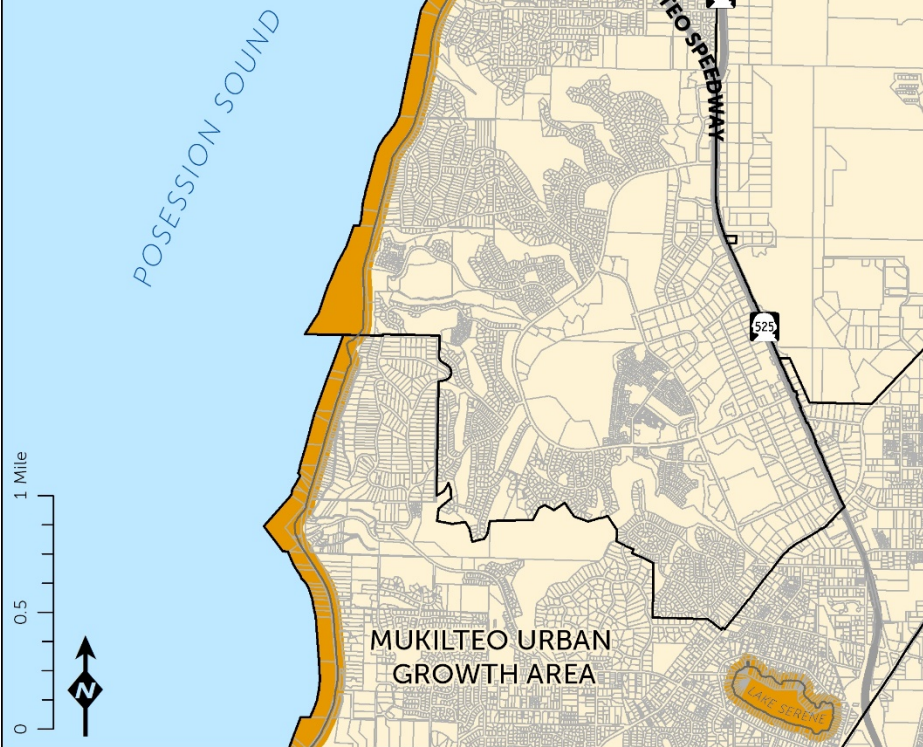




**Shoreline Master Plan Update
Mukilteo City Council Public Hearing
September 3, 2019**

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.

- Shoreline
- ▭ Mukilteo City Limits
- ▭ Parcel Lines
- ▭ Shoreline Jurisdiction



SHORELINE MASTER PROGRAM JURISDICTION

FINAL - JUNE 2019

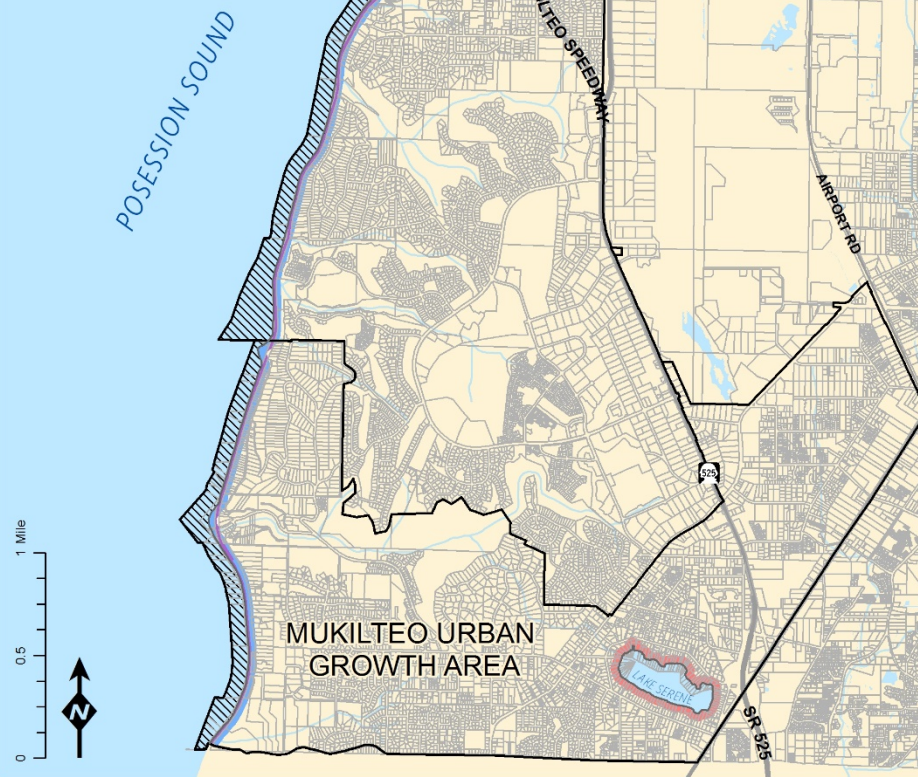
Source: City of Mukilteo 2018,
Snohomish County 2010, 2013, 2014, WSDNR

The Shoreline Overlay extends to
the middle of Possession Sound and
other bays and waters
(RCW 35.21.160).



- ### Environment Designations
- ▭ Aquatic Urban
 - ▭ Aquatic Urban Conservancy
 - ▭ Urban Conservancy
 - ▭ Urban Lakefront
 - ▭ Urban Railroad
 - ▭ Urban Waterfront
 - ▭ Urban Waterfront Park

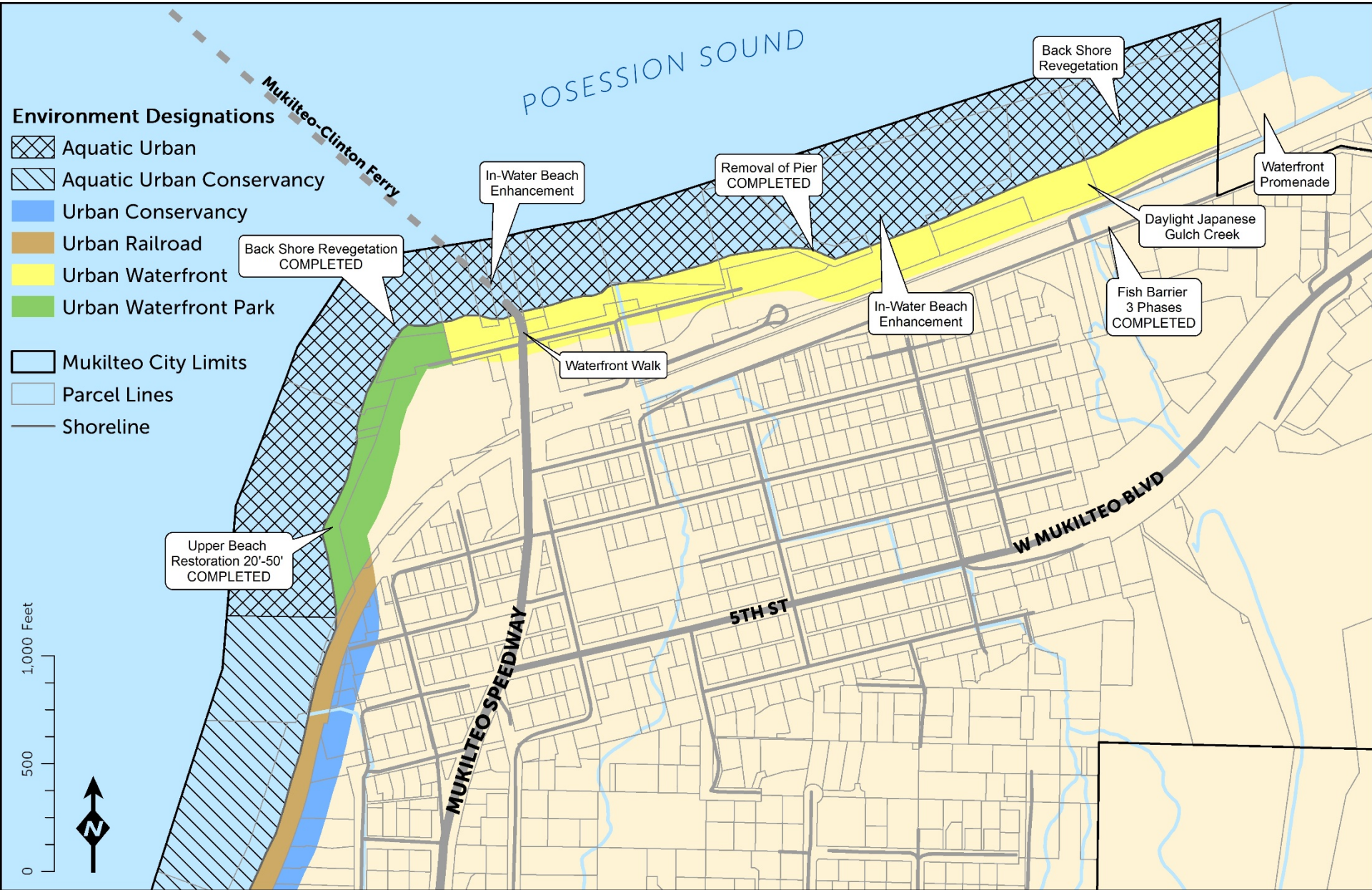
- Shoreline
- ▭ Mukilteo City Limits
- ▭ Parcel Lines






SHORELINE MASTER PROGRAM UPDATE FINAL - JUNE 2019




Source: City of Mukilteo 2018,
Snohomish County 2010, 2013, 2014, WSDNR

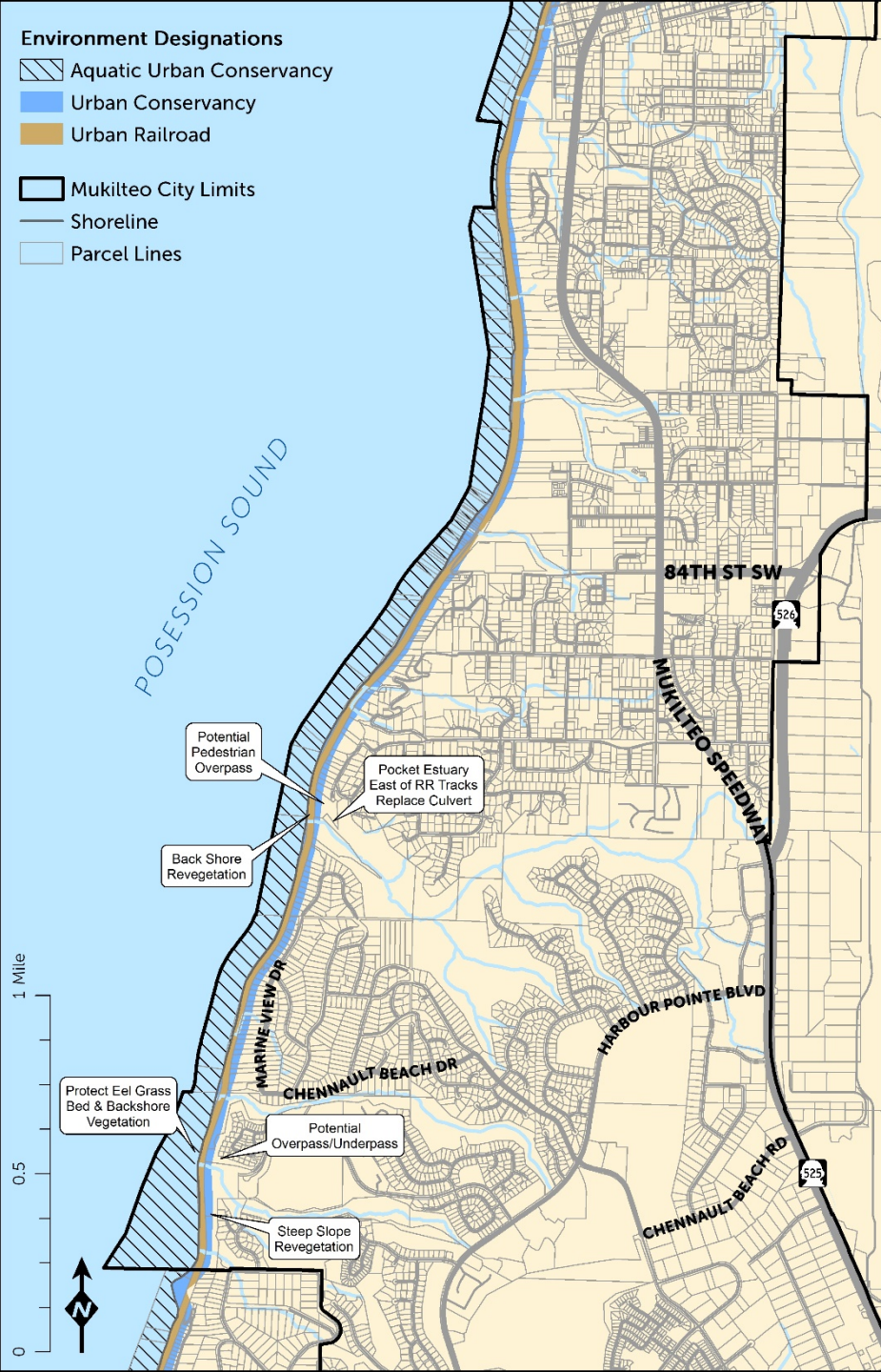








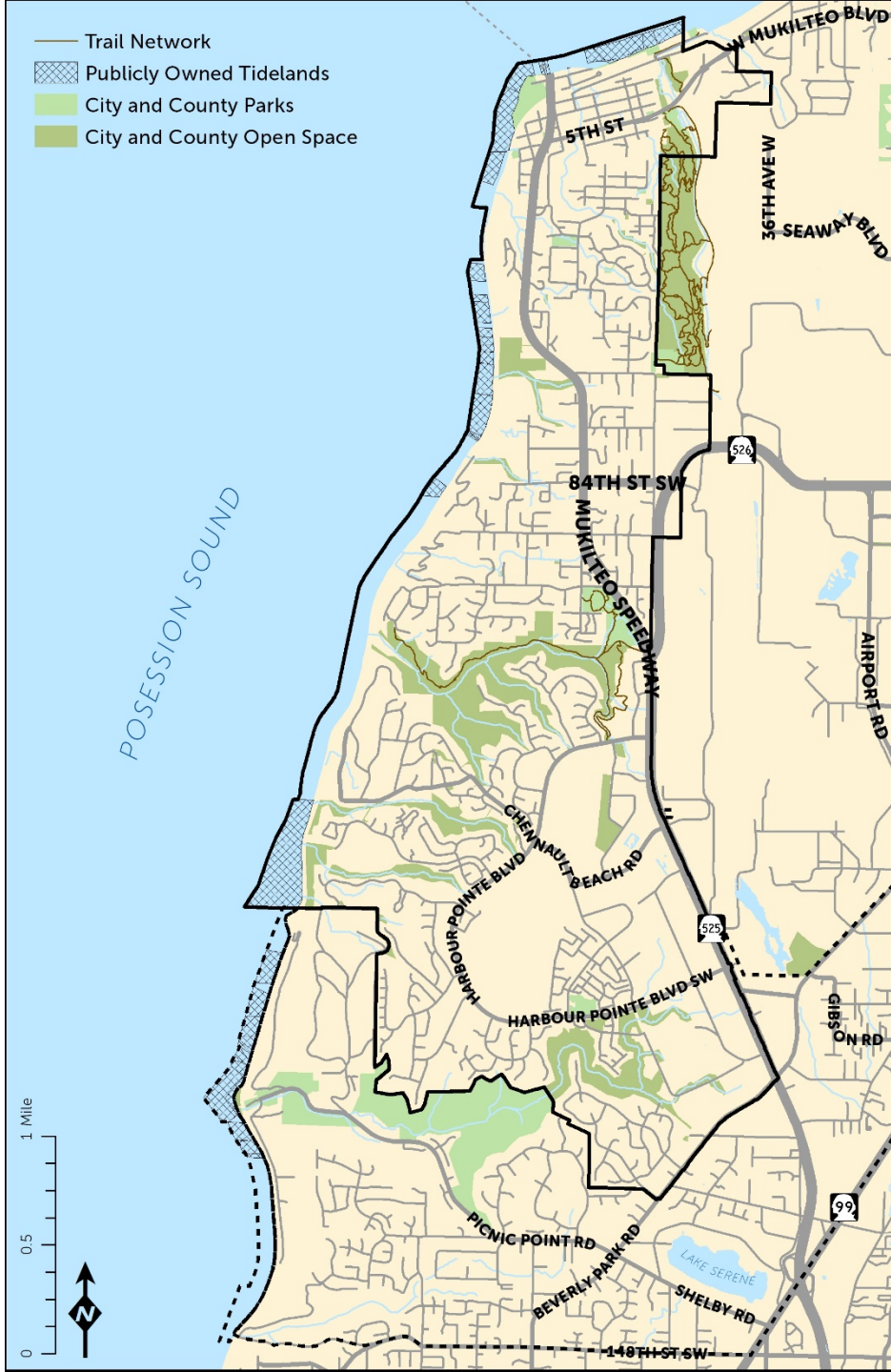
Environment Designations

-  Aquatic Urban Conservancy
-  Urban Conservancy
-  Urban Railroad

-  Mukilteo City Limits
-  Shoreline
-  Parcel Lines



-  Trail Network
-  Publicly Owned Tidelands
-  City and County Parks
-  City and County Open Space





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
- Policies

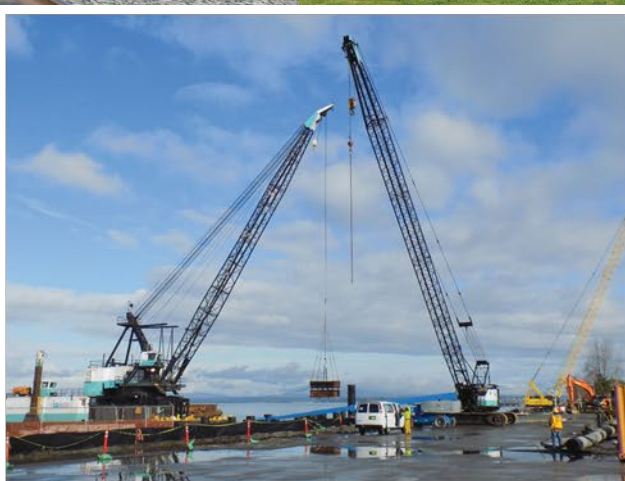


Local Implementation:

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



Changes to the Waterfront



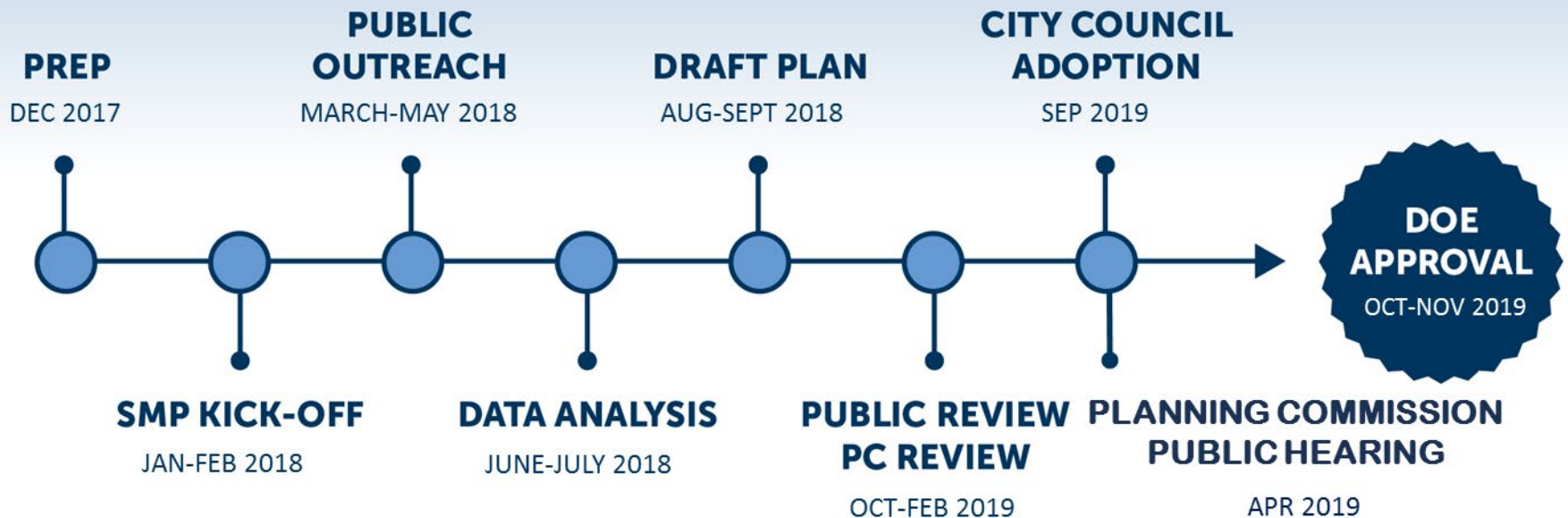


Changes to the Waterfront



CITY OF MUKILTEO

SHORELINE MASTER PLAN PERIODIC UPDATE





Process of SMP Update

SMP Review by Planning Commission

October 2018 - November 2018	Planning Commission review of proposed development regulation amendments
January 2019 - February 2019	Planning Commission review of draft Shoreline Master Program
February 22, 2019 - April 18, 2019	City Public Comment period on draft SMP
March 19, 2019 - April 18, 2019	DOE Public Comment period on draft SMP
April 18, 2019	Joint DOE/ Planning Commission Open House and Public Hearing



Public Comments

- The City provided public notice of the SMP update process in the form of mailing notices to property owners within the shoreline jurisdiction and to parties of interest.
- The City received a total of seven (7) comments on the SMP.
- This includes those who testified at the April 18th Planning Commission public hearing and the recent comments from Washington State Department of Transportation (a copy of the comment letter has been provided for your review).
- Exhibit 6 identifies the comments received and the City's response to those comments minus the letter recently received from WSDOT.



2014 Height Analysis

- Developed waterfront redevelopment view analysis.
- Compared twenty-five (25) feet and thirty-five (35) feet building height along the Tank Farm at different locations and angles.
- Representatives from NOAA, the Port of Everett and the Tulalip Tribes attended and gave input.



Losvar: 37'

*(received a height variance at
time of construction)*



Ivars: 30'

no height worksheet is available for reference, but other documents state the building is not higher than 30'



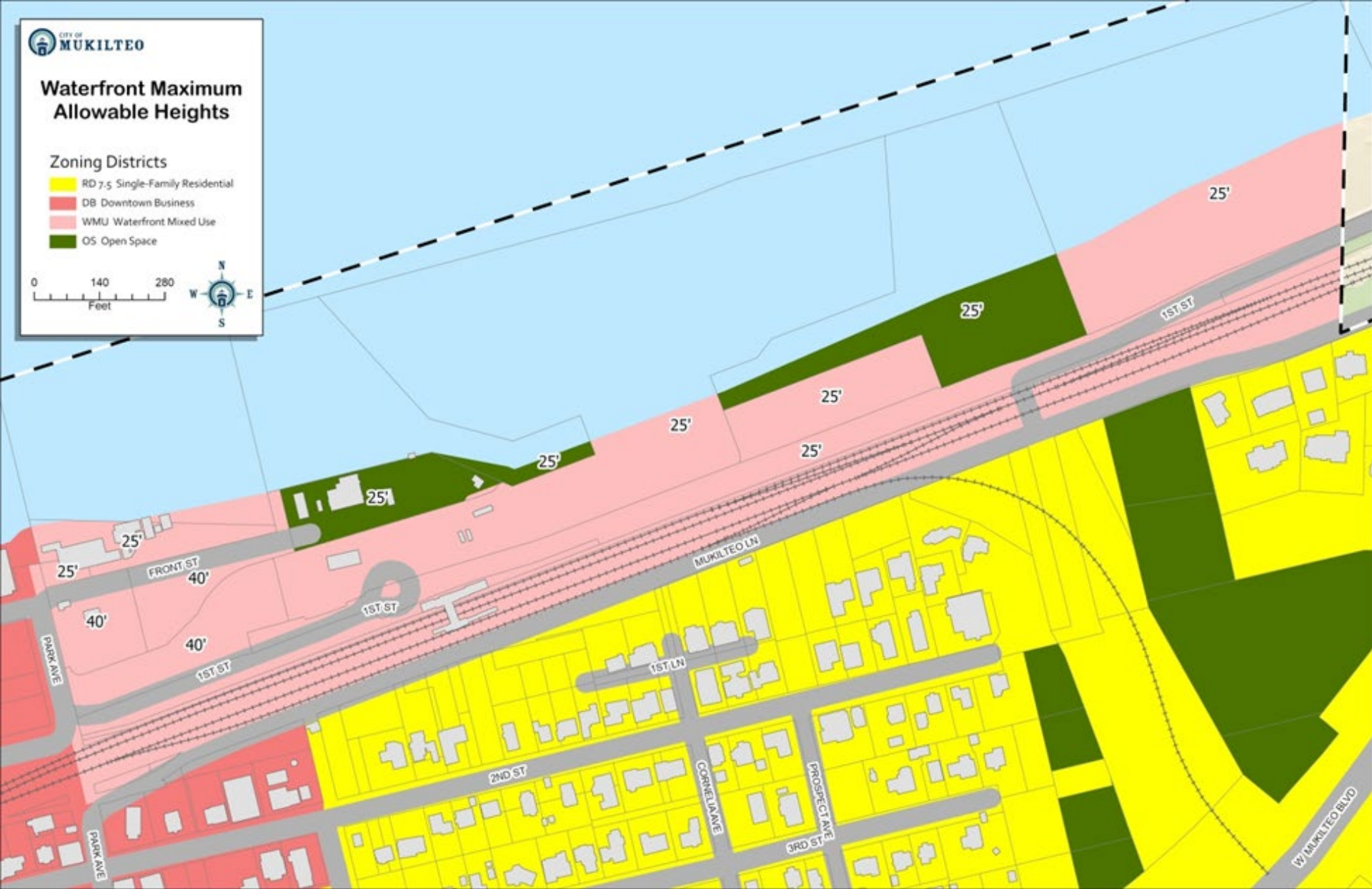
Silver Cloud: 41' at the highest point; 31' the rest of the building

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

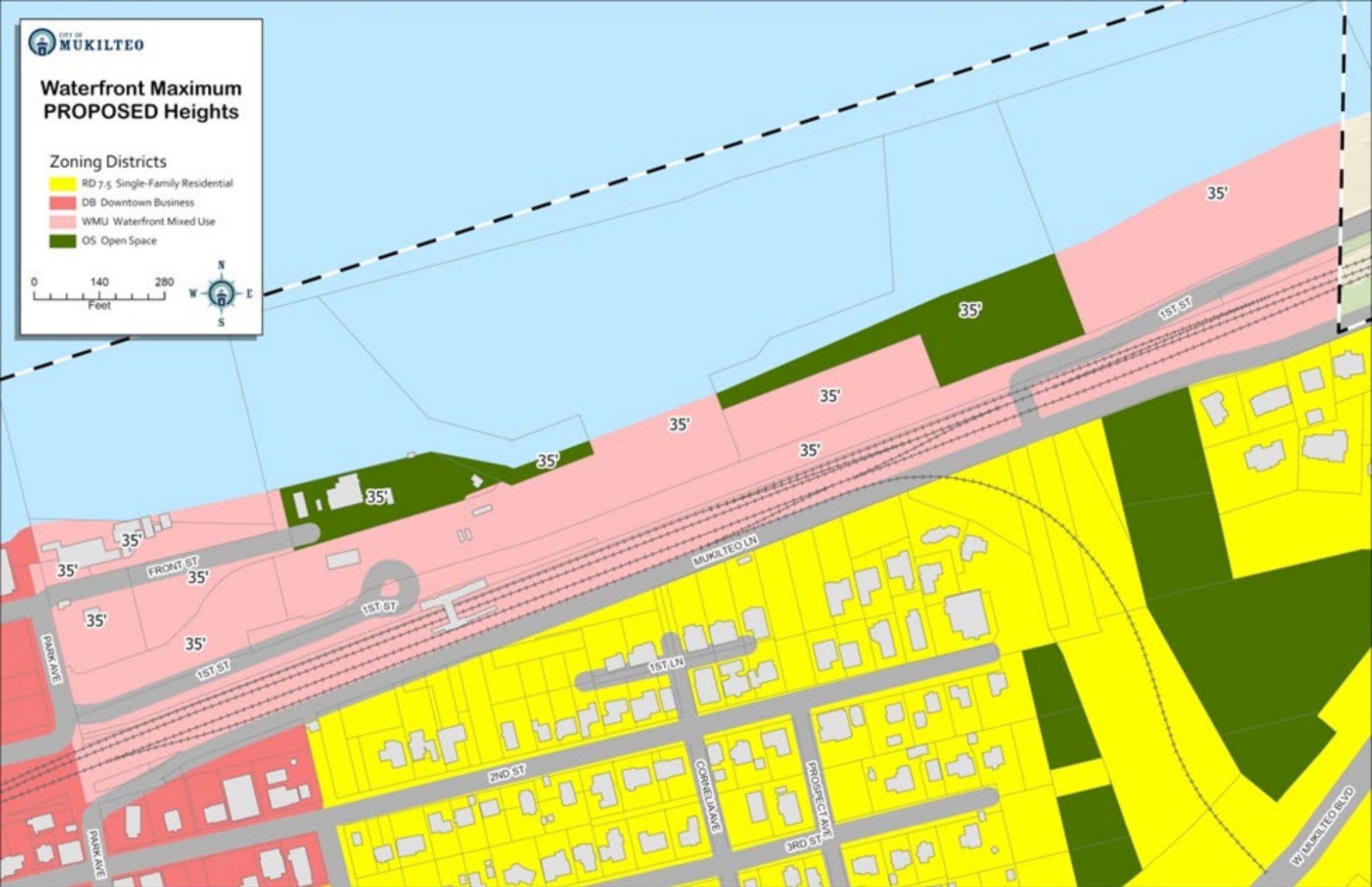


Waterfront Maximum PROPOSED Heights

Zoning Districts

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

0 140 280
Feet





EXISTING CONDITION



PROPOSED CONDITION 25' BUILDING



Current WMU zoning

PROPOSED CONDITION 35' BUILDING



Proposed in this update

EXISTING CONDITION



PROPOSED CONDITION 25' BUILDING



Current WMU zoning

PROPOSED CONDITION 35' BUILDING



Proposed in this update

EXISTING CONDITION



PROPOSED CONDITION 25' BUILDING



Current WMU zoning

PROPOSED CONDITION 35' BUILDING



Proposed in this update



Ecology's Initial Determination of Consistency Staff's Response

- The implementation of the Downtown Waterfront Plan and Binding Site Plan envision enhanced public access to the waterfront while allowing the property owners an opportunity to develop their property in the future for interim and/or long term uses.

Commercial Development Area: This refers to Lot 8 of the Tank Farm Binding Site Plan owned by the Tulalip Tribes. The 15' wide waterfront promenade will follow the rip-rap line of the commercial property and future development will be required to setback five feet from the promenade for a total of 20 feet from the landward side of the rip-rap. It is not known at this time how these properties will be developed. All future development will be subject to the City of Mukilteo Shoreline Regulations.

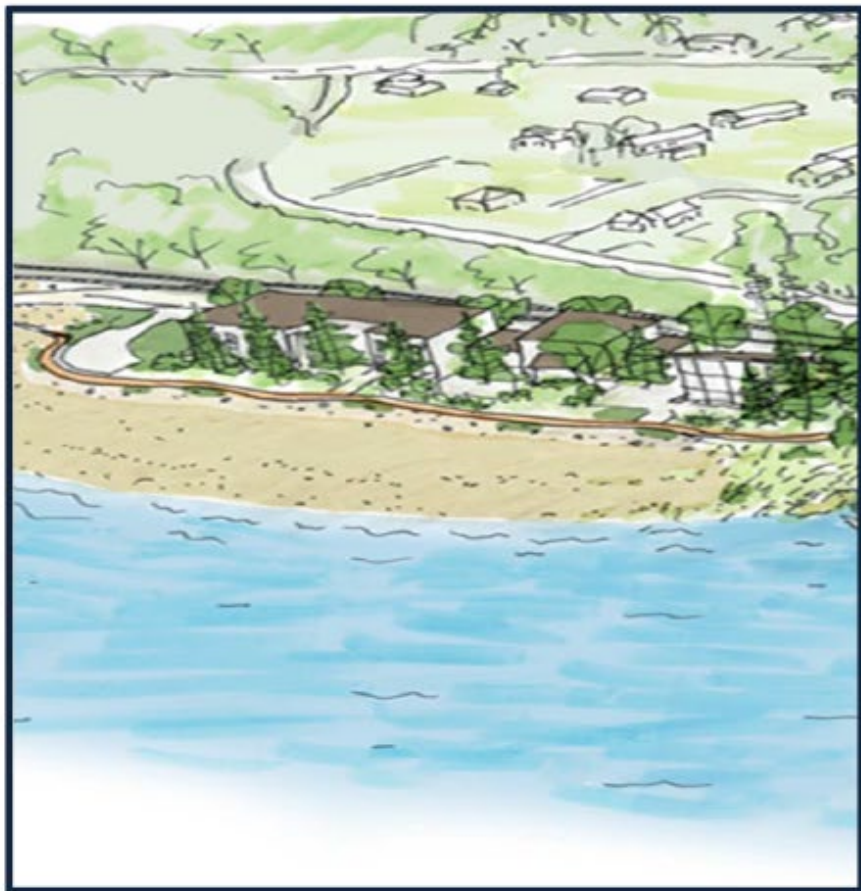
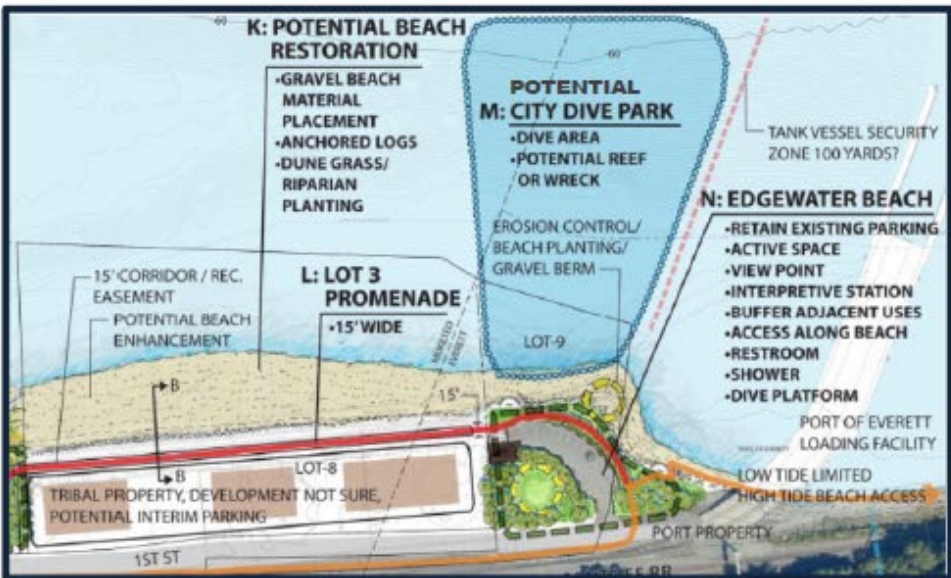


Figure 32: Mixed-use commercial development concept for Lot 8

Project Concepts

- 15' wide promenade
- Beach enhancement
- Mixed use building site
- Potential beach access if allowed by property owners





Next Steps

- Upon approval of the SMP Update staff will send the revised document back to the Department of Ecology for final approval.



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.