere to the memorandum of understanding (MOU) and be in compliance with the Cultural Resources Preservation Covenant. All development within a historical or cultural resources site shall receive approved by the Department of Archeological and Historic Preservation.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A. This is a non-project action.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Project is fronted by 84th Ave St SW

- d. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
Yes, the City is served by Community Transit and Everett Transit with transit stops located in the area on SR525 and 84th St SW.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A. This is a non-project action. Subsequent development will be required to provide parking based on the type of development.

- e. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

N/A. This is a non-project action. Access to the property for the subsequent project will be from 84th St SW.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A. This is a non-project action. Paine Field is nearby.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

N/A. This is a non-project action. Traffic impacts will be reviewed and mitigated for during the permit review process for any subsequent development once the rezone has been approved.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

N/A. This is a non-project action.

h. Proposed measures to reduce or control transportation impacts, if any:

N/A. This is a non-project action. None; The proposed rezone will not affect existing measures to control and reduce transportation impacts. Subsequent development in the rezone area may be subject to traffic impact mitigation fees.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

N/A. This is a non-project action. The proposed rezone will not impact public services any more than the existing zoning designation.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

All utilities are available in the City of Mukilteo

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A. This is a non-project action. Subsequent development will have to adhere to the regulations governed by the utility companies.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

N/A. This is a non-project action. Subsequent development will increase stormwater discharge and construction activity will generate noise.

Proposed measures to avoid or reduce such increases are:

All subsequent development will have to adhere to the regulations governed by the DOE for stormwater regulations, air quality control, and City of Mukilteo construction hours for noise regulations.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

N/A. This is a non-project action. Subsequent development will have to adhere to the City project and environmental review, and all applicable regulations and restrictions.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

N/A. This is a non-project action. The proposed rezone will not deplete energy or resources. Project impacts will be evaluated individually.

Proposed measures to protect or conserve energy and natural resources are:

None proposed. Subsequent development will have to adhere to the regulations governed by the utility companies.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This is a non-project action. The proposed rezone will not affect these areas any more than the existing zoning.

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A. This is a non-project action. If there are project impacts they will be evaluated individually.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N/A. This is a non-project action. Subsequent development will have to adhere to the regulations governed by the utility companies.

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A. This is a non-project action. Project impacts will be evaluated individually.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

N/A. This is a non-project action. N/A. Subsequent development will have access to public transportation and other public services in the area.

Proposed measures to reduce or respond to such demand(s) are:

Subsequent development will have to adhere to the regulations governed by the public utility companies as well as other public services.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

N/A. This is a non-project action. If applicable, all subsequent development will have to comply with all local, state or federal laws or requirements for the protection of the environment.



RECEIVED

JUL 30 2019

CITY OF MUKILTEO

July 19, 2019

Land Resources NW
Attn: Craig Pierce
19711 88th Avenue NE
Bothell, WA 98011

**RE: Critical Area Determination Report for Snohomish County Parcel:
00611600013206**

Wetland Resources, Inc. (WRI) performed a site visit on June 28, 2019 to locate jurisdictional wetlands and streams if present, on and in the vicinity of 4712 84th St SW, in Mukilteo, Washington. The subject site consists of one tax parcel, 00611600013206. Access to the site is gained from 84th St SW to the north. The Public Land Survey System (PLSS) locator for the property is Section 16, Township 28N, Range 04E, W.M. The subject property is located within the Snohomish watershed, Water Resources Inventory Area (WRIA) 7.



Figure 1: Aerial view of the subject property

The subject property is 0.32 acres and is currently developed with a single-family residence in the central portion of the property with residential landscaping surrounding the residence. Two garden sheds are located on the southwestern portion of the property. Adjacent land use consists of single-family residences. Topography of the site is generally flat on the northern portion, which gently slopes to the southwest with a series of garden terraces.



Figure 2: Residence shown centrally on parcel



Figure 3: Landscaping terrace, looking southeast

METHODOLOGY AND RESULTS

Prior to conducting the site visit, publicly available information was reviewed to gather background information on the subject property and the surrounding area in regards to wetlands, streams, and other critical areas. These sources include the following:

- United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI): The NWI map does not show any wetlands on or within 300 feet of the subject property. The closest mapped feature is over 0.25 miles to the southwest.
- USDA/Natural Resources Conservation Service (NRCS) Web Soil Survey: The Web Soil Survey indicates that the subject property is underlain by Alderwood-Urban land complex, 2 to 8 percent slopes.
- Washington Department of Fish and Wildlife (WDFW) SalmonScape Interactive Mapping System: SalmonScape does not show any streams on or within 300 feet of the subject property. The closest mapped feature is over 0.36 miles to the west.
- WDFW Priority Habitat and Species (PHS) Interactive Map: PHS does not show any Priority Habitats or Species on or within 300 feet of the subject property. The closest mapped feature is a biodiversity corridor approximately 0.52 miles to the northwest.
- Washington Department of Natural Resources (WA DNR) Forest Practices Application Mapping Tool (FPAMT): This resource does not show any streams on or within 300 feet of the subject property. The closest mapped feature is over 0.36 miles to the west.

- Snohomish County PDS Map Portal: The PDS Map Portal does not show any wetlands on or within 300 feet of the subject property. The closest mapped feature is over 0.25 miles to the southwest.

The ordinary high water marks (OHWM) of streams and waterbodies, if present, were identified using the methodology described in: *Determining the Ordinary High Water Mark for Shoreline Management Act Compliance in Washington State* (Anderson et al 2016).

Wetland areas, if present, were determined using the routine determination approach described in the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0) (U.S. Army Corps of Engineers 2010). Under the routine methodology, the process for making a wetland determination is based on three steps:

- 1.) Examination of the site for hydrophytic vegetation (species present and percent cover);
- 2.) Examination of the site for hydric soils;
- 3.) Determining the presence of wetland hydrology

Dominant vegetation on the subject property includes, Douglas fir (*Pseudotsuga menziesii*), big leaf maple (*Acer macrophyllum*), noble fir (*Abies procera*), grand fir (*Abies grandis*), mountain ash (*sorbus sitchensis*), Western red cedar (*Thuja plicata*), vine maple (*Acer circinatum*), red elderberry (*Sambucus racemosa*), Oso berry (*Oemleria cerasiformis*), sword fern (*Polystichum munitum*), salal (*Gaultheria shallon*), and trailing blackberry (*Rubus ursinus*). Additional vegetation consists of non-native landscaping. Soils sampled across the site are generally olive brown (2.5Y 4/3) or very dark brown (10YR 3/3) sandy loam in the upper layer. The sublayer is generally dark yellowish brown (10YR 3/4) or olive brown (2.5Y 4/3) sandy loam. Minor inclusions of depleted soils (2.5Y 5/1) were observed within the lower layers. Refusal (cobble/gravel) was found at approximately 12-inches below the surface across the site, which appears to be structural fill material. Hydrology was absent across the entirety of the site.

Based on the results of the site visit, no wetlands or streams were identified within the investigation area. Pursuant to Mukilteo Municipal Code (MMC) 17.52B.090, wetland and stream conditions were evaluated on-site and within the immediate vicinity. No off-site wetlands or streams were noted that would project a regulatory buffer onto the subject site. Development of the subject property, will not impact any critical areas or their buffers.

USE OF THIS REPORT

This Critical Area Determination Report is supplied to Land Resources NW, Inc. as a means of determining the presence of on-site and nearby critical areas as required by City of Mukilteo. This report is based largely on readily observable conditions and, to a lesser extent, on readily ascertainable conditions. No attempt has been made to determine hidden or concealed conditions.

The laws applicable to critical areas are subject to varying interpretations and may be changed at any time by the courts or legislative bodies. This report is intended to provide information deemed relevant in the applicant's attempt to comply with the laws now in effect.

This report conforms to the standard of care employed by ecologists. No other representation or warranty is made concerning the work or this report and any implied representation or warranty is disclaimed.

Wetland Resources, Inc.

A handwritten signature in black ink, appearing to read 'Jeff Mallahan', is positioned above the printed name.

Jeff Mallahan
Senior Ecologist

CRITICAL AREAS DETERMINATION MAP LAND RESOURCES - BYRNES PROPERTY

PORTION OF SECTION 16, TOWNSHIP 28N, RANGE 4E, W.M.



PLEASE NOTE: THIS MAP IS **APPROXIMATE** FOR PLANNING, DISCUSSION, AND FUTURE SURVEY PURPOSES ONLY. THIS DOES NOT REPRESENT A PROFESSIONAL SURVEY. ALL PROPERTY LINE LOCATIONS ARE **APPROXIMATE**.

LEGEND

- PROPERTY BOUNDARY
- STEEP SLOPES

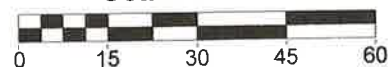


Wetland Resources, Inc.

Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance
9505 19th Avenue S.E. Suite 106 Everett, Washington 98208
Phone: (425) 337-3174
Fax: (425) 337-3045
Email: mailbox@wetlandresources.com



Scale 1" = 30'



Determination Map
Land Resources - Byrnes Property
City Of Mukilteo

Land Resources NW
Attn: Craig Pierce
19711 88th Ave NE
Bothell, WA 98275

Sheet 1/1
Project Number: 19169
Drawn by: JM
07/18/2019

July 29, 2019

Narrative:

Re: Jacobsen-Byrnes 2019 Rezone Application

As long-time Mukilteo residents, we have we have been watching as change and development have come to our neighborhood. Discussions turned to questions that turned to investigating the Docketing process. What began as a research project into the possibility of subdividing our oversized city lot, has now become a formal rezone request to allow us flexibility to develop our property within the long range planning goals of the City. While our rezone request is a 'non-project' request, we have evaluated the property based on what 'could' be proposed. We have submitted a mixed-use site plan, sketch, and accompanying traffic evaluation that indicates our proposal would have little effect on peak hour traffic.

Our property is unique, in that current Zoning and Comprehensive Plan maps show our property as a 'bump-out' or island on the outside edge of current Commercial/Mixed Use zoning in the Midtown Planning Area. We are surrounded to the north, south, and west by commercial zoning. Residential zoning remains to the east and is how our property is currently zoned. We propose to 'straighten' the commercial zoning line by including our property within this zone. Our property is buffered from surrounding properties to the east and south by existing trees off-site. Single family homes are to our east and south (within existing commercial zone). The existing trees already mentioned insure that there will be no impacts to existing 'views' as existing view corridors will remain as they currently exist.

As part of our application, I have attached both the current Zoning and Comprehensive Plans but more importantly, the Midtown Planning Overlay map. This clearly shows our property as the 'missing tooth' along the eastern boundary of the planning zone. We would like our property added to the current Commercial/Mixed Use designation of this planning area. With this application, we preserve the goals of LU2 by allowing Single Family uses to remain to our east, while supporting LU6 by becoming a conforming part of the goals and planning integrated in the Midtown Overlay. Health, safety, and welfare of the citizens of Mukilteo will be preserved and enhanced as our property is developed and upgraded to current codes. Our current property is much more suited to commercial uses as a busy 84th Street fronts the property and properties function commercially to our west. Thank you for your consideration of our application.

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CITY OF MUKILTEO



4712 84TH ST SW

MIXED-USE BUILDING