



**Shoreline Master Plan Update**  
**Mukilteo City Council Continued Public Hearing**  
**October 7, 2019**



# SMP Proposed Changes

## ***27 State Mandates (2007 - 2017)***

- Definitions
- Procedures
- Permitted Uses
- Critical Areas
- Non-Conforming Regulations

## ***Changing Circumstances***

- Ferry Terminal Project
- Waterfront Master Plan
- Comprehensive Plan Update

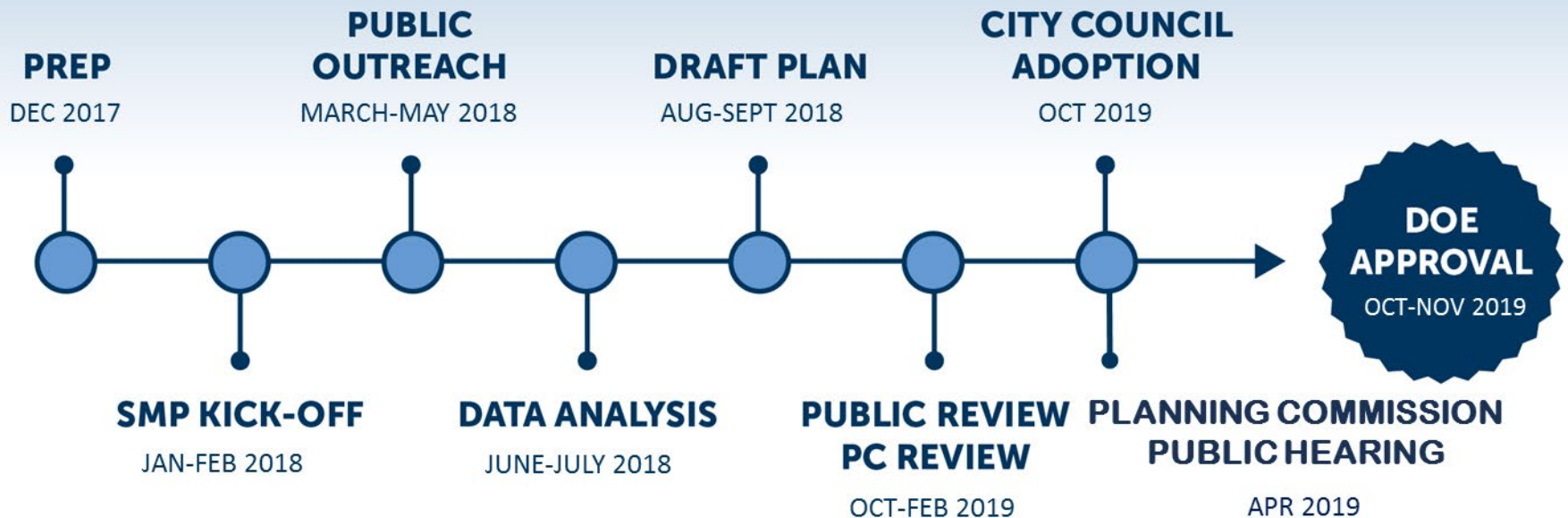


## ***Local Implementation***

- Bulk Regulations, Building Height, Setbacks, Sidewalk Widths, parking

CITY OF MUKILTEO

# SHORELINE MASTER PLAN PERIODIC UPDATE





# SMP Update

## Public Notice & Comments

### **Public Notice**

- Mailings to property owners within the shoreline jurisdiction, parties of interest, legal ads in paper, website

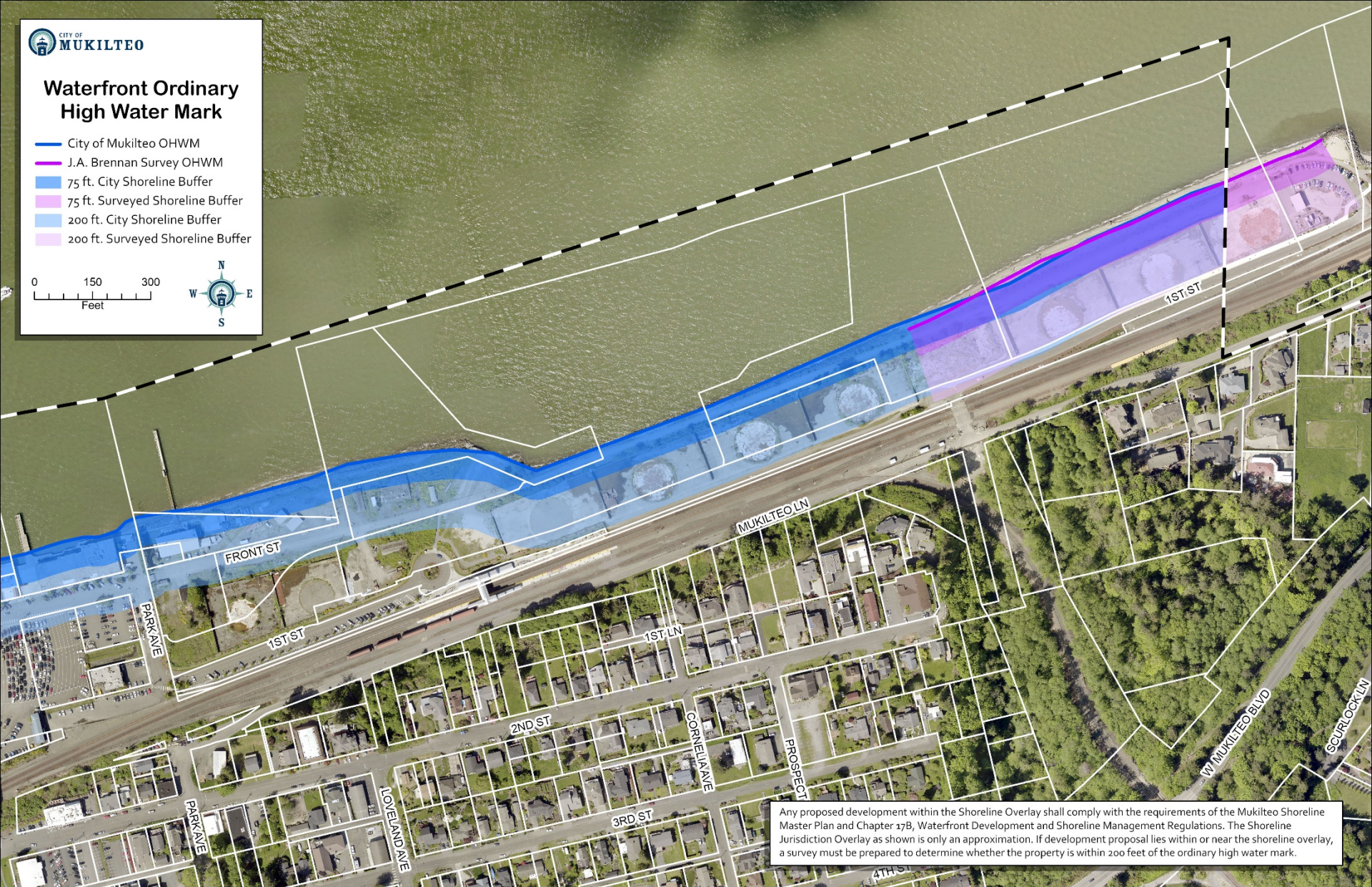
### **Public Comment**

- City received eight (8) comments on the SMP including:
  - April 18th Planning Commission public hearing testimony
  - Washington State Department of Transportation
  - September 3, 2019 public hearing testimony

## Waterfront Ordinary High Water Mark

- City of Mukilteo OHWM
- J.A. Brennan Survey OHWM
- 75 ft. City Shoreline Buffer
- 75 ft. Surveyed Shoreline Buffer
- 200 ft. City Shoreline Buffer
- 200 ft. Surveyed Shoreline Buffer

0 150 300  
Feet

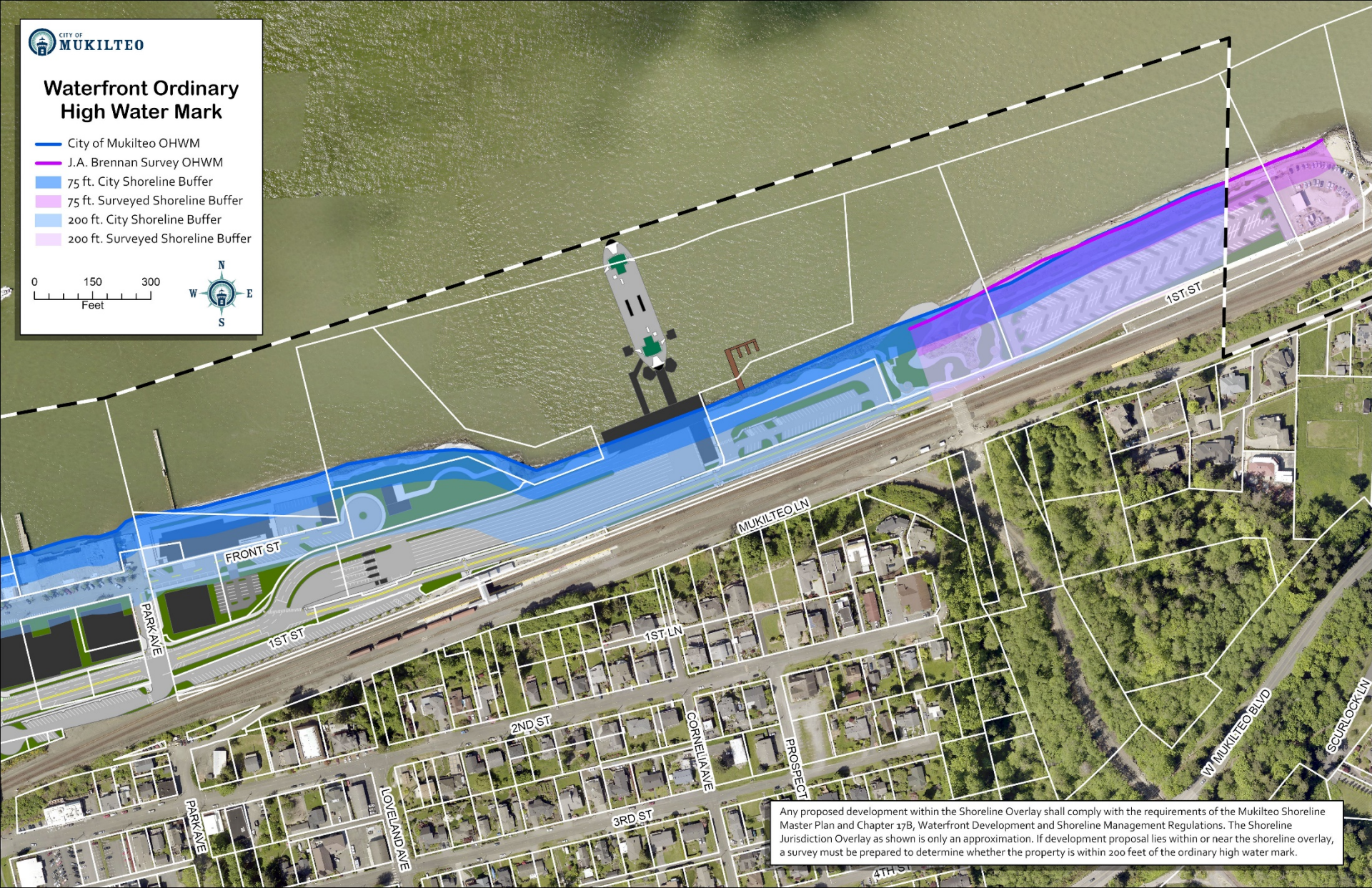


Any proposed development within the Shoreline Overlay shall comply with the requirements of the Mukilteo Shoreline Master Plan and Chapter 17B, Waterfront Development and Shoreline Management Regulations. The Shoreline Jurisdiction Overlay as shown is only an approximation. If development proposal lies within or near the shoreline overlay, a survey must be prepared to determine whether the property is within 200 feet of the ordinary high water mark.

## Waterfront Ordinary High Water Mark

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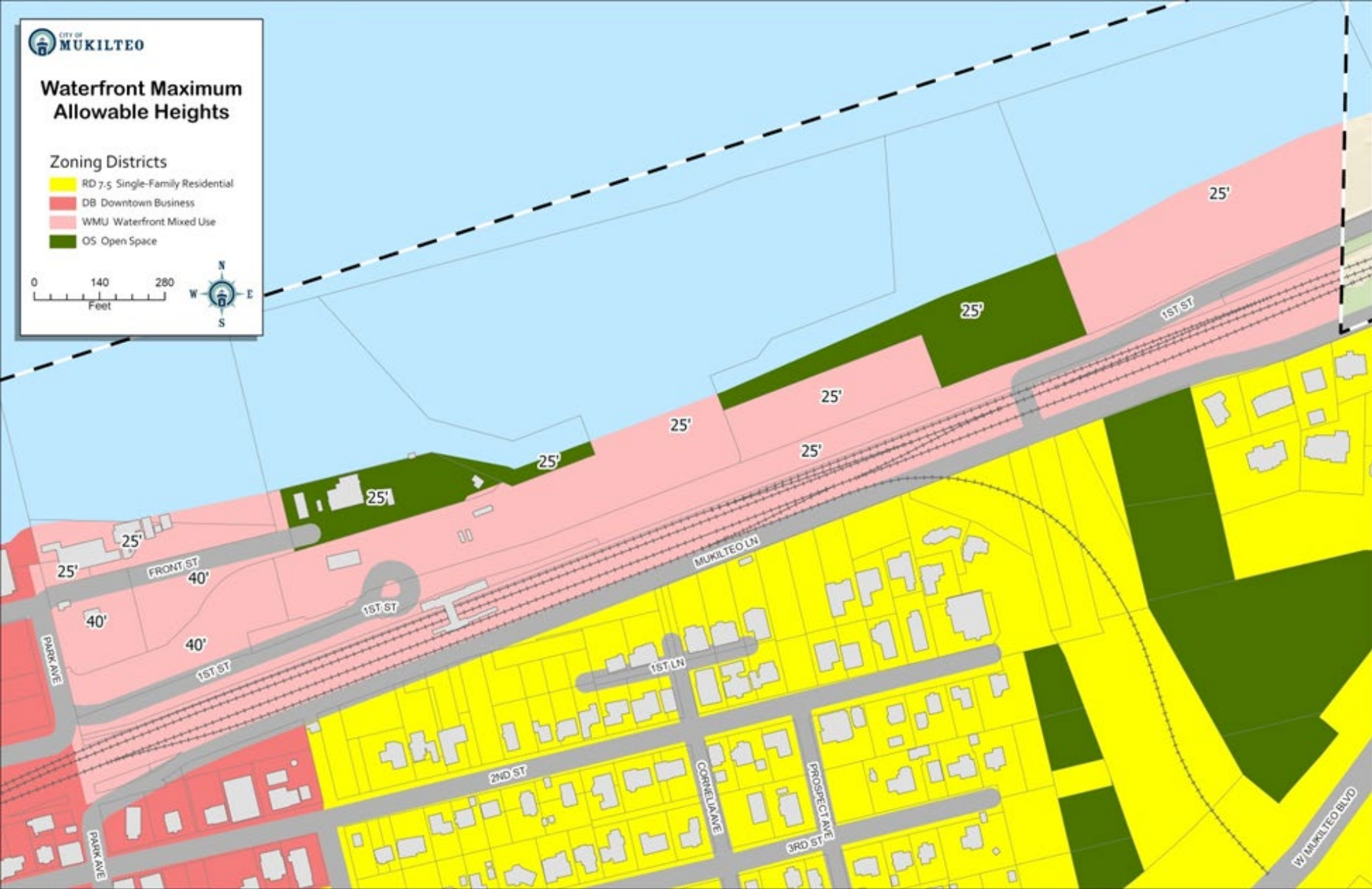
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# Waterfront Maximum Allowable Heights

## Zoning Districts

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

0 140 280  
Feet

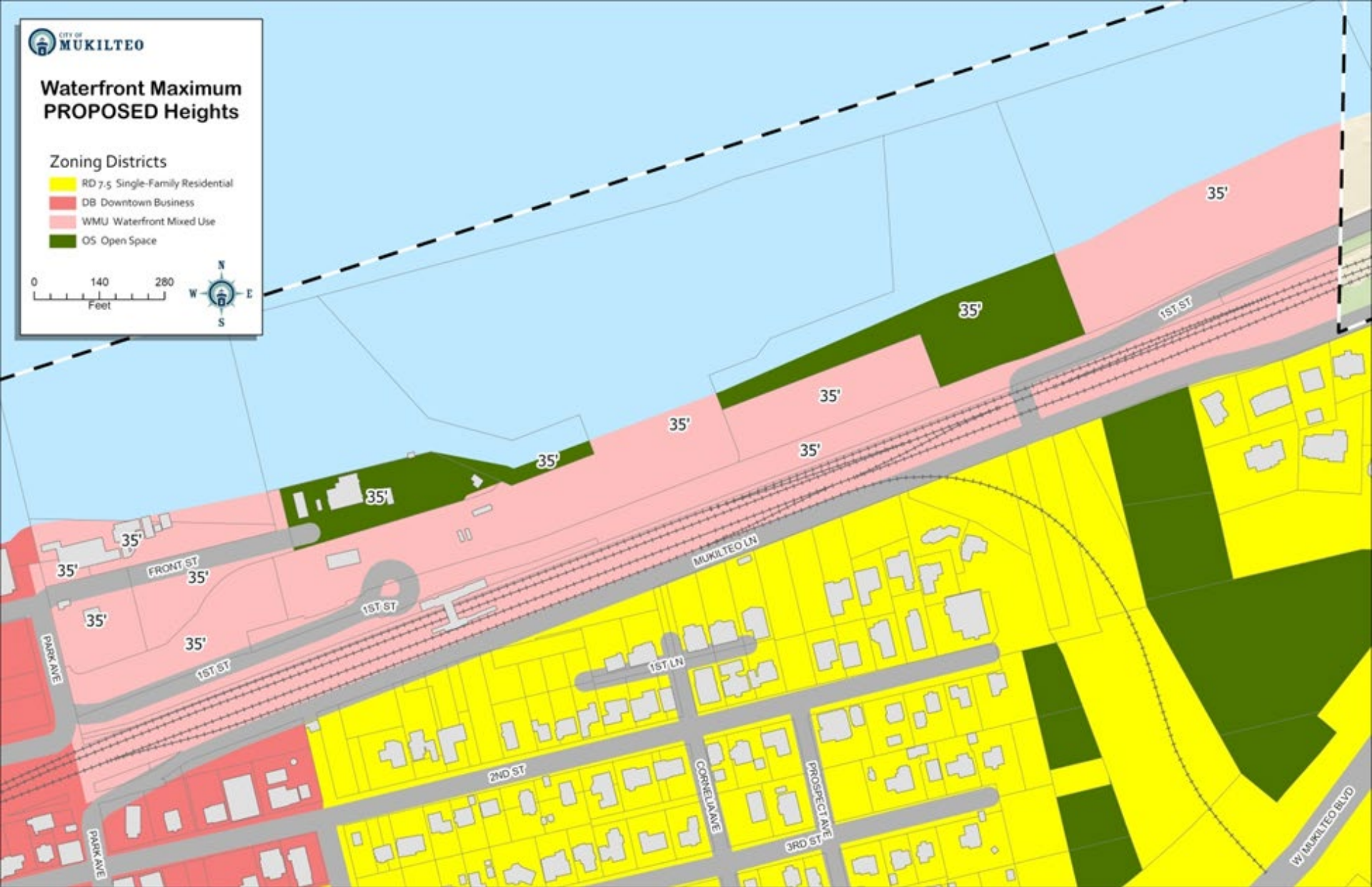


# Waterfront Maximum PROPOSED Heights

## Zoning Districts

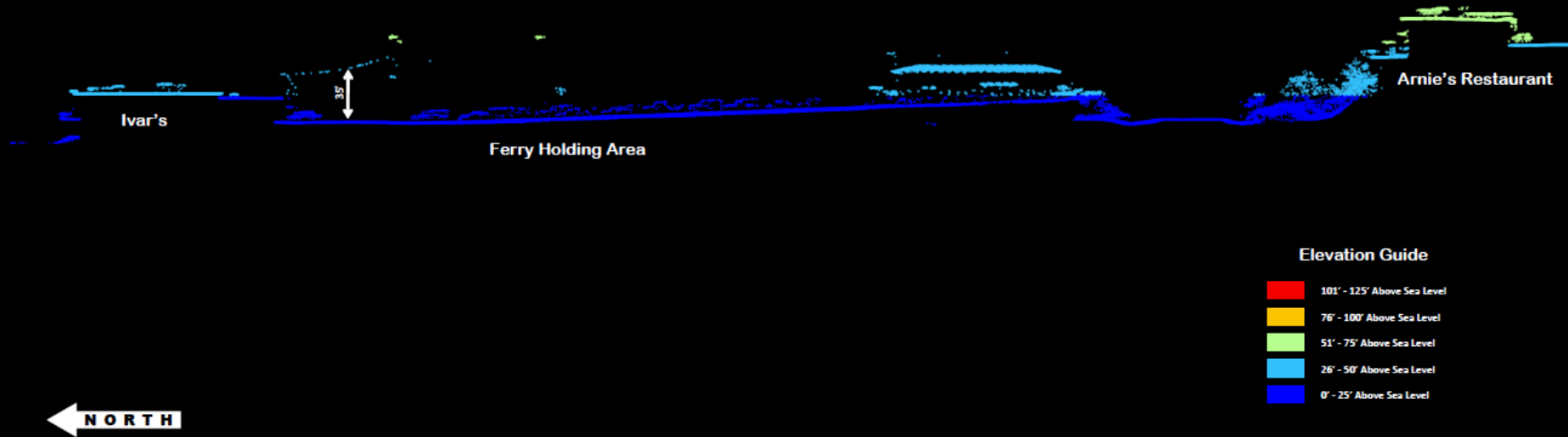
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0 140 280  
Feet



# 2017 Waterfront LiDAR

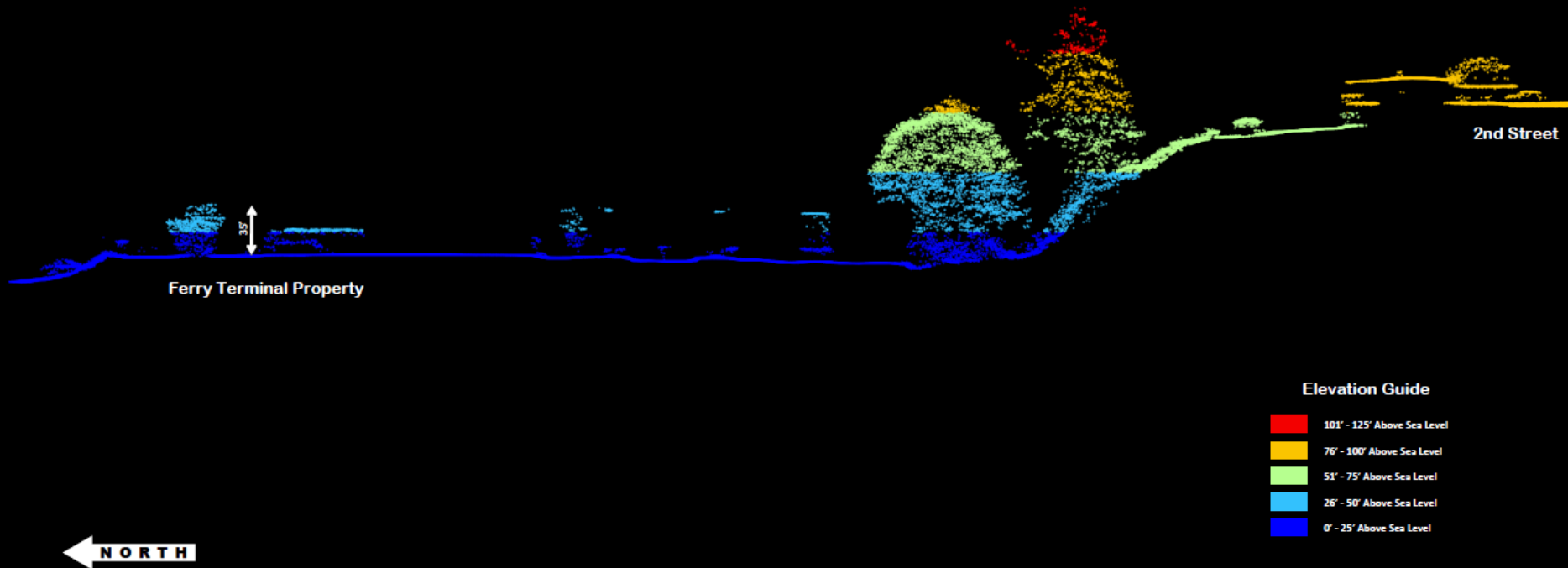
- Shoreline to Arnie's -



SOURCE: Washington State Department of Natural Resources LiDAR Portal

# 2017 Waterfront LiDAR

- Shoreline to 2nd Street -



SOURCE: Washington State Department of Natural Resources LiDAR Portal

# 2017 Waterfront LiDAR

- Shoreline to Mukilteo Lane -



SOURCE: Washington State Department of Natural Resources LiDAR Portal



# Questions





# Motion

- Approve Ordinance No. 1427 related to updating the Shoreline Master Program and amending Title 17B Shoreline Management Regulations with the revised Planning Commission recommendation and Ecology's recommendations and requirements.
- Approve Resolution 2019-04 directing Community Development to transmit the approved Shoreline Master Program and Development Regulations to Ecology for final approval.