

Appendix I: Glossary

Abate: To lessen or to stop altogether as with an activity or use of land. Example Dumping was abated on the property.

Accessory Dwelling Unit: A secondary dwelling or use on a developed site that provides the basic requirements of shelter, heating, cooking, and sanitation.

Aesthetics: The pleasantness and attractiveness of the total environment. Aesthetics relate to the perceptual aspects of the surroundings-their appearance to the eye and the comfort and enjoyment offered to the other senses.

Capital Facilities: Those services and/or structures provided by a state, county or city such as roads, sewers, police and fire protection, schools that provide the necessary foundation for the functions of a community of people and commerce.

City or Land Trust: An agency or organization established to acquire or to otherwise secure lands for the purpose of preserving natural and cultural resources. Land trusts can also provide stewardship activities depending on the contractual agreement.

Clustering: The concentrating(particularly of housing) types of certain land uses in particular areas.

Community Visioning: An activity or process usually initiated by planning legislation or departments that encourages members or stakeholders of a community or region to explore or to “conceptualize” the kind of future desirable for their particular community.

Concurrency: A requirement of the Washington State Growth Management Act that mandates and ensures that certain public infrastructures such as transportation, water and sewer facilities, needed to maintain adopted level of service standards are available within six years of development.

Concurrency is also a provision for assuring that improvements or strategies to accommodate the impacts of development are in place at the time of development or that a financial commitment is in place to complete the improvements or strategies within six years. A process of reassessment, concurrency is a key link between land use, transportation, water and sewer and development approval.

Consistency: The requirement that subdivision regulations and capital improvements programs be consistent with the comprehensive plan and each of its elements; and that individual land use decisions also be consistent with the plan. The GMA requires that the plan be both internally consistent and consistent with neighboring jurisdictions.

Cost Recovery Basis: A technique to establish fees for service relative to the cost of service. It is applied to Mukilteo City personnel and consultants who serve the City for land use review.

Critical Areas: Critical are areas defined by the Growth Management Act as “areas or ecosystems which include (a) wetlands; (b) areas with a critical recharge affect on aquifers used

for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; (e) geologically hazardous areas.

Cultural Resources: Includes sites, structures, objects, or remains, which convey historical, architectural or archaeological information of local, state, or national significance.

Density(ies): The number of families, persons, or housing units per unit of land usually expressed as “per acre”. Density is controlled through zoning, based upon the density indicated in the comprehensive plan.

Downzoning: A change in the zoning classification of land to a classification requiring less intensive development, such as a change from multifamily to single family or from commercial to residential.

Encroachment: An intrusion onto land, property, or jurisdiction beyond anticipated or proper limits.

Environmental Review: Environmental review includes review of an Environmental Checklist to determine if an Environmental Impact Statement (EIS) is necessary (a Determination of Significance) or whether a Determination of Non-Significance (DNS) is appropriate. A DNS may be "mitigated" meaning that conditions must be met or an EIS will be required. An Environmental Impact Statement is a fact finding report required by either a state or national environmental policy act (SEPA or NEPA) before a government may authorize a proposed project, program, law, or any other major activity requiring a governmental authorization. The finished report usually contains a description of the proposal and its location, its environmental affects, plus available alternatives to the proposal and possible ways to mitigate the expected negative effects. The Environmental Review process provides decision makers with information regarding the consequences if the project is realized (built).

Environmentally sensitive area: See Critical Areas.

Essential Public Facility: Facility owner or operated by a unit of local, regional or state government, by a public utility or transportation company, or by any other entity providing a public service as its primary mission may qualify as an "essential public facility." In general, an essential public facility will be characterized by the following:

“**Essential Public Facility**” or “EPF” means a facility that is typically difficult to site, such as an airport, a state education facility, a state or regional transportation facility as defined in RCW 47.06.140, a state or local EPF may include, but are not limited to the following examples: airports, state education facilities, state or regional transportation facilities, state or local correctional facilities, solid waste handling facilities, in-patient facilities including substance abuse facilities, mental health facilities, and group homes, correctional facility, and **secure community transition facilities as defined in RCW 71.09.020**. The term “Essential Public Facility” includes all facilities listed in RCW 36.70A.200, all facilities that appear on the list maintained by the State Office of Financial Management pursuant to RCW 36.70A.200(4), and all facilities listed as essential public facilities in the Mukilteo Comprehensive Plan as well as utilities and transportation facilities.

“Essential Public Facility, Local” means an EPF that is owned, operated, or sponsored by the City of Mukilteo, a special purpose district, Snohomish County (for facilities that do not provide service to the county-wide population), or another unit of local government. An EPF is “sponsored” by a local government when it is to be owned or operated by a nongovernmental entity pursuant to a contract with the local government to provide the EPF.

“**Essential Public Facility, Regional**” means an EPF that is owned, operated, or sponsored by Snohomish County or a Regional Agency whose boundaries encompass the City and which serves the county-wide population or an area that is greater than the County. An EPF is “sponsored” by the County or a Regional Agency when it is to be owned or operated by a nongovernmental entity pursuant to a contract with the County or Regional Agency to provide the EPF.

“**Essential Public Facility, State**” means an EPF that is owned, operated, or sponsored by the State of Washington.

GMA (Growth Management Act): This Act(RCW chapter 36.70A) passed by the Washington State Legislature requires that certain cities and counties develop and coordinate policy and plans to: secure wise and proper use of land and resources, maintain environmental quality, ensure sustainable economical growth, provide adequate public facilities including sufficient open space and recreational opportunities, and to preserve cultural and historical resources in the face of increasing population and its concomitant pressures.

Infrastructure: Those aspects of organization and physical dimension that are fundamentally necessary for the function and continued existence of a city or county or region. In order for a community to function, for example, it must have things like roads buildings, government, water and food supply. These commodities would be the infrastructure of a local community.

Intermodal: Two or more modes or methods of transportation, where one or more are land-based and one is water-based.

Level Of Service(LOS): A qualitative rating of how well some unit of service or infrastructure such as transportation or other facility (e.g., street intersection, sidewalk, bikeway, transit route, water, sewer, parks) serves its current or projected demand.

Mitigate or Mitigated Alternative: An attempt to lessen the severity of a proposed action or alternative on the surrounding environment or resources. This is typically accomplished by requiring that conditions be met. Conditions may include improvements or funds to make improvements.

Mixed-Use: The presence of more than one category of use in a structure or on land, for example, a mixture of residential with commercial use.

Mobile/manufactured housing—A structure, originally designed and constructed to be transportable in one or more sections, that is built on a permanent chassis, and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities that include plumbing, heating and electrical systems contained therein. The structure must comply with the national Mobile Home Construction and Safety Standards Act of 1974 as

administered by the US. Department of Housing and Urban Development and as adopted in RCW 43.22, if applicable.

Multimodal/Intermodal: Two or more modes or methods of transport.

Non conforming Use: A land use that does not comply with the ordinance of the zone that it is in, or does not comply with other land use regulations. A preexisting non conforming use will generally be allowed to continue under a grandfather arrangement.

Policy Plan: A plan that consists mainly of policies, de-emphasizes rigid land use maps in favor of textual statements expressing general community goals and policies and desirable relationships among human activities. A policy plan may serve as the policy framework for consistent regulations and may have supporting background documents.

Puget Sound Regional Council (PSRC): A forum created by local governments in the central Puget Sound region to find cooperative solutions to problems that cross jurisdictional boundaries. Members of the Regional Council include: King, Kitsap, Pierce, Snohomish Counties; 54 cities and towns, the ports of Everett, Seattle, and Tacoma; the Washington State Department of Transportation and Transportation Commission. Island County, the Thurston Regional Planning Council, and the Port of Bremerton are associate members.

Quality of Life: The definition of this term is dependent upon experience and open to interpretation. Generally speaking, quality of life includes sufficient, food, shelter, clothing, gainful employment and adequate transportation to accomplish these ends.

Many consider views, services, access to amenities, and retention and enhancement of natural features as part of a preferred Quality of Life.

Quasi-Public Services and Facilities: Services and their support facilities provided by a private company to the general public, usually under license and control by a government agency. Examples of quasi-public services include telephone service, refuse disposal, electricity and natural gas utilities, etc.

Rezoning: Rezoning is a change in the designation or boundaries of the zoning ordinance. Rezoning is a legislative act and can be legal only if enacted by a governing body. Rezoning can take two forms:(1) a comprehensive revision or modification of the zoning text and map;(2) a change in the map, such as the zoning designation of a particular parcel or parcels. One form of text change, the importance of which may be overlooked, is a change in a definition. For example, changing the definition of mobile homes to include them under multifamily and single family dwellings may significantly affect where and how they are permitted.

Scoping: According to the Washington Administrative Code (WAC 197-11-793) Scoping means “determining the range of proposed actions, alternatives, and impacts to be discussed in an EIS. Because an EIS is required to analyze significant environmental impacts only, scoping is intended to identify and narrow the EIS to the significant issues. The required scoping process provides interagency and public notice of a DS (Determination of Significance), or equivalent notification, and opportunity to comment. Scoping is used to encourage cooperation and early resolution of potential conflicts, to improve decisions, and to reduce paperwork and delay.”

SEPA (State Environmental Policy Act): This is the State Environmental Policy Act(RCW chapter. 43.21C) for Washington State passed in 1971 to provide coordinated policy development for the protection of the living and total environment through such vehicles as the EIS process.

SEPA/GMA Integration: This is a process to refine and integrate the EIS process of SEPA and the requirement of the comprehensive plan of GMA to accomplish the mandated goals of each in one integrated process. This integration of the review process for both SEPA and GMA should result in better planning, less costs, sound public review, and the avoidance of duplication.

Shoreline Master Program: The State's Shoreline Management Act requires cities on Shorelines to prepare a Shoreline Master Program. The Mukilteo Shoreline Master Program should be updated in the near future. The regulated shoreline extends 200 feet inland from mean high tide.

Site-Sensitive: Mukilteo uses the term "site sensitive" for sites that have critical areas also known as environmentally sensitive areas. Site-sensitive applies to sites with regulated wetlands, erosion or slide-prone slopes. In many cases a percent slope describes slopes with potential for slides.

Topography: Description of the surface features. In Mukilteo, the topography is uneven with gulches, slopes, and ridges.

Transfer of Development Rights: The Transfer of Development Rights is a technique for transfer rights to develop on a site that is unwise to develop due to site sensitive features to a site more reasonably developed.

Vision 20/20: The growth and transportation strategy for the Central Puget Sound Region.

Underdeveloped: A site that has some development, but has potential for further land use development.

Up zoning: A change in the zoning classification of land to classification requiring more intensive development, such as a change from single family to multifamily or from single family to commercial.

Urban Growth Area: The GMA requires Counties to describe urban growth areas. Urban services and activities should be located in Urban Growth Areas. Mukilteo, for example is a municipality within the Southwest Snohomish County urban growth area.

Appendix II: References

"Affordable Housing Techniques", A Primer for Local Government Officials" April 1992, Municipal Research & Services Center of Washington

"*Big issues to resolve in a concurrency ordinance*," By Randy Young, Senior Partner, Henderson, Young & Co., included in the Summer 1994 publication: "About Growth," published by Washington State Community, Trade and Economic Development, Growth Management Services.

"City of Mukilteo Capital Facilities Plan" 1989 Mukilteo Comprehensive Plan Amendment, Prepared by ENTRANCO Adopted August 1993

"City of Mukilteo Comprehensive Plan" Adopted October 2, 1989.

Correspondence received March and April, 1994 during the Comprehensive Plan Environmental Impact Statement Scoping Process

"County-wide Planning Policies for Snohomish County," Snohomish County Tomorrow Steering Committee, December 9, 1992

DRAFT "City of Mukilteo Policy Plan" issued November 2, 1994 assembled by City Staff..

DRAFT "Mukilteo Transportation Plan" submitted by ENTRANCO to the City of Mukilteo, April 8, 1993. [Revised Draft anticipated September 1994]

"Final Environmental Impact Statement" prepared for the draft Policy Plan, issued October, 1994. (It includes comments from individuals, businesses, agencies, and utilities and special districts. Several of the letters recommend language for regulations.

"Fair Share Housing Allocation Methodology & Guidelines," and including the attachment: "Strategies to Achieve Affordable Housing Objectives," Accepted by the SCT Steering Committee on January 26, 1994.

"Historical Building Survey, Mukilteo, Washington," Prepared for the City of Mukilteo by Historical Research Associates, Inc., Anderson Koch & Smith, August 29, 1994.

"Land Use Issues and Alternatives" A Memorandum prepared by Makers Architecture and Urban Design Group for the City of Mukilteo, Washington, March 31, 1994

"Memorandum and Model Accessory Dwelling Unit Ordinance Recommendations," prepared by the Department of Community, Trade and Economic Development, April 25, 1994.

Snohomish County Comprehensive Plan "General Policy Plan" Distributed for Public Review by the Snohomish County Planning Commission, March 1994.

"State of Washington's Growth Management Act." Revised Code of Washington.

"Preliminary Draft: Building Water Quality into GMA Planning. Recommendations of the Puget Sound Water Quality Authority," March 30, 1994

"City of Mukilteo Comprehensive Plan" Adopted September 21, 1998.

"City of Mukilteo Comprehensive Plan" Adopted December 6, 1999.

"City of Mukilteo Comprehensive Plan" Adopted October 21, 2002.

"City of Mukilteo Comprehensive Plan" Adopted April 5, 2004.

"City of Mukilteo Comprehensive Plan" Adopted November 7, 2005.

Appendix III: 2001 MUGA Survey Results

Q 1: Can we remain in Snohomish County as an unincorporated area?

A 1: Probably; however, State Law (1991 Growth Management Act) identifies cities as the provider of urban level of services. Snohomish County is working to transfer these unincorporated urban areas to cities.

Q 2: I already have an Edmonds, Lynnwood, or Everett address. Don't I live within their municipal boundary or City?

A 2: If you received our survey, you live in an unincorporated (non-city) section of the Snohomish County, outside any incorporated city limits.

Q 3: Couldn't Edmonds annex my area?

(Also see below "Alternative Boundaries Mentioned" by respondents)

A 3: The City of Edmonds has not identified your neighborhood as a future growth area. The City of Lynnwood has determined it will annex only to 148th Street. Only the City of Mukilteo has expressed any interest in your area.

Q 4: Could the unincorporated area form a new city?

A 4: Yes, this is always an option.

Q 5: When were growth boundaries for cities first identified? Why now?

A 5: Local jurisdictions began identifying their future growth areas between 1992 and 1995, after the Growth Management Act was enacted. Snohomish County has been preparing plans regarding these areas and is now prepared to transfer these areas to city responsibility.

Q 6: What tax base does Mukilteo have now? What will the tax base be like when Mukilteo completes all annexations?

A 6: The majority of Mukilteo's revenues are generated from Property Taxes, Sales Tax, Employee Business License Fee, Development Fees and Utility Taxes. The revenues after annexations will most likely be more balanced between businesses and residents.

Q 7: Would we pay higher taxes being annexed into Mukilteo as compared to Everett or Snohomish County?

A 7: It depends; in most cases, your taxes would be less in Mukilteo. We have developed a chart of comparable property tax rates for Snohomish County and surrounding cities. Please note that this analysis does not include business and occupation taxes or sales tax rates, which would also apply to commercial or industrial

properties.

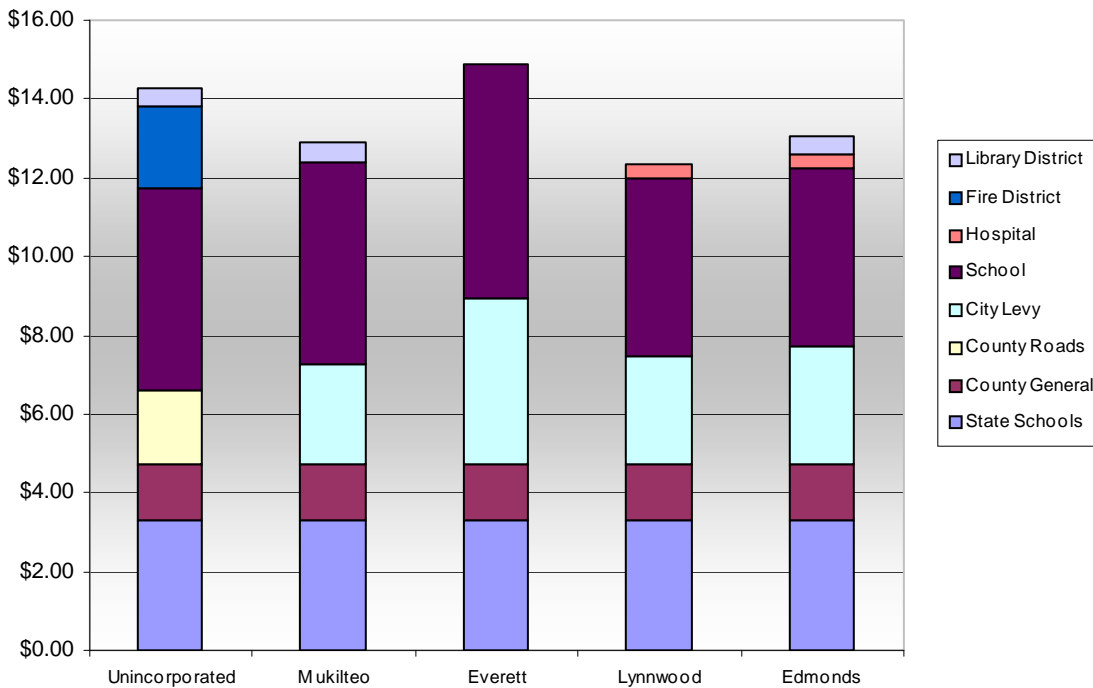
Comparative 2002 Property Tax Levy Rates Per \$1,000 AV

	State Schools	County General	County Roads	City Levy	School	Hospital	Fire District	Library District	Total
Unincorporated	3.288	1.429	1.902		5.133		2.051	0.466	14.269
Mukilteo	3.288	1.429		2.561	5.133			0.466	12.877
Everett	3.288	1.429		4.217	5.925				14.859
Lynnwood	3.288	1.429		2.765	4.523	0.340			12.345
Edmonds	3.288	1.429		3.008	4.523	0.340		0.466	13.054

Q 8: How much debt does Mukilteo have? Would annexed areas have to assume a share of this debt?

A 8: The City of Mukilteo has very little debt. All of the debt will be paid off in 2005 and 2006. Newly annexed areas would be expected to assume their proportional share of that debt. Currently, these amounts are included in the above Property Tax Rate Comparison. Only if new debt were voted upon would there be any after this time.

**Year 2002
Comparative Property Tax Levy Rates
Dollars / \$1,000 Valuation**



Q 9: Is Mukilteo in financial trouble and thus need to raise taxes in the near future?
County.

A 9: The City of Mukilteo is **not** in financial trouble and is doing well financially. It has an A2 bond rating and one of the best financial outlooks of all the cities in Snohomish County.

Q 10: Why are cities taking so long to annex our area?

A 10: Each annexation is a major financial and political commitment by the City and affects current residents and businesses. Nothing is to be gained by rushing into these decisions.

Q 11: Is Mukilteo a new city?

A 11: Not really. The City was incorporated in 1947. In 1991 the City annexed the Harbour Pointe area down to Beverly Park Road.

Q 12: What is the compelling reasons to annex?

A 12: State Law and Snohomish County desire to implement the law. The City of Mukilteo is concerned about the opinion of residents in the affected areas and this is why you were surveyed about your preferences.

Q 13: What would annexation provide us?

A 13: Service from the City of Mukilteo and the ability to select a Mayor and City Council to represent you regarding services, taxes, and projects.

Q 14: What services would change?

A 14: Although the services may not appear to change, there may be some slight differences in response times. Please see Table 2 Comparison of Police/Sheriff and Fire/Fire District response times.

Municipal County	vs.	Avg. Response Time (min.)
Mukilteo Police		3.5
Snohomish Co. Sheriff		4.54 for Emergencies
Agency vs. Special District		Avg. Response Time (min.)
Mukilteo Fire Dept.		5.22
Fire District # 1		5.00

Q 15: Would a Mukilteo address lower our property values (as compared to Edmonds)?

A 15: Probably not. In fact, some realtors believe it would increase your property values, but they are based on the sale of similar properties in your area and the amenities of your property.

Q 16: Will my address and zip code change? Will my mail delivery be affected?

A 16: Yes, most likely. The U.S. Postal Service tries to honor municipal boundaries whenever possible. We would work with the Post Office to limit disruptions.

Q 17: Should annexation boundaries be set at the back of property which faces the street or down the middle of a street?

A 17: We think it makes sense to set boundaries at the backs of property; however, each annexation will be reviewed on a case by case basis.

Q 18: Traffic into Mukilteo is a problem, especially SR 525 and Beverly Park Road. What is being done to help with this?

A 18: SR 525 is being widened and the intersection of SR 525 and Beverly Park will be expanded in the next few years. Other options to provide alternate routes north into the Harbour Pointe area are being studied and evaluated.

Q 19: I want sidewalks along roads. Would I get these if we were to be annexed by the City?

A 19: It depends upon where you live and the type of street you live on. Major arterial streets with traffic generators (i.e. schools) will have a higher priority for sidewalks.

Q 20: I would like more information about the Mukilteo Fire Department as compared to Fire District 1.

Fire Department vs. District Services

	Mukilteo	Fire District 1
Number of Stations	2	6
Number of Career Fire Fighters	13	134
Volunteers	34	10
Fire Suppression	✓	✓
Emergency Medical	✓	✓
Paramedics/Level 2	FD 1 contract	2 units
Response Times	5.22	5.05

Fire District 1, Everett and Mukilteo have mutual aid agreements.

Q 21: How is emergency response provided or allocated now and after annexation?

A 21: Emergency response is provided first by the City of Mukilteo Police and Fire Departments. Any changes in these services would depend on a number of factors, including: size of the area to be annexed; where the area is located in proximity to the existing stations; the types of occupations in the annexed area; and what the types and frequencies of incidents.

Q 22: I would like more information about the City of Mukilteo providing water and sewer versus the Alderwood Water and Sewer District (A Special District).

A 22: The City of Mukilteo does not currently provide sewer or water service. We would expect no change in these services.

Q 23: Can the City limit high-density residential development along crowded streets and arterial roads?

A 23: The City and County designate land uses through Comprehensive Plans and densities through Zoning Codes. Land uses that generate higher volumes of traffic are typically located along arterial streets.

Q 24: What regulations are stricter in Mukilteo than Snohomish County?

A 24: Regulations for the following items tend to be stricter in the City of Mukilteo. This is not an exhaustive list.

■ Signs	■ Fire Works
■ Placement and regulation of vehicles & RVs (pending)	■ Adult Entertainment
■ Farm Animals/Kennels	■ Junk/Scrape Yards
	■ Heavy Industry

Q 25: Are hobby kennels allowed? Would two(2) pet pigs be allowed?

A 25: Hobby kennels are allowed so long as there are no more than nine (9) animals on one property, and no more than three (3) of the same species. Thus, two (2) pigs are allowed under our current ordinances without a kennel permit.

Q 26: Would phone calls to Seattle be a long distance charge? (We are not charged now).

A 26: Annexation should have no impact on telephone service.

Q 27: Is Mukilteo more costly or would there be greater delays in obtaining building permits as compared to other cities or Snohomish County?

A 27: The City of Mukilteo has a very good track record in processing development permits. Single-family permits typically take approximately eight (8) weeks. Commercial and industrial permits are regulated by law and must be processed within 120 days. We currently are around 90 days for those that do not require extensive environmental review or which do not require state or federal permits. Permit costs are comparable between jurisdictions.

Q 28: What are the salaries of public officials? What is their performance record?

A 28: Local law sets salaries of elected officials. Currently, the Mayor receives a salary of \$1,400 per month. City Councilmembers receive a salary of \$500 per month. Since it is the voters of a community to determine elected officials' performance we can only comment that we have returning elected officials who are running unopposed in the September Primary Election.

Q 29: What kind of help will they get from the City when there is a crisis?

A 29: The City of Mukilteo is part of the emergency response team that is coordinated at the County and State level of government when a disaster is declared. The Governor is able to request Federal assistance. The type and level of response should be similar to what is available presently.

Alternative Boundaries Mentioned

The following suggestions were made when asked about alternative boundaries to those being proposed.

1. Have Edmonds annex part of the area.
2. Include 148th Place SW in the Mukilteo annexation.
3. Have Mukilteo annex only down to Picnic Point Road.

4. Check Edmonds School District boundary, so the City's annexation does not take any of it into Mukilteo.
5. Include Paine Field so the City of Mukilteo regulates – we are affected the most.
6. Merge Mukilteo, Lynwood and Edmonds into one (1) City.
7. Have Mukilteo become a part of Everett or Snohomish County.
8. Create separate or new city.
9. Have Lake Serene annexed to Renton.

Any further questions can be directed to Heather McCartney, Planning Director, City of Mukilteo, 355-4141, ext. 226. or 4480 Chennault Beach Road, Mukilteo, WA 98275.

Appendix IV: Parks, Open Space and Recreation Plan

See separate document.