



**Shoreline Master Plan Update**  
**Mukilteo City Council Continued Public Hearing**  
**October 28, 2019**



# Maximum Building Height

## Maximum Building Height

**Urban Waterfront Shoreline Environment - Waterfront Mixed Use Zone**  
(located east of Park Avenue)

### Current Development Regulations

- North of Front Street: 25 feet / no more than two stories
- South of Front Street and North of BNSF Railroad: 40 feet / no more than three stories
- Remaining Waterfront Mixed Use Zone: 25 feet / no more than two stories

### Planning Commission Recommendation

- 35 feet / No flat roofs allowed.
  - *The purpose is to be consistent with the bulk regulations for the Downtown Business Zone, located west of Park Avenue.*

### Department of Ecology Recommendation / Requirement

- No comment.
- WAC 173-27-040(2)(g) allows structures to be built up to 35 feet in height before requiring a view impact analysis for upland properties.

### Proposed Ordinance No. 1427

- 35 feet / No flat roofs allowed



# Existing Shoreline Code Maximum Building Height





# Proposed Ordinance No. 1427

## Maximum Building Height

**CITY OF MUKILTEO**

**Waterfront Maximum PROPOSED Heights**

**Zoning Districts**

- RD 7.5 Single-Family Residential
- DB Downtown Business
- WMU Waterfront Mixed Use
- OS Open Space

0 140 280 Feet

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# MMC 17B.20.020

## View/Access Corridor

To address visual impacts from buildings, the existing municipal code requires:

- Breaks in the facade and building footprint along the waterfront to retain water views from Front Street and for pedestrian access to the waterfront promenade and beach.
- On the first floor, 20% of lot width shall be open to public access and vistas to and of Possession Sound and Port Gardner Bay.



# Off-Street Parking Regulations

<b>Off-Street Parking Setback (including the Urban Waterfront Shoreline Designation)</b>	
<b>Current Development Regulations</b>	<ul style="list-style-type: none"><li>• A minimum of 75 feet landward of the Ordinary High Water Mark (OHWM). Parking must be to the side or landward of the building.</li></ul>
<b>Planning Commission Recommendation</b>	<ul style="list-style-type: none"><li>• A minimum of <u>5 feet</u> from the landward edge of the promenade. Parking must be to the side or landward of the building.</li></ul>
<b>Dept. of Ecology Recommendation / Requirement</b>	<ul style="list-style-type: none"><li>• Same as current regulations: A minimum of 75 feet landward of the Ordinary High Water Mark. Parking must be to the side or landward of the building.</li></ul>
<b>Proposed Ordinance No. 1427</b>	<ul style="list-style-type: none"><li>• Same as current regulations: A minimum of 75 feet landward of the Ordinary High Water Mark. Parking must be to the side or landward of the building.</li></ul>
<b>With Amendment: Motion 1.a</b>	<ul style="list-style-type: none"><li>• Amends to allow flexibility for water-oriented uses: parking can be to the side, under, or landward of the building.</li></ul>



# Off-Street Parking Regulations (Setback)

Since October 7, 2019

- Staff has discussed this issue with Department of Ecology.
- City may include amendments to Ordinance No. 1427 to amend parking setbacks for water-oriented uses:
  - Off Street parking for ***non-water-oriented uses*** must setback at least 75 feet from the Ordinary High Water Mark (OHWM).
  - Off-street parking for ***water-oriented uses*** may be on the side of, under, or landward of the building on the property.

***Water-oriented uses:*** A use that that is water-dependent, water-related, or water-enjoyment, or a combination of such uses.



# Water-Dependent Uses

- Use which cannot exist in a location that is not adjacent to the water and which is dependent on the water by reason of the intrinsic nature of its operations. Water-dependent uses may be located north of Front Street.
- Examples include:
  - Marina
  - Shipping Terminal
  - Aquaculture Operation



# Water Related Uses

- A use or portion of a use which is not intrinsically dependent on a waterfront location but whose economic viability is dependent upon a waterfront location. Water-related uses must be separated from the shoreline by another land parcel and located south of Front Street.
- Examples include:
  - Dry Dock
  - Boat Repair Facility
  - Boat Sales and/or Rentals
  - Aquaculture Support Services
  - Scuba Diving/Swim Shop



# Water-Enjoyment Uses

- The use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment.
- Examples include:
  - Swim Beaches
  - Parks
  - Concession Stands or Restaurants can be designed to meet the water-enjoyment use definition



# Non-Water Related Uses

- Any use that is not water-dependent, water-related, or related to water-enjoyment.
- Uses that are *not* water-dependent must be separated from the shoreline by another land parcel and located south of Front Street.

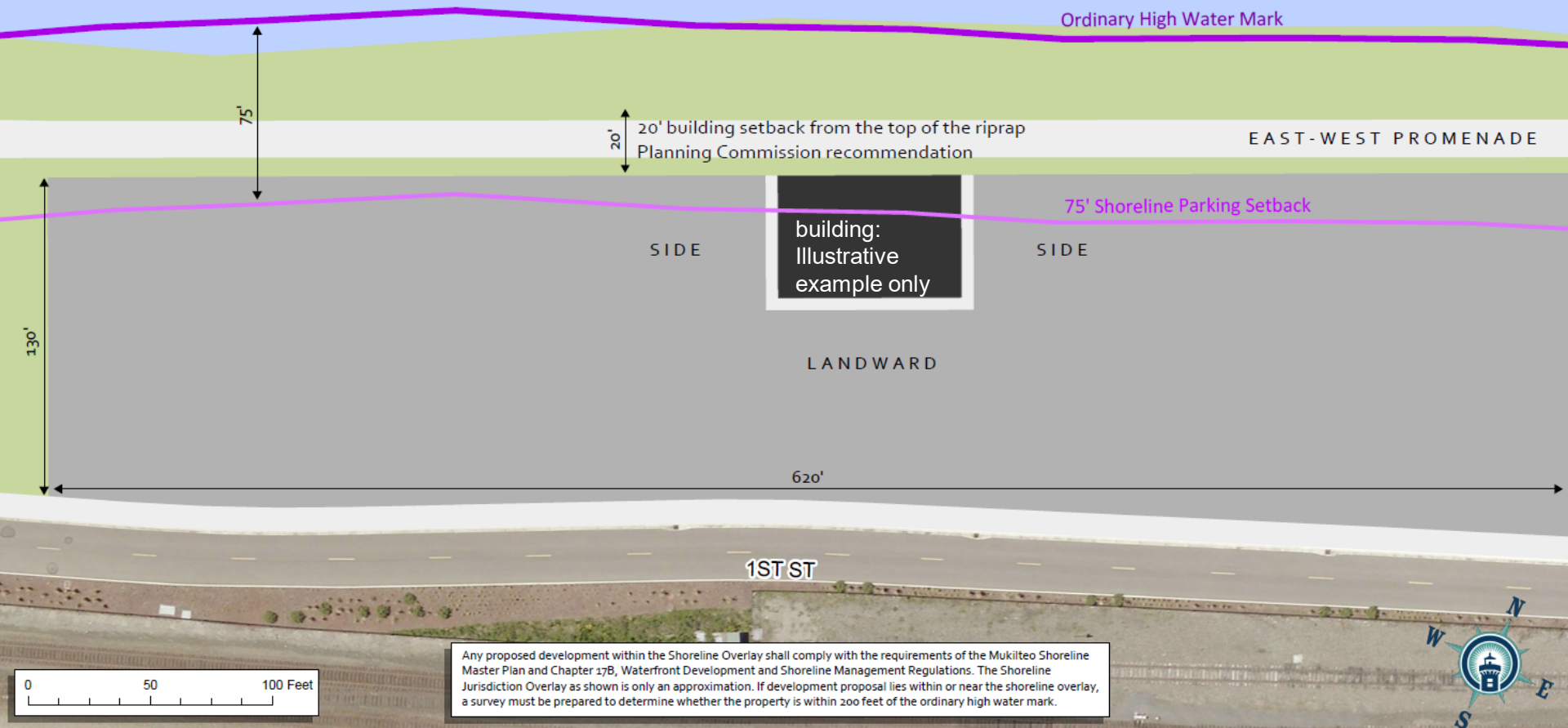


CITY OF  
**MUKILTEO**

# Shoreline Parking Regulations

## Shoreline Parking Regulations Existing and Proposed - FOR ILLUSTRATIVE PURPOSES ONLY -

- Conceptual Building
- Ordinary High Water Mark
- 75 ft. Shoreline Parking Setbacks (Non-water-oriented Use)





# Motions

## **Ordinance No. 1427**

**1) Motion to Approve Ordinance No. 1427** related to updating the Shoreline Master Program and amending Mukilteo Municipal Code (MMC) Title 17B - Shoreline Management Regulations.

AND

**1.a) Amend Ordinance No. 1427** to include the amendment related to off-street parking setbacks for water-oriented and non-water oriented uses contained in **Exhibit 3-3**.

## **Resolution No. 2019-04**

**2) Motion to Approve Resolution No. 2019-04** directing Community Development to transmit the approved Shoreline Master Program and Development Regulations to Ecology for final approval.



# Questions

