

Decision Criteria for Conditional Use Permit- Front Porch Cottages

The following is an analysis of the criteria for a conditional use permit, in accordance with 17.64.020. The criteria are outlined in regular text, while the answers are written in italics.

A) All conditional uses must be in accordance with the goals and objectives of the comprehensive plan and they must not violate the purpose of the district in which they will locate;

According to the purpose statement for Cottage housing, this form of housing is intended to allow for single-family alternative options on parcels adjacent to higher intensity zones to create a smoother transition between those higher intensities and more typical single-family zoning. In addition, with the homes' smaller size, this option also promotes a variety of price points that otherwise wouldn't exist in the City of Mukilteo. The project will locate in the RD9.6 zone, or a single-family residential district with a minimum lot size of 9,600 square feet. The comprehensive plan designation for the site is Single-family residential-medium density. In this, LU2e is fulfilled in providing a smooth transition between industrial and single-family zones. The smaller footprint homes should also fulfill HO5 by providing lower-cost but aesthetically pleasing units. The cottage housing option was made to do this, and was very closely vetted in 2004. All the reasons that it passed then apply now. While the density might be higher, it is made up for by following the cottage housing standards, which restrict unit size and have increased open space.

B) It must be demonstrated that all conditional uses if located as proposed would not be injurious or detrimental to the character of the zone or to its abutting or adjoining neighbors;

The requested use has several criteria it must fulfill. These have been laid out in a separate narrative. However, very briefly, given its location across from industrially-zoned lane, the presence of cottages will create a smoother transition between that very intense use and the typical single family homes to the project's west. The setbacks are dependent upon the height of the buildings, and range from 10-20 feet. The maximum height of any cottage is 25 feet, which is lower than the typical single-family standard. This is in addition to the proposed landscaping buffer around the entirety of the property that does not front a road. In our case, this is a 10-foot buffer. They are thus screened from those properties unlikely to cause privacy problems for them. The cottages remain single-family uses, and make up for their extra density of units by providing extra open space and aesthetic measures.

C) The conditional use must employ reasonable measures of fencing, buffering, traffic restraints, sign and light controls, and any other appropriate measures to protect the surrounding properties and adjoining districts;

As mentioned earlier, a 10-foot buffer with fencing will be planted around the perimeter of the site per code. In addition, the project will pay any traffic impact fees levied upon it.

D) All conditional uses must have adequate site area to accommodate the use. The minimum site area for a conditional use is no less than that permitted in the underlying district

The project will use the entire lot it is upon, which is 1.65 acres. The minimum lot size in RD9.6 is 9,600 square feet. The requirement is met. The minimum yield for a cottage project is 4 homes, which leads to a minimum lot size of approximately half an acre. With a project site size of 1.65 acres, this is met.

E) All conditional uses must conform to the dimensional regulations in the individual districts, except that additional restrictions may be imposed to ensure the uses are compatible within the district;

The minimum lot width in the RD9.6 zone is 50' at the setback line and 40' at the lot line, with a minimum average depth of 85 feet. The site is approximately 281 feet wide and 341 feet long. The standards are met.

F) All conditional uses having a site area in excess of one acre must provide a buffer of trees and shrubs around the perimeter of lots abutting a residential zone

This site is greater than 1 acre, and in accordance with the landscaping standards for the use, provides a 10' landscaping buffer on all sides of the development that are adjacent to residentially zoned property.

G) All applications for conditional uses must be accompanied by layout and development plans drawn to an appropriate scale which show at least the following: 1. Site plans showing landscaping, paving, parking, access, relationship of building to site, outdoor lighting, proposed fencing and topography; 2. Sections and elevations of proposed structure; 3. Vicinity map showing property, zoning and access; 4. Provision for sewage disposal, storm drainage and surface runoff.

All of the aforementioned maps have been included in this submittal. Please see attached plan sets.

H) All conditional uses must comply with the parking regulations in Chapter 17.56

The parking regulations have been followed; 2.5 stalls were required per unit, leading to 35 minimum stalls, 36 stalls have been provided in a variety of configurations, including 1 covered space per unit.

I) In the course of reviewing the conditional use permit application, the city staff may request a recommendation by the planning commission on matters under its permit authority related to the conditional use permit. The matters may include but are not limited to the comprehensive plan or the nature and intent of the zone in which the conditional use permit is requested

Any future conditions will be evaluated for reasonableness at the time they are put forth.