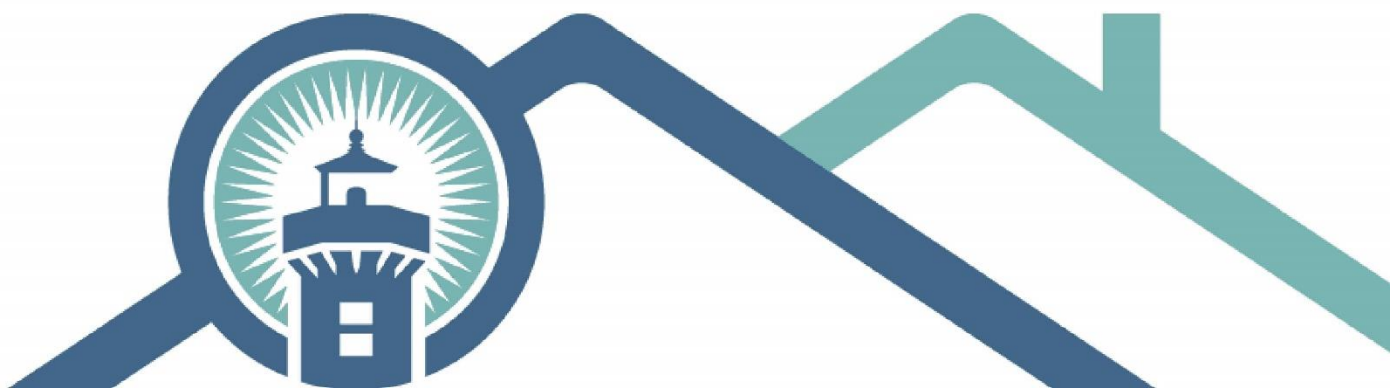


Attachment 5 | **Stakeholder Advisory Group
and Community Meetings**





Many members of the community, as well as other city staff, participated and contributed to the preparation of this Housing Action Plan. Their participation and contributions are very much appreciated.

Jennifer Gregerson, Mayor

CITY COUNCIL

- Sarah Kneller, Council President
- Bob Champion, Council Vice President
- Elisabeth Crawford
- Richard Emery
- Louis Harris
- Riaz Khan
- Joe Marine

PLANNING COMMISSION

- Jerry Bush
- Diane Cooper
- Skip Ferderber*
- Tim Krivanek
- Arnie Hammerman
- Robert Marmaduke
- Nicole Thomsen

STAKEHOLDER ADVISORY COMMITTEE

The Stakeholder Advisory Group (SAG) acted as an informal focus group of community members and various housing professionals. The SAG provided focused review and feedback about housing, housing issues and draft documents to City of Mukilteo staff and the BERK team for the Housing Action Plan. Participation on the SAG does not necessarily indicate endorsement of the strategies in the HAP.

- Adam Braddock, Real Estate, John L. Scott
- Carolyn "Dode" Carlson, Resident, Mukilteo Seniors Association
- Skip Ferderber, Resident*
- Glenn Gardner, Mukilteo Employer, Synrad
- Greg Krabbe, Housing Developer, GFK Consulting
- Ricardo Romero-Heredia, Parent Liaison Mukilteo School District

- Shana Swift, Resident
- Donna Vago, Resident
- Jonathan Waters, Resident
- Melinda Woods, Board of Directors, Washington Low Income Housing Alliance
- Boris Zaretsky, Resident

* Skip Ferderber served on the Stakeholder Advisory Group until he was appointed to the Planning Commission in January 2021.



PROJECT STAFF

- Dave Osaki, Community Development Director
- Lauren Balisky, Planning Manager
- Garrett Jensen, Associate Planner

BERK CONSULTING

- Dawn Couch, Project Manager
- Rebecca Fornaby, Visuals
- Kristin Maitt, Analyst
- Deborah Munkberg, Planner
- Marcia Wagoner, Engagement



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Mukilteo Housing Action Plan

Stakeholder Advisory Group Meeting #1 Summary

October 15, 2020 | 4:00-5:30 pm | Zoom

Objectives

- Review project context, needs, and objectives;
- Review committee role and charge;
- Identify current questions, concerns, and beliefs about housing in Mukilteo; and
- Identify potential organizations and groups for additional outreach.

Agenda

Time	Activity	Lead
4:00	Welcome & Introductions	Lauren Balisky, City of Mukilteo
4:15	Why a Housing Action Plan?	Dawn Couch, BERK Consulting
4:25	SAG role & decision-making process	Marcia Wagoner, BERK Consulting
4:35	Clarifying questions about process and roles	All, led by Marcia
4:40	Discussion 1: What are Mukilteo's assets? What are Mukilteo's housing opportunities and/or challenges?	All, led by Marcia
5:15	Discussion 2: What's missing from the Public Engagement Plan? How can we best engage the community?	All, led by Marcia
5:25	Next steps	Marcia
5:30	Adjourn	



Attendees

Adam Braddock

Carolyn “Dode” Carlson

Skip Ferderber

Glenn Gardner

Greg Krabbe

Ricardo Romero-Heredia

Shana Swift

Jonathan Waters

Melinda Woods

Donna Vago

Boris Zaretsky



Welcome

The Mayor thanked the group for their participation, emphasizing the importance of housing to the region and our city.

Marcia Wagoner of BERK invited the group to introduce themselves and note their favorite spot in Mukilteo. Several people commented that they love living in the city, and participants called out the water views, beach, parks, and gardens, Harbour Pointe and the YMCA as favorite places in Mukilteo.

Why a Housing Action Plan?

Dawn Couch of BERK provided an overview of Washington State Legislature's effort to address housing affordability, including funding for housing subsidies, more tenant protections, and incentives to create more homes of all shapes and sizes.

- She reviewed key legislation from the 2019 State Legislative Session, including House Bill 1923 which provided the funds for the Department of Commerce's grant program. Mukilteo, along with over 25 other cities, received grants to develop Housing Action Plans.
- These grant funds support collection and analysis of information about community characteristics and existing and projected housing needs. Developing a Housing Action Plan (HAP) now allows the City to begin the community conversation about housing in advance of completing the City's required comprehensive plan update in 2024.
- Recommendations coming from the HAP may include:
 - Updates to the 2015 Comp Plan;
 - Strategies to increase housing options, retain existing housing stock, and minimize displacement of current residents;
 - Changes to streamline permitting processes; and
 - An implementation schedule.
- Dawn noted that the [draft Housing Needs Assessment \(HNA\)](#) that is available on the website will be the primary discussion item at the next SAG meeting (October 29). She noted that the Planning Commission will review it tonight and it will go to the community on November 5.

Stakeholder Advisory Group Overview

Marcia Wagoner talked about the SAG's charge noting there will be four meetings at key milestones in the process. Today's orientation meeting, a discussion of the HNA on October 29, a discussion of strategies on December 10, and a priorities session on February 11.

Someone asked about how the group was selected and Marcia explained the City was charged with finding a broad



group from across the city and across multiple areas of expertise and this group is the result of their recruitment efforts.

Marcia walked through the group's advisory role and how the group will work together. She noted that meetings are broadcast live on Facebook and available to the public for viewing after. The group confirmed that 4pm works for future meetings of up to two hours.

Marcia noted that the consultant team will draft materials that will go to the City for posting on the website. If anyone wants to provide feedback the SAG will have three days to suggest any modifications to Lauren.

Discussion

Marcia facilitated a round robin discussion of two key questions asking all members of the group to share their perspectives. Common themes for each are grouped together.

What are Mukilteo's assets?

- Institutions and amenities including schools, a terrific police department, well managed city, community garden, good restaurants and grocery stores.
- A location with natural beauty, including beaches, and opportunities for recreations that is close to industrial centers and jobs, and transportation access via freeways, an airport, a ferry terminal, and buses to Seattle.
- Quiet neighborhoods that are safe, with low crime rates and clean streets and rising real estate values.
- A community of incredible people who care about the community, are generous towards families in need, and willing mentors from all professions that are helping youth thrive.
- Underlying wealth of opportunities to participate in civic engagement and a mayor that is involved with the community.
- Rosehill Community Center, for corporate events and workshops, with views and great restaurants.

What are opportunities or challenges?

- Slow population growth and lack of racial and ethnic and cultural diversity.
 - Opportunity to dedicate more energy to culture and arts to attract residents.
 - Youth—not represented in the group—is impassioned about diversity.
 - Potential resistance of existing community to transitioning to younger, more diverse residents as older generation retires and moves—residents are becoming younger while housing prices remain high.
 - Students living in Everett attend school in Mukilteo; we should be proactive to make sure they feel like Mukilteo is a home for them even though they often come from very different socioeconomic backgrounds. How can we share our resources with our neighbor?
- Lack of low-income, affordable, and emergency housing.
 - Building costs are skyrocketing everywhere related to tariffs, wildfires, and demand. Challenges for developers who cannot avoid building housing with a high price tag. Opportunity for the City to mitigate



- cost and incentivize builders.
- People being priced out of King County are further saturating the rental market.
- Median employees aren't able to afford median housing in Mukilteo.
- Lack of housing stability.
- High-paying jobs are driving up prices in Seattle and people are moving north. Challenge is for the City to formulate policy and code that allows for quality land development and increased density. Supply is needed to counter demand and bring prices down.
- 2,500 seniors in Mukilteo are getting to the age where they can't care for yards but want to stay in Mukilteo. Would like a place for seniors to age in place.
 - Insufficient housing for older residents, currently just older condominiums.
- Layoffs at Boeing and moving jobs to South Carolina along with other challenges in the aerospace industry are trickling down to specialized businesses in Mukilteo that support that industry. Concerns about how this uncertainty affects development of this Plan.
- Increasing crime rate. When you bring other people into your community you need to address crime.
- What happens when the waterfront is developed? We will turn into a high-traffic spot that will change the character of the city.
 - New residential could lead to increased traffic.
 - "Canyons" are a challenge to buildable land—can they be built on without affecting ecology?
- We are surrounded by many communities, most less affluent than Mukilteo, many unincorporated. We can't view Mukilteo in isolation.
 - Potential reattempt of annexation.

Marcia noted that participants identified more information on buildable lands and areas for potential annexation would be helpful.

Public Engagement Plan

Marcia describe the various opportunities for public engagement and then asked the group three additional questions again calling on everyone individually.

Who's missing? Who won't we hear from with this engagement plan?

- High School students.
- People who would like to become Mukilteo residents.
- Community providers—people who work in the field of affordable housing.
- Low-income people who are too busy or don't have access to internet and other methods of accessing information.
- Leadership from nonprofits who can provide insight into missing groups.



- Renters.
- Medical professionals who can talk about the health and service needs of aging population.
- Police or fire.
- Homage Senior Services.
- SAG does not represent a very ethnically diverse group.

Lauren noted in the chat box that the City extended invitations to some recent graduates in the area but with changes to their school format, they did not feel that they could commit to the SAG. She invited any nominations from SAG Members and promised to follow up.

How can we best engage the community?

To reach the community members recommended leveraging social media; encouraging SAG members to reach out to their networks, including Dode Carlson’s senior email list; creating a community survey; and distributing flyers through school meal pick-ups and Meals on Wheels.

In terms of groups to reach out to the following groups were suggested:

- Nonprofits with clients who are low income, seniors, etc.
- Communities of Color Coalition, c3coalition.org.
- Snohomish County NAACP.
- School district.
- Representatives of Mukilteo’s minority communities.

Next Steps

Marcia reviewed the next steps for the project. They are:

- October 15 – Planning Commission discussion of the preliminary Housing Needs Assessment
- October 29 – SAG Workshop on preliminary Housing Needs Assessment
- November 5 – Community Meeting #1



Mukilteo Housing Action Plan

Stakeholder Advisory Group Meeting #2 Summary

October 29, 2020 | 4:00 – 6:00 pm | Zoom

Objectives

- Review growth planning context in Washington State
- Review and discuss housing needs identified in the Housing Needs Assessment ([Preliminary Draft - October 7, 2020](#)). Available on the Mukilteo Housing Action Plan website: bit.ly/mukilteohap
- Review and discuss the structure and content for Community Meeting #1

Agenda

Time	Activity	Lead
4:00	Welcome & Housekeeping	Lauren Balisky, City of Mukilteo
4:05	Welcome & Overview of Agenda	Marcia Wagoner, BERK Consulting
4:15	Overview of growth planning in Washington <ul style="list-style-type: none"> ▪ Q & A 	Dawn Couch, BERK Consulting
5:00	Housing Needs Assessment Presentation <ul style="list-style-type: none"> ▪ Q & A 	Kristin Mardt, BERK Consulting
5:40	Community Meeting #1 <ul style="list-style-type: none"> ▪ What we have heard so far ▪ Community meeting purpose, plan, and materials ▪ Discussion about approach 	All, led by Marcia
5:55	Next Steps	All, led by Marcia
6:00	Adjourn	



Attendees

Stakeholder Advisory Group Members Present

Adam Braddock	Glenn Gardner	Donna Vago
Carolyn “Dode” Carlson	Greg Krabbe	Boris Zaretsky
Skip Ferderber	Jonathan Waters	
	Melinda Woods	

Stakeholder Advisory Group Members Absent

Ricardo Romero-Heredia Shana Swift

Staff and Consultants Present

City of Mukilteo Staff: Lauren Balisky, Garrett Jensen

BERK Consulting: Dawn Couch, Marcia Wagoner, Kristin Maidt

1. Welcome

Lauren Balisky, City of Mukilteo, welcomed participants and reviewed housekeeping items related to Zoom. Lauren let participants know that the meeting was being recorded and simultaneously broadcast to Facebook Live.

In the previous meeting, a participant asked for a map of the City’s available land. Lauren explained that work is currently being done by Snohomish County as part of its Buildable Lands update. They will provide a draft map of available buildable land by mid-November.

Marcia Wagoner, BERK Consulting, reviewed the meeting’s agenda. She explained that the presenters will take clarifying questions during the presentation and will have an additional Question & Answer session after each segment.

2. Growth Planning in Washington State

Dawn Couch, BERK Consulting, presented an overview how land use planning regulations and growth targets are set in Washington State. She reviewed the Growth Management Act, growth targets as established by the Office Financial Management, the Puget Sound Regional Council’s VISION 2050, Countywide Planning Policies, and Mukilteo’s Comprehensive Plan.

- **Boris** asked if the planning information is used for changing zoning and building permits. Dawn clarified that the growth targets will impact zoning to the extent that jurisdictions must demonstrate that their zoning allows for enough development capacity to meet the growth targets, however what is actually constructed depends on the market. Building permits are different and are only issued if someone approaches the City with a building proposal. The growth planning targets do not issue permits.



- **Skip** asked when the PSRC plan was produced. Dawn clarified that [VISION 2050](#) is in its final phase of development and was in the process of being approved on October 29, 2020.
- **Skip** asked how the changes at Boeing will impact the projected growth. Dawn pointed out that Boeing makes up a smaller proportion of the economy relative to the four-county region than it does in Snohomish County. Boeing had significant changes in the 1970s and 1980s, but the chart shows that the impact on the overall region is somewhat dampened given growth in other industries.
- **Boris** commented that the idea of concentrating growth near transit is a pre-COVID way of thinking since now people work for home. He asked if there will be any rethinking of the underlying strategy. Dawn said there may be in future updates, but noted that for a lot of people, their work and need to travel has not changed.
- **Boris** asked if this is top-to-bottom planning, bottom-to-top planning, or some combination thereof. Dawn clarified it is really both. It is fundamentally a community-planning process that starts at a community-level. The framework and targets are established at the top, but each community has a lot of latitude in how they want to plan for growth. There is a wide variation in how communities have chosen to plan for growth across Washington.
- **Skip** asked whether it is true that Mukilteo is only planning for 400 – 600 people total, and if so, is this all a waste of time. Dawn clarified that it is a relatively small number of people, but that the community still has the prerogative (and obligation) to choose how it wants to plan for that growth.
- **Donna** asked for clarification about why Mukilteo is considered a High Transit Capacity City when the facilities that are here mostly serve people moving through Mukilteo. Dawn agreed that a lot of the transit happening in Mukilteo may be people traveling through. She clarified that the regional strategy favors directing growth to where those facilities are.
- **Skip** asked for clarification on when the Comprehensive Plan will be updated. Lauren clarified that the next major update is due in 2024 and the work will probably begin in 2021. The Comprehensive Plan Update will include community engagement as part of the update process.
- **Boris** asked how the Housing Action Plan relates to the Comprehensive Plan Update. Dawn clarified that the Housing Action Plan provides recommendations which will inform the Comprehensive Plan Update. The Comprehensive Plan Update has its own public process, the Housing Action Plan does not take the place of that process.

3. What are Mukilteo's Housing Needs?

Kristin Mardt, BERK Consulting, presented key findings from the Draft Housing Needs Assessment. The complete draft is available on the project's website ([Preliminary Draft - October 7, 2020](#)), along with additional background on the purpose of the Housing Needs Assessment and what is required by the grant.

Kristin reviewed growth trends in the region and in Mukilteo, market trends, patterns of housing cost burden, and gaps in available housing relative to current residents' incomes.

- **Boris** asked whether the data on housing cost burden considered the presence of housing mortgages. He



notes that homeowners who do not have a mortgage have lower housing costs. Kristin clarified that the measures of housing cost burden compares a household's income to a household's housing costs, so mortgage costs would be included as part of the housing costs.

- **Donna** suggested that the data may be unclear for older adults who have paid off their homes. They may have low incomes, but since their housing costs are low, they are not actually cost burdened even with their low incomes. Kristin clarified that the data on cost burdened is based on the relationship of actual housing cost and incomes for Mukilteo residents. An older adult would only be considered cost burdened if their housing costs exceeded 30% of their income, regardless of equity they may have in the home.
- **Skip** commented that the general data may not reflect the actual hidden wealth of Mukilteo residents.
- **Skip** commented that there appears to be no undeveloped land zoned for multi-family homes.

Discussion

Marcia introduced three discussion questions and invited SAG members to choose one of the questions and provide their answer. The questions were:

- What information surprised you?
- How do the findings we just covered reflect your experience?
- Given all that we've gone over, what do you see as Mukilteo's priority housing need and why?

Dode: I am going to answer the second question. I appreciate both your presentations. I have done a lot of background work on how many seniors there are and how many we will have. Like a broken record, I am going to talk about seniors. We're going to need some good housing because we're outgrowing our housing in Mukilteo. I've seen what you presented in my own research and I really enjoyed hearing more about it. We need senior housing for seniors, housing available for those with reduced incomes!

Adam: I would love to see how that 450-ish number is derived over 15 years. We sold about 360 houses in the last twelve months. That only reflects homeowners, not rental. Surprise that it is only 450 people—I would anticipate that it will increase substantially from that. In terms of priority housing, I agree with Dode, I would love to see more senior housing here as well. That is a burgeoning population and a lot of people are desiring something that is a livable space without the inconvenience of stairs and unnecessary square footage.

Mindy: I'm going to go along with Dode, but not just seniors. Anyone who is on a fixed income like SSDI or disability. For myself, I can work right now and afford my rent but when the moratorium is lifted my rent is due to go up and will put me in the cost burden range. Just thinking 10 years from now, what would I be able to afford? Just thinking about housing options, a great variety, at all income levels. The presentation said there is a gap, that is really a concern. Right now, the population of the country is 50 years or older and that is only going to increase.

Skip: I've already expressed concerns that the data may not be the best possible means for us to do what you are asking us to do. I asked the city for a map of developable lands. Looking at this 2020 zoning map, it looks like multi-family usage is already built out. How would we develop new land to fulfill a more affordable housing



cluster? How would we build more affordable housing in this community, a community that I see in my own mind as a NIMBY community. I agree that seniors need more help, but I wonder whether real estate is the answer. Maybe it is providing other support so people can afford the real estate.

Donna: I did my homework, so I will try to go over it fast. It surprised me that there is such low population growth, I didn't expect that. That Mukilteo has less single-family housing than Snohomish county overall and more multi-family units, that surprised me. That Carvel was acquired by HASCO (Housing Authority of Snohomish County) in 2016 and there are low-income units there. I didn't know that. For priority housing need, I mostly have questions:

- What are the goals?
 - Is it to close the gaps for the existing residents that are housing cost burdened?
 - Is it to create jobs for the people who live here so that they don't have to commute outside of town?
 - Or is it to build more efficiency-sized units for lower-income people or single person households?
- Is this all going to zoning to make high-density housing?

I am not really for high-density housing. I don't think that is good for the city. I don't know how this all reflects my experience. I do believe in market forces and foresee that market forces will adjust and absorb the people that will move into this area.

Boris: What surprised me the most is that more people commute into Mukilteo than commute out of Mukilteo, that was really surprising, I expected something totally different. The findings reflect my experience, you prove that Mukilteo is a desirable place to live. What the needs are: the number one need is to preserve high property values of our homes to maintain the tax base to preserve schools and all the other amenities that the residents of Mukilteo enjoy.

Greg: I thought this presentation was really good, it did lay down the groundwork for making the decisions or having the conversations needed for this program. What surprised me the most was the relatively low forecast of people who want to move into Mukilteo. I build homes in Mukilteo, Bellevue, and Kirkland, what's happening in Bellevue and Kirkland is unsustainable. People are going to have to move to the outlying areas like Mukilteo. People will be moving further away from I-5 and come into these outlying areas. What I think the priority in housing in Mukilteo needs to be is supply.... just like what was pointed out earlier. I have built townhomes and cottages at higher densities, provide more supply, while maintaining higher values. We broke records in value by square foot for our townhomes and cottages. We could have done better if the city's code could have accommodated better architecture that is more in demand rather than suppressing architecture to 1930s standards. The code can be improved to allow these housing types to be built better in a fashion that is more desirable and more in demand.

Lauren invited SAG members to send any additional comments to her after the meeting.

Greg offered clarification on what "cottage housing" is. It varies by city. In general, it is a single-family residence on a smaller lot, typically with a limited dwelling size of less than 1000 s.f. They often only require a single car garage, which is a lifestyle choice. They are popular and do quite well in the area.



4. Community Meeting #1

Marcia shared with the group the project's community outreach efforts so far. She also shared some high-level themes of the feedback that has been contributed so far.

Marcia introduced the objectives and approach for Community Meeting #1. She invited SAG members to give feedback or advise to the consulting team around the following questions:

1. Do you have recommendations for improvements?
2. Are there things we should avoid?
3. Are there misconceptions we should be sure to address?
4. What questions do you think we are likely to encounter?

Discussion

Dode: The major misconception to me came up at City Council a few months back and that is: 'you can't shove low-income housing down our throats.' I took issue because of seniors again, I think that is a misconception. It is about affordable housing I guess, and helping people live a better life in our community.

Mindy: I think as in every meeting that has to do with housing, there will be a lot of NIMBYism. When you present things I find people are more receptive to hearing about seniors and helping them stay in the community. That seems to be less controversial than families with kids for some reason. But being really clear about what your intention is, that you are looking to hear community input, and every voice is important in shaping our future.

Skip: The NIMBY factor is extremely important. In this town, this will be screamingly important one. I agree with Mindy. However, I think if we give the reality that this community is not going to be flooded with new people, that statistic is very important. Everybody is thinking we're going to be a community with a lot of development, with cranes all over the place like downtown Beijing. I would suggest being clear about speaking about the number people we're expecting over a 30-year span. We're talking about people making sure senior citizens can afford to stay here. That will be important for people to understand. We're not talking about a ton of development. I wanted to talk to Greg to know is our concern about available land and zoning founded? I think the point is that Greg's knowledge of housing options is very valuable. We need that level of knowledge rather than general planning issues, we need more knowledge specific to building in Mukilteo.

Adam: [responding to Skip] Resources are very limited here, which is an issue. I can't fathom where significant development could be built, there may be some small pockets some places, but yes, I do think it is an issue. Could you upzone some areas? You may be able to do it, but the City would have to take a closer look.

Boris asked if Mukilteo would have to incorporate currently unincorporated areas to have more space. **Adam** thought that was a possibility but doesn't know for sure what is available.



Boris: I think Dawn's presentation is missing the first slide about how all this works and what the role the HAP is in it. You have heard today and in numerous comments that people are confused, and confusion leads to misconception. I would be happy to review comments in advance. I think you have heard most the question you are likely to encounter today.

Donna: People are going to want to know what this is going to cost them in real terms. How will it affect taxes. If you are going to do a program for affordable housing—there is no free lunch so that will cost people in terms of taxes. You are going to have questions about zoning coming up and look at options for rezoning and building in rezoning areas. I think it is important to look at the impacts of potential rezones, because that does impact home prices. A lot of people are concerned about what you're building and rezoning and how that will affect their quality of life, their taxes, and their home values.

5. Next Steps

Marcia reviewed upcoming meetings and thanked participants for their contributions.



Mukilteo Housing Action Plan

Stakeholder Advisory Group Meeting #3 Summary

December 10, 2020 | 4:00 – 6:00 pm | Zoom | Posted on December 30, 2020

Objectives

- Review and consider potential housing strategy recommendations.
- Reflections on Community Meeting #1 and SAG recommendations for future community meetings.

Agenda

Time	Activity	Lead
4:00	Meeting Start & Housekeeping	Lauren Balisky, City of Mukilteo
4:05	Welcome & Agenda Overview	Lauren
4:10	Overview of Housing Types and Permitted Locations	Garrett Jensen, City of Mukilteo
4:20	Potential Housing Strategy Recommendations for Existing Permitted Housing Types <ul style="list-style-type: none"> ▪ ADUs ▪ Cottages ▪ Townhomes ▪ Mixed-Use and Multi-Family ▪ General 	Lauren and Garrett
5:40	Reflections on Community Meeting #1	Dawn Couch, BERK Consulting
5:55	Next Steps	Dawn
6:00	Adjourn	



Attendees

Stakeholder Advisory Group Members Present

Adam Braddock	Greg Krabbe	Donna Vago
Carolyn “Dode” Carlson	Jonathan Waters	Boris Zaretsky
Skip Ferderber	Melinda Woods	

Stakeholder Advisory Group Members Absent

Ricardo Romero-Heredia	Shana Swift
------------------------	-------------

Stakeholder Advisory Group Members Excused

Glenn Gardner

Elected Representatives

Mayor Jennifer Gregerson

Staff and Consultants Present

City of Mukilteo Staff: Lauren Balisky, Garrett Jensen, Steve Powers

BERK Consulting: Dawn Couch

1. Welcome and Overview of Agenda

Lauren Balisky, Planning Manager, City of Mukilteo, welcomed participants and shared a few housekeeping items. She provided an overview of the agenda.

Lauren reminded the group that the Housing Action Plan (HAP) does not itself adopt any of the recommended items, but rather recommends items for further study and future public discussion.

2. Housing Types and Current Permitted Locations

Garrett Jensen, Associate Planner with the City of Mukilteo, introduced five different housing types, where they are permitted in the City, and specific requirements of each housing type:

- Accessory Dwelling Units
- Duplexes
- Cottage Housing
- Townhouses
- Mixed-Use Development



Boris asked what is “mixed-use housing.” **Donna** clarified that it is business and residential space in the same building.

Boris asked whether duplexes and triplexes are just subsets of townhouses. Lauren explained that the difference is in how it is owned. Duplexes are not “Fee Simple” (e.g. cannot be bought or sold as a single unit). **Greg** shared that a duplex is owned outright by a single individual. They may live in one unit and rent out the other or rent out both units.

Adam commented that he has seen a lot of duplexes and triplexes where the property is owned as a collective, but each individual owns a representative proportion of the property.

Skip asked what in Mukilteo constitutes the “Downtown Business District”. Lauren explained that it is this area in the northern part of the City near the waterfront (see map depicting Downtown Business areas on Slide #13).

Donna asked for clarification about what is considered “Midtown.” Lauren explained that Midtown is the area around where SR 525 and 84th meet.

Boris asked for clarification if when we say certain types of housing are allowed in certain places, it means it is allowed but not necessarily built. Lauren explained that the zoning designations and regulations say what can be built and the market decides if and when developers are going to develop under those regulations.

Boris noted that the presentation did not mention the zoning requirements of single-family housing and asked if that housing can be built anywhere in the City or if there are zoning requirements for single-family homes as well. Lauren referenced the map showing all the residential areas where single-family housing is allowed (Slide 5). It is allowed in large swaths of the city, but also has regulations. She clarified that it is not a housing type we are focused on today, but it is a housing type that is permitted in the City.

Donna asked whether the zoning and housing types the presentation highlighted are the focus of the HAP and have buildable land available. Lauren explained that all the land in Mukilteo that is not constrained by a critical area or used for a public purpose is “buildable” land. It is a matter of what state the land is in. It could be vacant or could be ready for redevelopment. The housing types we are focusing on today are all currently allowed uses. Our discussion will be focused on future strategies to remove barriers and improve flexibility for these particular housing types.

Donna asked if we are talking about rezoning some areas for these projects. Lauren clarified that we are not talking about rezoning.

3. Potential Housing Strategies (meeting minute 22:00)

Lauren introduced the next section of the meeting as focused on getting the SAG members’ input and feedback on recommendations for further study. She clarified that none of the recommendations are set in stone and that SAG input is important. Lauren reminded members that the regulations are not changed with the adoption of the HAP: the HAP will make recommendations for further study and there will be additional opportunities for public input.



Lauren reviewed the existing housing needs and emerging housing needs identified in the [draft Housing Needs Assessment](#) (meeting minute 23:50). The housing needs include a need for housing affordable to moderate-income households earning between 80 and 120% of area median income (AMI).

Lauren stated that there has been a perception that one of the purposes of the HAP is to construct a large amount of low-income, subsidized housing, which is often confused with “affordable housing.” She reminded the members that we are using “affordable housing” to describe housing that is affordable to the household living in it.

Lauren clarified that the discussion today is focused on what the City can do in its regulations to help private property owners and developers bring more housing to the market. Snohomish County’s last Buildable Lands Analysis in 2014 showed that Mukilteo had limited vacant land available under the zoning that was in place at that time. During the last comprehensive planning process Mukilteo focused on infill development to meet its housing targets and provide housing options for all income segments. We are looking at “missing middle” housing types, most of which are allowed in Mukilteo today. They are typically smaller in scale and mix well with other housing types.

Boris stated he wanted it to go on record that there was no consensus about the existing needs and emerging needs as stated in the draft Housing Needs Assessment. He personally does not agree that any of the things identified as needs are needs.

Accessory Dwelling Units

Garrett described some of the current regulations for Accessory Dwelling Units and the impacts of those regulations to those interested in pursuing an ADU on their property. Garrett introduced potential strategies for the SAG’s consideration:

- Review proportions and unit size requirements
- Review bedroom limitations
- Review owner-occupancy requirement
- Review ADU parking requirements
- Review lot size requirements
- Review notice requirements

Boris asked for clarification about the current process for allowing property owners to build an ADU. Lauren explained that there is a permit process for allowing ADUs. Lauren offered to provide additional information after the meeting.

Skip asked if the space in an existing garage can be used as housing. He shared that he has seen a lot of garages that are designated as garages but are being used as apartments. Garrett explained that it depends on whether the property meets the requirements. When a person asks to convert a garage to a livable space, city staff review the property against all the requirements such as setbacks, lot coverage, parking, and so on. It is always on a case-by-case basis.



Donna noted that those requirements were put in a place for a reason. She asked why we would try to change them. For example, changing the parking requirements could lead to a problem that the rule was there to protect against in the beginning. She also asked about reasons for changing the notification requirements. She does not know what the purpose of those requirements are, but she questions the wisdom of changing them. Garrett clarified that the proposed strategies are not things that city staff necessarily wants, but these are things that city staff have observed are barriers to developing ADUs. In terms of the noticing requirements, some uses don't require notice. It is something that is required for this type of housing. Garrett clarified that the SAG members are not being asked to recommend a specific change, but rather are being asked if they would be willing to support further study of the topic.

Donna thinks her question remained unanswered. She restated that the regulations are there for a reason and she is concerned that we'd create a different problem by changing the current regulations.

Lauren clarified that city codes are an attempt to meet the state requirements as well as community values. Sometimes that results in unintended consequences. City staff have observed that for ADUs, here and elsewhere, there are a few regulations that routinely stop the development from happening, or at least stop it from happening legally. The City thinks that the code should allow property owners to build in way that is safe and insurable. It is also important to periodically take a look at the regulations and ask if they are working properly: is it doing what we intended it to do? Over the last 10 years these ADU regulations are not working for people.

In terms of the parking question. Single-family homes require two parking spaces, though a lot of housing in Mukilteo has more. For ADUs, even though there is only bedroom allowed, it requires two parking spots. Other housing that is a studio or one bedroom only requires one.

Regarding the notifications, staff have found that the notifications do not actually change the application outcome. You would not get notice if your neighbor was remodeling or adding an addition to their property. Does the notification step add value in this process? Is the requirement worth taking another look at it?

Adam had the same thoughts about the parking. In other cities it is common to have one stall per bedroom. So requiring two for a small ADU with only one bedroom is worth reconsidering. In reference to Donna's question on examining these limitations, Adam thinks it is worth noting that as people move to this area, we are feeling a pinch for more housing. With the attempt to add more housing we are also addressing more transit options for folks. We are seeing people use cars less. In order to meet one need in housing, we might be able to compromise with the number of cars. He thinks it is worth considering. He is also wondering if the lot size limitation was significant, but when looking at homes that sold in Mukilteo over the last 6 months, there have been 224 homes that have sold and 100 were on lots greater than 10,000 s.f. which suggests there is opportunity for detached ADUs.

Boris asked how many applications for ADUs the City gets a year. Lauren estimated 1 in a good year. Boris asked why she thinks changing the ADU regulations would solve any alleged problem. Lauren clarified that nobody is getting permits because the constraints are too significant. She shared that staff gets a lot of inquiries about building ADUs, but it becomes quickly evident that the project is unfeasible when you go through the regulations. Boris asked how many inquiries she gets a year. Lauren estimated 10 to 20 per year. Boris asked how many of



these people would submit applications if the requirements were relaxed. Lauren said that she has no way of knowing.

Dode shared that a lot of seniors are interested in ADUs, but the limitation of only having only one bedroom and not being able to have company over is a constraint. A lot of seniors have the necessary lot size. She'd like to see the one-bedroom limitation changed. She described the one-bedroom limitation as a door slammer. She observes that while people may not have gone to the City to inquire, there is interest in ADUs.

Skip expressed concern about trying to assess how big of an issue the regulations are. If the City is only getting 20 to 30 inquires a year, he wonders if this topic is the best focus of the SAG. Lauren said that she believes it is an important topic because the City has a lot of single-family property where ADUs are allowed. She believes that there is more interest in ADUs than direct inquiries to the City. She noted that ADUs are a way to expand housing choice and housing variety in the community.

Boris observed that requirement is for only one bedroom, but it doesn't limit the number of rooms. You could entertain in other rooms in the house. One could sleep in the living room and no one would know.

Dode said that the limitation of 700 s.f. is also restrictive. She thinks that is asking a lot of people, especially if you have the lot size. She likes the idea of these changes because she does hear interest from people.

Garrett reminded the group that even outside the ADU regulations there are other regulations on the total structure that can be on the property and lot coverage. Instead of regulating what is happening on the inside of the structure, the regulations could focus on the overall impacts to adjacent properties.

Boris said he agrees with approach of focusing less on the inside of units but observed that Garrett's presentation did not explain potential impacts such as drainage, impacts to the electrical grid, or anything else. Boris doesn't mind when people redecorate their homes but believes that building a separate house on the property will have impacts on the surrounding neighborhood.

Lauren clarified that the members are discussing whether we would recommend taking a closer look at the regulations. Lauren initiated a poll for the SAG members to respond to. She noted that the project team will also be vetting these questions at a Community Meeting as well as with Planning Commission and City Council.



Duplex Housing (meeting minute 1:02:28)

Garrett described duplex housing and explained they are currently only allowed in the Multifamily Zoning Districts. He proposed considering a strategy to investigate allowing duplexes on corner lots in single-family



residential zones, on larger lots, or developing design standards to regulate duplexes similar to the way ADUs are regulated. In either case, duplexes would be limited to the overall structure size and lot coverage restrictions as a single-family home.

Skip asked Garrett to clarify who objects to full side-by-side duplexes compared to two-thirds versus one-third division between a primary house and an ADU. Garrett explained that he is only illustrating what is allowed. ADUs are allowed in all single-family zones and the duplex example is only allowed in the multifamily zones, which are rather limited areas.

Skip asked why the ADUs were permitted instead of the duplexes. **Boris** offered that the difference is that an ADU usually houses a family member or an extended family member, while in a duplex the owner is collecting rent from a stranger.¹ Skip ask for further clarification from the land use planners. Garrett clarified that there isn't an objection per se, duplexes are simply not currently allowed in single-family zones. In 2009, the City removed the requirement that a relative or caregiver must live in an ADU. Lauren stated that the question is asking SAG members to take an objective look at whether the impacts would be different between a duplex an ADU, if so are there potential strategies to mitigate any potential concerns that the community may have.

Mayor Gregerson shared that in 2009 the City focused on updating the ADU codes but did not consider duplexes at the time. Now we are taking a broader look. She suggested that there are likely multiple examples like this in the code, where you wonder whether there is a different impact. The City has never looked at it systematically.

Donna asked whether putting duplexes in single family housing zones is basically rezoning single family areas. If duplexes were allowed would it require that the owner occupies one of the units?

Garrett clarified that the analysis is not that detailed: before questioning owner occupancy, we have to decide if it is worth exploring allowing it in the first place. Is this something we want to look at it? Determining how an ADU is different from a duplex may be something we take a closer look at as part of the housing strategies. Is that something we want to do?

Donna suggested that what Garrett is talking about is what she considers to be rezoning. She feels the City would have to rezone the areas that do not allow duplexes and rezone it to allow duplexes. She is not sure if Garrett is skirting around her question or if she is saying it wrong.

Lauren clarified that the question is not talking about changing an area from “zone x” to “zone y”, rather it is asking if we should consider changing what is allowed in “zone x.” We would potentially be adding a permitted use.

Donna noted that the HB 1923 law suggested rezoning single family areas to allow duplexes. Lauren clarified that Mukilteo is not currently considering changing any zoning and is operating under a different option provided in HB 1923. The question to the SAG is whether it is worth exploring making changes to allowable uses, not to zoning, which she acknowledges is somewhat of a nuance.

Adam commented that the example demonstrates that most of Mukilteo is zoned single-family. ADUs are allowed in all single-family zones as long as they meet the requirements. There is not a lot of difference between a duplex

¹ The City is unable to regulate what constitutes a “family” – an ADU or the primary unit may be rented to anyone, family or not.



an ADU. The primary difference is a duplex does not require an owner-occupant but the ADU does. From a real estate perspective if you allowed duplexes throughout the city a lot of developers and investors will build duplexes and put renters in there without an owner-occupant. It seems the benefits of the owner-occupant is that you have somebody who is invested personally in the property. If you have just renters who are not personally invested in the property it can impact the aesthetics and potentially drive down the quality of the neighborhood. (**Donna** thanked Adam for his comments). He is a proponent of educating Mukilteo residents about their ability to do ADUs. He thinks it is a generous allowance, but that is why the City has limitations on what is required to do ADUs. He asked if community doesn't want duplexes because of the lack of owner-occupant?

Skip asked whether having an owner-occupant required on one side has been an issue in Mukilteo. Is that something the current ADU code would allow? Lauren clarified the ADU code wouldn't apply to duplexes because they are two separate things. If this is something the SAG recommended the City take a closer look at, owner-occupancy could be one of the things on the table, but owner-occupancy requirements are more specific than the detail of the HAP.

Skip shared that he gets weekly inquiries about buying his house. It seems to him if there was the possibility of adding duplexes there would be a lot of people who would see building in Mukilteo as much more valuable.

Dawn followed up to Donna's question about whether the potential recommendations are proposing zoning changes, explaining that the zoning regulates how much can be built and the permitted uses regulates what types of housing could be built. In both cases it could be the same size structure, but with a single-family home there would be one front door and a duplex would have two front doors.

Donna noted that creating higher density in single family neighborhoods was one of the suggestions of HB 1923. That is a concern to her because she is against building duplexes in single family neighborhoods all together because she thinks that would bring down the home values in those areas.

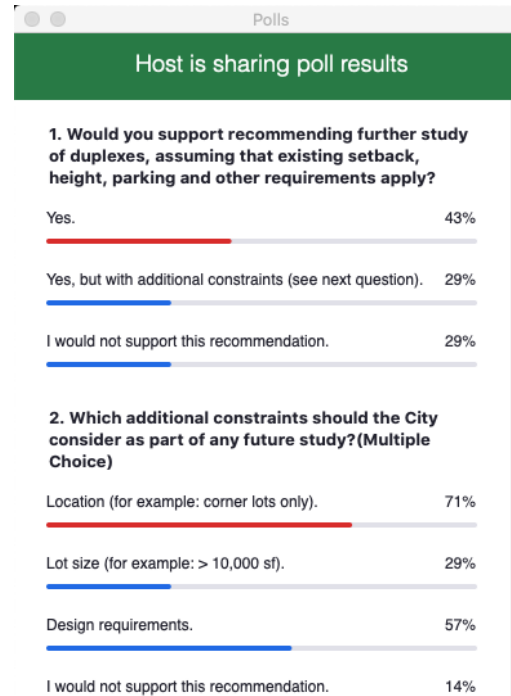
Boris asked Adam how many of the 224 home sales in the last six months have ADUs. Adam said that he doesn't know because, as it has been pointed out, a lot of people build ADUs or apartments in their basement and don't get them permitted. Boris asked for information on only detached ADUs.



Boris asked again whether ADUs are worth looking it, suggesting it doesn't seem to add up to much. Lauren suggested that it is a little bit that can add up to a lot. Rather than relying on one big project to meet the City's obligation for planning future growth, which the community has been clear that they do not want growth in that way, we're looking at how to do a lot of little things that will allow us to meet our obligations for planning for growth and our proportional share of affordable housing in a way that is respectful of community values and community character.

Adam shared that according to what has been listed in the MLS, out of the 100 homes that were on lots larger than 10,000 s.f., 5 advertised ADUs.

Lauren launched a poll about SAG members support of further study of policy options for duplexes.



Cottage Housing and Townhomes (meeting minute 1:22:01)

Lauren introduced cottage housing and townhomes noting that currently they are allowed in alternating zones (Slide #23). Lauren asked the group whether it would be worth exploring allowing townhomes where cottage housing is allowed and allowing cottage housing where townhouses are allowed. She noted the requirement to have a very large lot to do cottage housing would stay the same.

Currently cottage housing does not allow the lots to be subdivided to allow fee simple ownership, only condominium ownership is allowed. Many Homeowners Associations of condominiums do not take the time to file the FHA paperwork necessary for people to get certain types of federally backed loans. This limits the ability for buyers to buy cottage housing units.

One potential recommendation is looking at allowing subdivision of these units. If there are more than 5 lots there is a public hearing process (less than 5 lots requires public notification, but no public hearing). Cottage housing in general requires a conditional use permit which also includes a public hearing process. The public hearing process can add about 2 – 3 months to the permitting process. It includes is all the notification, preparing the staff report, collecting the comments, having the hearing, issuing the decision and having an appeal period after the decision. This drives up the carrying costs for the developer, and those costs are passed on to the purchaser. One of the strategies that we could consider is removing the conditional use permit process and allowing for administrative review or public hearing depending on the number of lots.

The design standards for cottages currently require 1910s – 1930s craftsman style and incentivizes six-foot ceilings on the second floor. It is very prescriptive and complex. All of those complexities add to the cost of the



units. Should we recommend taking a look at the design standards to make them more flexible but making sure they are still desirable?

Greg shared that the points Lauren made were valid. He explained that his firm is not doing cottages in Mukilteo because they are not incentivized enough and townhomes are a much better product for them to develop. He likes cottages, but the architectural constraints and the square footage constraints are too severe. Anything the City could do to incentivize cottages or make the pencil better would be great.

Boris asked if anyone knows what purpose of the architectural constraints are. Where do they come from?

Greg doesn't know what the reason is, it isn't an architectural style that is in demand right now. He shared that it was very challenging for his firm to come up with a product that made sense. **Boris** asked if there are similar guidelines for townhomes. Greg said no, at least in Mukilteo, that is why townhomes make more sense. With a townhome the builder can use a contemporary or Northwest Timber style that is more in demand.

Mayor Gregerson shared that there was a lot of fear about cottage housing when it was approved and there were a lot of compromises that were made.

Lauren said that from the perspective of writing code there are ways to have design guidelines that are not so restrictive.

Donna asked if you were going to remove or change the code, what would that look like? She observed that the builder has to make money on building cottages so there are some requirements the developer would love to remove. She is curious what the impacts to code changes would be: would it result in something of lower quality?

Lauren said that is part of the public process with a code amendment is to look at a broad concept and see if it is working. Do we even want to bring this to the table for future work? If so, when we're doing that future work we can look at the concerns we are hearing from the community.

Donna said that it doesn't sound like Greg is too onboard, but she would like to hear his thoughts. Would the City really have to strip down the code for someone to come in and build this product? Would it be worth it? Would it be recognizable as something the community wanted?

Greg said that he doesn't want to build lower-quality products either, but there are a lot of contemporary styles that are attractive. For example, the Community Center is a very attractive style. He would have liked to build something like that with full height ceilings on the second floor. He doesn't mind constraints, he works under them constantly, in this case the architectural constraints are too severe. Cottages are a housing type that takes less land and is more affordable, it is an excellent way to solve the affordable housing crisis in the Puget Sound area. When he looks at the way the code is currently written, it feels to him you are punishing people that cannot afford bigger houses. You are making them live in houses where you can't even stand on the second floor. The City could relax some of these standards and allow more contemporary architecture details and still have a nice unit that is attractive and much more livable. When you have a smaller unit, higher ceilings make it live larger. That is a good thing, you are not punishing people for having smaller houses. So, yes, he would build cottages if the code was better.



Donna asked Greg what are the constraints you would like to lift off to make a project that would be of value to you? Greg responded that architecturally speaking, the limit of the ceiling height on the second floor has got to go. He shared that 1930s craftsman style is not in particular demand, and it isn't particularly efficient with space. He doesn't mind the design review processes, it's not ideal, but he doesn't mind it. He understands that the community wants high-quality units.

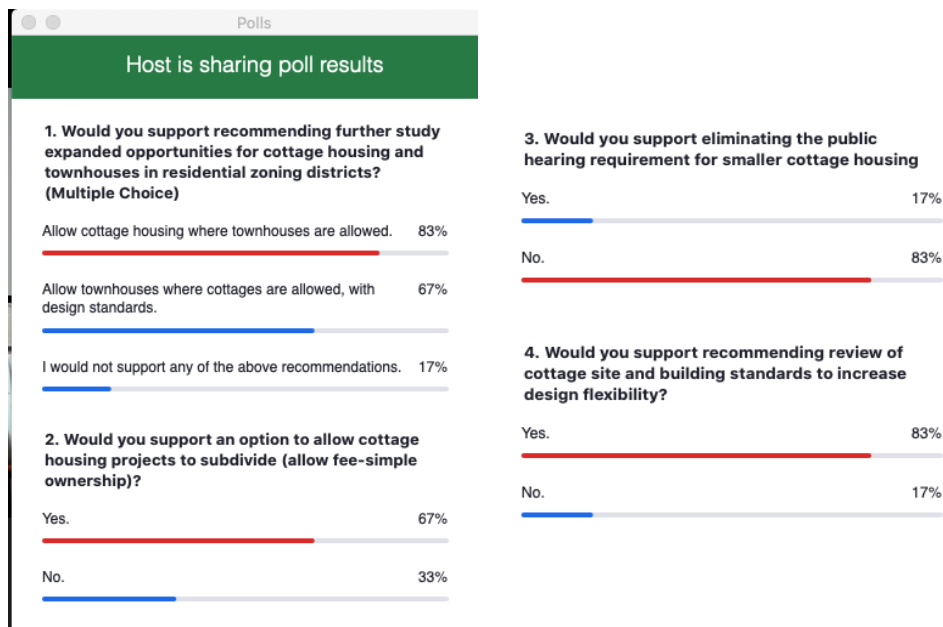
Greg further shared that he is required to pay a full impact fees to develop a cottage, the same he would pay to develop a 3,000 s.f. home. There are other factors as well. He thinks that if Mukilteo wants more cottages built it will have to look at some foundational items to make it square up better with other housing types.

Boris asked whether one of the potential recommendations is to allow cottages where townhomes are and allow townhomes where cottages are allowed. He asked whether these areas are not single-family house zones. Lauren clarified that both housing types are allowed in some single-family zones, but they are allowed in the opposite zones.

Donna asked whether people would want townhomes next to their single-family home. If they chose live in a single-family area, they probably don't want to live next to a townhome. If you build a townhome next door it will have an impact on the adjacent property.

Boris clarified that his question is a bit different, he is trying to understand how the impact of a townhouse is different than a cottage.

Lauren launched the poll on potential topics for further study related to cottages and townhomes:





Mixed-Use Development

Lauren introduced the concept of mixed-use development and shared some of the feedback the City is hearing from developers about why mixed-use development is difficult to produce in Mukilteo.

One potential recommendation is to look at allowing live-work units to meet a portion of the commercial requirement in mixed-use developments.

Boris asked for clarification about what mixed-use development is meant to be and what we mean by a live-work unit.

Mayor Gregerson shared some local examples of mixed-use (for example, Nick’s Barber Shop) and explained the risk of allowing live-work units in a commercial area is that it reduces the street-level activity that helps make commercial areas viable. You potentially reduce the foot traffic if you change some of the commercial requirement to allow live-work units.

Lauren explained that currently live-work units are not permitted unless it is part of a development agreement. Garrett further explained that currently the commercial spaces have to be completely separate from the residential space. It is constraining some projects that would like to incorporate some live-work components into their proposal.

Skip commented that he is confused why it is not allowed. It seems to him mixed use development is an attractive proposal that can provide a good flow of people coming in and out.

Mayor Gregerson shared that it may not be something that makes sense in all parts of the City, but that could be part of the discussion and new regulations.

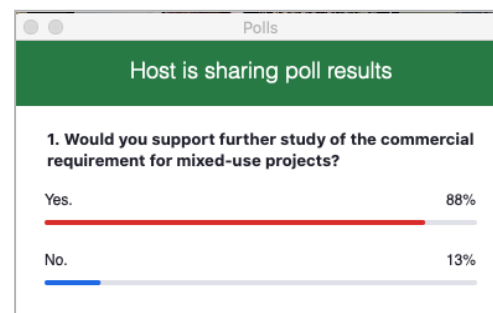
Boris suggested that it really depends on the type of business. Lauren clarified that the City already regulates the type of businesses that can be in which area.

Greg shared that commercial is a tough product to build right now. Retail is difficult, no one is opening restaurants right now.

Skip commented that these mixed-use areas would be good for seniors because it provides more socialization options, he would like it explored more.

Donna acknowledged that in areas like New York mixed-use makes sense, but Mukilteo is not a walking city. She is not sure you could get the businesses because businesses do not want to go into these spaces because there isn’t enough foot traffic. She noted that vacant retail spaces do not produce any taxes and can be an eyesore if they are not occupied.

Lauren launched the poll on allowing live-work units in mixed use areas.





General Recommendations *(meeting minute 1:55:40)*

Lauren introduced the last set of recommendations that are not specific to a housing type or a specific zone. They have more to do with the City's process. The potential recommendations are:

- Consider adding regulations for short-term rentals
- Consider increasing short subdivision limit from 4 lots to 9 lots
- Consider administrative review of that final full subdivision
- Review setback consistency

Boris asked if she is talking about AirBNB or VRBO type of thing. Lauren confirmed that is what she is talking about.

Greg commented that short plats should be bumped to 9 units.

Boris asked for clarification about what is meant by "lot" and "setback." Lauren explained a lot is the real property that you own outright. Setbacks are the distance between a property line and a structure.

Boris commented that the lot size is more relevant to the type of process you need. If the request is to modify small lots, that has less of an impact. But if the developer wants to modify a very large lot, such as an acre, that is very significant. Boris states he objects to the proposed recommendations because it doesn't account for the size of the area being changed.

Lauren explained that when someone proposes a subdivision, they must demonstrate the resulting lots still meet the requirements in the Bulk Matrix.

Greg clarified whether Boris is referring to the size of the original lot. Boris confirmed he was. Greg suggested that the current thresholds ensure that subdivisions on larger pieces of land are subject to more public review process.

Boris said that if the regulations were set up to define what is required by the original lot size, he would support allowing small pieces of land to be subdivided with only an administrative review. If the land is more than a certain threshold, he supports requiring a public hearing. Greg explained that the current lot threshold accomplishes the same thing.

Skip commented that the recommendations are more about how the planning process works that what can happen on specific lots.

Lauren launched the poll on the remaining recommendations.



Greg commented that short-term rentals tend to push the price of housing up.

5. Community Meeting #1 (meeting minute 2:13:00)

Dawn Couch, BERK Consulting, shared that this evening’s meeting was the first community discussion about what some potential housing strategies for Mukilteo may be. This has been our first tip toe into that conversation. Now we need to bring the conversation to the broader community.

Dawn thanked the SAG members who were at the first Community Meeting. She said that if there was more time in this SAG meeting she would like to hear the SAG member’s input on how best to bring this conversation to the community to reduce the confusion about what these recommendations are proposing.

She asked the members for their feedback on the first Community Meeting structure, recommendations for the second Community Meeting, and invited members to give further feedback and guidance after the meeting through email.

Skip shared that he voiced several objections to the first Community Meeting. He further commented that PowerPoint slides are deadly, the less you present the better. Give people a lot of time to ask questions. The more information you give, the harder it will be for people to absorb. You want feedback based on informed conversation. He observes that there is a strong element that wants to preserve Mukilteo the way it is. He warns that any suggestion of adding low-income housing to Mukilteo would take the conversation down a rabbit hole that will be difficult and not useful. The way the meeting goals are defined and the questions that are asked will be important. It is important to understand who is going to be participating.

Garrett said that he appreciates that comment. Staff and Lauren has spent a lot of time trying to clarify what the HAP is and what it is not. It is also helpful that members of the SAG also say what the HAP is and is not.

Skip offered to volunteer his time and expertise to help clarify the message and questions for the community.



Boris also offered to volunteer his time and expertise for simplifying complicated content. Boris commented that people's fear is that the house next door is going to be torn down and redeveloped into a large multifamily building creating parking and other issues. The project team is not addressing that issue head on. The fear is abated when you say that you are not trying to change the house next door. People will have less of an objection if you say that you are focused on building on land that is currently vacant.

Donna agreed that many people are concerned about rezoning because in HB 1923 there is a lot of language in the law about rezoning. She says that the law is kind of scary because it allows multifamily housing next to single-family homes. She doesn't think people in Mukilteo want that.

Skip said that it is important that the messages are rock solid for the community to feel comfortable.

Dawn shared that Skip and Boris spent a lot of time in advance of the last community meeting helping the project team winnow the content to the important pieces. She expressed gratitude for the effort and expertise that Skip and Boris offered. It was better for the project and better for the community.

Lauren welcomed SAG members feedback on ways to make the FAQ on the website clearer. She shared that a lot of people are not coming directly to the City with questions, so if SAG members are hearing questions it would be good to pass those onto the City. Lauren shared that project team was not aware of that the Preserve Mukilteo flyer was being released in May, so did not have the opportunity to clarify information, resulting in the spread of misinformation. The City has had to use a lot of project resources trying to clarify what the project is rather than focus on how the community wants to plan for the future.

Boris stated that the community's fear is well founded because the HAP does aim to allow more housing in the community. Regardless of what you call it, you can call it rezoning or something else, it is basically putting higher-density housing in areas that are low-density housing.

Skip observed that you can feel the tension because increasing density is a fear in the community.

Boris feels that the concern is well founded, which he shares, and recommends not focusing the conversation around zoning but addressing whether it is about putting high-density housing in areas that are low-density housing. He recommends focusing only on putting additional housing on undeveloped land. He feels that would get a much more positive reception.

Skip asked if whether that is simply a NIMBY (not in my backyard) response.

Boris said it wasn't a NIMBY response because the issue is for him is that there isn't a problem. He clarified that he is not suggesting tearing down high-density housing and build single-family units, he is saying leave the housing that exists be. He feels the HAP should focus on developing the undeveloped land to accommodate the projected 400 or so new residents in the next 15 years.

Dawn clarified that when the project team suggests that we're not looking at changing zoning it is because the recommendations do not actually change how much structure can be built on a single lot. She provided an example: if you had a 12,000 s.f. lot on which you could build a 4,000 s.f. of house, adding an ADU would mean you could build a smaller house and an ADU such that the total built structure does not exceed the 4,000 s.f. So



the recommendations don't change the amount of "house" that can be built, but what it does do, which she believes is worrying to some community members, encourage more people because you are housing them across two units.

Boris feels that Dawn misunderstood his point, he clarified that people would be more supportive of leaving the existing housing alone and focusing additional housing on empty areas. People will be more comfortable with adding cottages or townhouse in those areas.

6. Next Steps

Lauren expressed appreciation for the SAG members staying longer than the planned two-hour meeting time. She welcomed SAG members' further input.

The fourth SAG meeting will be in mid-February.



Mukilteo Housing Action Plan

Stakeholder Advisory Group Meeting #4 Summary

February 11, 2021 | 4:00 – 6:00 pm | Zoom |

Objectives

- Share project updates.
- Review preliminary draft Housing Action Plan.
- Prepare for the legislative process.

Agenda

Time	Activity	Lead
4:00	Meeting Start & Housekeeping	Lauren Balisky, City of Mukilteo
4:05	Welcome & Agenda Overview	Lauren
4:10	Project Updates	Dawn Couch, BERK Consulting
4:20	Draft Housing Action Plan <ul style="list-style-type: none"> ▪ Discussion Questions: <ol style="list-style-type: none"> 1. <i>Does the HAP represent what we've talked about at the SAG and other meetings on the HAP you may have attended?</i> 2. <i>Are the purpose and recommendations clear?</i> 	Dawn
4:50	Prepare for Legislative Process <ul style="list-style-type: none"> ▪ Why is a legislative process required? ▪ What does it mean to “adopt the Housing Action Plan”? ▪ Review and update process 	Lauren
5:05	<ul style="list-style-type: none"> ▪ Closing of the Stakeholder Advisory Committee ▪ Discussion Questions: <ol style="list-style-type: none"> 1. <i>What would you like the Planning Commission and the City Council to know about your shared perspective on the Housing</i> 	Dawn



Action Plan?

2. *Now you have invested time thinking about the future of housing in Mukilteo, what have you learned and what would be helpful for the larger community to know?*

5:35	Adjourn
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Attendees

Stakeholder Advisory Group Members Present

Carolyn “Dode” Carlson

Melinda Woods

Jonathan Waters

Boris Zaretsky

Stakeholder Advisory Group Members Absent

Adam Braddock

Shana Swift

Greg Krabbe (provided comments in advance)

Donna Vago (provided comments after the meeting)

Ricardo Romero-Heredia

Stakeholder Advisory Group Members Excused

Glen Gardner

Elected Representatives

Mayor Jennifer Gregerson

Staff and Consultants Present

City of Mukilteo Staff: Lauren Balisky, Garrett Jensen, David Osaki, Steve Powers

BERK Consulting: Dawn Couch



1. Welcome and Overview of Agenda

Lauren Balisky, City of Mukilteo, welcomed participants and reviewed housekeeping items related to Zoom. Lauren let participants know that the meeting was being recorded and simultaneously broadcast to Facebook Live.

2. Project Updates

Dawn Couch, BERK Consulting, provided an update to the community meeting. Since the prior meeting of the Stakeholder Advisory Group (SAG) in December 2020, the staff and consulting team have made the following presentations:

- On December 10, 2020, city staff provided an update on public input to the Planning Commission.
- On January 11, 2021, city staff and the consulting team provided a project update, an overview of the Housing Needs Assessment findings, and summary of public input to the City Council.
- On January 14, 2021, city staff and the consulting team hosted the second Community Meeting. Some of the Stakeholder Advisory Committee members participated in that meeting. The meeting provided an overview of potential housing strategies similar to what the SAG considered in December, with additional information about the development process.
- On January 28, 2021, city staff and the consulting team provided an overview of potential housing strategies to the Planning Commission.

Dawn shared the polling results from the Community Meeting, which were presented together with the SAG polling results to the Planning Commission on January 28, 2021. She noted that the polling results were not the only community input the Planning Commission reviewed. They also reviewed all the public comments, the interview findings, and the meeting summaries. The summary of Community Meeting #2 was not yet available at the time of the Planning Commission meeting.

Dawn provided an overview of the polling results.

Boris commented that he was concerned about some of the polling results. Specifically, that the SAG results showed greater support for evaluating changes than the community at large. He wonders if the SAG is truly representative of the community.

Dawn showed that the first topic, Accessory Dwelling Units, was the one with the most difference in support between the SAG and the Community Meeting. This question was structured as a “choose all that apply” question. When she reviewed the data in more detail a lot of the Community Meeting participants only chose one topic for further study. They may have only supported further evaluation of one option or may have not understood that they could choose more than one option.

Boris commented that it looks like to him that the community at large supports the evaluation of potential changes a lot less than the SAG. That is a concern to him. Dawn clarified that were looking at people who attended



the community meeting as opposed to the “community at large.” Boris agreed with that point.

Garrett shared that staff felt it was important to distinguish between the two groups because the SAG was assembled as part of the process.

Mayor Gregerson added that the SAG has gone through hours of review and consideration of these topics and are potentially more experienced than the people attending the community meeting. People who have only heard a short presentation may have more remaining questions. **Boris** agreed with the Mayor’s point. He also agreed that those who attend community meetings on this topic are typically the ones who have a pre-conceived notion to disagree.

Dawn explained that the Community Meeting focused on questions of housing form, whereas the SAG also considered questions of process. The reasons for that are that the City has received more public questions and feedback about housing form or types as opposed to process concerns, and that the team did not have enough time in the Community Meeting to cover the process questions.

Dawn shared that the Planning Commission did not have many technical questions about the draft strategies and that most of the questions related to the Housing Needs Assessment.

Lauren said there was a robust discussion at the community meeting with a lot of fantastic questions. We will get the summary out soon. We were able to answer almost all the chat questions at the meeting, but the summary will address any unanswered items that were in the chat box. We are also compiling a document with all the public comments sent by the public.

3. Draft Housing Action Plan

Dawn provided an overview of the draft Housing Action Plan (HAP). The draft HAP is meant to be a high-level strategic plan with the technical information provided as attachments.

The draft HAP is the document that the SAG reviewed prior to today’s meeting. The other parts of the plan will be viewed as Exhibits (*note: these were later changed to Attachments*):

- The Housing Needs Assessment is being finalized based on community questions and feedback.
- The Housing Policy Review and Recommendations is the analytic piece that led to some of the recommendations.
- Community Input includes all the comments that have come in via the project website or mailed directly to staff. These are public comments that were not provided in a specific meeting. Lauren has been compiling this document since the beginning of the project.
- Interview Findings are based on 19 interviews that were conducted before the project began. They were conducted last summer. The findings were about how to do the community engagement and run the process in Mukilteo.



- Stakeholder Advisory Group and Community Meetings will include the summaries of the four meetings with the SAG and the two Community Meetings.

We are trying to keep the document at a high level and understandable. All the strategies are recommendations for further study. The HAP does not introduce any assumptions about what the outcome of potential further study may be. The HAP provides a high-level overview of the general support for the various strategy categories. All the qualitative and detailed feedback is provided in the attachments.

The strategies presented in the HAP are a combination of several inputs:

- The findings of the Housing Needs Assessment;
- The consulting team’s review of the City’s housing policies and development regulations with reference to the Housing Needs Assessment;
- Staff input based on their experience in their customer service role, where they have observed when the regulations are confusing, are not working, or seem to be adding steps or process but not changing the outcome of projects.
- Community-driven strategies, which are ideas submitted by community members. They have been somewhat grouped.

Dawn noted that the strategy called “expand senior housing options” is being further refined. The discussions that led to this suggested strategy were not for assisted living or senior housing, but rather for design improvements and accessibility considerations that would make housing that allowed for aging in place. The next version of the HAP will have an updated title focused on design incentives for accessible housing and things that make housing suitable for older adults.

Boris stated that the “do nothing” strategy was missing. He felt there was strong support for doing nothing among members of the community and felt it should be one of the strategies listed. Lauren clarified that Council could choose not to adopt any of the strategies in the document. The potential cost to doing that, which is certainly within their right to do, is that we do not get reimbursed for the final \$30,000 of work on the project.

Boris stated that he is only saying that we are not documenting all the strategies.

Dawn noted that we have documented statements of un-support throughout the process. For example, in the first community meeting a participant said that he does not like ADUs because, while they seem to not encumber upon the house they are attached to, they are in everyone else’s face. We documented that concern but did not interpret it as a “do nothing” strategy. She asked if Boris felt that was sufficient. He does not, he thinks that a strategy to “do nothing” would be supported by a large number of people in the community. He is not saying he thinks it is the right strategy, but he thinks the “do nothing” strategy is missing.

Boris noted that the listing of all the SAG members on the first page of the document may suggest to the reader that there was consensus among all members of the SAG. He would like to see a statement in the Introduction explaining that there was not a consensus on each of the issues and to allow SAG members in the appendix to voice their positions where they disagree with the conclusions in the HAP. Dawn stated that we were doing that



today with the discussion questions, which would capture the SAG’s comments to be included in the report attachments. Dawn clarified with **Boris** that he feels that having SAG names on the inside cover of the report could appear as an endorsement of the entire plan. **Boris** confirmed that was what he was saying. He agrees with some parts of the report but not others. He wants the opportunity to write a paragraph stating what he agrees with and what he does not and suggests that other SAG members would like the same opportunity. Dawn suggested that the best way to accomplish that kind of statement would be to submit a formal comment through the public comment form. That way the content will be in your own words and the city leadership will have full access to your direct input.

Dawn suggested that we add a phrase on the inside cover that says “participants” to honor the time the SAG members have put into the process and reduce the presumption that it is a full endorsement of the Plan. Boris feels this solution is satisfactory.

Mayor Gregerson stated the introduction page that BERK Consulting created is meant as a “thank you” page, so adding some language about thanking the SAG members would help make it clearer. She also offered that if any of the SAG members want to express their experience or viewpoint to the council members, the best way to do so would be to email them. An email will be read more than an appendix.

Dawn reviewed the discussion questions and invited SAG member’s input. The discussion questions are:

- Does the HAP represent what we’ve talked about at the SAG and other meetings on the HAP you may have attended?
- Are the purpose and recommendations clear?

Dawn shared that Skip Ferderber, who had been a diligent participant on the SAG, has now been appointed to the Planning Commission. He is not able to serve in both capacities. He was not aware that the last SAG meeting would be his last, but he did participate in the January 28, 2021 Planning Commission meeting.

Jonathan. I think the HAP does represent what has been discussed. He has had some difficulties with the language surrounding what we’re doing, but no issue with the actual plan. He feels that it is a definite need for the City. The purpose and recommendations are clear.

Boris. He is clear on what the HAP represents. He has provided specific recommendations for Lauren about what the Needs Assessment is because it can be confusing for those not involved with urban planning. The purpose and recommendations are clear. He has some questions regarding specific recommendations. He thinks those will best be discussed when we discuss the specifics.

Dode. I have enjoyed the process and was paying attention before we started because it was such a hot issue in the community. The purpose and recommendations couldn’t be more clear. I appreciate being able to be involved in the process. Thank you.

Donna. (Donna was not able to attend the meeting so Boris shared comments that she sent to him prior to the meeting). Donna’s email to Boris included concerns regarding the long-term impacts of rezoning, whether increased density is necessary with low growth projections, and whether housing development in Snohomish



County is already meeting the needs of workforce and low-income housing in the City².

Greg. (Dawn shared Greg’s feedback that he provided in advance). His response to the first question was “yes”, and his response to the second question was “yes.”

We will be producing another draft that will become the public review draft.

4. Legislative Process

Lauren noted that the HAP is a strategic workplan with an implementation plan. There is still another four months left in the process. We are now entering the formal legislative process. A public draft will be issued next week to give people the opportunity to comment on the draft. That draft reflects the feedback we have received on the technical pieces such as what people like, what they do not like, and so on. The attachments include all the preliminary analyses that led to the HAP. There also will be a chance for the Planning Commission and Council to give feedback in March. Comments between now and the end of March will be compiled into the final draft HAP.

The final draft HAP will be presented at the Planning Commission public hearing and will give the opportunity for additional written and verbal public comment. The Planning Commission will make a recommendation to City Council on which strategies to exclude and include. City Council will hold a public hearing after the formal recommendations from Planning Commission. This will also be an opportunity for written and verbal public comment. We generally do not change the draft between these two meetings. The City Council reviews the same draft as the Planning Commission, along with Planning Commission’s specific feedback. The City Council will make a final decision on what will be done by a resolution. This is not a law, it is a resolution since we are adopting a work plan.

5. Closing the SAG

Dawn introduced the next section of the agenda, which is the closing of the SAG. There are two discussion questions:

- What would you like the Planning Commission and the City Council to know about your shared perspective on the Housing Action Plan?
- Now you have invested time thinking about the future of housing in Mukilteo, what have you learned and what would be helpful for the larger community to know?

Boris. I think it is important for the City Council and Planning Commission to know that within the SAG group there were a number of disagreements on different issues and that the final HAP does not necessarily represent the views of all the SAG members. It may represent some views depending on the recommendation. We really did

² Donna provided an email directly to the City on February 17, 2021 at 8:48 AM, with updated comments on the preliminary draft Housing Action Plan. Her comments will be made available in the next version of [Housing Action Plan Attachment 3: Community Input](#).



not have a consensus on a number of issues and I think it's important for them to understand that. For the second question, I really appreciate the abbreviated course on urban planning. I am a curious person by nature and learned a lot of new things.

Dawn asked Boris if there was a particular issue he was concerned about. **Boris** thought one of the things that the SAG would do tonight is review each of the recommendations to see if the report reflects our conversations. He asked whether that is on the agenda for this meeting. Dawn clarified that we were not planning to review the draft HAP at that level of detail. The prior section of the meeting was meant to address any content questions or concerns the SAG members have. Boris provided an example, wondering if there was a problem with his recollection of the conversations. There was a statement in the draft that Mukilteo was so expensive that many people who work in Mukilteo can't afford to live in Mukilteo and this put business owners in Mukilteo at a disadvantage since they can't attract the workforce they could if the cost of housing was less expensive. Boris noted that he had one employer on this SAG and another in the community meeting, but he does not recall this being said. Boris wonders if someone made an assumption, as he doesn't remember hearing this in any meeting. Dawn asked where he is reading that interpretation. She suggested that if we can find where that comment is made, we can take another look at the language and make sure we want to make that assertion given the input we have received.

The second point, which he made previously to Lauren, relates to how the Housing Needs Assessment is described. Someone reading the "Housing Needs Assessment" may interpret the report as being what the residents think Mukilteo needs, but in fact it refers to state-wide laws about what Mukilteo needs to meet state requirements. These are two very different things. He feels this confusion could turn people off of the Housing Needs Assessment.

Dawn clarified that we have heard this feedback and tried to be clearer that the Housing Needs Assessment uses state guidance on establishing housing needs. The new draft will be released next week and she is interested to know if Boris thinks we have sufficiently clarified that point.

Boris noted that the community feedback to the Housing Needs Assessment findings that housing is too expensive for workers and Mukilteo needs housing that is affordable to people who cannot afford to live here was, to put it bluntly, 'how is this my problem?' In truth this is a problem for us because if we don't meet state law it will be a problem. The previous draft does not address this sufficiently. The Housing Needs Assessment is what the City needs to do to comply with legislative requirements.

Dawn clarified that the next version of the Housing Needs Assessment would be for the general public and available on the website.

Dawn asked Boris if there were other areas where the conclusions did not match his recollection of the conversation. **Boris** will review the report and put his comments in writing and send it back to Lauren.

Dode. I think we've come up with a great plan and consensus isn't always the rule in a committee—it's just a way of hearing everybody out. I appreciate the mention of my name because my priority to the City Council would be taking the senior stance because a lot of us are sitting on homes that are too big for us and we can open housing for younger people, but it would be of high value. We can go into a condo or senior housing built specifically for us.



I know several people in that situation. I know some people in companies, because I go out to eat a lot, and most of them are servers in local restaurants and most of them can't live here because they can't afford to. And sometimes establishments lose these kids because they can work closer to home. It happens. Mayor Gregerson, I hope she doesn't mind me sharing, but left to get a master's degree and then lived with her parents for some time because she couldn't find something she could afford. It's difficult for young people to get back into the City even with skills, skills beyond me anyway. I think it is a necessary thing to do. I have not found fault with it. I appreciate my voice being heard about seniors and their concerns.

Jonathan. I had a conversation about what the Planning Commission was going for in regards to the Housing Action Plan. I think I was speaking with Marcia with BERK. I want to reiterate what Dode said—there is consensus to move forward but we will have disagreements with what moving forward looks like. I've heard the arguments before of why suburban cities shouldn't grow, that they should stay the way they are, and that we should keep certain elements out. It usually means keeping lower income people out because the belief they will bring in crime. I've seen this, and I am only 34, I've heard this as a black individual growing up in the suburbs. It's nice to see that a city, while still hearing the complaints and fears, unfounded as they might be, trying to get involved in the work and trying to uplift different models for the how the city can move forward. As much as you try to fight it, change does come. There is a sense of renewal, what once was will turn over. How do you want that change to happen? Kicking and screaming? Or work to make it amenable to all sides. I think this is a good step. I think it is warranted and needed and is good to see. For the second question, I am a younger individual, my wife and I have substantial jobs and are raising our kids here. I would like to see more individuals like myself represented in the city that I live in. There is a fear of younger folks who are more diverse, who have higher incomes, would somehow disrupt the homeostasis of the community. I think people like myself participating shows that I am invested in the community. Hopefully more people like me will invest their time to do this for their City. I am excited to move forward and am ready to assist going forward.

Melinda. Playing off of what Jon just said, I am sitting on this committee as a low-income, single parent with a biracial child who has experienced homelessness. What I know is that when you invest in communities then communities are more invested. This idea that crime will go up if you build low income housing is wrong. Crime goes up when there are no opportunities, when people feel segregated, when there are blatant 'haves' and 'haves not', when people don't have access to healthcare, and so on. From my perspective, based on the work in housing and homelessness that I have done the past 10 years, communities are stronger when everybody has a place to live. Whether you want to rent or own. When you have a variety of housing options, housing options that are actually affordable to everyone at different income levels, when people can live near where they work, then they are going to spend those dollars in the areas that they are close to. They will reinvest those dollars back into their community. When you have safe, stable housing options for everybody then people are able to focus more on job opportunities and educational opportunities and live up to their full potential. When everyone feels safe and stable, not just the middle core, then you have a richer, more diverse community that is more invested in where they live. When people have more time and the mental space to get involved in civic engagement and community events, it builds a stronger, more productive, and more vibrant community. If you only focus on a single segment, you are missing out. That will cause more crime, more homelessness, and more people struggling. That will create impacts to the community. What would be helpful for the larger community to know? The message is the same: When everyone has a safe, stable place to call home, then you have a more stable, vibrant community.



Greg. (Dawn read his comments that he provided in advance). Housing affordability is best predicted by traditional supply and demand models. In my experience artificial measures, price fixing, and mandatory affordable units to provide affordability fall short. Increasing supply is Mukilteo's best option to increase affordability and accommodate a wider range of residents. I got the impression that most of the participants were not excited about future growth in Mukilteo and even questioned the City's growth projections used in these presentations. If anything, I think the projections are too low. Housing prices in the greater Seattle and Bellevue area are rising so fast additional housing demand and price increases in Mukilteo are inevitable and you are correct to plan for them.

Dawn pointed out that the meeting summaries will be submitted as an Exhibit (*Attachment*) in the final Housing Action Plan. Please review the final meeting summary to make sure it reflects the conversation we've had today.

Dawn thanked the SAG for the time they put in and the members' willingness to take on subjects that are technical and cumbersome to wade through. For a group that has such diverse viewpoints, it has been a very functional group and very helpful to moving the process forwards.

Lauren thanked the SAG for the time they have given, not just at the SAG meetings but in community meetings and Planning Commission meetings. Boris and Skip, especially, for giving us additional time as we prepped for the community meetings. Even though we did not come to consensus on all topics, she thinks the draft HAP is much better for all the discussion and input we've had as part of the SAG. She also is grateful for the state making the funding available. For her, it means that we're able to spend more time having these conversations than we would otherwise would.

Mayor Gregerson echoed her appreciation for the SAG members. She thinks housing issues are really important, reflecting on what Greg said, it will come and run us over if we're not planning for it. You have put in a lot of time, which we appreciate. If you have additional input we'd like to hear it at the upcoming Planning Commission meetings and City Council Meetings. You have become some of the experts in the community on these topics.

Boris shared that he appreciates the learning he has received from the city, BERK, and the other SAG members. Even when we disagreed, we did so civilly. He has learned much more about the work that Lauren and BERK does and appreciates that they record his comments as he states them, not what they wish he had stated.

Meeting ended at 5:30 pm.



Mukilteo Housing Action Plan

Community Meeting #1 Summary

November 5th, 2020 | 7:00 – 9:20 pm | Recording from Facebook Live

1 Introductions & Welcome (Meeting minute 0:00)

Lauren Balisky, City of Mukilteo Planning Manager, welcomed everyone to the meeting. Lauren introduced other present staff members and the consulting team and provided an overview of the evening's program. She said that the purpose of the community meeting is to review the available data in order to better understand who currently lives and works in Mukilteo and what the existing housing needs may be. The first two parts of the evening will be presentations and the second hour will focus on hearing participant feedback on the community's housing needs.

Lauren addressed concerns about the Housing Action Plan (HAP) and planning process (meeting minute 3:04). These concerns include the concern that the HAP intends to rezone the City into high-density housing or to develop low-income housing. She clarified that the HAP is neither of these things. It cannot and will not approve any rezoning in the City or approve any low-income housing.

Lauren addressed the concern that there is a pre-determined outcome to the HAP. She affirmed that community input is extremely important to helping the City understand how the community wants to move forward and for ensuring the recommendations presented to City Council reflect community values.

Lastly, Lauren addressed concerns around how COVID-19 and recent announcements by Boeing impact the data and HAP recommendations. She explained that the impacts of these events are not clear, and that the draft Housing Needs Assessment (HNA) will be updated as new data becomes available.

Lauren explained that the meeting will be recorded and provided guidance for participating via Zoom or by phone.



② Growth Planning Context and Role of the Housing Action Plan (Meeting minute 07:00)

Dawn Couch, BERK Consulting, provided some background and context on the Housing Action Plan (HAP) and why the City chose to pursue it. She explained that growth planning is set out by state law through the Growth Management Act. Information on the Growth Management Act is available on the [City's HAP FAQ Webpage](#). She also gave a more comprehensive overview of growth planning in Washington at the last SAG meeting, a recording of which is available on the [City's HAP Project Library website](#).

Dawn reiterated that while the HAP will make recommendations to the City to consider as it undergoes its long-range planning process, any new policies or regulatory changes will have their own public process. The HAP is due back to the State in Spring 2021, before the City will begin its next major comprehensive plan update due in 2024.

Dawn reviewed the HAP planning process, describing the work that has been completed to date. The first Community Meeting will focus on the HNA findings. The next Community Meeting (January 2021) will consider options for the community to consider. After the strategies are developed and vetted, the consulting team will make recommendations to the Planning Commission. The Planning Commission will make a formal recommendation to the City Council. These are both public hearings, at which public input is welcome.

A participant asked about the cost of the project to the taxpayers. Dawn explained that the grant is a one-time opportunity, funded by the state legislature in 2019. She clarified that the grant supports the research activities of the HAP planning process. The City would have to do its long-range planning activities regardless of whether it participated in the HAP grant. The City does consider any fiscal impacts to policy changes it makes, as it always does whenever they make a change to long-range plans, which will happen in 2021 through 2024.

A participant asked what the HAP does and if there is still a planning process beyond that. Dawn explained the grant gave the City some resources to conduct additional background research, fund additional community outreach activities, and provide some additional land use planning expertise for the City to draw on as it considers its options for addressing housing needs in the future. It also gets the conversation around housing started earlier.

A caller commented that at the City Council meeting there was a petition presented with 441 signatures against this process and asked why the City did not put this off for a while given the challenges with COVID-19? Dawn noted that the grant was a one-time opportunity. The recording of the Council's discussion of whether to pursue the grant is available on the [City's website](#).

A participant asked why Mukilteo must do a HAP. Dawn clarified that the question is more about why the City must do long-range planning. Cities are required to plan for growth by state law, even when cities are not expecting much growth to occur.

A participant asked how the study determines housing needs, given that many people may have different ideas on housing needs. Dawn clarified that the study uses a couple of approaches, including a review of available data to tease out patterns in needs. Community input is important to building a strong understanding of existing community needs.



A participant shared that they had submitted a comment about the restrictive code on ADUs and asked when that would be considered in the process. Dawn clarified that the consulting team is still conducting that analysis. Lauren recommended that anyone with a suggestion submit a comment to the city's HAP page. This will allow the city to follow up with the commenter.

A participant asked about whether the data is already outdated given the loss of jobs at Boeing and urban flight from Seattle. Dawn explained that the change in jobs at Boeing is not expected to have a significant region-wide impact, though it may feel more significant given Mukilteo's proximity to Boeing jobs in Everett. We don't expect the Boeing change to have as big of an impact as it may have a few decades ago. When thinking about housing, what would really change demand is if the regional economy were weak relative to other job centers in the country, which would trigger migration. Because COVID-19 is impacting everyone similarly, we don't expect to see big migration shifts so currently there is nothing to suggest that regional growth will be much different from its current trajectory. Dawn noted that housing prices are a topic in the next part of the presentation.

A participant asked why the draft HAP doesn't give greater consideration of housing availability in surrounding cities. If they have surpluses, how is making surpluses in Mukilteo useful? Dawn clarified that the analysis focuses on who lives in Mukilteo and what housing is available. In terms of the capacity that may or may not be in other cities, the market does do some of the work of sorting that out, but the City is required to ensure the underlying land-use policies allow for enough capacity to meet its planning targets. If there is indeed a surplus elsewhere, it is unlikely that the market will deliver new housing when there is a surplus.

A caller asked when the last time Mukilteo went through a long-range planning process. Dawn clarified that the last major update of the Comprehensive Plan was in 2015. Lauren clarified that the last Housing Needs Assessment was conducted by Snohomish County in 2014. There is a link to that report on the [HAP webpage](#). Snohomish County is now updating that analysis.

The caller asked if you didn't add any new housing, there wouldn't be growth. Is that right? Dawn explained that the purpose of long-range planning isn't to assume that growth is happening, it is to plan for growth that is forecasted. It is to make sure the rules and regulations in the City could accommodate growth should someone want to build it.



3 Review of draft Housing Needs Assessment

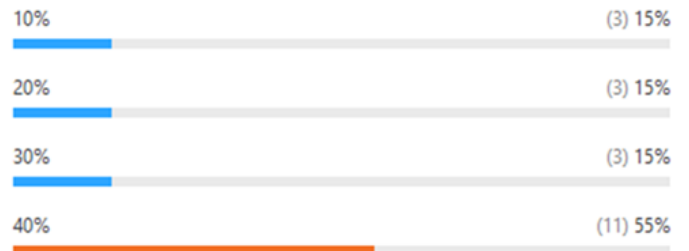
(Meeting minute 37:00)

Kristin Mardt, BERK Consulting, shared that the full draft of the Housing Needs Assessment is available on the website. To start her presentation, Kristin conducted a quick poll of five questions.

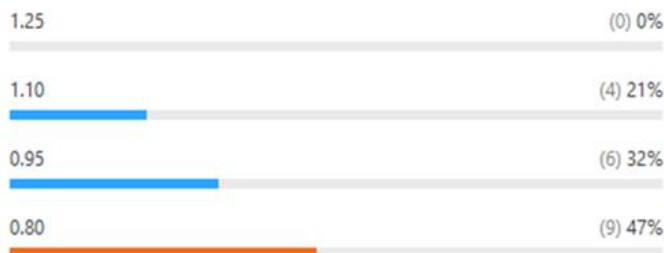
1. Since 2010, median household income in the region has increased by 32%. During that same time, how much did the median house price in Mukilteo increase?



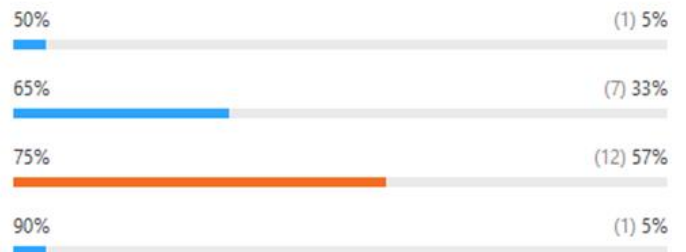
1. A major factor of housing need in a community is the number of households that spend a large portion of their income on housing. What percent of Mukilteo residents pay more than 30% of their total household income on housing (including utilities)?



1. Ideally, the ratio of jobs to housing is at one (1) or below. In 2010, the jobs-to-housing ratio in Mukilteo was 1.01, meaning there were enough housing units to accommodate workers. What was the ratio in Mukilteo in 2019?

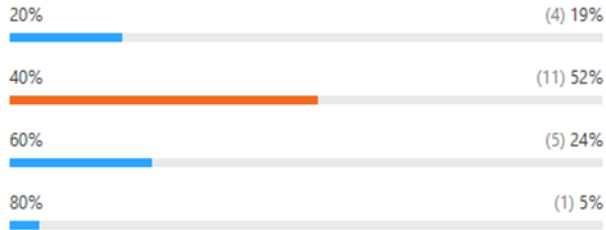


1. What proportion of housing units are single-family in Mukilteo?





1. What percentage of households in Mukilteo are made up of only one (1) or two (2) occupants?



Kristin presented an overview of key findings from the draft Housing Needs Assessment (presentation starts at meeting minute 46:02). The presentation reviewed population growth, demographic characteristics, job growth, market trends, housing supply, housing cost burden, and housing gaps and needs.



A caller commented that the central planning form of government failed and that in America we have a free-market economy. Why not leave housing to the free market economy? Our economy is the model for the world. The caller commented that the presentation sounds like Soviet Union central planning and drives him up the wall. He asked why do you think this is good for America? Dawn offered a response to part of the question, she noted that there have been similar comments from other community members that housing is driven by supply and demand, that it should be left up to the free market. She explained that the quality of a community is because of the land use planning. It is the existing land use regulations that limit what can be built where and makes Mukilteo the community that people value today. If it were left up to supply and demand, the regional growth and demand for housing would result in a lot more housing in Mukilteo and it would not be the community it is today. The community planning process allows the community to decide how it wants to handle growth. The market is there, but there is a lot of benefit to the community and quality of life that the land use regulations protect.

Lauren reminded everyone that there will be responses to all the questions posted in the chat to the project website.

4 Discussion (Meeting minute 1:20:00)

Marcia Wagoner, BERK Consulting, introduced the first discussion question: **What information surprised you?**

A caller noted that the Mayor and the Councilmembers previously said that they were going to be honest brokers of information and they didn't have any preconceived ideas. But the analysis seemed to suggest a bias toward adding more units and more affordable housing units. He asked if this interpretation was accurate? Dawn clarified that the City has an obligation under state law to plan for growth and also to ensure the planning rules allow for a variety of housing types to meet the need for housing across income groups.

Dawn noted that a chat commenter was surprised more people commute into Mukilteo for work than commute out of it.

A commenter was surprised that there was so much traffic congestion and parking constraints when the community is relatively low-density. By the numbers and data 65% of households have only 1 or 2 people. She commented that nobody wants more density, it's not that kind of community.

There were no further comments about what ways people were surprised by the data.

Marcia introduced the second discussion question: **In what ways do the findings reflect your experience?**

A participant said that findings reflect his family's experience in Mukilteo. Had they not bought their home in 2015, they would not be able to afford a house now even though both he and his wife have master's degrees and well-paying jobs.

Marcia introduced to the third discussion question: **What housing needs would you prioritize in Mukilteo and why?**



A participant said that she put several of her comments in the chat. One thing she did not see in the draft is that Mukilteo is a geographically long community and the topography is very hilly. That should be addressed because it is a unique factor of the community. We have a lot of view property. She questions the finding that the city needs a greater variety of housing. The city has duplex and triplex housing and that housing continues to sell well and quickly, which suggest the pricing is appropriate. The community has turned over in her neighborhood a couple of ways since people's kids grow up and move away. She shared that many people choose to stay in the home they have had for years, that is why we have such a large elderly community. She says the report has some opinions about how people should live, and we choose to not live that way. People can move here if they can afford it, if they can't, they can live in Everett or elsewhere. She reaffirmed that she thought there was a lot of personal choices that are not considered in the report.

A caller who has lived in Mukilteo since 1969 shared that one explanation for why so many people commute to work in Mukilteo is that the City encouraged businesses to come in a number of years ago to diversify its income. Unfortunately, a lot of the business that came are wholesale and processing businesses that don't collect sales tax. They moved their businesses here because it was cheaper than where they were. They bring a lot of their low-wage workers here for work with no intent for those people to live here. He commented that most of us who live here do so because we like the environment of not so crowded living. We're concerned that a greater concentration of people would reduce the value of homes and reduce property tax revenues for the City and the school district to fund their services. Dawn clarified that it was not true that keeping housing density low keeps housing values high and property taxes high. Increasing the land-use density in fact increases tax revenue because it increases property values. The caller clarified that he was concerned about impacts to adjacent properties. Dawn noted that the City's long-range plan works to limit the impacts of non-residential uses to adjacent residential uses, that has been an articulated value of the community for some time.

The caller said that he thought most residents would not want to have more density. He thinks the people who live here can afford to do so, maybe because they bought their home a while ago. He feels that businesses are not paying their full share of city services.

A commenter suggested that Accessory Dwelling Units (ADUs) should be a priority consideration. The regulations are too burdensome and prevent the housing form from being built.

Another commenter noted fees associated that lot subdivisions are cost prohibitive.

Marcia provided an overview of next steps [meeting minute 1:42:30]. The next meeting will focus on policy options and review. The City will continue to take community input and comments on the city's website.

A commenter shared that an ADU was started on Prospect Avenue. He feels that ADUs tend to be in everyone else's face, they tend to be in the face of the neighbors. He doesn't want any ADUs in his neighborhood. They are unsightly and he doesn't want them. He reaffirmed that he is against ADUs.

Dawn explained what an ADU was.

Dawn and Marcia invited the participants to ask any questions they have, even if they already posted to the chat.



A participant shared that she doesn't want density. To her, density means putting in more housing. She wants no high-level housing, no multi-story housing, and no trying to fit smaller units on existing property. She shared that she lives in Harbour Pointe and traffic is already backed up. She moved here because she likes the suburban feel and when you add more units it makes it urban.

A commenter from the HAP study group (Stakeholder Advisory Group) pointed out that in the next 15 years only between 400 – 600 people are expected. He stated that all of the talk about density, and the flood of people that are not like us, is irrelevant because nothing in the planning process suggests that it will increase the number of people moving here. Dawn confirmed that the commenter was correct, under the last planning target Mukilteo would only have to plan for an additional 400 people. She clarified that the planning targets will be updated in the next couple of years, but those planning target will take into consideration the capacity issues in Mukilteo.

A chat commenter asked whether we are already running out of land. Dawn explained that Snohomish County is currently conducting a buildable lands analysis that examines where there is available land, we know that it is limited in Mukilteo. They will also look at where the land is underdeveloped, meaning there is development capacity that is not used. They will also look at where there are areas suitable for redevelopment.

A caller commented that he is totally against any more growth. The City has grown immensely. He disagrees that growth is not going to happen and says that agreements in the past regarding Paine Field weren't kept. He does not want any more people.

A commenter shared that one problem he has with the HNA is that there is no detail about what will be built and where. If the City says we are going to build 10 or so townhouses and five (5) cottages in the next 15 years, there will be one reaction. If the City says we are going to build a multi-unit apartment building with a lot of Section 8 people, and a halfway house next to a school where recovering drug addicts will live, there will be a different reaction. He is encouraging our representative leaders to clarify to the people what will be built and where so that the community can make a decision as opposed to some ephemeral statistics.

A commenter said that she has trouble looking at all the demographic figures and understanding how the analysts get to the needs and units. How are we considering how our demographics are changing? How is our existing housing going to accommodate those changes? A lot of older residents will eventually die, and their houses will get sold, and new families moving in may have 4 or more people and take care of the 400 more people that are going to move to Mukilteo with no additional housing. She said that in looking at the study there seems to be a lot missing in how they get to their projections. She also noted that we're also looking at a lot of factors that are changing, we're in a unique situation with the economy, interest rates, and employment shifting in Everett, a lot of factors are going to change and decisions will have been made on bad data. She is very concerned about that, that the City is going to make decisions that are going to impact the whole community. People made the decision to live in Mukilteo because the way Mukilteo is, then you need to make those decisions based on good data on and make those extrapolations that are well thought out.

Dawn clarified that the metrics, approaches, and the data that are in the report is the best available data and follows the state guidance on the housing variables to use when doing an HNA. In fact, some of the analysis is required by the grant. In addition, state law gives guidance on how to think about housing needs. HUD publishes



special data tabulations so that we can do that analysis responsibly, with a known margin of error, in a way that is specific to the community being analyzed.

The commenter said that the report needs to do better in clarifying how all the conclusions were made. Dawn invited the commenter to give some detailed feedback on where it seems the analysis is making a leap in the conclusions so that the report can be improved for readability and clarify how the analysis arrives at the conclusions.

Dawn reviewed how the report concludes a housing need for smaller units suitable for aging in place. A participant questioned whether it was the obligation of the community to ensure that every housing option is available to community members.

The commenter noted that the report said as many as 3,000 people will need to downsize over the next 15 years but we’re not considering building housing for 3,000 people. That would be ridiculous. Mukilteo has some apartment housing for people if they do not want to deal with maintenance on their house and Lynnwood may have a surplus of housing. Why does it make sense for us to build a surplus in Mukilteo if there is housing available elsewhere? Dawn said that there isn’t a surplus of housing in Snohomish County, which makes the conversation trickier. But as a community you get to decide what additional housing options you would like in your community.

Lauren thanked everyone for coming and for all the contributions people made through their questions and comments. She invited all participants to send any and all additional comments to the webform on the HAP webpage.

Meeting ended at 2 hours 18 minutes.

Chat Questions

Questions are grouped by topic in the order the topic was initially brought up in the Zoom chat.

How much does, or will, does the Housing Action Plan (HAP) cost?

Time	Commenter	Comment
07:12 PM	Boris Zaretsky	The \$100K grant was funded by WA taxpayers. The effect of HAP recommendations on our finances is unclear
07:38 PM	David Wachob	Did the \$100K grant go to payoff Berk?
08:57 PM	David Wachob	How much was BERK paid for this report and meetings?

Staff Response: The project has a budget of \$100,000, funded by a grant from the Washington State Department of Commerce. As with most grant funds, the City is reimbursed for work by the State after the work is complete.



Other than staff time, no additional funds from the City budget are being used for this project.

The grant documents can be found in the HAP Project Library at: <https://mukilteowa.gov/departments/planning-development/planning-long-range/housing-action-plan/housing-action-plan-project-library/#grant>

What are the costs to the taxpayer now and in the future?

Time	Commenter	Comment
07:10 PM	Kelli Armstrong	What is the cost to taxpayers going forward?
07:16 PM	David Wachob	So what is going to be the long range cost to the taxpayer beyond the study?
08:03 PM	Lisa	The higher our property taxes go, the higher those rents have to go to cover mortgage, Insurance, maintenance.
08:04 PM	georgia fisher	yes, rents go up with costs of the property owner.
08:06 PM	Marianne Conger	Good comment about property taxes - it's much higher here than anywhere else in Western Washington.
08:06 PM	Karl Almgren	Property tax rate in Mukilteo is lower than surrounding areas.
08:06 PM	Marianne Conger	I don't think so
08:07 PM	Marianne Conger	And sales tax is higher here than other communities in greater Seattle.
08:09 PM	Karl Almgren	Tax rate of Mukilteo was recently approved by voters to fund local transportation projects including sidewalks
08:09 PM	Karl Almgren	**Sales tax rate** of Mukilteo was recently approved by voters to fund local transportation projects including sidewalks

Staff Response: The Housing Action Plan (HAP) will contain a set of recommended strategies and future actions for the City to take in relation to housing. Those actions are not immediately in effect with the adoption of the HAP, and most (if not all) will need to go through their own public process. In other words, adoption of the HAP itself will not impact tax rates in Mukilteo.

Property owners always have the right to request revaluation of their property from the Snohomish County Assessor due to any project within their vicinity.



What does adopting the Housing Action Plan do?

Time	Commenter	Comment
07:15 PM	Marianne Conger	So what does adopting the plan actually do if there is still a planning process beyond that?
07:17 PM	Marianne Conger	So what does accepting it actually mean then?

Staff Response: The HAP allows the City to do two things:

3. **Get an early start on the major 2024 Comprehensive Plan update.**

The City is required to understand its housing needs as part of its long-range planning process. Under state law, the goal is to plan for Mukilteo’s proportionate share (relative to Snohomish County) of projected population, housing units, and employment in a way that meets the requirements of the Washington State Growth Management Act. For housing, we are required to adopt a “housing element” in our long-range planning document for the City, also known as [Mukilteo’s Comprehensive Plan](#).

Specifically [the law states that](#):

... Each comprehensive plan shall include a plan, scheme, or design for each of the following: ...

(2) *A housing element ensuring the vitality and character of established residential neighborhoods that:*

- (a) Includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;*
- (b) includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences;*
- (c) identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and*
- (d) makes adequate provisions for existing and projected needs of all economic segments of the community.*

In counties and cities subject to the review and evaluation requirements of RCW [36.70A.215](#), any revision to the housing element shall include consideration of prior review and evaluation reports and any reasonable measures identified.

The HNA helps us start meeting the above requirements, particularly in Items (2)(a) and (d). The current Comprehensive Plan, linked above, walks through each of the above items in turn for the growth projected through 2035.



4. **Start the community conversation about housing and the 2024 major Comprehensive Plan update early.**

The grant funds are used to supplement existing staffing at the City. This funding allows the City and staff to have a longer and significantly more detailed discussion with the community about housing and housing needs than would otherwise be possible.

By accepting the recommended strategies in the HAP, Council will indicate which strategies merit further, detailed investigation in the future as part of the 2024 major Comprehensive Plan update.

Who or what is BERK, and why did the city engage them for this project?

Time	Commenter	Comment
07:16 PM	Anthony Sarno	We have city planners, so why do we need an outside agency to advise us?
07:21 PM	Peter Zieve	Dawn, how much time have you spent in Mukilteo?
07:31 PM	Anthony Sarno	Dawn, if you ACTUALLY LIVED HERE.. you would realize that we are over-developed, and that greedy developers have nearly ruined this town.
07:33 PM	David Wachob	Where do BERK committee members live?
07:38 PM	Peter Zieve	I want to know if Dawn or Kristin have ever been to Mukilteo. How much time have they spent here?
07:39 PM	Peter Zieve	I didn't hear anything said that indicates that they know anything about our community.
08:22 PM	Anthony Sarno	They are trying to ram their social justiv=ce agenda down our throats
08:23 PM	Jayne Gracom	absolutely!
08:23 PM	David Wachob	Agreed
07:57 PM	David Wachob	When did BERK start?
07:58 PM	Boris Zaretsky	Accepting the grant was approved byt the city Council sometime this summer with a 4 - 3 vote

Staff Response: **BERK** is an interdisciplinary consultancy that works with public and nonprofit agencies to address challenges and position themselves for success. Its core areas of practice include strategy, planning, policy development, analysis, and communications. Information about the firm and team can be found on the firm’s [website](#).

The primary team on the project include **Dawn Couch**, **Marcia Wagoner**, **Kristin Maitt**, **Deborah Munkberg** and **Rebecca Fornaby**. Four of them live in Seattle and one lives in Kirkland and they have spent limited time in Mukilteo. They are land use planning and demographic experts, not experts on Mukilteo per se, and rely on the contributions of residents to ensure the analysis reflects local conditions and recommendations are aligned to community values. The HAP project includes a broad range of strategies for hearing resident feedback and vetting



preliminary analysis with residents, including consultation with a **Stakeholder Advisory Group** comprised of community members. The full range of opportunities for public input is also available on the **HAP website**.

The City often supplements the work done by staff with outside assistance, whether that be experts in land use issues (such as BERK), certified arborists to help assess our tree canopy, or mutual aid agreements with other emergency response agencies. BERK was selected for this project after review of over 350 other firms for their strong project understanding, exceptional public outreach materials, and experience with similar projects.

BERK started on the project in late July 2020.

Additional information about the selection process can be found in the HAP Project Library for [the July 6, 2020 Council Meeting](#).

Questions or comments about the process:

Time	Commenter	Comment
07:17 PM	Anthony Sarno	You said "community outreach"... that has nothing to do with housing.
07:19 PM	Skip Ferderber	Can the phone speaker identify himself?
07:31 PM	Marianne Conger	Can you make sure phone people identify themselves?
07:33 PM	Leslie Gregg	Will the Mukilteo Council and Mayor review the questions and answers in this zoom meeting so they understand the residences' concerns and possible weaknesses of the draft plan?
08:18 PM	Leslie Gregg	Are you going to answer the chat questions?
08:20 PM	georgia fisher	We like the chat scroll, we can move it around the screen if we wish.
08:44 PM	bob champion	Thank you for the presentation. How many people are participating on this call? Are traditionally under-represented groups cited in the demographics chart participating in this community outreach? If not, what is the plan to increase participation for the next community outreach meeting?
08:46 PM	Tiki	If traditionally under-represented groups are current residents of Mukilteo then yes, please include them in the next community outreach
08:48 PM	georgia fisher	What's next??

Staff Response: As part of the grant funding (and really, most planning and land use processes), the City is required to complete public outreach around how various topics may impact the public. Based on the level of input on the HAP so far, it is clear to staff that public outreach and feedback around housing is incredibly important to both the HAP and to the future 2024 major Comprehensive Plan update.



All questions and comments received by the Planning & Community Development Department, whether in a meeting, via the City’s HAP Comment / Question form, or by email, will be provided to Planning Commission and City Council as they complete formal review of the final draft HAP in Spring 2021.

Approximately 40 people total, including staff and BERK, participated on the Zoom call. Staff did not require registration or demographic information in order to participate in the call, and so is unable to answer with certainty whether traditionally underrepresented groups participated in the public outreach. No requests for accommodation or language support were received in advance of the meeting.

Notification for this meeting was provided to all email contacts on the City’s Parties of Interest list, via banners at the City’s community banner locations, via the City’s website and Facebook page, and in the Mukilteo Beacon. If there are specific suggestions and contact information for how to increase community outreach efforts, please send them to City staff via the online [HAP Comments and Questions Form](#).

How does the Housing Needs Assessment determine housing needs? Why is housing availability in other cities not considered?

Time	Commenter	Comment
07:21 PM	georgia fisher	how do we actually determine Housing Needs? Is that Decided tonight?? We may have different ideas of our needs.
07:24 PM	Leslie Gregg	Why doesn't the draft HAP give greater consideration to housing availability in surrounding cities? If they have a surplus, why would more surplus in Mukilteo be smart?
07:30 PM	David Wachob	what housing are we talking about? Low income, section 8, high-rise buildings
07:31 PM	Tiki	The City of Mukilteo may have a requirement to plan for growth but why does that automatically mean government mandated low income housing?
08:17 PM	Sharon	I still think study needs to take into account housing in surrounding areas, but it doesn't.

Staff Response: There are two levels of housing need that are part of the HAP: one is the amount of housing that the City is required to plan for under the 2024 major Comprehensive Plan update process; and the other the amount of affordable housing actually needed in Mukilteo as it exists today.

The draft Housing Needs Assessment (HNA) is evaluating the actual need for affordable housing in Mukilteo. Affordable housing and low-income housing overlap, but are not the same thing for planning purposes:

- **Affordable housing** is housing affordable to the person or household in it. This varies greatly based on everyone’s unique situation, but the metric used industry-wide is whether an individual or household is spending 30% or more of their income on rent / mortgage and utilities.
- **Low-income housing** is a form of housing that is subsidized (and therefore affordable) for people generally earning 80% or below Area Median Income (e.g. In Mukilteo the 80% AMI cutoff is \$76,200 for a



family of two and \$119,000 for a family of four). These can be programs (such as Housing Choice Vouchers) or places (such as some of the units at Vantage, just outside the City, and Carvel, inside the City).

The City is required to understand its housing needs as part of its long-range planning process. Under state law, the goal is to plan for Mukilteo’s proportionate share (relative to Snohomish County) of projected population, housing units, and employment in a way that meets the requirements of the Washington State Growth Management Act. For housing, we are required to adopt a “housing element” in our long-range planning document for the City, also known as **Mukilteo’s Comprehensive Plan**.

The most recent numbers we have for Mukilteo’s fair (proportionate) share of low-income housing is from **Snohomish County’s 2025 Fair Share Housing Allocation** (see page 2), which states that Mukilteo’s fair share of low- to moderate-income housing units is 1,537 in 2025.

For rental households, the draft HNA estimates that as of 2016, there are 1,480 units affordable to low-income households making less than 80% of Area Median Income, or a gap of 57 units that needs to be made up by 2025 under our growth allocation (see draft HNA document page 46). Unfortunately, we do not have access to similar data for homeowner households, however staff presumes that the number of units affordable to low- to moderate-income households has shrunk since 2016.

Snohomish County is in the process of updating growth allocations, including fair share of housing, and the City expects to receive new growth targets by the end of 2021. The City, through a public process, then gets to decide how it wants to accommodate the growth. An important nuance here is that the City is required to demonstrate that it can accommodate the growth, not to force the growth to happen.

Another key component is that state, regional, and county-level planning policies all recognize that significant public investment is required for low-income housing. Mukilteo works with Snohomish County and other cities as part of the **Alliance for Housing Affordability** and the **Housing Authority of Snohomish County** to provide low-income housing services regionally.

What strategies or policies will the Housing Action Plan consider?

Time	Commenter	Comment
07:22 PM	Jerry Bauer	I pointed out in a comment to the HAP that the current code for Accessory Dwelling Units (ADUs) intentionally limits affordable housing. When would the code for ADUs and other zoning issues be reviewed?
08:14 PM	Karl Almgren	Feedback from previous outreach events of the 2015 Comprehensive Plan focused on facilitating a Town Center - Will the HAP make recommendations to review regulatory barriers to facilitate a Town Center?
08:49 PM	Karl Almgren	Will the HAP make recommendations to review regulatory barriers to facilitate a Town Center in Sector 3?



Staff Response: As part of the HAP process, the City is required to look at how effective existing long-range policies and development regulations are. Specifically, the grant encourages cities to review:

- How well do your housing element policies meet your community’s needs for housing?
- What is your progress in meeting housing targets or objectives for housing types and units?
- What opportunities have arisen that were not foreseen by the comprehensive plan?
- What related changes may be needed in other comprehensive plan elements to achieve the community’s housing goals?
- What are regulatory barriers to achieving goals and policies, such as development regulations, permitting processes or fee structures that may be at conflict with housing goals and policies?
- How are existing programs working to influence housing production, such as tax exemptions and density provisions?
- What are real estate market barriers that can be addressed by city policy and program changes to achieve housing objectives?

BERK will be completing an initial review of the City’s existing development regulations and policies in order to draft a set of recommendations based on this review and input to date. The Stakeholder Advisory Group (SAG) will provide input on December 10, 2020 (the public is invited to watch) and the Planning Commission will also be providing input on December 10, 2020 (the public is invited to attend and may comment). These program, policy, and regulatory recommendations will be further refined prior to the second Community Meeting in January 2021.

If there are specific suggestions for new programs or amendments to existing policies or development regulations, please send them to City staff via the online [HAP Comments and Questions Form](#).

What will the Housing Action Plan impacts be to transportation and traffic in Mukilteo?

Time	Commenter	Comment
07:41 PM	Lisa	Our roads are always busy, we have a major highway running through our town, and our schools are packed. Where will all these new homes go?
08:18 PM	Jayne Gracom	With increased density, where are the new roads going for all the added traffic? higher taxes and Let me guess... this will push forced rapid transit. That's the collateral damage.

Staff Response: As with taxes, the recommended strategies in the Housing Action Plan (HAP) do not immediately go in effect with the adoption of the HAP, and most (if not all) will need to go through their own public process. In other words, adoption of the HAP itself will not impact transportation in Mukilteo.



If the public process leads to recommendation of any zoning or density changes in the HAP, and the City Council chooses to adopt that recommendation, there would be further analysis about the transportation impacts and opportunities for public input prior to adoption of any rezone.

Why does the Housing Needs Assessment consider the needs of people who work in Mukilteo?

Time	Commenter	Comment
07:48 PM	David Wachob	Why do you need to live in Muk to work here? Not everyone will want to live here.
07:50 PM	Boris Zaretsky	I thought of Mukilteo as a bedroom community, so was surprised to find out that more people commute into Mukilteo for work than commute out of Mukilteo.
07:54 PM	Lisa	So why is it necessary to provide housing for all the people who work in Mukilteo?
07:55 PM	Anthony Sarno	Just because you work in Mukilteo, it doesn't mean you can afford to live here.
07:56 PM	Boris Zaretsky	This is why I pointed out to Berk that the job growth in Mukilteo is not relevant to our housing plan

Staff Response: The draft Housing Needs Assessment (HNA) evaluates jobs-to-housing ratio, which is a measure of how many housing units are available in relation to the number of jobs in a community. Goals of the Growth Management Act include reducing sprawl, encouraging efficient transportation, and encouraging the availability of housing affordable to all income levels. Having a balance of housing and jobs within a community helps meet all of these goals.

Mukilteo is responsible for demonstrating compliance with the GMA goals, the Puget Sound Regional Council (PSRC) *Vision 2050* Multi-County Planning Policies (MPPs), and the Snohomish County Countywide Planning Policies (CPPs) when we complete the 2024 major Comprehensive Plan update. PSRC has adopted the following MPP standards for housing in relation to jobs (*emphasis added*):

- RGS-Action-3: Growth Targets: PSRC, together with its member jurisdictions, will provide guidance and participate with countywide processes that set or modify local housing and employment targets. This effort will include consideration of the timing of Regional Growth Strategy implementation in relation to anticipated completion of regional transit investments and corresponding market responses. *PSRC will also provide guidance on growth targets for designated regional centers and improving jobs-housing balance*, and coordinate with member jurisdictions regarding buildable lands reporting.
- RGS-Action-8: Plan for Jobs-Housing Balance: *Countywide planning groups will consider data on jobs-housing balance*, especially recent and projected employment growth within Metropolitan and Core cities, *to set housing growth targets that substantially improve jobs-housing balance consistent with the Regional Growth Strategy*. Metropolitan and Core cities experiencing high job growth will take measures to provide additional housing capacity for a range of housing types and affordability levels to meet the needs of those workers as well as the needs of existing residents who may be at risk of displacement.



- MPP-H-1: Plan for housing supply, forms, and densities to meet the region’s current and projected needs consistent with the Regional Growth Strategy and to *make significant progress towards jobs/housing balance*.
- H-Action-4: Local Housing Needs: Counties and cities will *conduct a housing needs analysis and evaluate the effectiveness of local housing policies and strategies* to achieve housing targets and affordability goals to support updates to local comprehensive plans. *Analysis of housing opportunities with access to jobs and transportation options will aid review of total household costs*.

In other words, while Mukilteo is not required to provide housing specifically for people who work in here, Mukilteo is required to plan for adequate supply and variety of housing types for the jobs available in Mukilteo. The City, PSRC, and the County fully expect that individual households will continue to make housing choice based on their unique circumstances.

Why is the City preparing a Housing Action Plan?

Time	Commenter	Comment
07:18 PM	Jayne Gracom	With only 21,000 residents and low growth in our city of .5% why do we need to do this?
07:20 PM	R.J. Armstrong (from Facebook)	"With such a low rate of growth, why are we spending time on this? There are many bigger fish to fry. I have a laundry list if you like."

Staff Response: Completing the HAP is a first step towards addressing the State-mandated Growth Management Act (GMA) periodic Comprehensive Plan update that must be completed by June 30, 2024. Regardless of how much or how little growth Mukilteo expects over the next 20 years, the City is required to plan for that growth under the GMA.

The State legislature has been exploring several ways to encourage increased housing supply. The original version of **Washington State Legislature House Bill 1923** mandated that cities adopt changes to zoning and development regulations. The legislation was amended to make changes optional and to allow residents and elected officials to be in control of the process and the outcome, rather than being required to follow a one-size-fits-all solution.

The City of Mukilteo is undertaking the HAP to better understand what housing challenges are facing city residents, workers, and employers and how to best address them. Examples of housing challenges include:

- Older adults that may be unable to stay in our community.
- Families who may be unable to find suitable housing or who face housing instability due to rising costs and must choose between housing that does not meet their needs and leaving our community.
- Businesses that may be unable to hire and retain the best employees because housing prices make them uncompetitive employers.
- Workers that are unable to live near their jobs, resulting in longer commutes that add to traffic



congestion, pollution, and costs to both themselves and the region.

The following HAP requirements will support the 2024 Comprehensive Plan update:

- Quantifying existing and projected housing needs (RCW 36.70A.070(2)(a));
- Analyzing population and employment trends (RCW 36.70A.070(1));
- Evaluating existing zoning, policies, regulations, and permit processes (RCW 36.70A.070(2)(c));
- Obtaining public input from a variety of community members and stakeholders (RCW 36.70A.600(f), public participation requirements for HAP); and
- Providing a prioritized list of recommended future actions. Such actions could include permit process improvements, updates to development regulations, or programs to support existing residents of Mukilteo (RCW 36.70A.070(2)(d)).

Work on the HAP coincides with the State Mandated Buildable Lands Report due June 2021. The Buildable Lands Report documents how well local governments are progressing towards meeting their adopted Comprehensive Plan growth targets and is used to assign new population and employment targets for the 2024 major Comprehensive Plan update. The HAP could identify actions the City could take, if needed, to address residential capacity to accommodate future growth targets.

To learn more about Buildable Lands, visit the Snohomish County [2021 Buildable Lands Report Project](#) webpage.

To learn more about the periodic Comprehensive Plan update process, please visit the Municipal Research Services Center (MRSC) [Comprehensive Plan Update Process](#) webpage.

Isn't the data in the Needs Assessment already outdated?

Time	Commenter	Comment
07:22 PM	Leslie Gregg	Isn't this draft HAP already outdated given COVID, over 1000 jobs leaving Boeing in Everett, flight from Seattle to the suburbs, 0 - .25% Federal Reserve Interest rates driving up the cost of homes, and other factors that are unique to this time but will not be present by the time decisions are made on how to implement?
07:30 PM	Liana Ding	Please read any study regarding the impacts to economy, especially to the aviation industry and suppliers. It will take years to recover!
08:10 PM	Leslie Gregg	The draft HAP has interesting baseline data, but it is not a guarantee of what will exist in the future. Home prices will not necessarily go up because they did in the past. Wages and composition of the workforce can change. A better understanding of how projections are developed to determine our future needs is in order before decisions are made by City Council.



Staff Response: The data in any study is outdated the moment it is published; our role is to use the best available information to make the best possible decisions we can at any point in time. Staff has directed BERK to check for data updates for the HNA prior to completing the draft HAP for public review, and to better explain what information is (and is not) available. At this point in time, no organization has enough information to know with certainty how the pandemic and decisions by Boeing will impact the region

How does the needs assessment interpret household income?

Time	Commenter	Comment
07:30 PM	Leslie Gregg	Does the draft HAP consider that many low income earners are part of a family unit, whose resources are pooled, such as a husband and wife and children, increasing the income available for housing. Also, family units don't necessarily work in the same cities, and why should we plan to accommodate them as if they did.
07:58 PM	David Wachob	Does your income increase account for more people retiring and having their incomes reduced?
07:59 PM	Boris Zaretsky	I don't think it does and I pointed this out to Berk during the last SAG meeting

Staff Response: When the draft HNA compares housing costs to incomes, it always considers household income, or the pooled incomes of all individuals living in a household. The HNA presents data on households, household income, and housing cost burden. The data are derived from self-reported income and self-reported housing costs collected by the U.S. Census Bureau. The U.S. Census Bureau and the U.S. Department of Housing and Urban Development (HUD) define housing affordability metrics as:

- A household is a group of people living within the same housing unit and can include a person living alone, a family, or a group of unrelated people sharing a housing unit.
- Household income is the sum of the income from all people 15 years and older living together in a household.
- Housing Cost Burden is when a household pays more than 30% of their gross income on housing, including utilities.

The data do account for people retiring or temporarily leaving the workforce. For example, trends in Mukilteo show that median income increased since 2010. This trend accounts for people retiring whose incomes may have been reduced, as well as people who have remained employed and whose incomes have increased. Regardless of these individual changes, the median income (or middle value) for the community has increased.



Isn't Mukilteo already built out? If there is no vacant land, how can we plan for growth?

Time	Commenter	Comment
07:34 PM	Lisa	The last Mukilteo Comprehensive Plan stated that Mukilteo was virtually "Built-Out," Please address this issue.
07:35 PM	Karl Almgren	No it didn't. The Moving Mukilteo Forward Comp Plan focused on supporting growth planning for up to 22K resident. The Comp Plan recognized growth was going to still occur, but within the existing zoning and development regulations
07:39 PM	Lisa	I did not ask about "the Moving Mukilteo Forward plan" There was a previous COMPREHENSIVE PLAN
08:34 PM	David Wachob	What land are we talking about that will provide this housing?
08:35 PM	Boris Zaretsky	Skip and I have asked this question several times during the SAG meetings and never got an answer
08:52 PM	georgia fisher	Aren't we running out of land? I don't mean that we go high. Already there are few lots available.

Staff Response: The short answer is no; the City is not already built out.

As part of the 2024 major Comprehensive Plan update process, Snohomish County provides significant support to its cities. Part of this work includes preparation of a Buildable Lands Report, which looks at the existing land in a community and constraints. Constraints could be easements, critical areas (such as wetlands, streams or steep slopes), or some other special agreement that may be in place. Examples of these types of agreements could be conservation agreements for agricultural or timber land, or a transfer of development rights that takes density from one area and moves it to another. To be clear, Mukilteo does not have any density transfer areas.

The Buildable Lands process also looks at the existing use of properties, the existing zoning of a property, and the estimated market values of land and improvements on a property. This information tells communities whether the land on each parcel, under existing zoning, is:

- Vacant (empty, and has complete capacity available under the current zoning)
- Underdeveloped (not developed to the full extent under current zoning, and may have capacity for additional housing units or jobs)
- Redevelopable (based on data, may be likely to redevelop in the upcoming planning period through 2044)
- Constant (developed, and unlikely to redevelop by 2044)

The County also meets with local jurisdictions to get information on pending development application. All this information together gives us an indication of how much development capacity is available in the City at this given point in time. As noted elsewhere in these responses, the City is required to demonstrate adequate capacity for



growth – not force growth to happen.

The County then uses this information to help with the growth target allocation process, where it assigns proportional shares of population, housing units, and employment to local jurisdictions. These growth targets may be adjusted up or down some based on an individual community’s actual ability to accommodate the growth and what was learned during the Buildable Lands process.

It is possible that the City will be allocated more growth than can be accommodated under current zoning. This information will not be available until sometime in late 2021. For more information about the Buildable Lands process, please visit the County’s [2021 Buildable Lands Report](#) webpage or watch the Planning Commission’s [August 20, 2020 meeting](#).

Does the Housing Action Plan intend to bring high density housing to Mukilteo?

Time	Commenter	Comment
07:36 PM	Jayne Gracom	They want to change zoning and build upwards. ie, high-rise building.
07:38 PM	Anthony Sarno	High rises will further ruin Mukilteo. People with view homes (not me) will fight tooth and nail.
07:52 PM	Leslie Gregg	A believe a statement was made at the beginning of the discussion that this is not about increasing density. If we have basically no vacant land to build on, how else can growth targets be met without increasing density?
07:53 PM	Anthony Sarno	More density can be achieved with taller buildings.
07:54 PM	Jayne Gracom	That's what I said earlier...changing the zoning to build high-rise buildings.

Staff Response: The recommended strategies in the HAP will be based on the Housing Needs Assessment data, review of existing policies and development regulations, and public input such as from this meeting. Community input to date would not lead staff to make a recommendation for rezoning at this time; however, this is subject to change as the process continues.

As mentioned above, the HAP cannot and will not approve any rezoning for the City. If such a recommendation is adopted, it would need to go through its own, separate public process.



What are the data sources used in the Housing Needs Assessment?

Time	Commenter	Comment
08:01 PM	Lisa	What? There are many SFH rentals in Mukilteo. Where did you get your statistics?
08:06 PM	Anthony Sarno	These stats being presented are completely irrelevant.
08:09 PM	Lisa	Where did you get these stats? Was there a city-wide poll?
08:09 PM	Anthony Sarno	Doesn't matter where the stats came from, they prove nothing
08:15 PM	Anthony Sarno	the data is cooked!!!!

Staff Response: A complete list of data sources is available in Appendix A of the **[draft Housing Needs Assessment](#)** (HNA). None of the information is available to the City at an individual person or household level – only by Census tract, zip code, or places (such as Mukilteo as a whole, Snohomish County as a whole, the King-Snohomish area as a whole, etc.).

Census data is publicly available on their website, here: <https://data.census.gov/cedsci/>. Other data, such as from Housing and Urban Development (HUD), Puget Sound Regional Council (PSRC), Snohomish County Point-In-Time homeless counts, Zillow data, etc. are all also publicly available.

Can we reduce city staff?

Time	Commenter	Comment
07:55 PM	David Wachob	Maybe we need to cut down on the number of City employees
07:55 PM	Crandy Nuksuk	Agreed!
07:57 PM	Karl Almgren	Staffing at Mukilteo has not been maintained with the service demands of the City since development of Harbour Pointe.

Staff Response: The number of City staff is outside the scope of the HAP process. Staffing at the City is set in part by City Council (the legislative branch), which adopts the budget; and by the Mayor (the executive branch), who is responsible for staffing levels within that budget. The City is currently in the budget process, and more information can be found online here: <https://mukilteowa.gov/departments/finance/budget/2021-prelim-budget/>



Whom from city leadership is attending?

Time	Commenter	Comment
08:04 PM	Peter Zieve	Why isn't the Mayor on this call? This is the second call and she hasn't been on either.
08:04 PM	Peter Zieve	I am offended by her absence. Wasn't this her idea?
08:04 PM	Anthony Sarno	Yes... where is her royal highness ?
08:06 PM	Peter Zieve	And I keep looking for the four council members that voted for the HAP. I can't see any of them on the call. That is also frustrating.
08:07 PM	Peter Zieve	I see Bob Champion, but he voted against the HAP.
08:39 PM	Tiki	Why aren't the members of our local government not involved in this meeting? Do they have any interest in listening to the citizens of Mukilteo on this subject?
08:42 PM	Boris Zaretsky	I see City Council member Bob Champion listening in.

Staff Response: Councilmembers must be careful to ensure that they do not accidentally form a quorum, which means that a voting majority of them are in attendance at any given event. Quorums are subject to additional noticing and legal requirements to ensure that the meeting is fully open and available to the public. This is why you typically will not see many Councilmembers at open houses, board and commission meetings, or Coffee with Council.

The Mayor did join briefly to assist staff with ensuring that the meeting was available live on Facebook and Councilmember Bob Champion joined for the entire meeting.

The Mayor, members of City Council, and the Planning Commission are very interested to hear the community's input on the Housing Needs Assessment and the Housing Action Plan and will review all public input.

What are the Needs Assessment's assumptions about housing affordability?

Time	Commenter	Comment
08:05 PM	Lisa	And what interest rate are you assuming? What kind of Mortgage loan? VA, etc. This median home price of 632K is nothing compared to Seattle
08:08 PM	georgia fisher	Burden is very subjective
08:12 PM	Boris Zaretsky	Do you think the the cost burden statistics presented by Berk accurately reflects what is really going on in Mukilteo? I don't
08:17 PM	georgia fisher	When rental prices are too high we would have a large vacancy rate. Supply and Demand drives the market. Our large senior homeowner group has lower income than the working force BUT they can afford their homes which were purchased years ago. Mortgage pmt is lower than rent, so we stay here. Much of the Draft report is OPINION about how we should live.



Time	Commenter	Comment
08:20 PM	georgia fisher	Why do we assume lower income people need to find "affordable" housing here when we don't have a supply and demand problem?
08:21 PM	Boris Zaretsky	We don't assume that, Berk consulting does. This is why I think that most of the statistics presented here, while interesting, is irrelevant
08:31 PM	David Wachob	Good comments Georgia
08:32 PM	Boris Zaretsky	Bravo, Georgia!
08:36 PM	Lisa	Mukilteo has always been considered a "destination" place to live, not a "transitional" housing community.

Staff Response: The draft Housing Needs Assessment (HNA) uses several established measures and assumptions about housing, housing costs, and housing affordability.

- Homeownership affordability. The [draft Housing Needs Assessment](#) relies on several researched assumptions to determine the affordability of a median priced home in Mukilteo, all of which are documented in Exhibit 39, Cost of Homeownership for Typical and Lower Market Homes in Mukilteo, June 2020 (*note: exhibit number may change in future drafts*).
- Housing Cost Burden is defined by the U.S. Department of Housing and Urban Development (HUD) and has been used to understand housing affordability since at least 1937 with the creation of the United States National Housing Act. Housing Cost Burden is defined as when a household pays more than 30% of their gross income on housing, including utilities.

All housing cost burden data presented in the draft HNA is from the [Comprehensive Housing Affordability Strategy \(CHAS\) data set](#), published by HUD, which receives custom tabulations of the American Community Survey (ACS) from the US Census Bureau. This data is available at different geographic summary levels, including by city. All data presented in the draft HNA reflects data for Mukilteo based on the annual American Community Survey (ACS) survey methods. [Learn more about the ACS here.](#)

- The grant requires that the draft HNA analyze the affordability of existing housing stock in Mukilteo to the households that currently reside in the City. Two pieces of data required by the grant that help understand this relationship are breakdowns of existing households in Mukilteo by income level and estimates of cost-burdened households by income level.



What does race or ethnicity have to do with the Mukilteo’s housing needs?

Time	Commenter	Comment
08:53 PM	Michael Lechnar	So we are racist for opposing high-density, subsidised housing?
08:55 PM	Michael Lechnar	Well Skip, Why are we doing this then if there isn't really a problem? Virtue signaling by her honor and the council?
08:59 PM	Sharon	This is at least the third time it's been implied or outright said that any opposition to growth is based on racism--and that is not true, or fair or helpful to say.
09:01 PM	Jayne Gracom	I agree, we have subsidized housing already here in Mukilteo. Racism is not a factor!
09:05 PM	Boris Zaretsky	I am curious, who brought up the whole issue of racism? I did not see it anywhere in the report. Mukilteo is a welcoming community to people of all ethnicities, who can afford to live here.
09:07 PM	Jayne Gracom	Michael Lechnar brought racism brought this up.
09:07 PM	Sharon	Skip started to say it--he said our opposition was based on people who don't look like us, which is wrong. I agree with Boris that Muk is welcoming to lots of people.
09:07 PM	Boris Zaretsky	We are welcoming to all people. Barrier to entry here is purely economic. ;)
09:09 PM	Boris Zaretsky	As to people who look or don't look like me. Most people don't look like me and that's a good thing
09:10 PM	Michael Lechnar	I was just surprised that Skip brought it up. I was kind of offended. As Boris just mentioned, this is economic.
09:12 PM	Boris Zaretsky	As a member of SAG, I advised Berk to downplay the ethnic demographics, as they are irrelevant in our community. But they are required to provide this information as part of the HAP report.

Staff Response: The draft Housing Needs Assessment (HNA) explores race and ethnicity as one of the optional pieces of analysis suggested by the grant received from the WA Department of Commerce. This information can help a community understand how their racial and ethnic makeup is changing over time. Information about languages spoken can be valuable to inform community outreach and engagement strategies in order to collect information related to assessing housing needs.

In addition, Vision 2050, the region’s plan to guide growth through 2050, has recognized the historic context that has led to continued patterns of inequity in housing today. Vision 2050 seeks to reduce risks of displacement of lower-income people and businesses and is encouraging the integration of equity in local 2024 comprehensive plan updates.



Other Questions

Time	Commenter	Comment	Staff Response
09:01 PM	georgia fisher	What happened to the mental health facility on the speedway that closed?	The Snohomish County Evaluation & Treatment Center , which is contracted with Compass Health, is still open on Mukilteo Speedway.
09:03 PM	georgia fisher	How many cars per residence? I don't know, 2 or 3?	<p>The number of parking spaces required varies depending on the type of housing unit.</p> <p>For single-family residences, the minimum number of spaces is two (2).</p> <p>For multi-family residences, the requirement is 1.5 spaces per studio or one (1) bedroom unit, two (2) spaces per two (2) or more bedroom unit, plus one (1) additional stall per four (4) units for guests.</p>

Chat Comments

Additional comments posted during the meeting are grouped by topic, listed in alphabetical order, with individual comments for that topic listed in the order they were offered. Staff clarifications are offered where additional information would be helpful.

Time	Commenter	Comment
City Services		
08:38 PM	Sharon	We don't need additional services!
08:38 PM	Jayne Gracom	I agree
Decision-Making Process		
08:44 PM	David Wachob	They already made up their minds and don't care what the residents think
08:46 PM	Jayne Gracom	We all need to sign a petition to not move forward with any development.



Time	Commenter	Comment
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Staff Clarification: The public has the opportunity to provide input throughout the HAP process, including at community meetings, via comments or questions submitted via the [HAP webpage](#), at Planning Commission and at City Council meetings. Community input is critical to ensuring that the HAP reflects the needs and values of the community.

Development Proposals

08:59 PM	georgia fisher	5 ac of trees behind me has been purchased. Trees go, deer, possum, raccoons, all kinds of birds including a beautiful barn owl. The surveyor has been here, I talked to him, and trees are tagged. Ugh. Actually its the 5 ac, 4ac and part of another parcel.
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Staff Clarification: Information about specific development proposals can be found on the City's [Land Use Action Notices](#) webpage.

First-Time Homebuyers

07:57 PM	Lisa	I worked in Edmonds and Seattle for years but I lived in Lynnwood because that was what I could afford. Community Transit worked fine.
08:10 PM	Jerry Bauer	Mukilteo is a destination for home ownership. My family started in South Everett, moved to Seattle Hill area and then ended up here. This isn't a place to buy a "starter" home.

General Comments

07:24 PM	Anne Windsor	I am interested in hearing the demographics and information in your presentation.
08:42 PM	Sharon	I just wanted to say that I think the Berk reps are very professional. My anger/concerns about this issue are directed toward the state and city council members who are forcing this on us.
08:43 PM	Jayne Gracom	I agree
08:44 PM	georgia fisher	Agree, the draft report is very detailed and furnishes good information.
08:44 PM	David Wachob	Agree
09:15 PM	Sharon	I agree--Berk is very professional!

Housing Density

08:18 PM	Sharon	People who live here want to live in a suburban setting--we don't want urban.
08:34 PM	Sharon	Density also lowers quality of life.
08:38 PM	georgia fisher	Builder's look at "highest and best use" to get the most return for their investment, that means a high quality home or a multifamily, so we as citizens have concerns about density. Quality of life is our highest desire, that's what we're all hearing.
08:38 PM	Jayne Gracom	Yes



Time	Commenter	Comment
08:48 PM	Sharon	We don't want density!
08:49 PM	Peter Zieve	agree with Sharon!
08:12 PM	Sharon	It's very clear residents here do not want increased density.

Housing Needs

07:23 PM	David Wachob	There are no housing needs, stop the growth that we can not afford without taxing the elderly home owners out of Mukilteo
07:28 PM	Anthony Sarno	Mukilteo does NOT need any further development.
07:48 PM	David Wachob	1 to 2 residence per household is good. We won't need to build more schools and tax us
08:47 PM	georgia fisher	I WAS surprised about the homeless problem on page 23/24, ** not working, drugs, mental/emotional issues, domestic violence... so these are social problems, not truly a housing problem, in my view. We have many homes in this area that are split level which made great MIL residences. Instead of ADU, family lives on the lower floor of the home. They have access to medical assistance also
08:47 PM	David Wachob	Agree

Staff Clarification: Taxes for Mukilteo School District (MSD) are separate from any taxes imposed by the City and are voted on by those within MSD boundaries. If you are aged 61 years or older or are disabled, own your own home and have an income of \$35,000 or less per year, you may qualify for an exception from voter-approved levies and bonds. For more information, go to [Snohomish County Assessor's website](#) or call 425-388-3540.

Housing Supply

07:47 PM	Jayne Gracom	This shows we have PLENTY of apartments and condo's.
07:48 PM	Anthony Sarno	We LIKE the slow rate.. this is a bedroom community and we like it that way.
08:26 PM	Kim Nelson	I'd like to note that when I read through the HAP, Mukilteo was compared to Edmonds, Shoreline, and I believe Redmond. It should be noted that both Edmonds and Shoreline's city limits extend to highway 99 in places. So much of their high density housing that meets lower income needs are in these corridors. Mukilteo's boundary does not do the same, so our lower income housing units should not be compared.
08:27 PM	Boris Zaretsky	Good point, Kim. Much of the high density housing is near Mukilteo, but not part of the city
08:33 PM	Boris Zaretsky	Georgia, you have made very similar comments to those I have made during the SAG meeting and separately in writing
08:32 PM	georgia fisher	On page 36 of the draft, it says Mukilteo has fewer single family homes and more multifamily homes than Snohomish County, So, aren't we ahead of any compliance requirements?



Time	Commenter	Comment
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Staff Clarification: The draft HNA shows there is no surplus of rentals available in Mukilteo. UW provides rental market data for counties and the Snohomish County rental vacancy rate is 5.2%, which is typical of a healthy housing market. When vacancy falls below 5% it is considered a tight housing market, and when vacancy falls below 3% this is characterized as an acute shortage of rental units. It is likely Mukilteo’s vacancy rate is even lower than in the County. Per 2017 HUD CHAS data, there was a 4.2% rental unit vacancy rate in Mukilteo.

The draft HNA provides a comparison between Mukilteo and similar jurisdictions for the percentage of workers living elsewhere and traveling to the city to work. This one metric was compared to Edmonds, Redmond, and Shoreline. It was found that Mukilteo had more workers living elsewhere and traveling to work (94%) than all the other cities (Edmonds – 88%, Redmond – 89%, and Shoreline – 86%). No comparison of housing stock or housing affordability was made between Mukilteo and other cities.

In several places, the draft HNA compares Mukilteo metrics to Snohomish County or the state. This is often done to provide context but does not indicate any sort of requirement or target.

External Influences - Impacts of COVID-19 on Rental Housing

08:08 PM	Lisa	Rents are on HOLD for some landlords, thanks to covid and the State moratorium on rent for the vulnerable. (Even though some tenants are lying and still not paying rent!) Some of those landlords are going to lose their rentals.
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External Influences – Impacts of Market Factors

08:05 PM	Crandy Nuksuk	It is supply and demand pure and simple... social engineering for more affordable housing sounds like socialism to me
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08:18 PM	georgia fisher	Homes currently are selling in one day to a few weeks, therefore, the home prices are not outside the market. The market says our pricing is appropriate.
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External Influences – Impacts of Paine Field

08:49 PM	Michael Lechnar	I don't see any mention of the negative effects on property values that will certainly arise from any expansion of Paine Field. If it turns into "SEATAC" north, property here will definitely become more affordable.
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Staff Clarification: The Land Use and Economic Development Committee (a subcommittee of City Council) recently discussed the potential future impacts of expansion of commercial service at Paine Field, and the process related to this work. The October 2020 meeting notes can be found on the City’s website here: <https://mukilteowa.gov/city-council/mukilteo-commissions-committees-boards/economic-development-committee/land-use-economic-development-minutes/>

Subsidized Housing

07:59 PM	Lisa	There is many Section 8 housing participants in Mukilteo houses and Apts. I called the Apts. and they are always accepting Sec. 8. (it's the law)
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Time	Commenter	Comment
08:10 PM	Jayne Gracom	On Sept.30, 2018 WA law went into effect that landlords must accept section 8 vouchers.
08:59 PM	Jayne Gracom	We have subsidized housing in Mukilteo.

Staff Clarification: The draft HNA provides information about subsidized and income-restricted housing in Mukilteo in Section 3. Housing Inventory. There are several subsidized housing programs available through the U.S. Department of Housing and Urban Development (HUD) including project-based public housing, tenant-based assistance, and privately owned multifamily project-based subsidized housing.

As of 2019, Mukilteo had 46 residents using tenant-based assistance vouchers and one (1) income-restricted apartment complex which provides half the units at market rate and the other half at rents affordable to households at 80% of AMI (In Mukilteo the 80% AMI is \$76,200 for a family of two and \$119,000 for a family of four). There is no project-based public housing or privately-owned project-based subsidized housing in the city limits.

Sources of Frustration

08:14 PM	Anthony Sarno	we need to elect people that listen to us
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Transportation – High-Capacity Transit City Designation

07:50 PM	Anne Windsor	Interesting to learn about being a high growth transit city
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Staff Clarification: Mukilteo is designated as a high-capacity transit community due to the ferry terminal and the Sounder train station, not due to SR 525 or SR 526. It means that the planning guidelines intend to focus more growth toward those locations.

Part of the conversation currently being had at the County level is what kind of planning is required with this designation, as well as what is required when accommodating growth is not feasible. Mukilteo has significant constraints in Old Town, including topography, lack of pedestrian access, the railway cutting off access to the waterfront, as well as critical areas in the waterfront area (shoreline, ocean floodplain). This discussion is ongoing.

Transportation – Traffic

07:50 PM	David Wachob	Have you been on the Speedway during the late afternoons. We don't need to increase traffic
07:50 PM	Anthony Sarno	Traffic sucks!
07:51 PM	Boris Zaretsky	A lot of that traffic on Mukilteo Speedway is coming from the apartments North of the SDspeedway, which are not part of Mukilteo
07:54 PM	David Wachob	I don't see that as traffic is continuing past those apartment and they are going to double in number once the current construction is completed.
08:27 PM	Crandy Nuksuk	Traffic here lately is so bad that I can't even make a left into Patty's Eggnest



Time	Commenter	Comment
Vacant Land		
07:49 PM	Crandy Nuksuk	These vacant lots should become parks for long time residents to enjoy...!!
Staff Clarification: Property owners may choose to donate their vacant land to the City, or the City can purchase properties at fair market value. Can provide list of recent property acquisition for parks.		
Zoning Changes		
08:55 PM	georgia fisher	Planned Community Business zoning has been changed to Residential, in the past.
08:55 PM	David Wachob	Right
Goodbye		
09:13 PM	georgia fisher	great job, everyone! bye.



Mukilteo Housing Action Plan

Community Meeting #2 Summary

January 11, 2021 | 7:00 – 9:15 pm | Recording from Facebook Live

1 Introductions & Welcome (Meeting minute 0:00)

Lauren Balisky, Planning Manager, City of Mukilteo, provided an overview of the evening's program and reviewed the Zoom functions that will be used during the meeting.

Lauren introduced Dawn Couch, Project Manager, BERK Consulting and Garrett Jensen, Associate Planner, City of Mukilteo.

Lauren reviewed the Housing Action Plan process. The City began work on the Housing Action Plan (HAP) in August 2019 with the grant application which was accepted by City Council in January 2020. The project officially kicked off in July 2020. The HAP is a strategic plan to guide future actions and priorities for the City. Many recommendations will have to go through their own public review process before they are implemented. The HAP does not approve any high-density, subsidized development, rezone any areas in the city, provide any housing subsidies, and is not a low-income housing plan. She noted that there are still many opportunities for community members to help shape the HAP.

Lauren reviewed the development process and planning framework. In Washington, how cities plan for growth is directed by the Growth Management Act (GMA). She reviewed the GMA, the City's obligation to develop a Comprehensive Plan aligned to the GMA, how zoning works, and how development regulations work.

2 Overview of Development Regulations (Meeting minute 10:57)

Lauren introduced the following section, which presents some of the City's current development regulations to provide a baseline understanding of the existing zoning and allowed uses. The regulations that will be reviewed support the proposed HAP strategies. Those draft strategies are based on the findings of the Housing Needs Assessment, a review of existing policies and regulations, and community input.



Lauren explained what is meant by “permitted uses.” Permitted uses are the types of uses allowed in a specific zone. Each zone allows many uses. Mukilteo currently permits a variety of housing types across the various zones. Uses can be added or removed to each zone so long as it continues to meet the intent of the Comprehensive Plan and does not change the underlying zone density. This is how the Comprehensive Plan and zoning work together.

The presentation deck was posted to the [Housing Action Plan website for attendees](#) to follow along and use a reference.

Lauren reviewed current regulations related to setbacks, lot coverage, building size, hard surface coverage, height limitations, and parking requirements.

A topic that has received a lot of concern and for which the City has received a lot of comments is parking. There are minimum parking requirements for Mukilteo. Most units require two spaces, exceptions would be units that are one bedroom or studios.

There has been concern about the look and feel of the community and landscaping. For all uses except single-family there are design standards as well as landscaping requirements.

Some areas also have regulations associated with development agreements or overlay zones.

3 Overview of Permitted Housing Types (Meeting minute 32:00)

Garrett Jensen, Associate Planner, presented the permitted housing types and where they are allowed in the City.

Accessory Dwelling Units (ADU) are allowed in the same zones as single-family residential housing. There are three different types of ADU: attached to the unit, internal to the unit, and detached. Unit sizes can only be 60% of the main unit or no more than 700 square feet and require two additional off-street parking spaces.

Duplexes are currently allowed in the multi-family residential districts and some commercial districts. Duplexes are two independent dwelling units in one structure. It differs from an ADU since the size of the duplex is not regulated beyond standard bulk regulations.

Cottages are currently allowed in some single-family zoning districts, multi-family districts, and some commercial zones. Cottages are smaller scale, detached single-family housing with a central common space. There are limits to the height and size of cottage units. Current regulations were adopted in 2004 and updated in 2016. There are robust design and site design criteria.

Townhouses are currently allowed in some single-family zoning districts, the multi-family zoning districts, and some commercial zoning districts. Townhomes have robust building and site design criteria. They may be subdivided into smaller lots where there is sufficient open space in the master plan.



Time	Commenter	Question or Comment
7:15 PM	Liz Conn	Why do ADU's require 2 parking spots?
7:16 PM	Kim Toskey	Yes, why do ADU's require 2 parking spots?

Lauren explained that the ADU regulations were last updated in 2009. The requirement of two parking spaces was because that was the direction the community wanted to go at that time. The community was trying to address some of the concerns around potential parking issues.

Time	Commenter	Question or Comment
7:16 PM	Karl Almgren	Is it common for a city the size of Mukilteo to have 7 different zoning districts to regulate single family?
7:16 PM	Kim Toskey	this is not aligned with other community standards

Lauren explained that it is common, over time, for communities to accumulate a number of zoning districts. Mukilteo has added zoning districts as it has annexed new areas. There are similarities between the single-family zoning districts. There may be an opportunity to simplify the zones. She noted that simplifying zoning is not something we are reviewing tonight, but community members are welcome to suggest it.

Time	Commenter	Question or Comment
7:18 PM	Peter Roberts	How many zoning projects are going on now? What percentage of the city area is undeveloped?
7:19 PM	Peter Roberts	Applications and projects
7:20 PM	Peter Roberts	Thank you for the answer and for the links

Lauren stated that there is a list of current projects on the City's [Land Use Notices](#) webpage. Anything that is currently going on will have information there.

The City is currently working with Snohomish County to get the numbers on undeveloped areas in the city. That calculation is part of the Buildable Lands process. The City should get an initial estimate in the next few months. There is a website dedicated to that study.

Time	Commenter	Question or Comment
7:18 PM	Lisa Vallins	How does the HAP address traffic mitigation and impact on school populations/

Lauren explained that the HAP does not get to the level of detail regarding traffic mitigation and school populations. That is something that would be evaluated in the upcoming 2024 Comprehensive Plan Update. With



development applications, every project is evaluated for their impacts to traffic. Sometimes only a traffic impact fee is required and other times it could be an improvement such as a frontage improvement like sidewalks or bike lanes.

Time	Commenter	Question or Comment
7:20 PM	Peter Swardstrom	Any plans to redirect ferry traffic down Japanese Gulch and off of the Speedway?

Lauren confirmed that there are no plans to redirect ferry traffic down Japanese Gulch and off the Speedway.

Time	Commenter	Question or Comment
7:21 PM	Kim Toskey	What percentage of folks who live here actually work here? Are we not disproportionately carrying affluent residents from more expensive areas?
7:22 PM	Kim Toskey	How does that impact new essential workers, like teachers and emergency personnel?
7:26 PM	Kim Toskey	Mukilteo needs space for teachers, healthcare workers and emergency personnel.
7:27 PM	Sharon Swann	Working in Mukilteo and living in Mukilteo are two different things
7:28 PM	Kim Toskey	Some of us are both living and working here...
7:28 PM	Peter Swardstrom	Teacher needs have reduced since moving to virtual classrooms .
7:31 PM	Peter Zieve	Sharon agreed. Lauren just said 90% work outside Mukilteo. Last time I checked there were 150 of my employees that lived in Mukilteo. That would be 30% of the total. I doubt it. I think 80% is more likely.

Lauren shared that there is information on percentage of people who live and work in Mukilteo in the [Draft Housing Needs Assessment](#).

Time	Commenter	Question or Comment
19:18:42	Peter Zieve	Residents at Carvel apartments tell me they only are assigned one parking spot. That is why the street is parked up
7:22 PM	Peter Zieve	Same for Front 9 condos (in reference to one spot per residence at Carvel apartments).

Lauren explained that there is no conflict with the parking regulations for a couple of reasons. It depends on when the apartments were developed. If they were developed under Snohomish County’s jurisdiction then they would have been required to meet the parking requirements under the County code at the time they were developed. Also, multi-family developments have lower parking requirements for studio and one-bedroom apartments.



A participant calling in (Charles Pancierzewski) shared that he has seen references to stakeholders and interviewees and asked who was interviewed. He doesn't know whether the people interviewed are Mukilteo residents and how much the project is relying on their input. Lauren clarified whether the interviews Mr. Pancierzewski was asking about are the ones that are summarized on the project website. Lauren clarified that interviewees were intentionally anonymous and include all council members, Mukilteo residents, people who work in Mukilteo, and experts in housing. The interviews were conducted by BERK consulting and the City does not have access to individual statements. The interviews were conducted at the very beginning of the process. Lauren offered to review her notes and follow up with Mr. Pancierzewski offline. Mr. Pancierzewski stated that they feel the plan should be based on input from Mukilteo residents and expressed concern about why people from outside of Mukilteo would want to participate in the project.

A member of the Stakeholder Advisory Group shared that his experience of the SAG and other meetings is that the participation has largely been by residents of the community. He has not witnessed any takeovers by outside groups for personal profit.

Mr. Pancierzewski shared that he has been a member of the community for 51 years and only recognized one member at the meeting.

Both the Mayor and Lauren affirmed that they recognized the names in the meeting participants list as residents of Mukilteo.

Time	Commenter	Question or Comment
7:28 PM	Boris Zaretsky	You can talk about the SAG, maybe this will clarify the question just asked
7:28 PM	Boris Zaretsky	SAG members are not anonymous, their statements are a matter of public records
7:28 PM	Sharon Swann	Residents input should have more weight than anyone else
7:29 PM	Kim Toskey	I am an expert in affordable homeownership and I live in Mukilteo for 15 years, and my parents, as well
7:29 PM	Boris Zaretsky	SAG members are all Mukilteo residents

Dawn noted that there were HAP-related questions in the chat function, but before answering those, checked to see if there were any use-related questions related to the presentation. There were none.

Warning: The opinions posted by commenters are theirs alone. The City of Mukilteo does not endorse the opinions expressed by commenters. All comments are posted as a matter of public records. Publication of the comment does not imply agreement by the City of Mukilteo or necessarily reflect the opinions or policies of the City of Mukilteo.



Discussion

Time	Commenter	Question or Comment
7:41 PM	Sandy Erickson	Is there any housing planned for the land that is on Harbour Heights Pkway by the Systima Bldg (old Boeing Bldg)? If so, what is planned & how soon will this development be started?
7:41 PM	Jennifer Gregerson	Sandy- no
7:41 PM	Peter Swardstrom	amen
7:42 PM	Sharon Swann	That is good news.....
7:45:29	Sharon Swann	Would be curious how many people are moving out due to the Boeing layoffs and move out of state.
7:46 PM	Kim Toskey	All property values will increase, if we--as city residents--boost our ADU/duplex zoning. Just think about it-- you spend some money to add another unit, and you get much more in resale value...

Lauren clarified that there is no development proposed for the Systima Building at this time. It was purchased by a space company and the City has not received any applications for changing the use.

Time	Commenter	Question or Comment
7:32 PM	Peter Roberts	I'm interested in making sure over density doesn't become an issue. What is the motivation for having high-density? Is there something I can do as a 10/yr resident to prevent this?
7:33 PM	ANGELA GIBONEY	yes no more density please
7:33 PM	Peter Swardstrom	Traffic is getting HORRIBLE !!
7:33 PM	Sharon Swann :	Agreed....we don't need to over develop Mukilteo. It already is....

Lauren clarified that the HAP is not about adding more density, it would be inappropriate to do so. The HAP is looking at strategies for housing types that are already permitted and how to make it easier to construct them. It is looking at the barriers in the process that is blocking what is already allowed to come to market more quickly. Any potential density changes would be coming as part of the 2024 Comprehensive Plan updated. We expect to have our new growth targets toward the end of 2021.

Time	Commenter	Question or Comment
7:43 PM	Lisa Vallins	Does the HAP zoning/ADU's/Cottage housing take into effect sensitive land and slide areas? Environmental impact?

Lauren clarified that there are a number of existing regulations around critical areas that limit where development



can happen. None of what is being discussed with the HAP is related to those critical area regulations.

Time	Commenter	Question or Comment
7:44 PM	Guari Sanghiv	Do you know how many new people/households have moved to Mukilteo? In 2020?
7:47 PM	Skip Ferderber	The current plan, subject to review through this housing project, predicts growth by 2050 of roughly 450 people in total. That's a TOTAL growth over 30 years. It's unlikely that there will be a wholesale development increase even with the new plans coming in 2021
7:52 PM	Kurt Roberts	2035? taht's not 24 years. that's 14 years
7:55 PM	Peter Zieve	Skip, somehow these disasters happen.
7:57 PM	Skip Ferderber	With vocal citizens such as you and several of the people on this Zoom call, I think it's unlikely to happen.

Garrett recalled that the housing unit growth was 2% over a 10-year period. Dawn commented that population growth has been more rapid than housing growth. The planning targets will be updated in 2021. This specific information can be found in the [Draft Housing Needs Assessment](#).

Dawn responded that there is not an update for 2020 population available. The Office of Financial Management will provide an estimate for April 2020, but that would not include any population growth for the last eight months of the year.

Time	Commenter	Question or Comment
7:35 PM	Boris Zaretsky	The requirement to accommodate different income levels is pushed on us by the State of Washington. Sometimes meeting this guidance leads to higher density. What the city is trying to do is meet the guidelines of the State, while maintaining the quality of life to which we are accustomed
7:36 PM	Peter Roberts	Thank you. Is this a "guideline" or a "requirement"?
7:37 PM	Boris Zaretsky	Somewhere in between. If a city does not meet the guideline, there may be negative consequences
7:37 PM	Sharon Swann	Boris, what do you mean negative consequences?
7:38 PM	Boris Zaretsky	I think it means we may lose some state funding
7:38 PM	Peter Roberts	worth it
7:39 PM	Peter Zieve	agreed



Lauren stated that this gets more broadly into how the comprehensive plan process works. Mukilteo’s Comprehensive Plan is certified by the Puget Sound Regional Council and makes the City eligible for grant funding and transportation resources. Many of the projects that the City pursues require grant funding, like the Japanese Gulch daylighting project. Having a Comprehensive Plan that meets the requirements of GMA allows us to remain eligible for state grants. Not being compliant could be a huge financial burden for the City.

Dawn noted that there was some confusion in the chat about the Housing Action Plan and the federal housing assistance program known as Section 8 or Housing Choice Vouchers. She asked Lauren if she could clarify.

Time	Commenter	Question or Comment
7:45 PM	Peter Swardstrom	How much money Is the state offering us to add this HAP housing/Sec. 8? Will residents see reduction in taxes or traffic?
7:47 PM	Lee Gompf	Why do we need a HAP project in Mukilteo when we have a huge HAP complex that just doubled in size across the street from City limits?
7:48 PM	Peter Swardstrom	we don't want Mukilteo to become" White Center North " !
7:50 PM	Gauri Sanghvi	Where would you propose to put this HAP development?
7:52 PM	Jennifer Gregerson	The Plan is not a proposal for a development.
7:59 PM	Peter Swardstrom	we are going to become a WHITE CENTER / Central District North ... UGH !
7:59 PM	Boris Zaretsky	Peter Swardstrom, please clarify what you mean
7:59 PM	Skip Ferderber	Peter: Please define what you mean by "white center."
8:02 PM	Jonah Rand	For "White Center" are we talking about the census area in south seattle??

Lauren clarified that the HAP is a strategic plan. It is not a development or an affordable housing plan for all types of housing. It looks at current housing, how it’s regulated, and whether there are unintentional barriers to development. Section 8 is a federal program, administered by a local housing authority, that landlords opt in to.

The state gave a \$100,000 grant to develop the HAP, but it is not for the city to build any kind of housing.

A participant asked if we are projecting Mukilteo to add about 450 residents between now and 2035. Lauren confirmed that was about right. The participant then asked if you figure a family has on average three people, you are looking at about seven housing units per year. If we will do something to meet the growth of seven housing units per year would that satisfy the requirement?

Dawn confirmed that if Mukilteo’s land use regulations could accommodate that rate of growth it would satisfy the planning requirements under the current growth targets. Dawn also noted that the average household size in Mukilteo was less than three people. Additional information can be found in the [Draft Housing Needs Assessment](#).

A participant made a comment that he sees that people are concerned that Mukilteo will turn into a more urban



community like Lynwood and eight-story buildings will grow like mushrooms, but in his opinion, that will not happen.

4 Potential Strategies (Meeting minute 53:50)

Lauren reviewed some of the requirements for developing a Comprehensive Plan, including completing a Housing Needs Assessment. Developing a Housing Needs Assessment is something the City would have had to do whether or not it developed a Housing Action Plan. The findings of the draft Housing Needs Assessment were discussed at the Community Meeting in November, as well as with the Planning Commission and City Council. All meeting materials and minutes are available on the City’s website.

The overall finding is that Mukilteo needs a greater variety of housing types than the market is currently providing.

Lauren reviewed the concept of “missing middle” housing as more affordable housing options that do not require public subsidy. Many of the housing types associated with “missing middle” housing are already allowed in Mukilteo, mix well with single-family housing, and are strategies compatible with infill development.

In the next section we will review the obstacles with each housing type and potential strategies. You will be able to ask questions about each type and there will be a Zoom poll to gauge interest in further investigating various options.

ADUs

Lauren reviewed the current regulations for accessory dwelling units and potential areas for further investigation.

Time	Commenter	Question or Comment
8:01 PM	Kurt Roberts	I’d like to know where ADU’s are allowed?
8:01 PM	Sharon Swann	In my development ADU's are not allowed in the by-laws of the home associations
8:02 PM	Kurt Roberts	and whether there are any restrictions on size, placement, views, setbacks, integration with detached garages?
8:02 PM	Peter Swardstrom	What are the ADU requirements for solid surface % of lot?
8:03 PM	Peter Swardstrom	Rain water run off
8:05 PM	Peter Swardstrom	So ADUs can only have 60% hard surface.. house cement work, driveways
8:05 PM	Peter Swardstrom	40% has to remain green ?



Time	Commenter	Question or Comment
8:02 PM	Lee Gompf	I thought you mentioned AUD didn't have to be owner-occupied in the first part of the presentation.
8:02 PM	Skip Ferderber	How many applications are currently under review by the city for ADUs?
8:03 PM	Skip Ferderber	While the city has to review these kinds of issue, how big an issue is it currently?
8:05 PM	Skip Ferderber	What if any of the issues we're viewing tonight are big issues versus a 3-4 inquiries "problem."
8:02 PM	Kurt Roberts	Oh, so they are nominally allowed anywhere, but if you have a HOA, then those rules would supersede the city requirements?
8:05 PM	Lee Gompf	I wonder what percent of communities in Mukilteo have homeowners associations that would not allow ADU
8:05 PM	Sharon Swann	Lee, I would suspect most - especially in Harbour Pointe
8:03 PM	Jennifer Gregerson	Kurt- can be more restrictive; but not enforced by the city
8:09 PM	Peter Zieve	I agree to study increasing the off street parking requirement. Not decreasing. Not at all.
8:22 PM	Carol Arp	Concern about ADU's being used as VRBO's!
8:23 PM	Kurt Roberts	: according to slide 23 on ADUs, a duplex could also be considered an ADU, as long as one side was 1 sf smaller than the other.
8:25 PM	Kurt Roberts :	What is the concern with VRBOs (and/or AirBnBs)? If I were a landowner on a fixed income, why shouldn't I be able to "harvest" some of my land and create income by building and renting out an ADU. With no other way to increase my income, I could be forced to sell my land in order to continue living.

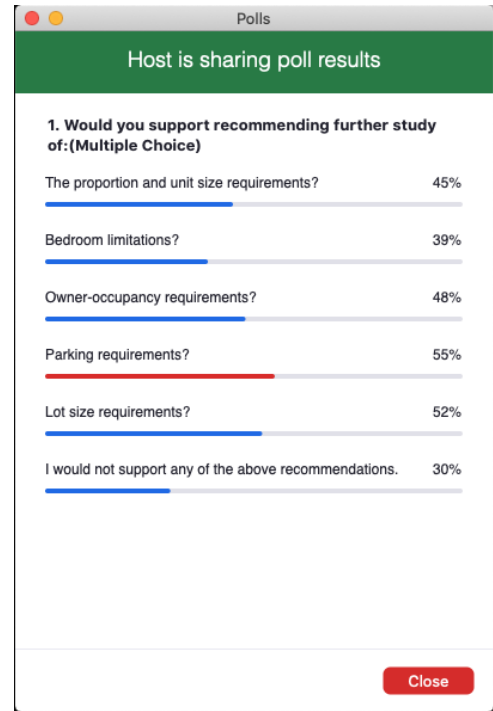


Dawn read out the questions posted in the chat, which Lauren and Garrett answered.

The City does not enforce the covenants and restrictions of homeowners’ association. Our development code allows ADUs where single-family residences within the City. For a single-family lot, it is based on the size of the lot, you do not get a “density bonus” for having an ADU. The solid surface requirements are based on any development, it does not matter if it is an ADU or a duplex. The allowed hard surface limitations would be the same. The current code requires an ADU to be owner-occupied for six months out of the year.

There have been about four ADU applications in the past three years, there is currently one application is under review. There are lot more inquiries by people interested in potentially pursuing ADUs, but once they go through the process to figure out how the permitting works the requirements become an issue.

There were no further questions about ADUs. Lauren launched a poll about interest in further investigating ADU regulations.



Duplexes

Garrett noted that duplexes are only permitted in multi-family zones. He compared what a duplex configuration would look like compared to an ADU plus a single-family house.

Lauren reviewed potential strategies and topics that could be topics for further study. She invited questions about duplexes.

Time	Commenter	Question or Comment
8:12 PM	Kurt Roberts	Duplexes: can we require “community standards” for design so that they would have to fit in with existing homes?
8: 13 PM	Sharon Swann	What neighborhoods have enough corner lots to build duplexes?
8:13 PM	Sharon Swann	I can't vision that in Harbour Pointe
8:13 PM	Lee Gompf	The slide of the duplex does not look like most I have seen. It looks like a duplex that would cost more than most homes in Mukilteo
8:15 PM	Peter Roberts	Would the current duplex plan make it more restrictive for duplexes to be put in?



Time	Commenter	Question or Comment
8:17 PM	Lisa Vallins	And in what zoning would these duplexes exist?
8:18 PM	Kurt Roberts	Is a “duplex” really any different than a SF + ADU?
8:18 PM	Lee Gompf	We have a duplex developer on the advisory community?
8:18 PM	Kurt Roberts	It's rhetorical. I don't think that it's truly different.
8:19 PM	Lisa Vallins	People moved to this area because of the SFD and less density, and their taxes reflect this. Why would they want duplexes built in the gardens of the neighbor next door? That has ruined neighborhoods in Seattle.
8:20 PM	Sandy Erickson	Duplexes would allow more people in each unit, ADU's are more like "mother-in-law" units or for a single renter. that is my idea of an ADU.
8:20 PM	Kurt Roberts	If we don't have a problem with SF+ADU, then can we really object to duplexes?! I've seen really ugly duplexes, but something like that shown in the slide would be very nice.

Karl Almgren asked if there is an opportunity to consider some old county code where it allowed duplexed on lots that are 1.5 times the size of the underlying zoning. Lauren said that staff would add it to the list of ideas.

Dawn noted there was some discussion in the chat about what the Zoom polling means. She asked Lauren to clarify what we are asking the participants to confirm with the poll questions.

Time	Commenter	Question or Comment
8:11 PM	Peter Swardstrom	I thought the questions in the poll was to support more study ???? we need to look into more studies
8:11 PM	Marianne Conger	By voting for the further study, what are we really saying?
8:13 PM	Marianne Conger	If we didn't vote, would it stay put?
8:14 PM	Marianne Conger	But If I vote that we don't want to study it, will it stay as is?
8:15 PM	Marianne Conger	Got it. So it just gives info to the council then, correct?
8:15 PM	Jennifer Gregerson	Marianne- yes
8:16 PM	Marianne Conger	Thank you
8:17 PM.	Peter Roberts	That helps, thank you
8:18 PM	Peter Roberts	I was confused before.
8:22 PM	Peter Roberts	no recommendation to study means not wanting to change current (more restrictive) rules. right?
8:22 PM	Dawn @ BERK Consulting	Yes



Time	Commenter	Question or Comment
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8:22 PM	Peter Roberts	thank you
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Lauren clarified that the polling indicates that the strategy is worth taking a closer, detailed look at the code through a public process. It would allow the City to have those detailed conversations that we are not having here.

Dawn read out the questions that were posted in the chat about duplexes.

Lauren responded that there can be design standards for duplexes. Lauren was not sure how many “corner lots” the city has. That is something that could be investigated as part of any further study.

The example of the duplex in the presentation is from the developer advisor on the stakeholder group. It is a duplex in Kirkland and an example of what could be done.

The current duplex plan allows for duplexes to only be in multi-family zones, we’re asking whether it makes sense to expand where it is allowed in the permitted use table. Where they are allowed would be part of the deep dive if the City chose to pursue it.

What is the difference between a duplex and a single-family and ADU? Staff are wondering if there is in fact a difference in duplexes vs ADUs for you as a neighbor.

Time	Commenter	Question or Comment
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8:18 PM	Carol Arp	Much of the concerns expressed are about maintaining the quality of our city. Are there any regulations for the number of "for rent" units verses home ownership? Home ownership provides stable communities.
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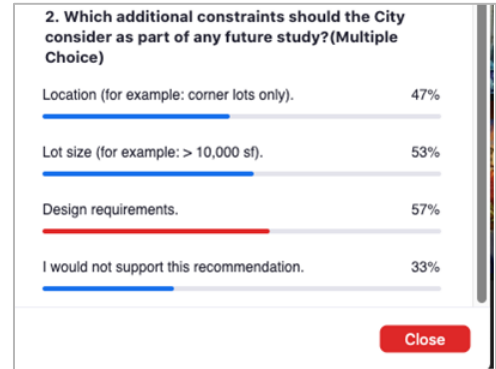
Lauren responded that is something that could be investigated in further study, but it would be abnormal for a city to regulate rental limitations for single-family or duplex housing. Typically, you want property owners to enjoy full rights and use of their property. This type of limitations seen more often with HOA covenants. She has not seen that type of restriction with a duplex-type development.

Dawn noted there were no more questions, just comments about how a duplex is different from an ADU with a single-family house.



Lauren launched a poll about potential areas for further study.

- The results were (screenshot is not available):
23% support recommending further study of duplexes, assuming that existing setback, height, parking and other requirements apply.
- 38% support, but with additional constraints.
- 34% do not support this recommendation.



Cottages/Housing/Townhome Development

Lauren reviewed where townhomes and cottages are allowed. They are similar in terms of density and they both have significant design requirements. She also reviewed potential areas for further study for the community to consider.

Time	Commenter	Question or Comment
8:26 PM	Melinda MacFarland	How many floors for townhouses vs cottages?
8:26 PM	Sharon Swann	well from my perspective that a cottage development is very much different than a townhouse development....apples and oranges
8:26 PM	Peter Swardstrom	20 to 30 residences per acre ????? !!!
Staff Correction: <i>The allowed density is 12 – 13 units per acre.</i>		
8:26 PM	gangruan	What is the difference between cottage and ADU ?
8:26 PM	Peter Swardstrom	Parking would be a mess !!
8:27 PM	Melinda MacFarland	But neither types would be higher than 30-35' in height?
8:27 PM	Sharon Swann	cottages are semi detached
8:28 PM	Liz Conn	Do cottage dwellers share more sense of community than those in in other types?
8:28 PM	gangruan	Is there any cottage in Mukilteo now ?
8:28 PM	Sharon Swann	there is
8:28 PM	Peter Swardstrom	parking is HORRIFIC
8:30 PM	gangruan	Thank you !
8:30 PM	Peter Zieve	That is what they told me at Carvel. But at the end of the day they are only assigned one spot and the spouse or adult child parks across the street from the police station.
8:32 PM	Carol Arp	Current building/land costs would not support cottage development!
8:33 PM	Lisa Vallins	Do you know what the Sq. F is for the current application you have for cottage dev?



Time	Commenter	Question or Comment
8:34 PM	Lisa Vallins	You said there is only one Cottage application, correct?
8:38 PM	Boris Zaretsky	I am OK with relaxing some of the architectural design restrictions on cottages, specifically the Craftsman style restriction and the 6 ft on the 2nd floor restriction. But I feel very differently about allowing cottages to be built in single family housing zones.
8:38 PM	Boris Zaretsky	I am OK with relaxing some of the architectural design restrictions on cottages, specifically the Craftsman style restriction and the 6 ft on the 2nd floor restriction. But I feel very differently about allowing cottages to be built in single family housing zones.

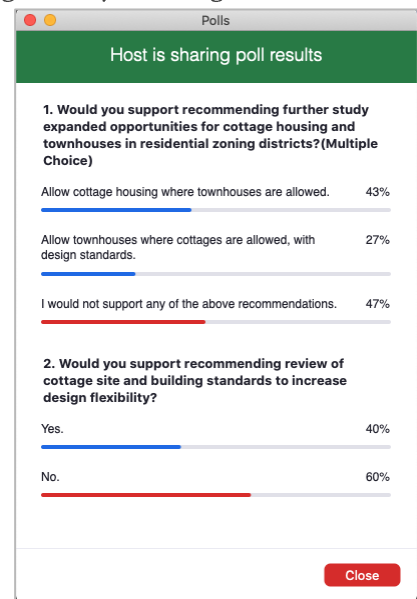
Dawn read out the questions that community members posted in the chat.

Townhomes can be the maximum height for the zone it is in, while cottages have a height restriction. Cottages are meant to be smaller units clustered together and are required to range in height. They can range from 18’ to 25’ in height, but same sizes cannot be right next to each other. Cottages have a lower height limitation than townhomes.

Density for cottages is up to 12 units per acre and townhomes 13 units per acre.

Both types of units require parking based on unit size and space for guest parking. For cottages, the design standards do not allow for parking to be seen from the street. Parking is placed to the side or clustered on the site. Townhomes do not have the same parking requirements. The requirement for the number of spaces is similar, but the design requirements are different.

There are some cottages already existing in Mukilteo. Square footage for the current application for cottage development can be found on the [Land Use Notices](#).



Boris Zaretsky commented that the poll combines two questions: one on location and one on design. Some may support changes to design requirements but not the location of where they are allowed. He feels the question is poorly written. Dawn noted that his comments were captured.

Lauren clarified that the image of cottage housing is the Saratoga Ridge project which is currently underway. The application she was referring to is the Mietzner application.

General (not use-specific strategies)

Lauren introduced additional strategies for consideration including taking another look at setbacks. Setbacks vary



slightly by zone. Mukilteo has a lot of oddly set lots where they are near critical areas, creating gem-shaped lots. It can be difficult to build on those lots due to their size and shape. The restrictions in the setbacks make it more expensive to build on those lots.

Time	Commenter	Question or Comment
8:40 PM	Sharon	On setbacks, can you allow case-by-case variances for the funny shaped lots without reducing requirements for the lots?
8:41 PM	Peter Swardstrom	that is WAY to small and not enough imperviable surface per lot
8:41 PM	Kurt Roberts	Is there a supposition that setbacks are too restrictive? Why are we considering this?
8:42 PM	Boris Zaretsky	I think we are just striving for consistency
8:42 PM	Peter Swardstrom	Where to people park?
8:42 PM	Kurt Roberts	OK
8:44 PM	Lisa Vallins	Would set-back requirements change for the space between your neighbor? How would set-backs affect the DFire Dept. access in an emergency? This was a big issue in Settle.
8:44 PM	Lisa Vallins	Seattle
8:45 PM	Kurt Roberts	Do setbacks affect the “ground level” location of a structure, or do they also affect upstairs or sub-grade development?
8:48 PM	Sharon	But those rear setbacks of 5 feet are pretty alarming. Wouldn't want that to be the "consistent" standard.

There are some processes in place for setback variance, but it’s limited. We have some administrative processes that allow staff to make adjustments based on nearby development, but the variance process is very difficult. You have to meet some significant criteria. It is very difficult and expensive to get a variance. It is not the most efficient way to add flexibility.

A participant calling by phone said he appreciated the staff taking a look at inconsistency across setbacks. His lot, and many in his neighborhood, are non-conforming to the current regulations. By making the setbacks more consistent it will make his land developable in a way more commiserate with other lots in the zone.

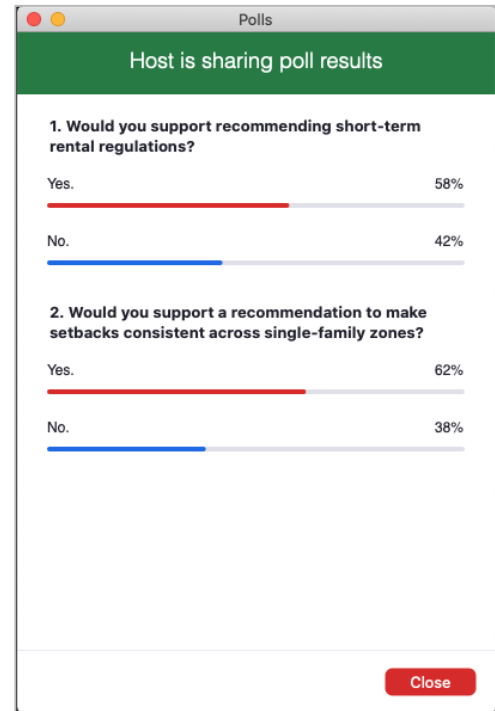
A participant asked about where people park. Lauren explained that setbacks are the distance between your property line and the structure, it does not have a lot to do with parking. The participant asked for clarification about how setbacks work with parking on a site.



A lot of the reason side setbacks exist has to do with fire safety. For zero-lot-line setback type developments, there are requirements for how the wall is built so fire does not jump from one building to the other and other requirements for fire safety features. There is no suggestion to reduce setbacks, but to make them more consistent.

Setbacks do impact attachments to the house, such as decks. The setbacks do apply to eaves, decks, bay windows, and chimneys.

Lauren reviewed another suggestion related to short-term rentals. The consequence of short-term rentals is that it makes available housing less available to people who are living in Mukilteo long-term.



Time	Commenter	Question or Comment
8:44 PM	Sandy Erickson	Are there currently regulations for short-term rentals, and do we have short-term rental areas?
8:44 PM	Skip Ferderbr	Is there a demand for short-term rentals? Are there laws/regs against people offering rooms in their homes for rentals?
8:50 PM	Kurt Roberts	what is the problem with short term rentals?
8:51 PM	Boris Zaretsky	I don't have one. But others might.
8:52 PM	Kurt Roberts	But, again, why are we having this discussion? is there something inherently bad about STRs?
8:53 PM	Peter Roberts	HOA's might have a problem with it - multiple cars parked in front of houses, etc.
8:53 PM	Lisa Vallins	In Seattle ABNB /VRBO was taking away Motel/hotel tax. Rules changed and 1 month rentals are now the min.
8:53 PM	Boris Zaretsky	HIA requirements may be more restrictive than those of the city
8:54 PM	Boris Zaretsky	HOA
8:54 PM	Lisa Vallins	At least in Greenlake area where ,y friend rented out ABNB
8:54 PM	SA	I know communities which now have zones in place that do not allow VRBO/ABNB



Time	Commenter	Question or Comment
8:55 PM	Peter Swardstrom	china?
8:55 PM	SA	LOL....beach communities in CA
8:55 PM	Boris Zaretsky	I am not planning to buy new china

Dawn read out questions posted to the chat.

Dawn invited questions about short-term rentals.

Lauren noted that the code is currently silent on short-term rentals. If you are renting a room in your house, that is your prerogative. We cannot regulate what makes up a family. In terms of demand, she was curious and looked at some common sites and found there are more being advertised than we have permitted bed and breakfasts. She does not think it is a big problem based on the lack of complaints, but they do exist in the community. She notes that there is not intent to ban short-term rentals.

Dawn invited final questions. There were none so Lauren launched the poll.

Other Ideas

Lauren invited participants to offer additional ideas included housing types, design considerations, other types of programs.

Charles Panczewski calling by phone expressed concern about the polling and the amount of influence it will have over the strategies pursued in the Housing Action Plan. He is concerned that we do not know who specifically is answering the polls and that it could be people outside the city, or developers outside the city, who have a financial interest in increasing development in Mukilteo. Allowing anyone, anywhere to vote in the poll could sway the findings. He suggested sending the polling questions to everyone in Mukilteo.

Lauren responded that she recognizes most of the names of the people who are participating in tonight’s meeting as people who live in Mukilteo, have submitted comments, or been at other community meetings. She also reminded the group that there are plenty of additional opportunities for public input.

The caller stated that very few of the 21,000 Mukilteo residents know that this study is happening, and it is difficult for people to get involved in lengthy discussion like this. If the questions were put simply, you could get a better understanding of what the overarching public feeling is on these issues and not just the few who are participating tonight.

Skip Ferderber commented that we live in a democracy and people get to choose whether they want to participate in civic processes. He agreed that what Mr. Panczewski is saying makes great sense, but people will make their own choices of whether they want to participate.

Mr. Panczewski shared that people only have so much time to participate in these meetings. Tonight, there was a conflict with the Ferry Advisory meeting. There is only so much people can participate in. He has not seen



anything in the local paper on this project.

A participant asked if the caller was a subscriber to The Beacon, and suggested he should make his feeling that the paper should better cover projects like this known to the publisher.

Mr. Pancierzewski agreed there is a lot of information available about the project. But even with noticing the meeting, there is no way that The Beacon could let people know what is going to take place and that there would be polling taking part in the meeting. Should it be the City’s job to let The Beacon know? Or the consultants? Running an ad in the paper would be a way to help people understand what is going to happen at the meeting. He went to the City Council meeting [January 11, 2021 City Council Work Session], but there was no opportunity to ask questions or provide comments. The only way was to sit through the two-hour meeting and then go away and write a formal comment or a letter. That becomes quite burdensome on the community members.

Dawn expressed appreciation for participant’s concern and noted that the City goes through a lot of effort to inform the public and provide opportunities for input. She clarified that the polling used this evening was a way to get a sense of how people were feeling since we could not have the meeting in person where we have the opportunity for small group discussion. The on-line format favors those who are more comfortable raising their hand and giving verbal comments publicly. The polling was a strategy we used to get a sense of the feeling of the whole group. She also clarified that the interview participants included mostly residents and a few people, such as schoolteachers, that have an investment in the community. The composition of interviewees was meant to be a broad range of perspectives. The Stakeholder Advisory Group is comprised of residents and other individuals invested in the Mukilteo who have put in hours of work and done all the background research. It includes a balance of perspective, some being more supportive of community change and some being protective of the community. She responded that the project team did not use a short questionnaire to everyone in the city to answer tonight’s questions is because they required people to have the benefit of the presentation to fully understand the questions.

Time	Commenter	Question or Comment
8:57 PM	Boris Zaretsky	Is there anyone here who is not a Mukilteo resident?
8:58 PM	Peter Swardstrom	good point Charlie
8:59 PM	Mike reilly	Agree with Charlie.
8:59 PM	SA	Agree with Charlie as well
8:59 PM	Carol Arp :	Thank you Charlie
8:59 PM	Jonah Rand	same
8:59 PM	Jennifer Gregerson	Boris- from my knowledge of those here, I would say no, all Mukiltens
8:59 PM	Marianne Conger	Thank you Skip. I appreciate your balanced approach to your responses tonight.
8:59 PM	Jennifer Gregerson	*Mukilteans!



Time	Commenter	Question or Comment
9:00 PM	SA	What Charlie is saying (I believe) is Mukilteo residents should have more weight in polls, not outsiders
9:00 PM	Boris Zaretsky	They do
9:00 PM	Peter Swardstrom	we don't use Dominion software voting systems in Mukilteo do we ??
9:00 PM	SA	how do you know who is a resident vs a non resident
9:01 PM	SA	that is what Charlie is trying to state
9:01 PM	gangruan	I live in Mukilteo since 2007.
9:01 PM	Jennifer	I think I would have an easier time voting if I understood percentage undeveloped land and more facts of existing situation..
9:01 PM	Marianne Conger	A postcard was mailed out too
9:02 PM	SA	yep...I got the postcard....that was appreciateed
9:02 PM	Peter Roberts	we saw the sign on the speedway - that's how we heard of this meeting.
9:02 PM	Jonah Rand :	I saw on Nextdoor
9:02 PM	Gangruan	I attend this meeting by postcard
9:03 PM	Sandy Erickson	These are polls, not votes.
9:03 PM	Gauri Sanghvi	I agree with Charlie- there should be input taken from the residents before this kind of impact taken. We should put it for the city wide vote
9:04 PM	Jonah Rand	I would like more knowledge of these meeting but I understand city goverments' trouble having low outreach
9:04 PM	Melinda MacFarland	I would venture to say most residents know, but don't really care, especially if it doesn't effect them or their neighborhood.
9:05 PM	Marianne Conger	Thanks for your creativity in these meetings. I appreciate you reaching out to those of us that are not super vocal.
9:06 PM	Melinda MacFarland	Ditto on Marianne's comment. Thank u HAP committee
9:07 PM	SA	I have enjoyed participating in this meeting. I just hope that all resident input is important and be taken notice of
9:07 PM	Riaz Khan :	Thank you so much for everyone's participation and good discussions.. Riaz Khan



5 Next Steps

Lauren reviewed next steps of the action planning process including upcoming meetings with the Planning Commission and the City Council. She reminded the group that there were more opportunities for public feedback. She invited any additional comments.

Boris Zaretsky commented that he and another participant are on the Stakeholder Advisory Group. He got involved by reaching out to city council members and the mayor and telling them that he was interested in this topic and wanted to participate. He further commented that when the report describes “housing needs” it refers to guidance established by Washington State and Snohomish County for every city to have a plan to accommodate a range of household incomes. Where the City of Mukilteo does not accommodate certain income groups, it is called a “need.” He feels the word choice is not good, it is more accurately described as a gap between what the state and county requirements and what Mukilteo provides. They are not the needs of Mukilteo residents; they are the gaps associated with the state and county requirements.

Dawn invited any final comments or suggestions.

Lauren thanked the participants for their contributions. She noted all the public comments to date are available on the HAP webpage.

Additional Chat Comments

In addition to the questions and comments that address the meeting topics, the following includes additional questions and comments posted during the meeting.

Time	Commenter	Question or Comment
7:30 PM	Peter Swardstrom :	any plans for developing the Boeing Paine Field property once Boeing moves to South Carolina ?
7:30 PM	Jennifer Gregerson	Peter- Paine Field Airport is outside of the city limits, so planning for that is done by the County. And I hope they don't fully move!
7:54 PM	Dawn @ BERK Consulting :	Charlie would like to know what the planning target currently is and what that would mean for number of new people and new housing units.
7:55 PM	Jonah Rand	agreed
7:58 PM	Lisa Vallins	Does the Housing action plan address the needs of Mukilteo’s aging seniors who’s incomes have diminished after leaving employment?
8:00 PM	georgia fisher	Some of us retired with the mortgage paid of a low payment that is not a “burden”



Time	Commenter	Question or Comment
8:07 PM	Sharon Swann :	are you going to share the results of the poll
8:08 PM	Jennifer Gregerson	Did the results not get shared? I can do that if they didn't.
8:08 PM	Sharon Swann	Thanks Jennfier they were shared
8:08 PM	Dawn @ BERK Consulting :	The results were shared on the screen briefly Staff Response: We learned during the meeting that the Facebook feed does not show the polling results. All the polling results are provided in this summary.
8:08 PM	Kurt Roberts	If Mukilteo were to annex surrounding areas (as proposed some 8 or so years ago. . .and voted down), would the city 1)regain zoning and development control of the surrounding county lands, and 2) inherit a much larger portion of GMA population than currently exists? We may look at that number to determine if it would make MORE sense for us to pursue annexation because the added lands would require a LOWER density. Perhaps?
8:09 PM	Sharon Swann	Kurt, I think it would have the opposite effect...more density if they have more land
8:11 PM	Boris Zaretsky	Regarding Kurt Roberts' comment on annexation, I would love to hear from the Mayor and a couple of members of the City Council who are in this meeting have to say.
8:19 PM	Ralph's iPad	why not re-zone 88th Street west of speedway to enable multi-family dwellings ? currently single fam homes on nearly 1 acre lots
8:37 PM	Kurt Roberts	anyone know what the "s" in zone 12.5(s) of 9.6(s) means?
8:37 PM	Karl Almgren	:‘South’
8:38 PM	Kurt Roberts :	the 12.5(s) have higher limits for building heights.
8:57 PM	Lisa Vallins	I would like to see more investigation into Senior housing units such as Low-ris, Multi-family, ADU’s and cottages.
8:57 PM	Lisa Vallins	Rise
8:01 PM	Eric Hovland	We should be moving forward to world class neighborhoods not backwards to third world overpopulated slum neighborhoods. There was a reason I bought in Mukilteo 33 years ago rather than Ho Chi Minh Trail (Casino road).
8:02 PM	SA	I moved to Mukilteo for safety and schools
8:02 PM	SA	and that was 20 years ago
8:02 PM	Boris Zaretsky	As did I
8:02 PM	SA	and willing to commute for work in Bellevue
8:03 PM	Boris Zaretsky	I commuted to the border of Tukwila and Renton for 20 years
9:03 PM	SA	agree



Time	Commenter	Question or Comment
9:03 PM	Kurt Roberts	I think we should study everything. However, I also realize that there's a real limit to resources. By signing us up for studies in each of these areas, how much money am I asking the city to spend on these topics? There should be a cost/benefit analysis on these points. I don't care enough about short term rentals to spend a single penny on a study of them, especially if that penny could otherwise have been spent on acquisition of Japanese Gulch parklands or their maintenance.
9:03 PM	Jennifer	Charlie made things a little more clear with the amount of growth in so many years..
9:05 PM	Jennifer Gregerson	Eric, I just want to note that your comment above was inappropriate.
9:05 PM	Peter Swardstrom	we will turn into White center North if we are not careful
9:06 PM	Peter Swardstrom	White
9:06 PM	Jonah Rand	thank you mayor
9:07 PM	Sandy Erickson	Ditto to Marianne, and Jennifer to Eric's comment.
9:09 PM	Gauri Sanghvi :	Thank you everyone
9:09 PM	Melinda MacFarland	What housing is being proposed for the Harbor Reach Corridor when it completed?
9:09 PM	Jennifer Gregerson	Melinda- none
9:10 PM	Karl Almgren	I think it is worth noting how many of these recommendations can be used to streamline the regulatory framework. Kudos to the City Staff and Berk Consulting for your work, and I look forward to reviewing the draft plan
9:11 PM	Lisa Vallins	I would like to see more investigation into Senior housing units such as Low-rise;,Multi-family, ADU's and cottages
9:12 PM	Dawn @ BERK Consulting	Thank you, Lisa! Your comment is noted.
9:12 PM	Eric Hovland	Mukilteo does not require low income housing! low income housing is right across the street!
9:12 PM	Lauren Balisky	Hi Lisa - I want to note that we have captured your comment. Thank you - and please feel free to send in additional comments to the HAP website if they come to you later this weekend.
9:12 PM	Lee Gompf	Ditto Boris
9:13 PM	Sharon	I don't think the state should be able to dictate to cities
9:13 PM	SA	Agree with you 100% Sharon
9:13 PM	Peter Swardstrom	forget the states requirements.... what's best for the citizens !! We can become an Autonomous zone of state regulations !



Time	Commenter	Question or Comment
9:13 PM	Peter Swardstrom	lol
9:13 PM	Eric Hovland	Its not like the Florida keys where they have to bus low income workers an hour from Homestead.
9:13 PM	Peter Roberts	Agree Sharon - would like to control the housing zones internally without state "guidelines". not worth the additional funding.
9:14 PM	Marianne Conger	Please make sure you are tracking the high density things happening around us and incorporate that into the overall plan. And parking and traffic. Thanks!
9:14 PM	Kurt Roberts	I made an earlier comment about annexation. I'm displeased with the development that occurs immediately outside of our city limits. Please consider wresting control of our neighboring lands from those who would develop irresponsibly.
9:14 PM	Lisa Vallins	Thank you for hosting the meeting.
9:14 PM	Marianne Conger	Thank you!
9:14 PM	SA	Thank you Everyone!



Mukilteo Housing Action Plan

Mukilteo Youth Advisory Committee (MYAC) Meeting Summary

March 9, 2021 | 6:00 – 7:30 pm | Meeting Not Recorded

Attendees

MYAC Members

Rohini Arangam	Bomi Kim	Lorencia Pak
Ramya Arumilli	Aaron Lee	Allison Seo
Shubham Bansal	Tyler Lo	Alice Zhang
Mina Hwang		

Staff

Lindsey Arrington	Lauren Balisky	Garrett Jensen
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Council

Councilmember Harris

1 Introductions & Welcome

Lauren Balisky, Planning Manager, City of Mukilteo, introduced herself and Garrett Jensen, Associate Planner, City of Mukilteo.

Lauren explained that the Council had requested that tonight’s meeting be recorded, however it would not be recorded due to concerns about recording minors without parent or guardian consent.

Garrett introduced the Housing Action Plan (HAP), the purpose of the plan, and why it was important to hear



from youth voices on issues that face the Mukilteo community. Garrett emphasized that Council and other community members wanted to make sure that youth voices were reflected in the HAP process.

2 Why a Housing Action Plan?

Garrett presented an overview of the HAP. He explained that over the past decade, housing prices have grown significantly faster than household incomes. This has had a disproportionate impact to low- and moderate-income households.

In 2019, the Washington State Legislature took actions to address affordable housing issues in Washington, including housing subsidies, tenant protections, and the grant program that allowed the City to pursue the HAP. Sixteen (16) other cities, including Lynnwood, Everett and Shoreline, are working on single-city plans. Other cities cooperated together on a plan.

Garrett explained that Mukilteo is required to plan for housing attainable to all levels of income in the community. Mukilteo plans under the Washington State Growth Management Act, which includes housing goals and requires the City to plan for its share of regional growth. While Mukilteo is required to show that it can accommodate growth assigned to it, the community gets to decide what that looks like and how to accommodate it.

3 Housing Action Plan Process and Findings

Garrett provided a summary of the HAP process, which began in July 2020. The HAP is made up of various elements, including:

- Community input;
- The Housing Needs Assessment (HNA);
- A review of existing policies in the Comprehensive Plan and development regulations; and
- The HAP itself, which includes strategies to address the needs from the HNA and policy review, and an implementation plan.

Lauren explained in the chat box that the Comprehensive Plan was the long-range vision for the City, and that the development regulations implement that vision, and provide the specific requirements for how and where things can be built.

Garrett noted that since housing can be a contentious topic, it was especially important to do extensive community outreach and to be as transparent and open about the process as possible. Garrett described the



various outreach methods, including the interviews, Stakeholder Advisory Group (SAG), community meetings, and ongoing input.

Garrett described planning process, project timeline, the HNA and the data that went into that – population, housing, income, employment, housing stock, etc. The group went over summary slides for each finding.

Alice asked for clarification about area median income (AMI) and the income levels for Mukilteo. **Lauren** provided data from the [final draft HNA](#) to the chat box.

Garrett then provided a summary of the strategies in the draft HAP and the feedback staff have been hearing from the community.

Staff then invited questions or comments so far.

Alice asked who pays for construction of housing, and whether any city or state funds are used?

Lauren explained that the HAP was focused on housing constructed by the private market, since the City has more ability to promote that through its policies and regulations. Larger jurisdictions and housing authorities are more likely to have adequate funding to construct housing.

Alice asked about the concerns of Preserve Mukilteo.

Garrett listed some of the common concerns, including density, traffic, crime, the potential for rezoning, as well as an overall desire for Mukilteo to stay the same.

Lindsey asked about what kind of development regulations are needed to allow for affordable housing?

Lauren responded that while there are tools available under State law, the City is not currently taking advantage of many of them for low-income housing. These tools include things like tax incentives and inclusionary zoning, which requires a certain amount of units be affordable. Other programs, like Section 8, are programs that landlords choose to participate in.

Garrett clarified that the HAP strategies address market-rate affordable housing by streamlining the regulations and process to help reduce the amount of time it takes to get a permit.

Alice added information about Section 8 to the chat box. Councilmember Harris concurred, and further added that government pays for the portion of rent that the qualified low-income tenant can't pay for.

Shubham asked about whether housing would be built on privately-owned land?

Lauren replied that most, if not all, new housing would be built on privately-owned land, and explained the role of regional housing authorities in providing subsidized housing options.

Councilmember Harris encouraged MYAC members to ask any clarifying questions and reiterated that he and Council valued their perspectives and voice on this issue.



4 Discussion

Garrett invited conversation on a series of questions, including:

- Do the findings in the Housing Needs Assessment reflect your experiences within the community (i.e. family, friends, classmates, etc.)?
- Are you surprised by any of the findings?
- Based on your experiences, what haven't we looked at or considered that maybe we should?
- Do you have any strategies you'd like to suggest that may help address current gaps and needs?
- Ideally, what will housing look like in Mukilteo in 20 years? How do we achieve this?
- What are your expectations for housing as it relates to your future?

Garrett clarified that the group could discuss or ask whatever they wanted to; the questions were just intended to give some ideas.

Councilmember Harris asked MYAC members to think about what they like about Mukilteo now, how it can be improved, or what should stay the same.

Alice asked about regulations for affordable housing near transit.

Lauren responded that regulations for housing near transit are typically called “transit-oriented development” (TOD). Generally, the City does not have frequent-enough transit or density to support such regulations. She explained that Snohomish County is working on regulations for TOD within the City's Municipal Urban Growth Area (MUGA) to plan for future light rail stations. She provided a link to the County's [Light Rail Communities](#) project in the chat box. **Garrett** added that the City does allow for some parking reductions near transit, if the developer can demonstrate they meet the criteria.

Aaron asked about the Harbour Reach Corridor Project (HRCP), and whether any new housing would go along that road.

Lauren responded that no housing was envisioned along Harbour Reach. The area is currently zoned for industrial uses and there are many wetlands in the area. She provided a link to the [HRCP Project webpage](#).

Aaron asked whether the project was informed by people who build housing.

Lauren responded that members of the SAG included representatives from real estate, development, and housing specialist in addition to community members.

Garrett discussed typical City processes for working with property owners, community members and other stakeholders.

Shubham asked whether City taxes could be raised to pay for needed housing.



Lauren discussed the property tax cap, showed MYAC how to look up tax levy rates on the Snohomish County Assessor website, and explained that the City's portion of property taxes is only one portion of the property taxes that are paid.

Councilmember Harris spoke to the decision-making process around raising taxes at the local level.

Chloe appreciated the concentrated area near Kamiak and Harbor Pointe Middle School, including the YMCA, library, and the public track at the middle school.

Bomi expressed concern about the lack of activities for high school students.

Lorencia likes that Mukilteo is quiet and that there are lots of natural areas preserved. She agrees with Bomi that there is not much for younger residents to do, and that you must drive to another city for entertainment.

Alice commented that she works with a program at the University of Washington that interacts with low-income populations and noted how important accessibility and availability of transit and housing are.

Bomi added that she is also concerned about the safety of trails, especially when the dirt is wet or muddy. She later clarified that the addition of boards and gravel, like in other communities, could make the trails accessible to more people.

Aaron likes the small-town feel and appreciates that Mukilteo isn't super busy. He noted that it is very peaceful around here. He acknowledged that the work of staff and Council is very hard, having to balance between a small-town feel and needing to adapt, especially when prices are so high. Aaron expressed surprise at how high the median income was for Mukilteo and acknowledged the privilege enjoyed by many residents here.

Shubham agreed that having amenities and nature within a short distance of Harbour Pointe is a nice perk.

Lorencia likes having airport service nearby at Paine Field.

Allison likes that everything is well-maintained and it feels safe to walk alone. She also appreciates that public transportation and the ORCA system are easy to use and accessible.

Bomi is grateful that the police and fire stations are close to the schools in the event of an emergency and thinks the QFC is great.

Chloe would like to see public, indoor sport courts due to the weather.

Lorencia lamented that it is too bad that Starbucks is a main hangout / option for kids, and how this highlights the need for additional kid- and teen-friendly entertainment options.

Lauren and **Councilmember Harris** invited MYAC to send additional questions or comments in by email anyone wanted additional information.



Mukilteo Housing Action Plan

Planning Commission October 20, 2020 Chat Box Comments

October 20, 2020 | 7:00 pm | Recording on City’s Meeting Agendas, Minutes, Audio & Video Page

Substantive comments, questions and staff responses are in the order received. Any errors are the authors own. Greetings and transitory records are not included unless they provide context to the chat thread.

Recording Minute	Commenter	Comment
00:27:09	Lauren Balisky	Information the SAG can be found in the HAP FAQs: https://mukilteowa.gov/departments/planning-development/planning-long-range/housing-action-plan/housing-action-plan-faq/#Q12
00:27:25	Ernie Castruita	Who chose the residents? Who nominated?
00:27:41	Lauren Balisky	SAG Meeting Agenda, Minutes, and Recordings can be found here: https://mukilteowa.gov/departments/planning-development/planning-long-range/housing-action-plan/housing-action-plan-project-library/#sag
00:30:06	Lauren Balisky	Housing Action Plan Main Webpage, here: https://mukilteowa.gov/departments/planning-development/planning-long-range/housing-action-plan/
00:34:51	Sharon	As a member of the public, I thought the SAG was NOT representative of a diversity of viewpoings
00:35:19	Sharon	No one in the SAG spoke up to object to density
00:50:17	Melanie Field	I don’t recall reading the definition of “median” in the document. I think a lot of people will default to “average” when they read this. We should clarify how median is different from average.
00:52:23	Melanie Field	It could just go in the very handy glossary section.
01:07:21	Sharon	How many people who live in Mukilteo work within 10 miles of city--eg, at Boeing, just outside city limit?
01:42:40	Peter Zieve	Speaking for Electroimpact last time I checked 150 of our employees own homes in Mukilteo. What is the problem we are trying to address? I don't understand what the point of this is.



Recording Minute	Commenter	Comment
01:47:02	Sharon	If I read your chart right, even a household of two retail workers could afford to rent an apt here.
01:53:29	Mike Lechnar	Why does the city have an interest in making housing available for retail workers? You live where you can afford. I would have loved to have had a big house with a nice sound view. Even on a Boeing salary, that wasn't and never was possible. I know many of my fellow employees that live very far away from Boeing Everett so that they can afford housing. It's the way it has been since I was a new hire in 1978. I'd rather my tax dollars went for the needs of people that are already here.
01:53:51	Peter Zieve	I'll be happy to share the demographics of my employees that live in Mukilteo. This includes the machine shop, janitors, the entire range of employees.
01:58:17	Ernie Castruita	Thank you Peter, that might help enlighten us. It'd also be nice to know how many of your employees fitting that middle demographic live in surrounding communities that meet their need/affordability.
02:01:23	Melanie Field	Kristen and Dawn thanks.
02:02:28	Melanie Field	I have a few clean up suggestions to the report I'll be sharing through Lauren.



Mukilteo Housing Action Plan

Planning Commission December 10, 2020 Chat Box Comments

December 10, 2020 | 7:00 pm | Recording on City's Meeting Agendas, Minutes, Audio & Video Page

Substantive comments, questions and staff responses are in the order received. Any errors are the authors own. Greetings and transitory records are not included unless they provide context to the chat thread.

Recording Minute	Commenter	Comment
00:16:24	Sharon Swann	Who are the these groups that you feel are misrepresented
00:16:59	Sharon Swann	who are they



Mukilteo Housing Action Plan

Page | **Planning Commission January 28, 2021 Chat Box Comments**
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January 28, 2021 | 7:00 pm | Recording on City’s Meeting Agendas, Minutes, Audio & Video Page

Substantive comments, questions and staff responses are in the order received. Any errors are the authors own. Greetings and transitory records are not included unless they provide context to the chat thread.

Recording Minute	Commenter	Comment
00:04:52	Sharon	I am a member of the public who would like to speak when appropriate.
00:05:42	Lauren Balisky	I will let Chair Bush know - thank you.
00:10:40	David Wachob	I agree with Sharon's comments!!!!
00:20:29	David Wachob	This is the start of a snowball that needs to be stopped before it causes damage
00:21:40	David Wachob	What input did you get from the City prior to this meeting tonight?
00:23:10	David Wachob	Do you mean changing permitting to allow this type of development?
00:24:24	David Wachob	The state demands how a community must be built?
00:24:49	David Wachob	Silencing the public!!!!
00:38:14	Eric Hovland	Isn't it your job to know how many ADU's?
01:54:18	Sharon	Lauren, you do a good job explaining things. I don't mean any of my frustration toward you personally. I just feel like residents don't want increased density, but the train has left the station, and even though we voice what we want, it's going to happen.
02:09:20	Lauren Balisky	Hi Sharon, I understand. I am glad that everyone is participating and would be happy to chat with you one-on-one if that would be helpful. I can be reached at 425-263-8041 or lbalisky@mukilteowa.gov
02:11:57	Boris Zaretsky	How do I raise my hand?
02:17:20	Lauren Balisky	consider it raised
02:18:14	Boris Zaretsky	Thanks. For some reason the "raise a hand" option is disabled for me