

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.

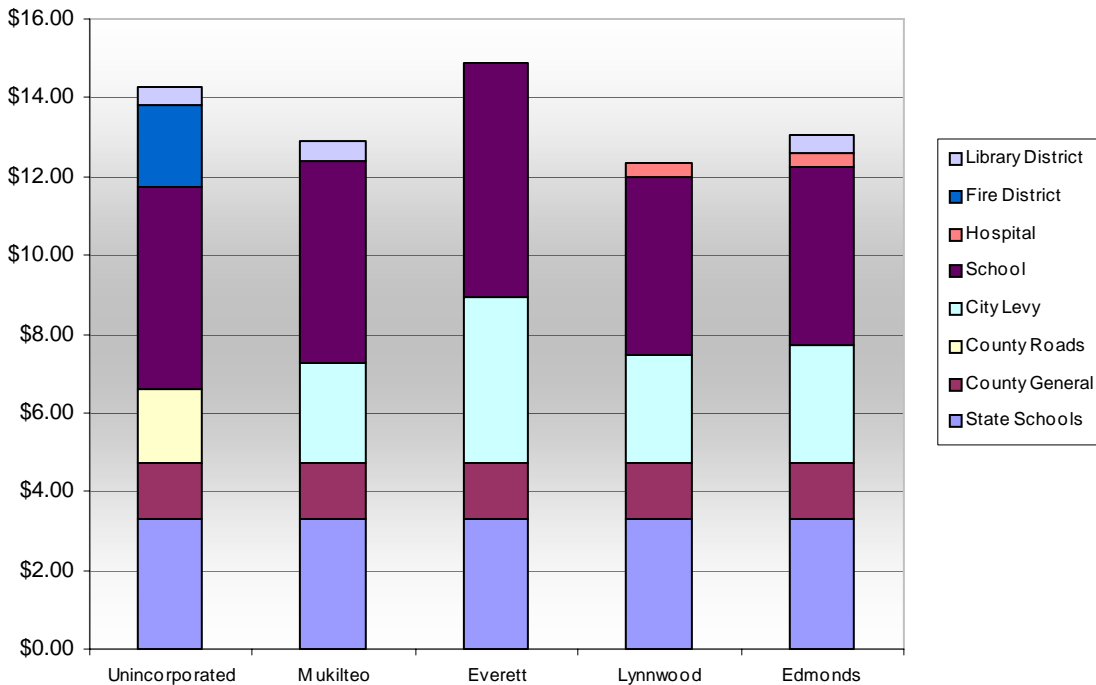
Comparative 2002 Property Tax Levy Rates Per \$1,000 AV

	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.