



Mountlake Terrace Planning Commission

Meeting Agenda

Monday, June 8, 2026, 6:00 PM

Mountlake Terrace City Hall, and via Telephone or
Teleconference

AGENDA

1. Call to Order
2. Attendance Roll Call
3. Approval of the May 27, 2026 Meeting Minutes
4. General Public Comment
5. Public Infrastructure Requirements
6. Chapter 18.10 MTMC
7. Consolidated Land Use Tables
8. Mixed Use Design Standards
9. Director's Report
10. Miscellaneous Business by Call of Planning Commissioners
11. Adjournment

To listen to the meeting via telephone, call 1-253-215-8782. To watch the meeting online: 1) Go to <https://zoom.us/join>; 2) Enter meeting ID 832 0588 1330 and click "join". No passcode needed.

The City of Mountlake Terrace strives to provide access and services to all members of the public. Please notify the City at least one week prior to the event if reasonable accommodations are needed.

City of Mountlake Terrace Guidelines on Addressing the Planning Commission

The Planning Commission welcomes public input at the appropriate time during a public meeting. If you wish to address the Commission, you will be called on when your hand is raised and recognized by the Planning Commission Secretary.

Anyone who is addressing the Planning Commission will need to state their name and city of residence at the beginning of their testimony, or comments.

To comment on an item not listed on the agenda, please address the Planning Commission at the time listed on the agenda as public comment.

To comment on an item listed on the agenda, please do so when the Chair calls for public comment during that particular agenda item.

Unless the Planning Commission Chair directs otherwise, comments on any item should not exceed five minutes per person.

To provide public comment or testimony remotely (via Zoom or telephone), please refer to the Public Comment and Public Hearing Testimony Protocol on the city website <https://www.cityofmlt.com/458/Planning-Commission>.

To submit written public comment or hearing testimony, mail to/drop off at City Hall (23204 58th Avenue W., Mountlake Terrace, WA 98043) or email remarks to Jennifer Joki, jjoki@mltwa.gov, no later than 4 p.m. on the public hearing date.

No person shall make personal attacks or threatening remarks while addressing the Council which disrupts, disturbs, or otherwise impedes the orderly conduct of the meeting. All hate speech will be construed as threatening remarks.

Purpose of Work Sessions

Occasionally the Planning Commission will discuss City topics in the form of a Work Session. The purpose of Work Sessions is for the Commission to collectively discuss ideas with each other, as well as observe staff presentations on selected topics. While the Planning Commission cannot take any official actions during a Work Session, the public is welcome to speak regarding an item before the Work Session begins. The public is always welcome to attend and monitor Planning Commission Work Sessions.

MOUNTLAKE TERRACE PLANNING COMMISSION
SPECIAL MEETING MINUTES

May 27, 2026
7:00 pm

Mountlake Terrace City Hall
and via Teleconference

Commissioners Present

Chair Bautista
Vice Chair Bettcher
Commissioner Finch
Commissioner Stenson
Commissioner Wu (via Teleconference)

Commissioners Absent

Commissioner Morgan
Commissioner Thompson

City Staff Present

City Clerk Jennifer Joki
Community Development Director Brooke Eidem

Guests Present

None

1. Call to Order
Chair Bautista called the meeting of the to order at 7:06 pm
2. Roll Call
City Clerk Jennifer Joki called roll.
3. Approval of March 9 Meeting Minutes
The May 11, 2026, meeting minutes were approved as amended.
4. General Public Comment
None
5. R-Districts Amendments (Ch. 19.30 and 19.32 MTMC)
Community Development Director Brooke Eidem

Eidem presented on this item to include the proposed changes, clarity to purpose and constancy, consolidate “plexes”, improve language, add note regarding applicability of design standards for apartments, codify code interpretation, improve grammar and readability, improve clarity of Accessory Dwelling Unit section, and two recommended motions.

A motion to open the public hearing was made by Vice-Chair Bettcher and seconded. **Motion carried 5-0.** The public hearing was declared open.

Public Testimony: None

A motion to close the public hearing was made by Vice-Chair Bettcher and seconded. **Motion carried 5-0.** The public hearing was declared closed.

A motion to recommend to City Council approval the amended MTMC Chapter 19.30 Residential Districts and MTMC Chapter 19.32 Resident Design Standards as presented was made by Vice-Chair Bettcher, seconded. **Motion carried 5-0.**

A motion to approve the findings of fact and conclusions was made by Vice-Chair Bettcher and seconded. **Motion carried 5-0.**

6. Director's Report

Community Development Director Brooke Eidem

Eidem's report included:

- Updated Code Amendments page on the city website.
- Planning Commission meeting time changing to 6pm and location changing to the Lake Ballinger Room.
- Next Planning Commission meeting agenda will be heavy.

Eidem heard and responded to comments and questions from commissioners regarding the room change and new start time, updated Zoom link with new start time, and public outreach website.

7. Miscellaneous Business by Call of Planning Commissioners

None

8. Adjournment

The meeting adjourned at 7:31pm.

These minutes are subject to approval at the next Mountlake Terrace Planning Commission meeting.

City Clerk Jennifer Joki

Item: 5.



PLANNING COMMISSION STAFF REPORT

FROM: Lucas Kragt, Civil Engineer II

DATE: June 8, 2026

SUBJECT: Public Infrastructure Requirements

SUBJECT SUMMARY:

Staff will present proposed amendments to Chapters 15.05 and 19.95 MTMC related to public infrastructure improvements and when they are required for new development and redevelopment.

BACKGROUND / ANALYSIS:

Middle housing legislation limits the City's ability to impose regulations on multi-unit housing compared to single-unit housing. Currently, certain multi-unit developments are exempt from installing frontage improvements, while single-unit (fee simple) subdivisions are required to install them, as subdivisions automatically trigger these improvements. Multi-unit developments under HB 1110 bypass the land use permit process, avoiding frontage requirements. In practice, this means the same project could require improvements as a fee simple subdivision but avoid them if proposed as a multi-unit building. Developers can then convert these projects into condominiums later and sell the units individually, effectively achieving the same outcome as townhomes without providing any associated infrastructure.

This creates inconsistent standards and results in missed opportunities for sidewalks, utility upgrades, and other improvements that support walkability and long-term community infrastructure. A staff team from building, planning, and engineering has reviewed the exemption in MTMC 19.95.030 and is proposing a revision to ensure consistent requirements across housing types. The proposal removes the current exemption for single-unit construction to achieve equity between all new housing types, but maintains the state-mandated exemption for ADUs. For existing development, the proposal is to provide exemptions for interior modifications and residential additions of up to 800 square feet.

The other public infrastructure improvement for discussion is electrical utilities. The City currently requires all electrical utilities to be underground, which can be cost-prohibitive for some projects. Based on discussions with Snohomish County PUD, staff has learned that aerial utilities are more resilient in some natural disasters than previously thought. Given this, it's worth considering whether the high cost of the improvement justifies the public benefit. Staff's proposal is to eliminate this requirement throughout the City except in the Town Center vicinity, based on the general power grid. Buried utilities would continue to be required in Town Center due to aesthetics as well as the width of sidewalks and pedestrian mobility requirements.

LINKS:

ATTACHMENTS:

1. Draft MTMC 15.05.330
2. Draft MTMC 19.95 excerpts

15.05.330 Underground utility services.

A. The intent of this section is to provide for the undergrounding of power and other wireline services (data and communications) to the greatest extent practical and to avoid unnecessary extensions of overhead wireline services across City rights-of-way.

B. Where new electrical service to a property is underground, any other wireline service shall also be provided underground.

C. New Development. Any electrical or wireline service connecting to a new development or its accessory structure(s) shall be placed underground when the service is new, provided to a new or replaced building, or relocated by the property owner or their agent.

D. Modifications to Electrical Service for Existing Single-Family Dwellings.

1. Where there are modifications to electrical service for an existing single-family dwelling/accessory structure(s), and project improvements (remodels or other construction improvements) are made in excess of 50 percent of the assessed value of the single-family dwelling, utilities shall be undergrounded. Project improvement valuation will accumulate over a consecutive three-year period.

Exceptions:

a. When the nearest point of connection to the distribution system is an overhead facility on a utility pole and is greater than 100 feet away from the single-family dwelling, the property will be exempt from requiring undergrounding of power and other wireline services.

2. Where there are modifications to electrical service for an existing single-family dwelling/accessory structure(s) in town center zones, the property shall be required to provide for undergrounding of power and other wireline services, except in the case of a life safety situation.

~~E. No additional utility poles, traffic signal poles, or poles of similar type shall be installed for any reason without plans being first approved by the City and, as required, a utilities permit issued.~~

~~F. Any preexisting or new proposed overhead utility lines and services which are under 20,000 volts, and which go over and through a subdivision, planned unit development, or through commercial or industrial development, shall be placed underground as a requirement of approval of such development.~~

~~G. When and where overhead wires are being undergrounded in the public right of way, all other existing overhead lines shall be undergrounded as provided in MTMC 12.20.200.~~

EH. Night Lights. Night lights, yard lights, etc., shall not be powered by means of overhead wiring when the primary service to the house is already underground. (Ord. 2823 §§ 2 – 4, 2023; Ord. 2621 § 22, 2013; Ord. 2599 § 7, 2012; Ord. 2453 § 1, 2007).

19.95.030 Street design and access standards.

A. Purpose. It is the purpose of this section to establish design standards and development requirements for street improvements to provide for reasonable and safe access to public and private properties. These improvements include appropriately scaled sidewalks and landscape buffers related to the urban context, curbs, gutters, street paving, monumentation, and lighting, consistent with complete streets principles and fostering a sense of place in the public realm through attractive design amenities.

B. Exemptions. Exemptions to this section shall be authorized by the Community and Economic Development Director for development comprised of the following:

- ~~1. New construction or a~~ Addition of up to 800 square feet to an existing house with valuation less than 50 percent of assessed value that occurs or is permitted within any three year period;
- ~~2. Within the TC zoning district, i~~ Interior remodels with valuation less than 50 percent of assessed value that occur or are permitted within any five-year period; or
- ~~3. Outside of the TC zoning district, interior remodels of any valuation; or~~
- ~~34. The construction of up to one single family house, including two accessory dwelling units, or the modification of or addition to an existing house; provided, that the lot on which a new house would be constructed is not part of a subdivision that occurred within the previous three years.~~

C. Right-of-Way Dedication Required.

1. Dedication Required for Development. Where the existing width for any right-of-way adjacent to a development site is less than the City's minimum standards, additional right-of-way dedication to provide an easement for roadway and public use will be required for the proposed development.
2. Waiver of Dedication. The Community and Economic Director, in consultation with the City Engineer, may waive the requirement for up to one-half of the right-of-way dedication needed to accommodate a full street right-of-way where he/she determines that either: (a) future development is reasonably feasible on the opposite side of the right-of-way from the site being developed and such future development can reasonably provide for the additional required right-of-way; or (b) due to geographic constraints, future development is not reasonably feasible on the opposite side of the right-of-way being developed.

D. Public Street Right-of-Way Design Standards.

1. Type of Improvements. The required minimum street improvements shall include but not be limited to curbs, gutters, landscape buffers, sidewalks, and lighting on each side of the street, except as provided under subsection (D)(2) of this section. Required improvements shall be designed and constructed in conformance with this chapter and other applicable statutes.
2. Unless required by another chapter of the Zoning Code, the requirement for amenity zones, landscape buffers, sidewalks, and lighting on either or both sides of a street may be waived by the City Engineer for development projects where he/she has determined that geographic constraints make installation not reasonably feasible or there is no need, including future need, for pedestrian access or circulation. For City-initiated street, sidewalk, or utility projects, the City Engineer may waive the requirement for amenity zones, landscape buffers, sidewalks, and lighting on either or both sides of the street pursuant to the criteria in subsection (E)(3) of this section.
3. Length of Improvements. Improvements required per subsection (D)(1) of this section shall extend along the full frontage of such property to be improved upon and sought to be occupied as a building site or parking area for the aforesaid building or platting purposes, and which may abut property dedicated as a public street. For properties with multiple street frontages, all frontages must be improved to the City's standards. Improvements shall be transitioned to existing facilities immediately outside of the property's street frontage; provided, that the Reviewing Official may waive this requirement where such a transition is not reasonably feasible or where future development is not likely to occur due to geographic constraints.

4. Minimum Sidewalk Measurements and Features. Sidewalks shall be a minimum of six feet wide and constructed of concrete unless another material has been approved by the City Engineer for the specific location; provided, that in certain zoning districts, as required by the Municipal Code or adopted design standards, sidewalk width shall be greater than six feet.

a. Where vertical obstructions less than seven feet in height occur, a minimum of four feet of horizontal clearance from the obstruction is required for pedestrian passage.

b. Bulb-outs may be required by the City's Transportation Engineer at street intersections, including but not limited to intersections where vehicle parking is allowed nearby, and at mid-block crossings, based on at least one of the following criteria: (i) the bulb-out will increase safety for the pedestrian attempting to cross the street at an intersection or marked crosswalk; or (ii) the bulb-out location is consistent with guidance from a referenced standard pursuant to MTMC 19.95.010(E). In addition, bulb-outs may be required by zoning district regulations.

c. Any pedestrian facilities, including curb ramps and pedestrian push buttons, immediately adjacent to or contained within the project boundaries shall be replaced with ADA-compliant pedestrian facilities.

d. Any curb ramp constructed must have an ADA-compliant companion ramp at the other side of the crossing. If there is an existing ramp at the other side of the crossing that does not meet current ADA criteria, the project will be required to remove and replace it with an ADA-compliant ramp.

5. Amenity zones shall be installed between the street curb and sidewalk or multi-use path, except where the City Engineer determines that amenity zones are not reasonably feasible due to geographic or right-of-way constraints. Amenity zones shall include grass or low-growing vegetation; provided, that in the Town Center, as well as along arterials and collectors in other areas approved by the City Engineer, the amenity zones may consist primarily of hardscape, rather than vegetation, and with trees protected in tree grates. Amenity zones shall be at least five feet in width; provided, that up to a two-foot reduction may be allowed where the full five-foot width is not reasonably feasible due to geographic or right-of-way constraints.

6. Multi-Use Paths. A minimum 12-foot-wide multi-use path may be installed along streets in place of the minimum six-foot sidewalk path where the City Engineer has determined that such a multi-use path would best accommodate a bicycle route that has been identified in the Comprehensive Plan and where pedestrian safety can be maintained.

7. Driveways. Driveway locations and dimensions are subject to requirements of the zoning district in which the driveways are located, pursuant to this title and other requirements of the City Code and state or federal statutes, and to traffic engineering criteria including roadway functional classifications, traffic volumes, sight distance, proximity to intersections and driveway spacing.

8. Bicycle Facilities. Bicycle facilities may be provided or required by the City in the form of bicycle lanes within the street, cycle tracks, multi-use paths, or any means indicated in the Comprehensive Plan or the Transportation Master Plan or approved by the City Engineer.

9. Vehicular Access and Connection Points to and From the State Highway System.

a. Chapter 47.50 RCW, Highway Access Management, and any amendments thereto, is hereby adopted by reference to provide for the regulation and control of vehicular access and connection points of ingress to and egress from the state highway system within the incorporated areas of the City of Mountlake Terrace.

b. Chapters 468-51 and 468-52 WAC, and any amendments thereto, are hereby adopted and incorporated by reference.

E. Complete Streets.

1. Principles. The City of Mountlake Terrace will plan for, design, and construct all new City transportation improvement projects with complete streets principles.

2. Department Implementation.

- a. The Public Works Department will incorporate complete streets principles into the design and implementation of capital projects and the development of Engineering Details and Specifications and other rules, procedures, and standards, as appropriate.
- b. The Public Works Department will uphold complete streets principles in developing and implementing City plans and in conducting its plan review and permitting responsibilities for transportation improvement projects.
- c. The Public Works Department will carry out its activities to provide for sidewalks to be maintained free of obstructions and to inspect, repair, and replace sidewalks as appropriate. The Department will also prioritize maintenance of crosswalks, bike lanes, and other pavement markings, commensurate with available resources.

3. Exceptions. Complete streets principles, including the provision of amenity zones, will not apply:

- a. To repairs made to the right-of-way;
- b. To ordinary maintenance activities designed to keep assets in serviceable condition (e.g., mowing, cleaning, spot repair, and surface treatments including but not limited to chip seal treatments, or interim measures for detours, haul routes, and street closures);
- c. To improvements solely for traffic signals or signage; provided, that such improvements shall consider the needs of pedestrians and bicyclists, as well as motorists, including mass transit users; or
- d. Where the City Engineer, after consultation with the Community and Economic Development Director, issues a documented site-specific exception concluding that application of complete streets principles is unnecessary or inappropriate because:
 - i. It would be contrary to public safety or to requirements of a grant or law;
 - ii. The cost is excessively disproportionate to the project or possible use;
 - iii. The City cannot feasibly attain the additional right-of-way that would be needed;
 - iv. Other available means or factors indicate an absence of need, including future need; or
 - v. The City Council has directed that complete streets principles not be applied due to other special factors for a particular street or street segment.

4. Exceptions authorized under subsection (E)(3) of this section are site-specific and shall not constitute general changes to the minimum street standards established in this chapter or other chapters of the Municipal Code.

5. Timing and Funding. Complete streets may be achieved through single projects or incrementally through a series of smaller improvements or maintenance activities over time. Improvements to pedestrian and bicycle facilities shall be a priority for available funding, while balancing the need to meet other City responsibilities.

F. Street Design Standards. Streets and associated facilities, including but not limited to sidewalks, shall be designed in accordance with the City Engineering Development Manual and consistent with the Comprehensive Plan.

G. Access Improvements Required.

1. When nonresidential zoned property does not have frontage on an existing public right-of-way or when the City has identified a potential new street connection in its Comprehensive Plan to access nonresidential zoned property but the street has not yet been constructed, any development or change in use shall require the owner/developer to design and construct full-width street improvements through the property and to a point of appropriate connection with an existing public right-of-way. The improvements shall be designed so as to

establish an interconnected network of public streets and shall be constructed in accordance with this chapter and any other applicable City regulations and state or federal laws.

2. Once a street is constructed pursuant to subsection (G)(1) of this section, the property owner shall dedicate the right-of-way and its improvements to the City.

H. Private Streets – When Permitted.

1. Streets designed or constructed after November 1, 2012, shall be public and built to City standards; provided, that the Community and Economic Development Director may allow local access streets serving three or fewer single-family houses to be private when he/she determines that:

a. Geographic constraints or other practical difficulties would make City maintenance reasonably impractical; or

b. No existing or future need exists for additional traffic and/or pedestrian connections or to serve adjacent property.

2. Signage Required. Appurtenant traffic control devices including installation of traffic and street name signs shall be provided by the developer to mitigate traffic impacts, as required by the Traffic Engineer. The street name signs shall include a sign labeled “Private Street.”

3. Easement Required. An easement will be required to create the private street.

4. Timing of Improvements. The private street must be installed prior to recording of the plat unless deferred through a process that includes a security device pursuant to Chapter 15.35 MTMC.

5. The private street must meet public street standards, except as otherwise provided by this chapter.

6. Private access street design and installation shall meet ADA requirements.

7. Private streets shall be paved.

8. The acceptance of an existing private street as a public street shall be based on the street being determined by the City Engineer to meet at least one of the following criteria:

a. Street is constructed to City standards; or

b. Street is classified as an arterial or collector (or meets criteria for being so classified) and assumption of maintenance does not create an undue burden for the City.

9. Any research performed by the City at an applicant’s request to establish or verify that a street has been constructed to City standards, pursuant to subsection (H)(8)(a) of this section, is subject to the applicant’s payment to the City of the hourly rate established in the development fee schedule, as adopted by the City Council.

I. Timing for Installation of Improvements. No building shall be granted a certificate of final occupancy, or plat or short plat recorded, until all the required street improvements are constructed in a satisfactory manner and approved by the responsible departments unless those improvements that remain unconstructed have been deferred by the Department of Community and Economic Development Director subject to security devices authorized under Chapter 15.35 MTMC.

J. Review of Construction Plans.

1. Submittal. All street improvement plans, excluding those prepared by the City or its designee for City capital improvements, shall be submitted for review and approval to the Community and Economic Development Department. All plans and specifications for such improvements are to be submitted at the time application for a building permit is made or, for plats, prior to construction (street/utility) permit issuance. All street

improvement plans prepared by the City or its designee for City capital improvements shall be submitted for review and approval to the City Engineer.

2. Fees and Submittal Requirements. All permits required for the construction of street improvements shall be applied for and obtained through the Community and Economic Development Department. Activities requiring permits shall include but are not limited to cutting, excavating or disturbing of streets, alleys, pavement or improvements within the public right-of-way and to the alteration, expansion, or creation of public or private transportation facilities, including driveways. Fees shall be as stipulated pursuant to MTMC 3.150.090.

K. Inspections. An inspector designated by the Community and Economic Development Director shall be responsible for the supervision, inspection and acceptance of all street improvements listed in this section, and shall make a charge therefor to the applicant pursuant to fee requirements under MTMC 3.150.090; provided, that for any City-initiated street or utility projects, an inspector appointed by the City Engineer shall be responsible for the supervision and inspection of street or utility improvements.

L. Deferral of Improvement Installation. Improvements may be deferred only as provided in Chapter 15.35 MTMC.

M. Relationship to Other Codes. Where, related to streets, access easements, and rights-of-way, any conflicts exist between MTMC Title 17 (Subdivisions) and this section, requirements of this section shall prevail and govern.

N. Appeals – Violations.

1. Any decisions made in the administrative process described in this section may be appealed to the Hearing Examiner pursuant to Chapter 2.120 MTMC, Hearing Examiner.

2. Unless otherwise specified, violations of this chapter are misdemeanors, and, upon conviction thereof, shall be punished by a fine not to exceed \$1,000 or 90 days in jail, or both such fine and jail. (Ord. 2863 § 1 (Exh. A), 2024; Ord. 2792 § 14, 2021; Ord. 2755 §§ 24, 25, 2019; Ord. 2662 § 2, 2015; Ord. 2597 § 2, 2012).

19.95.040 Street excavation and construction standards.

Reserved. (Ord. 2597 § 2, 2012).

19.95.050 Performance and maintenance guarantees.

A. Intent. The intent of this section is to ensure that, when development occurs, a form of security is in place to provide for the required improvements to be completed, as well as any necessary repairs to be made to City facilities should the required improvements or repairs not be completed to the City's standards by a specified period of time.

B. Performance and Maintenance Guarantees. The City's requirements for performance and maintenance guarantees are established in Chapter 15.35 MTMC and shall be applied to this chapter. (Ord. 2863 § 1 (Exh. A), 2024; Ord. 2597 § 2, 2012).

19.95.060 Streets – Special regulations.

A. Street Names. The naming of streets and assigning of addresses is a responsibility of the Community and Economic Development Department consistent with Chapter 12.25 MTMC.

B. Functional Classification. Designation of streets by functional classification shall be as identified in the Transportation Element of the Comprehensive Plan; provided, that the City Engineer may identify additional or alternate designations to be used when a new federal functional classification is approved after the adoption of the City's last annual Comprehensive Plan amendment(s). Such additional or alternate designations shall be included in the next Comprehensive Plan amendment process.

C. Monuments. No surface monuments or hubs found on the line of excavation work shall be disturbed unless the disturbance is ordered by the City Engineer. All street monuments, property corners, bench marks, and any other monuments disturbed during the progress of the work or any other activity shall be replaced by a licensed surveyor to meet requirements of the City Engineer and the cost of the same shall be paid by the person that disturbed the monument or by another party on the person's behalf.

D. Trees in Town Center Pedestrian Activity Areas. Within the BC/D zoning district, street trees within any pedestrian activity area and constructed in accordance with Town Center Design Standards shall be maintained by the adjacent property owner. Such trees shall not be trimmed, cut, removed, or damaged unless the City determines such action is needed. The City may require an arborist's opinion before making a determination. Any removed trees shall be replaced by the adjacent property owner pursuant to City standards within 60 days of the tree removal; provided, that the City may grant a longer replacement period if necessary due to severe weather or other conditions that would affect the health of the replaced tree(s).

E. Bus Stops.

1. Bus stops shall be accommodated at appropriate places within the street network, as determined by the Traffic Engineer, taking into account transit service needs, public safety, and traffic flow.
2. Convenient pedestrian access between any commercial or multifamily residential buildings and adjacent bus stops shall be provided as a condition of development.
3. Dedication of an easement or right-of-way to locate bus stops and related appurtenances may be required by the Traffic Engineer where a transit agency serving the City has identified such stops as necessary to reasonably accommodate its bus service for routes consistent with the transit agency's six-year plan.

F. Street Signs. City street signs shall be maintained and installed per direction of the City Engineer. (Ord. 2863 § 1 (Exh. A), 2024; Ord. 2597 § 2, 2012).

G. Overhead Utilities

1. No additional utility poles, traffic signal poles, or poles of similar type shall be installed for any reason without plans being first approved by the City and, as required, a utilities permit issued.
2. Any preexisting overhead or new proposed utility lines and services which are located within or next to a development within the region defined by Interstate 5 on the west, 230th St SW on the north, 55th Ave W or its extension on the east, and 244th St SW on the south, shall be placed underground as a requirement of approval of such development.
3. When and where overhead wires are being undergrounded in the public right-of-way, all other existing overhead lines shall be undergrounded as provided in MTMC 12.20.200.

Item: 6.



PLANNING COMMISSION STAFF REPORT

FROM: Brooke Eidem, Community Development Director

DATE: June 8, 2026

SUBJECT: Chapter 18.10 MTMC

SUBJECT SUMMARY:

The Planning Commission will discuss a proposed addition to the amended Chapter 18.10 MTMC, which was reviewed at the regular meeting on May 11th. The proposal will add a process for Development Agreements.

BACKGROUND / ANALYSIS:

Development Agreements are voluntary, legally binding contracts entered into between the City and a developer that address mutual obligations, project phasing, and regulatory certainty, in addition to securing public benefits. Development agreements are authorized under state law in RCW 36.70B.170, and although the statute provides the ability to enter into a development agreement regardless of whether the City has a local ordinance, the proposed regulations offer an additional layer of protection for the City, including an established process and the ability to require mitigation in the form of funding public infrastructure, services, or facilities.

The section addressing development agreements is added to the end of Chapter 18.10 MTMC, which was previously reviewed by the Planning Commission at the May 11th meeting as part of the Administrative Procedures amendments. At that time, the proposed changes were procedural in nature and did not require a formal recommendation to the City Council. However, development agreements can be considered development regulations. Staff is requesting input from the Planning Commission on the draft language in anticipation of a public hearing on June 22nd to make a recommendation to the City Council for this chapter only.

LINKS:

[MRSC - Development Agreements](#)

ATTACHMENTS:

1. Draft Ch 18.10

Chapter 18.10. COMPREHENSIVE PLAN AND REGULATORY AMENDMENTS, AND DEVELOPMENT AGREEMENTS

18.10.010. Comprehensive Plan adopted.

The Comprehensive Plan of the City of Mountlake Terrace and any amendments thereto are incorporated by reference as though fully set forth and adopted as the Comprehensive Plan for the City of Mountlake Terrace pursuant to the Growth Management Act of 1990 as amended (Chapter 36.70A RCW and related statutes).

Consistent with state law, the Comprehensive Plan and any amendments thereto shall serve as the guiding framework for decisions relating to land use, environment, economic vitality, housing, capital facilities, parks, recreational facilities, transportation, and utilities.

18.10.015. Subarea plans.

- A. One or more subarea plans may be adopted by the City of Mountlake Terrace to augment the Comprehensive Plan by providing more detailed planning for a particular area of the City.
- B. The Melody Hill Subarea Plan and any amendments thereto are incorporated by reference as though fully set forth and adopted as a subarea plan for the City of Mountlake Terrace, pursuant to the Growth Management Act.
- C. "A Vision for the Mountlake Terrace Town Center Plan" and any amendments thereto are incorporated by reference as though fully set forth and adopted as a subarea plan known as the Town Center Plan, pursuant to RCW 36.70A.080(2).

18.10.020. Supporting documents adopted.

The ~~previously approved~~ documents, listed below, are adopted as supporting documents for the Comprehensive Plan:

- A. Stormwater Comprehensive Plan, ~~as currently adopted~~2019;
- B. Comprehensive Sewer System Plan, ~~as currently adopted~~2019;
- C. Comprehensive Water System Plan, ~~as currently adopted~~2017;
- D. Economic Vitality Strategy, ~~as currently adopted~~2008;
- E. Transportation Master Plan, ~~as currently adopted~~2007;
- F. Sustainability Strategy, ~~as currently adopted~~2008;

- G. Recreation, Parks and Open Space Master Plan, 2015, as currently adopted~~amended by 2016 Supplement~~; and
- H. Shoreline Master Program, as currently adopted~~2019~~.

18.10.030. Maps incorporated by reference.

- A. The location and boundaries of designated land use districts shall be shown on the Comprehensive Plan map entitled “Official Comprehensive Plan Map” and, for Town Center designations, shall be shown on the Town Center Plan map entitled "Town Center Land Use Plan." These maps and any amendments thereto are hereby incorporated by reference into the Comprehensive Plan as though fully set forth.
- B. The roadway functional classifications of the City’s street network shall be shown on the Comprehensive Plan map entitled “Roadway Functional Classification Map”. This map and any amendments thereto are hereby incorporated by reference as though fully set forth.

18.10.040. Copies of Plan.

Three copies of the Comprehensive Plan shall be kept on file in the office of the City Clerk.

18.10.050. Filing.

A certified copy of the ordinance codified in this chapter, together with certified copies of the aforesaid Comprehensive Plan, including the Official Comprehensive Plan Map, shall be transmitted by the City Clerk to the Office of the County Auditor of Snohomish County, Washington, to be filed in the manner and form required by law. A copy of the aforesaid plan shall also be transmitted to the State Department of Commerce, as required by law. A copy of the Transportation Element of the Plan shall be transmitted to the Puget Sound Regional Council for certification, as required by law.

~~**18.05.300. Comprehensive Plan and Map:**~~

18.10.060 Comprehensive Plan Amendment Procedures

- A. *Frequency and Content for Updating the Comprehensive Plan.* The Comprehensive Plan shall be updated no more often than once every year, except for amendments proposed under those circumstances provided for in RCW 36.70A.130(2)(a)(i) through (2)(a)(v). The update shall consider levels of service for transportation, sewer and water, and may consider other levels of service such as police and fire services, park facilities and programs, planning, engineering, ~~and~~ building services, and financial office services. The purpose of considering levels of service is to assure concurrency of development with levels of service.
- B. *Docket.* The Comprehensive Plan shall also consider a docket of items which may be used to add to, or amend~~change~~, the Comprehensive Plan. The docket is maintained by

the Director. The ~~amendment proposal~~~~need for change~~ may relate to a need to ~~revise~~~~change~~ the Comprehensive Plan Map, or a need to change the Plan to provide consistency with ~~a change, or need to change,~~ the zoning text.

- C. *Update Procedure.* Approximately ~~once per year~~~~nine months after the last Comprehensive Plan and Map update~~, the Director shall ~~establish a docketing process whereby any interested person may submit an application to amend the City's Comprehensive Plan, including the following: review items that have accumulated in the docket:~~
1. The Director shall inform the public, through ~~a public outreach program that may include~~ public notice in a paper of general circulation, ~~as~~ an information item on the agendas of the City Council, Planning Commission, and Hearing Examiner, and in regular posting places of the City, that the City shall consider an update of the Comprehensive Plan and Map.
 2. This notice shall include the purpose(s) of updating the Comprehensive Plan and Map, a deadline for submitting recommended changes, adding to the docket, and a tentative hearing schedule.
 3. ~~After the application deadline, the Director shall compile a preliminary docket consisting of all applications that were determined to include all of the required submittal items for consideration by the City Council.~~
 4. ~~The City Council shall consider the proposals on the preliminary docket and decide which, if any, shall be placed on the final docket. Criteria shall include whether the proposal is consistent with the vision for the City and whether there are adequate staff resources to properly evaluate and process the proposal. Decisions by the City Council on which items to place on the final docket are legislative and discretionary.~~
- D. *Planning Commission.* The Planning Commission shall hold at least one public meeting on the docket of items and/or recommendations to change the plan and map, and may request City Council to recommend any areas for study.

The Planning Commission may establish sub-committees for study which shall include members of the public and at least two Planning Commissioners. In all cases, the sub-committee shall have a majority representing residents of the City.

At the public meetings, the Planning Commission shall consider the information from public testimony, subcommittees, and staff. Following consideration of changes and verifying concurrency of recommended change with levels of service for transportation, sewer, and water, the Planning Commission shall recommend changes in the Comprehensive Plan and Map to City Council.

- E. The City Council shall review the recommendation of the Planning Commission in a regularly scheduled meeting and set a public hearing to consider changes to update the Comprehensive Plan and Map. The public hearing for changes in the Comprehensive Plan and Map may be held at the same meeting when recommended changes to the zoning text and map consistent with the Comprehensive Plan amendments are also heard.
- F. A sub-area plan may be adopted at any time as long as it is generally consistent with the Comprehensive Plan and concurrency is provided with appropriate levels of service.

18.10.070 Amendment requirements.

- A. *Zoning text amendments.* The zoning text may be changed at any time as long as the change is consistent with the Comprehensive Plan. Immediately following a change(s) in the Comprehensive Plan and Map, the Zoning Ordinance text and map must be changed to be consistent with the Comprehensive Plan and Map.
- B. *Comprehensive Plan and map amendments.* When the docket is reviewed and the public is informed of the update for the Comprehensive Plan and Map, the public shall also be notified that:
 - 1. Any rezone requests should be consistent with the Comprehensive Plan Map; and
 - 2. A request to change the Zoning Map may involve a change in the Comprehensive Plan Map.
- C. The Planning Commission shall have a public hearing and make a recommendation to City Council consistent with MTMC § 18.05.180 and § 18.05.300(D).
- D. The City Council shall hold a public hearing and make a final determination on the zoning text or map changes consistent with MTMC § 18.05.200.
- E. Criteria for Review and Conclusions of Law. The Hearing Examiner shall consider the following criteria in making their recommendation to the City Council on any Zoning Map change. The Council may approve the rezone request only if the proposal conforms to all of the following criteria. The Council shall adopt findings and conclusions for the record which support their decision.
 - 1. The proposal is in accordance with the Comprehensive Plan;
 - 2. Any parcel of land contained in this request, whether under single or unified ownership, is not receiving special or privileged treatment;

3. The proposal will not be materially detrimental to properties in the vicinity or the community based on the entire range of uses allowed in the proposed zone;
4. Adequate public services will be available to serve the full range of proposed uses;
5. The reclassification is warranted because of a change in circumstances, or because of a need for additional property in the proposed zoning district classification, or because the proposed zoning classification is appropriate for reasonable development of the subject property; and
6. The proposed rezone would promote the general health, welfare, and safety of the community.

18.10.080 Development agreements.

The city may enter into a development agreement with a person having ownership or control of real property within its jurisdiction or outside its boundaries as part of an annexation agreement. A development agreement must set forth the development standards and other provisions that shall apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement.

- A. Purpose. The purpose of this section is to implement RCW 36.70B.170, which authorizes the city to enter into a development agreement with persons having ownership or control of real property. The City Council finds that development agreements may be an appropriate means to consolidate and address many issues involved in complex development projects in a single controlling instrument that benefits the city, its residents, and the public. Use of development agreements may further the objectives of the Comprehensive Plan and development regulations adopted pursuant to the Comprehensive Plan.
- B. Review process. A duly noticed public hearing pursuant to RCW 36.70B.200 and recommendation on the development agreement shall be made to the City Council by the Planning Commission. The development agreement shall be subject to review and approval by the City Council based on the record of the planning commission hearing. The decision of the City Council to approve or reject a request for a development agreement shall be a discretionary, legislative act.
- C. Fees. Fees for a development agreement review shall be as established by city schedule and collected at the time of the development agreement application.
- D. Flexibility in application of development standards. A development agreement shall be consistent with applicable development regulations to the fullest extent possible; provided, a development agreement may allow development standards that differ from

those otherwise imposed under the Mountlake Terrace Municipal Code in order to provide flexibility to achieve public benefits, respond to changing community needs, or encourage modifications that provide the functional equivalent or adequately achieve the purposes of otherwise applicable City standards. Any development standards approved pursuant to a development agreement that differ from those in this code shall not require any further zoning reclassification, variance from City standards or other City approval apart from development agreement approval. The development standards as approved through a development agreement shall apply to and govern the development and implementation of each covered site in lieu of any conflicting or different standards or requirements elsewhere in the Mountlake Terrace Municipal Code. Subsequently adopted standards that differ from those of a development agreement adopted by the city as provided in this chapter shall apply to the covered development project only where necessary to address imminent public health and safety hazards or where the development agreement specifies a time period or phase after which certain identified standards can be modified. Determination of the appropriate standards for future phases which are not fully defined during the initial approval process may be postponed. Building permit applications shall be subject to the building codes in effect when the permit is applied for.

- E. Police power and contract authority. Pursuant to RCW 36.70B.170(4), the execution of a development agreement is a proper exercise of the City's police power and contract authority. Accordingly, a development agreement may obligate a party to fund or provide services, infrastructure, or other facilities. A development agreement shall reserve authority to impose new or different regulations to the extent required by a serious threat to public health and safety.

- F. Form. Development agreements shall be consistent with RCW 36.70B.170 through 36.70B.210. All development agreements shall be in form and content as approved by the City Attorney.

Item: 7.



PLANNING COMMISSION STAFF REPORT

FROM: Brooke Eidem, Community Development Director

DATE: June 8, 2026

SUBJECT: Consolidated Land Use Tables

SUBJECT SUMMARY:

This item will centralize and consolidate the City's Land Use Tables into a single location within Title 19.

BACKGROUND / ANALYSIS:

Permitted Land Uses are currently decentralized throughout MTMC Title 19. Each zoning district has its own unique land use table, which means they are not only separated by adoption date and by code writer, each with their own style, but also by code chapter. There are eight individual land use tables, and two chapters that contain lists of permitted and prohibited uses. This decentralization creates unnecessary challenges when the City is required to adopt mandated land uses (e.g., childcare centers, ESSB 5509 [2025]; co-living, ESHB 1998 [2024]; STEP housing, HB 1220 [2021]). It's also more difficult for customers to determine where a given land use is permitted, if they must search multiple chapters, with some chapters not listing that use at all, or calling it by a different term.

Given the mandated land uses that need to be integrated into the code, the proposal is to take this opportunity to consolidate the Land Use Tables into a central location. Staff has combined the existing tables into a single file to compare listed uses and where those uses are permitted, in addition to any limiting conditions or special notes that apply. This exercise revealed various inconsistencies among land use tables, including different terms being used, table organization and layout, and symbology.

The first attachment is the consolidation of the current land use tables from Title 19, including staff notes. The second attachment is the first draft of a new proposed Permitted Land Uses chapter, which would also address the process for unlisted uses, accessory uses, and temporary uses.

Included with this project is adoption of the mandated land uses mentioned above. These include co-living, emergency housing, permanent supportive housing, transitional housing, and childcare centers. This project will involve necessary updates to definitions. Draft definitions are included with the land uses below. However, several new and amended definitions are likely to follow as this discussion continues.

- co-living: a residential development with sleeping units that are independently rented and

lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building (RCW 36.70A.535(11)); must be permitted wherever density would allow six multi-family units including mixed use, with each individual sleeping unit considered as one-quarter of a dwelling unit for the purposes of density calculations, utility connection, parking requirements, and impact fees. Off-street parking may not be required within ½-mile of a major transit stop.

○ *Proposed definition: Co-housing as defined in Ch [36.70A](#) RCW permitted with each individual sleeping unit considered as one-quarter of a dwelling unit for the purposes of density calculations, utility connection, parking requirements, and impact fees.*

- **emergency housing:** temporary indoor accommodations to address basic health, food, clothing and personal hygiene needs (RCW 36.70A.030(14)); must be allowed in all zones that allow hotels or majority of zones within ½-mile of transit.

○ *Proposed definition: Temporary housing and shelter for individuals and families who are homeless or at imminent risk of becoming homeless as defined in RCW [36.70A.030\(14\)](#) and [36.70A.030\(15\)](#).*

- **permanent supportive housing:** subsidized, leased housing, utilizing admissions practices with lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing and is paired with on-site or off-site voluntary services (RCW 36.70A.030(31)); must be allowed in all zones that allow hotels and residential dwellings.

○ *Proposed definition: Subsidized housing for individuals who need support services to retain tenancy, as defined in RCW [36.70A.030\(31\)](#), and that may include associated support services.*

- **transitional housing:** a facility that provides housing and supportive services to facilitate the movement of individuals and families experiencing homelessness into permanent housing (RCW 84.36.043(3)(c)); must be allowed in all zones that allow hotels and residential dwellings.

○ *Proposed definition: Housing and supportive services for homeless persons or families for up to two years to facilitate the movement of homeless persons and families into independent living, as defined in RCW [84.36.043\(3\)\(c\)](#).*

- **childcare centers:** must allow childcare centers (as defined in RCW 43.216.010) as outright permitted uses in all zones except industrial and open space zones. In industrial zones, on-site childcare centers must be allowed as conditional uses. Reasonable restrictions on pick-up and drop-off areas may be imposed.

○ *Proposed definition: A nonresidential facility that provides care to a group of*

children for periods of less than 24 hours per day. Childcare center does not include "childcare, family", "preschool", or any program exempt from licensing per RCW 43.216.010(2).

This project anticipates simultaneous adoption with Zoning Phase II, which includes the three new districts envisioned in the 2024 Comprehensive Plan (Mixed Use [NMU, GMU], Manufactured Home Park, and Employment). As such, Chapter 19.20 MTMC is included to add those zones and accommodate these proposed amendments.

LINKS:

ATTACHMENTS:

1. Current LU tables consolidated
2. Draft Ch. 19.25
3. Draft Ch 19.20

Chapter 19.30 R – RESIDENTIAL DISTRICTS

TABLE 19.30.020					
Use	R-1 8400 7200	R-2 4800	R-3 RML	R-4 RMM	Additional Provisions
Residential					
Bed & Breakfast inns/boarding and rooming houses				P	
Cottage housing		P1	P	P	Subject to Chapter 19.32 MTMC 1These units are allowed when using affordability bonus MTMC 19.30.045(C)
Courtyard apartments		P1	P	P	Subject to Chapter 19.32 MTMC 1These units are allowed when using affordability bonus MTMC 19.30.045(C)
Duplex	P	P	P	P	Subject to Chapter 19.32 MTMC
Fourplex	P1	P	P	P	Subject to Chapter 19.32 MTMC 1These units are allowed in R-1 when using affordability bonus MTMC 19.30.045(C)
Fiveplex		P1	P	P	1These units are allowed in R-2 when using affordability bonus MTMC 19.30.045(C)
Group home institutions	C	C	C	C	STAFF NOTE: Only one definition in the code, consolidate the uses?
Group homes	C	C	C	C	
Halfway houses				C	
Juvenile foster homes	P	P	P	P	
Multi-household dwellings			P	P	
Nursing homes				P	STAFF NOTE: There are multiple versions of this in the code that need consolidating and better defining
Residential care facilities	C	C	C	P	
Retirement centers, congregate care facilities				P	
Single-household residential	P	P	P	P	Subject to Chapter 19.30 MTMC
Sixplex		P1	P	P	1These units are allowed in R-2 when using affordability bonus MTMC 19.30.045(C)
Triplex	P1	P	P	P	1These units are allowed in R-1 when using affordability bonus MTMC 19.30.045(C)
Townhomes	P	P	P	P	Subject to Chapter 19.32 MTMC
Youth shelters	C	C	C	C	Class II youth shelters shall be separated from senior housing by 500 feet. Both Class I and II youth shelters require a conditional use permit.
General Services					

Day care centers	C	C	C	C/A	STAFF NOTE: This will have to be permitted outright per SB 5509
Higher education facilities	C	C	C	C3	3 Side and rear yards shall each be a minimum of 30 feet. All outdoor lights shall be so arranged as to direct the light away from any adjacent properties.
Schools preschool through 12 th grade	C3	C3	C3	C3	3 Side and rear yards shall each be a minimum of 30 feet. All outdoor lights shall be so arranged as to direct the light away from any adjacent properties.
Disaster emergency facilities	P/C5	P/C5	P/C5	P/C5	5 Temporary facilities are a permitted use, permanent facilities are a conditional use
Fire/aid car station	C	C	C	C	
Libraries	P	P	P	P	
Municipal office buildings				C	
Police stations	C	C	C	C	
Public utility facilities	P/C2	P/C2	P/C2	P/C2	2 If development contains more than 25,000 square feet of gross area, a conditional use permit is required
Recycling collection stations	C	C	C	C	STAFF NOTE: Code is unclear on what this is
Private clubs and lodges	C4	C4	C4	C4	4 All structures shall be set back 20 feet from property lines. On interior and through lots, the required side yards may be used to provide off-street parking areas and, on corner lots, the rear yard may be used. The required front yard may not be used for off-street parking. All lights provided to illuminate parking areas shall be so arranged as to direct light away from any adjoining properties.
Religious facilities	C4	C4	C4	C4	4 All structures shall be set back 20 feet from property lines. On interior and through lots, the required side yards may be used to provide off-street parking areas and, on corner lots, the rear yard may be used. The required front yard may not be used for off-street parking. All lights provided to illuminate parking areas shall be so arranged as to direct light away from any adjoining properties.
Health care offices/clinics				P/C6	6 Allowed as a permitted use up to 5,000 square feet in any single building. Within this category, any use of 5,000 square feet or greater in any single building shall be allowed up to 10,000 square feet only under a conditional use permit. A “single building” for the purpose of the identified land use category in this subsection shall include any buildings located on the same lot and connected by a walkway or

					driveway outside of a public right-of-way or by a building element.
Hospitals/emergency clinics				C	
Veterinarian clinics/hospitals				P/C6	6 Allowed as a permitted use up to 5,000 square feet in any single building. Within this category, any use of 5,000 square feet or greater in any single building shall be allowed up to 10,000 square feet only under a conditional use permit. A “single building” for the purpose of the identified land use category in this subsection shall include any buildings located on the same lot and connected by a walkway or driveway outside of a public right-of-way or by a building element.
					<i>STAFF NOTE: What impacts are affected by building size? Consider eliminating SQFT and changing to actual impacts, like prohibit overnight boarding and cremation services; require noise barriers (fencing and vegetation on perimeter)</i>
Wireless telecommunication facilities			P	P	Wireless telecommunication facilities are subject to a special use permit - wireless (SP-W), as required by Chapter 19.137 MTMC.
Sexually oriented adult businesses/adult entertainment establishments					
Recreation and Transportation					
Golf course	C7	C7	C7	C7	7 Access to at least a minor arterial street is required. Commercial use or development accessory to the golf course is limited to a pro shop for the sale and rental of golf equipment, a driving range, eating/drinking establishment, meeting/assembly rooms and administrative office.
Parks, public	P	P	P	P	
Performing arts centers				P	
Rapid transit stations				C	
Public recreational facilities	P	P	P	P	
Private recreational facilities	C8	C8	C8	C8	8 Located within 500 feet of a collector, minor arterial, or principal arterial right-of-way as designated on the current adopted City of Mountlake Terrace Transportation Master Plan
Accessory Uses					
Home occupations	P	P	P	P	Subject to MTMC 19.120.230
Accessory dwelling unit	P	P	P	P	Subject to MTMC 19.30.050
Accessory structures, nonresidential	P	P	P	P	Subject to MTMC 19.120.130
Adult family home	P	P	P	P	Subject to MTMC 19.120.230

Adult or child day care (with religious facility, school, recreation facility or library)	P	P	P	P	
Day care	P	P	P	P	Subject to MTMC 19.120.230
Greenhouses, noncommercial	P	P	P	P	
Gym, dance/fitness studio				P	
Parking lots				P	
Storage buildings	P	P	P	P	Subject to MTMC 19.120.130
Swimming pools/hot tubs	P	P	P	P	

STAFF NOTE: Remove accessory uses that aren't really uses

Chapter 19.45 BC – COMMUNITY BUSINESS DISTRICT

STAFF NOTE: Zone will be eliminated with Mixed Use District adoption

Type of Use	P	C	A/P	HO
Commercial				
Commercial facilities <i>STAFF NOTE: This needs to be more specific, ie., retail, personal services, office, etc.</i>	X1			
Home occupations				X
Light industrial				
Manufacturing facilities			X2	
Medical/Health care	X3			
Miscellaneous				
Guardhouse or caretaker residence			X4	
Hazardous waste and treatment storage			X	
Storage facilities <i>STAFF NOTE: It appears this is not intended to be a self-storage facility but rather accessory storage associated with a principal use.</i>			X	
Parking Facilities			X	
Public Service Facilities	X5			
Public Utility Facilities	X			
Recreation/Entertainment/Cultural Facilities	X6			
Residential				
Assisted living <i>STAFF NOTE: There are multiple versions of this in the code that need consolidating and better defining</i>		X		
Group homes		X7		
Motels, hotels, inns <i>STAFF NOTE: Lodging is commercial not residential</i>	X			
Multifamily dwellings	X8			
Residential care facilities		X		
School/Day Care		X9		
Transportation Facilities	X10			

Notes:

- 1 With limitations on retail size per MTMC § 19.45.050.

- 2 Permitted only for processing and assembly of retail merchandise, at least some of which is displayed and sold on-site, and not to exceed a gross floor area of 5,000 square feet.
- 3 Excluding hospitals and ambulance services.
- 4 Except that any such facilities used for habitation must be within the same building that contains the property's primary use.
- 5 Excluding public works facilities greater than 1,000 square feet.
- 6 Excluding video arcades.
- 7 Only if established as an essential public facility, pursuant to Chapter 18.15 MTMC.
- 8 Only as part of a mixed-use development, consistent with MTMC § 19.45.040 and § 19.45.050, unless otherwise exempted by this chapter.
- 9 Excluding day care homes, which are subject to home occupation permits.
- 10 Excluding any building or shelter greater than 200 square feet in area.

Chapter 19.50 TC – TOWN CENTER ZONES

Table 19.50.040					
Uses Permitted in Town Center Zones					
Use	TC-1	TC-2	TC-3	TC-R	Additional Provisions
RESIDENTIAL					
<i>Note: Residential uses are not allowed on the ground floor facing a designated storefront or storefront corner block frontage (see MTMC 19.123.060). Exceptions: (1) Live-work units (provided they meet applicable block frontage standards in MTMC 19.123.080 through 19.123.090); and (2) Lobbies for permitted multi-household residential uses, which are allowed on designated storefront block frontages (provided the units meet the standards in MTMC 19.123.080).</i>					
Detached single-household dwellings	P	P	P	P	Use must be legally established prior to December 30, 2006
Townhouse	P1	P1	P1	P	1 Use must be legally established prior to September 26, 2019
Multi-household residential	P	P	P	P	
Live-work unit	P	P	P	P	Use not allowed on 57 th Avenue W and 233 rd Street SW ground-level block frontages where designated as a storefront in MTMC 19.123.060. Such units must be integrated into a permitted residential use type; permitted commercial uses are those allowed in the applicable district.
Group homes				C	
Assisted living facility	P1	P1	P1	P1	1 Use must be legally established prior to June 30, 2011.
COMMERCIAL					
<i>Commercial uses are also subject to MTMC 19.50.100, Special regulations.</i>					
Commercial retail	P	P	P	P	
Day care, adult	P	P	P	C	Use not allowed on ground-level block frontages or corners designated as a storefront in MTMC 19.123.060
Day care centers	P	P	P	C	Use not allowed on ground-level block frontages or corners designated as a storefront in MTMC 19.123.060
Eating/drinking establishments	P	P	P	P	

Entertainment, commercial indoor	P	P			
Financial institutions	P	P	P	P	Use not allowed on 57 th Avenue W and 233 rd Street SW ground-level block frontages where designated as a storefront in MTMC 19.123.060.
Health/exercise club with <10,000 sf gross floor area	P	P	P	P	
General service – excluding vehicle services	P		P	P	Use not allowed on 57 th Avenue W ground-level block frontages where designated as a storefront in MTMC 19.123.060.
Hotels/motels	P	P	P	P	
Medical/health care, excluding hospitals and ambulance services <i>STAFF NOTE: Medical clinic is a better term</i>	P	P	P	P	Use not allowed on ground-level block frontages or corners designated as a storefront in MTMC 19.123.060, except on said frontages or corners located south of 234 th Street SW and east of 57 th Avenue W.
Personal service	P	P	P	P	
Professional office	P	P	P	P	Use not allowed on ground-level block frontages or corners designated as a storefront in MTMC 19.123.060
INDUSTRIAL					
Artisan manufacturing	P	P	P	P	
PUBLIC, INSTITUTIONAL AND MISCELLANEOUS					
Public utility facilities	P	P	P	P	
Public service facilities	P	P	P	P	
Transportation facilities	P	P	P	P	Subject to MTMC 19.50.100, Special regulations
ACCESSORY USES					
Home occupations	P	P	P	P	
Parking facilities	P	P	P	P	<i>STAFF NOTE: Remove accessory uses that aren't actually uses</i>
Plaza	P	P	P	P	
Storage	P	P	P	P	
Swimming pools/hot tubs	P	P	P	P	

Chapter 19.55 CG – GENERAL COMMERCIAL DISTRICT

Type of Use	P	C	A/P
Commercial			
Commercial facilities	X		
Light industry			
Manufacturing facilities			X1
Medical/Health care	X2		
Miscellaneous			
Guardhouse or caretaker residence			X3
Hazardous waste and treatment storage			X
Storage facilities			X
Parking Facilities			X
Public Service Facilities		X	
Recreation/Entertainment/Cultural Facilities	X		
Residential			

Motels, hotels, inns	X		
Multifamily dwellings	X4		
School/Day Care		X5	
Transportation Facilities	X		

Notes:

- 1 Permitted only for processing and assembly of retail merchandise, at least some of which is displayed and sold on-site, and not to exceed a gross floor area of 5,000 square feet.
- 2 Excluding hospitals and ambulance services.
- 3 Except that any such facilities used for habitation must be within the same building that contains the property's primary use.
- 4 Only as part of a mixed-use development, consistent with special regulations in MTMC § 19.55.050(B).
- 5 Excluding day care homes that are operated as home occupations.

Chapter 19.60 F/T – FREEWAY/TOURIST DISTRICT

STAFF NOTE: Zone will be eliminated with Mixed Use District adoption

Type of Use	P	C	A/P
Commercial			
Commercial facilities	X1		
Light industry			
Manufacturing facilities			X2
Medical/Health care	X3		
Miscellaneous			
Storage facilities			X4
Parking Facilities			X
Public Service Facilities		X	
Recreation/Entertainment/Cultural Facilities			
Recreation facilities	X5		
Entertainment facilities	X		
Residential			
Motels, hotels, inns	X		
Multifamily dwellings	X6		
Transportation Facilities	X		
School/Day Care			
Adult or child daycare (not associated with a nonprofit facility)	X7	X8	
Daycare centers/preschools	X7	X8	
Higher education facilities	X7	X8	
Schools – commercial	X7	X8	

STAFF NOTE: Vocational/trade school is a better term

Notes:

- 1 Excluding commercial facilities that dispense fossil fuels or provide automotive repair.
- 2 Permitted only for processing and assembly of retail merchandise, at least some of which is displayed and sold on site, and not to exceed a gross floor area of 5,000 square feet.
- 3 Excluding hospitals and ambulance services.
- 4 Limited to a floor area that is no more than 15 percent of the building's total floor area.
- 5 Provided that the recreation facilities shall be contained within a fully enclosed building.
- 6 Only as part of a mixed-use development, consistent with special regulations in MTMC § 19.60.070.

- 7 Allowed as a permitted use up to 35 percent of commercial area square footage in any single building. "Single building" for the purpose of the identified land use category of this subsection shall include any buildings located on the same lot and connected by a walkway or driveway outside of a public right-of-way or by a building.
- 8 Allowed as a conditional use over 35 percent of commercial area in any single building. "Single building" for the purpose of the identified land use category of this subsection shall include any buildings located on the same lot and connected by a walkway or driveway outside of a public right-of-way or by a building.

Chapter 19.65 LI/OP – LIGHT INDUSTRY/OFFICE PARK DISTRICT

STAFF NOTE: Zone will be eliminated with Mixed Use District adoption – will become the Employment Zone

Type of Use	P	C	A/P
Commercial			
Commercial facilities	X1		
Commercial kennels		X	
Commercial			
Restaurants		X	X
Industrial			
Light industry	X		
Medical/Health care			
Ambulance services	X		
Medical/health care facilities, excluding hospitals	X2		
Miscellaneous			
Guardhouse or caretaker residence			X
Hazardous waste and treatment storage		X	
Storage facilities			X
Parking Facilities			
			X
Public Service Facilities			
	X		
Public Utility Facilities			
	X		
Recreation/Entertainment/Cultural Facilities - STAFF NOTE: unnecessary to call out each of these individually – they are all private recreational uses, some indoor and some outdoor			
Health/exercise clubs		X	
Ice skating rinks		X	
Indoor shooting ranges		X	
Outdoor archery ranges		X	
Recreation facilities, publicly owned		X	
School/Day Care			
Commercial schools		X	
On-site day care facilities for use by employees			X
Transportation Facilities			
	X		

Notes:

- 1 Provided that personal service businesses shall comprise no more than a total of 1,000 square feet of floor area within any building.
- 2 Provided that such uses are located only west of 68th Avenue W on sites with slopes that average 15 percent or greater or that such uses are located only within office buildings as defined by this chapter and which were constructed prior to January 1, 2012.

Chapter 19.75 REC – RECREATION AND PARK DISTRICT

STAFF NOTE: Consolidate all the park types into the REC zone; unnecessary to treat them differently in the Land Use Code when we have the RPOS Plan.

Land Use	Mini-Parks	Neighborhood Parks	Community Parks	Natural Areas/ Green-ways	Linear Parks	Special Use Areas
Recreation Facilities						
Passive recreation	P	P	P	P	P	P
Active recreation, excluding amusement parks, zoos, open air amphitheaters, camping and recreational vehicle facilities	P	P	P		P	P
Camping and recreational vehicle facilities			C1			C1
Open air amphitheaters	Only allowed under a special event permit	C1	C1	C	Only allowed under a special event permit	C1
Special events for Chapter 10.20 MTMC	P	P	P	P	P	P
Schools/Daycare facilities						
Preschools			A/P			A/P
Daycare centers			A/P			A/P
Adult daycare			A/P			A/P
Entertainment facilities		A/P	A/P		A/P	P
Membership organizations						
Private clubs, lodges						P (on private property); or C (on public property)
Commercial uses						
Commercial use, excluding public or private recreational facilities and concession stands			A/P			A/P
Concession stands	A/P	A/P	A/P		A/P	A/P
Public service facilities						
Disaster emergency facilities	P	P	P		P	P
Public utility facilities	P	P	P	P	P	P
Transportation facilities (bus stops/shelters) ²						P
Miscellaneous						

Storage buildings/service yards	A/P	A/P	A/P	A/P	A/P	A/P
Parking facilities	A/P	A/P	A/P	A/P	A/P	A/P
Caretaker residences						A/P3

Notes:

- 1 Except as allowed under a special event permit
- 2 Excluding rapid transit stations and bus terminals
- 3 Maximum of one when associated with a golf course facility; otherwise not allowed

Chapter 19.80 SDD/R – SPECIAL DEVELOPMENT DISTRICT/RESIDENTIAL

Primary uses. Residential uses, which include:

1. Single households or any use permitted in the RS 8400 zone as regulated therein;
2. Town houses;
3. Multiple-household residences;
4. Nursing homes, retirement centers, congregate care facilities.

Secondary uses.

1. Personal service shops;
2. Professional offices;
3. Medical clinics;
4. Such other uses which the Planning Commission determines to be in keeping with the intent of this classification and through proper controls and standards of operation will conform to the intent of this classification.

Prohibited uses.

1. Sexually oriented adult businesses/adult entertainment establishments;
2. Liquor licenses;
3. Retail;
4. Manufacturing;
5. Warehouses;
6. Wholesale.

Chapter 19.85 SDD C/R – SPECIAL DEVELOPMENT DISTRICT COMMERCIAL/RESIDENTIAL

STAFF NOTE: Zone will be eliminated with Mixed Use District adoption

Type of Use	P	C	A/P	HO
Commercial				
Commercial facilities	X			
Home occupations				X
Medical/Health care	X1			
Miscellaneous				
Guardhouse or caretaker residence			X2	
Hazardous waste and treatment storage			X	
Storage facilities			X	
Parking Facilities			X	
Public Service Facilities	X			
Public Utility Facilities	X			

Recreation/Entertainment/Cultural Facilities	X			
Residential				
Adult care household <i>STAFF NOTE: Adult family home</i>	X			
Assisted living	X			
Group homes		X3		
Long-term care facility	X			
Motels, hotels, inns	X			
Multifamily dwellings	X4			
Single-household dwelling units	X			
School/Day Care		X		
Transportation Facilities	X			

Notes:

- 1 Excluding hospitals and ambulance services, which are subject to a conditional use permit.
- 2 Except that any such facilities used for habitation must be within the same building that contains the property's primary use.
- 3 Only if established as an essential public facility pursuant to Chapter 18.15 MTMC.
- 4 Only as part of a mixed use project; provided, that residential use comprises no more than 10 percent of the ground floor area of the building.

Chapter 19.105 PFS – PUBLIC FACILITIES AND SERVICES DISTRICT

Permitted uses. Permitted uses in the PFS district are limited to the following:

A. Public Service Facilities.

1. Disaster emergency facilities, temporary;
2. Fire/aid car stations;
3. Libraries;
4. Municipal office buildings;
5. Police stations;
6. Public work facilities;
7. Recycling collection stations;
8. Storm drainage facilities; *STAFF NOTE: This is an incidental facility, not a land use*
9. City-owned property devoted to public use such as street rights-of-way, or other similar uses.

B. Recreation/Entertainment.

1. Recreation facilities, publicly owned.

C. Transportation Facilities.

1. Bus stops/shelter stations;
2. Electric vehicle charging stations, charging levels 1, 2, and 3. *STAFF NOTE: These are also incidental and required by the Building Code. They are also often located in the r-o-w, which is unzoned.*

D. Other.

1. Temporary storage of construction equipment and materials for projects within the City; provided, that: (a) fencing or landscaping may be installed, in consultation with the Community and Economic Development Director, to at least partially screen the equipment and materials from public view; and (b) such storage shall be for a period of no more than 18 months for any single off-site construction project, except that a six-month extension may be granted if the use has been determined by the Community and

Economic Development Director to not interfere with other immediate public needs for the site.

Conditional uses. Conditional uses in the PFS district are limited to the following:

A. Public Service Facilities:

1. Disaster emergency facilities, permanent;
2. Public utility facilities;

B. Transportation Facilities:

1. Parking garages/lots.

Accessory uses. Accessory uses in the PFS district shall be limited to the following:

A. Storage buildings.

CH. 19.25 MTMC PERMITTED LAND USES

19.25.010 Purpose

The purpose of this chapter is to establish permitted land uses for the city of Mountlake Terrace. The use of a property is defined by the activity for which the building or lot is intended, designed, arranged, occupied, or maintained. The use is considered permanently established when that use will be or has been in continuous operation for a period exceeding 60 days, except temporary uses for which a Temporary Use Permit has been issued pursuant to MTMC 19.25.200. A use which will operate for 60 days or less, and transitory accommodations, are considered temporary uses, and are subject to the requirements of MTMC 19.25.200. All applicable requirements of this code, or other applicable state or federal requirements, shall govern a use located within Mountlake Terrace city limits.

19.25.020 Interpretation of Land Use Tables

- A. The Land Use Tables of this chapter determine whether a specific use is permitted in a zoning district. Land uses are divided among five tables, each representing a broad category of uses. Within each table, the zoning districts of Chapter 19.20 MTMC are located in the vertical columns and the land uses are arranged in the horizontal rows.
- B. Permitted uses. If the letter “P” appears where the zoning district column and the land use row intersects, that shall mean the use is permitted in that district, subject to the review procedures and general requirements specified in this Development Code.
- C. Conditional uses. If the letter “C” appears where the zoning district column and the land use row intersects, that shall mean the use is allowed only if the City grants a conditional use permit pursuant to MTMC 19.110.200.
- D. If a number appears where the use is listed or in addition to a “P” or “C” at the intersection of column and a row, the use is subject to specific development and/or operational requirements that are additional to general requirements of this and other applicable titles. Use-specific corresponding regulations are located in the section following the land use table and may also refer to requirements set forth in separate chapters.
- E. If no symbol appears in the box at the intersection of a column and a row, the use is not allowed in that zoning district.

19.25.030 Uses not listed.

- A. Any proposed use not listed in the table shall be classified by the Community Development Director as permitted, conditional, or not permitted, based on the listed use to which the proposed use is most similar.

B. If the Community Development Director determines that a proposed use is not similar to any use specifically listed the land use table, the Community Development Director shall determine whether the land use is allowed in the zoning district based on the following criteria:

1. The use resembles or is of the same basic nature as a use or uses expressly authorized in the applicable zoning district or districts.
2. Physical characteristics of the use and its supporting structures; the activities involved in or equipment or materials employed by the use, traffic, hours, of operation, and other impacts.
3. Whether the proposed use is compatible with other uses permitted in the zoning district.
4. Consistency with the purpose and other provisions of this Development Code and the Comprehensive Plan.

C. The Community Development Director shall issue a written interpretation formalizing the determination to make a record of the decision. The interpretation shall be appealable in accordance with the provisions of MTMC 18.05.190.

19.25.040 Accessory Uses

Accessory uses and structures are allowed for all uses in all land use designations consistent with applicable regulations and unless specifically prohibited or the context clearly indicates otherwise.

19.25.050 RESIDENTIAL USES

Use	RESIDENTIAL						MIXED USE		COMMERCIAL				IN	PUBLIC		
	R-1	R-2	R-3	R-4	MH	SDD	NMU	GMU	CG	TC-1	TC-2	TC-3	TC-R	EMP	PFS	REC
Accessory dwelling unit ¹	P	P	P	P	P	P										
Adult family home	P	P	P	P		P										
Bed & Breakfast				P		P										
Caretaker residence									P ²					P		
Co-living housing ³		P	P	P	P	P	P	P		P	P	P	P			
Cottage housing		P ⁴	P	P		P										
Courtyard apartment		P ¹¹	P	P		P										
Emergency housing ⁵								P	P	P	P	P	P			
Group home	C ⁶	C ⁶	C ⁶	C ⁶		P			C ⁶				C ⁶			
Halfway house				C ⁷												
Home occupation ⁸	P	P	P	P	P	P	P	P	P	P	P	P	P			
Juvenile foster home	P	P	P	P												
Live-work unit							P	P	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹			
Manufactured home park ¹⁰					P											
Multiplexes																
Duplex	P	P	P	P												
Triplex	P ¹¹	P	P	P		P										

Fourplex	P ¹¹	P	P	P		P											
Fiveplex		P ¹¹	P	P		P											
Sixplex		P ¹¹	P	P		P											
Multi-unit apartment			P ¹²	P ¹²		P	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³				
Nursing home				P		P											
Permanent Supportive Housing	C	C	P	P		P		P	P	P	P	P	P				
Single-unit detached	P	P	P	P		P	¹⁴	¹⁴		¹⁴	¹⁴	¹⁴	¹⁴				
Townhome	P	P	P	P		P				P ¹⁵	P ¹⁵	P ¹⁵	P				
Transitional housing	C	C	P	P		P		P	P	P	P	P	P				
Youth shelter ¹⁵	C	C	C	C		C											

19.25.055 Residential Uses Notes/Restrictions:

1. Subject to the regulations of MTMC 19.30.050.
2. Permitted only in conjunction with a commercial or industrial use, and limited to the following conditions:
 - a. No more than three caretaker dwelling units are permitted on a commercial or industrial site.
 - b. Caretaker dwelling units shall be limited to the use of caretakers, security personnel, and employees in training.
 - c. Caretaker dwelling units may be located within a separate building or within a portion of a building on the site.
3. Wherever six dwelling units may be constructed on a lot pursuant to dimensional standards, co-living housing as defined in Chapter [36.70A](#) RCW is permitted with each individual sleeping unit considered as one-quarter of a dwelling unit for the purposes of density calculations, utility connection, parking requirements, and impact fees.
 - a. Properties located within ½-mile walking distance of a major transit stop shall not be required to provide off-street parking.
 - b. Co-living housing proposed in Mixed Use or Town Center Districts shall not be required to provide a non-residential component, however all design standards for the district shall apply.
4. Cottage Housing (reserved for potential regs)
5. Buildings that provide shelter for survivors of domestic violence are allowed as a permitted use in all zones.
6. Group home
7. Halfway house
8. Home Occupation: Permitted as accessory to a residential use. Either refer to 19.120 or move regs here.
9. Live-work units require the following:
 - a. Live-work units shall be considered a commercial use in terms of design standards.
 - b. Live-work units shall be integrated into a residential use type and shall be considered residential in terms of parking standards.
 - c. Commercial use shall be limited to those permitted in the applicable zone.
 - d. Live-work units are not permitted on 57th Avenue W and 233rd Street SW ground-level block frontages where designated as a storefront in MTMC § 19.123.060.
10. Subject to the development regulations of Chapter 19.35 MTMC and 15.30 MTMC.
11. Permitted when using the affordability bonus of MTMC 19.30.045(C).
12. Considered stacks for the purpose of design review and dimensional standards.
13. Permitted in conjunction with a ground-floor commercial use.
14. Single-unit detached housing is permitted as a pre-existing use if it was legally established pursuant to the following:

a. Town Center Districts: Prior to December 30, 2006

b. Mixed Use Districts: Prior to **DATE**

15. Townhomes must be legally established prior to September 26, 2019.

16. Youth shelters shall be separated from senior housing by a minimum of 500 feet.

19.25.060 COMMERCIAL USES

Use	RESIDENTIAL						MIXED USE		COMMERCIAL					IN	PUBLIC	
	R-1	R-2	R-3	R-4	MH	SDD	NMU	GMU	CG	TC-1	TC-2	TC-3	TC-R	EMP	PFS	REC
Adult care, daytime						P				P	P	P	C			
Adult uses																
Animal grooming				P			P	P	P	P	P	P	P	P		
Car wash ¹			C	C		C			P					P		
Childcare center	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P	P	P	P	P	C ³	P	
Childcare, family ⁴	P	P	P	P	P	P										
Congregate care/ assisted living						P			P	P ⁵	P ⁵	P ⁵	P ⁵			
Department store								P	P							
Food or beverage establishment, drive- thru or walk-up									P	P				P		P ⁶
Food or beverage establishment, on- site							P	P	P	P	P	P	P	P		P ⁶
Gasoline fuel station			C ⁷	C ⁷		C ⁷		P	P				C ⁷	P		
General service									P	P		P	P			
Grocery store				P			P	P	P	P ⁸	P ⁸	P ⁸	P ⁸	P		
Health/fitness center				P					P	P ⁸	P ⁸	P ⁸	P ⁸	P		
Hospital				C					C					C		
Hotel/motel								P	P	P	P	P	P			
Kennel or animal boarding, commercial														C		
Marijuana, retail ⁹									P	P	P	P	P			
Marijuana, production, processing ⁹														P		
Medical office/clinic				P ¹⁰		P ¹⁰			P	P	P	P	P	P		
Retail									P	P	P	P	P			
Personal services							P		P	P	P	P	P			
Professional office						P ¹⁰			P	P	P	P	P	P		
School, vocational, trade, or specialized instruction				C ¹¹			P	P		P	P	P	C	P	P	P
Self-storage facility														P ¹²		
Short-term rental ¹³	P	P	P	P		P	P	P		P	P	P	P			
Vehicle storage - principal use														P	C	
Veterinarian clinic ¹⁴				P ¹⁵			P ¹⁵		P					P		

Winery, brewery, distillery							P	P	P	P	P	P		P		
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19.25.065 Commercial Uses Notes/Restrictions:

1. Car wash bay openings shall be oriented away from adjacent streets and Residential District properties, or landscaping shall be installed between the bay opening and adjacent streets and Residential zones to reduce adverse visual impacts. Where a car wash bay opening would be oriented towards an abutting Residential zone, noise shall be reduced by means of an intervening building or buildings, freestanding walls, doors or other devices for enclosing the car wash, or other methods determined by the Community Development Director to be effective for reducing noise.
2. Childcare centers must be licensed by and meet the requirements of the Washington State Department of Children, Youth, and Families. Childcare centers in Residential Districts require the following:
 - a. Must have an approved pick-up and drop-off system that minimizes traffic impacts.
 - b. Outdoor play areas must be set back, screened, or otherwise designed to protect adjacent uses from significant noise impacts.
3. Childcare uses in the Employment zone are subject to the following conditions:
 - a. Must be licensed by and meet the requirements of the Washington State Department of Children, Youth, and Families.
 - b. Shall be accessory to and on the same site as a permitted use.
 - c. Shall not be located within a structure with high hazard facilities as defined in WAC 296-71-003.
4. In-home childcare facilities shall be accessory and subordinate to the property as a residence and shall require the following:
 - a. Must be licensed by and meet the requirements of the Washington State Department of Children, Youth, and Families.
 - b. Limited to 12 children for daytime care.
 - c. Must have an approved pick-up and drop-off system that minimizes traffic impacts.
 - d. Outdoor play areas must be set back, screened, or otherwise designed to protect adjacent uses from significant noise impacts.
5. Congregate care/ assisted living facilities in Town Center must be legally established prior to June 30, 2011 to be considered a permitted use.
6. Eating/drinking establishments in the Recreation and Park Zone shall require a Temporary Use Permit.
7. Gas stations shall be located on arterials, unless part of a shopping center or business complex.
8. Must be less than 10,000 square feet gross floor area.
9. Subject to the regulations of Chapter 19.150 MTMC.
10. Office uses in Residential zones shall be subject to the following:
 - a. Drive-thru establishments shall not be permitted.
 - b. Amplified sound shall not be permitted.
 - c. Shielding shall be incorporated on all site, sign, and building lighting to prevent light spill onto adjacent properties.
 - d. Business activities shall be conducted within an enclosed building or shall be screened from view. Outdoor storage is prohibited.
11. Subject to the following:
 - a. All structures shall be set back 20 feet from property lines.
 - b. Off-street parking areas may be provided within required side yard setbacks on interior and through lots.
 - c. Off-street parking areas may be provided within the rear yard setback on corner lots.
 - d. The required front yard setback may not be used for off-street parking.

- e. All lights provided to illuminate parking areas or buildings shall be arranged to direct light away from any adjacent properties.
- 12. Not permitted on corner lots. Limited to 50% of leasable area of the site.
- 13. Short-term rentals shall be subject to the following requirements:
 - a. A City of Mountlake Terrace Business License is required.
 - b. No more than two short-term rental sites may be operated by any individual, family, or corporate entity, such as an LLC, within the city.
 - c. The total number of guests occupying a dwelling unit shall not exceed eight, including any site with an Accessory Dwelling Unit.
 - d. Commercial spaces may not be used as short-term rentals.
 - e. No services may be provided beyond housekeeping between visits.
 - f. No signs identifying the short-term rental are permitted.
- 14. The portion of the building where animals are treated, trained, and kept shall be soundproofed. All outdoor run areas shall be surrounded by an eight-foot-tall solid wall or similar sound barrier and screening vegetation outside the wall consisting of evergreen species that will achieve eight-foot-height within five years of installation.
- 15. Overnight boarding and cremation services are not permitted on site.

19.25.070 INDUSTRIAL USES

Use	RESIDENTIAL						MIXED USE			COMMERCIAL				IN	PUBLIC	
	R-1	R-2	R-3	R-4	MH	SDD	NMU	GMU	CG	TC-1	TC-2	TC-3	TC-R	EMP	PFS	REC
Artisan manufacturing							P	P	P	P	P	P	P	P		
Ambulance services														P		
Automobile body repair and painting														C		
Automobile dismantling, recycling																
Bus base														C ¹		
Construction yard									C ¹					P ¹		
Industrial greenhouse														P		
Light manufacturing									P ²					P		
Hazardous waste and treatment storage														C		
Heavy equipment repair														P ^{1,3}		
Impound storage yard, tow yard																
Science, research, and testing								P	P					P		
Solid waste transfer station														P		
Vehicle and equipment rental														P ¹		
Vehicle service center														P ³		

Vehicle sales																		P			
Warehousing																			P ⁴		

19.25.075 Industrial Uses Notes/Restrictions:

1. Uses shall be subject to the following:
 - a. Service and car wash bay openings shall be oriented away from adjacent streets and Residential District properties, or landscaping shall be installed between the bay opening and adjacent streets and Residential zones to reduce adverse visual impacts. Where a service or car wash bay opening would be oriented towards an abutting Residential zone, noise shall be reduced by means of an intervening building or buildings, freestanding walls, doors or other devices for enclosing the car wash, or other methods determined by the Community Development Director to be effective for reducing noise.
 - b. Storage of inoperable vehicles awaiting repair shall be screened from adjacent streets or properties through a combination of fencing and landscaping.
2. Permitted only for processing and assembly of retail merchandise, at least some of which is displayed and sold on-site, and not to exceed a gross floor area of 5,000 square feet.
3. Tire retreading is not permitted on site.
4. Permitted as an accessory use only.

19.25.080 COMMUNITY, CULTURAL, AND RECREATION USES

Use	RESIDENTIAL						MIXED USE		COMMERCIAL					IN	PUBLIC	
	R-1	R-2	R-3	R-4	MH	SDD	NMU	GMU	CG	TC-1	TC-2	TC-3	TC-R	EMP	PFS	REC
Arboretum														P	P	P
Bowling alley									P		P			P		
Campground																C
Cemetery															C	
College/University														P		
Community center				P		P		P	P					P	P	P
Community garden/pea patch	P	P	P	P	P											P
Conference center								P	P							
Correctional facility														C		
Disaster emergency facility	C ¹	C ¹	C ¹	C ¹										P	P	P
Entertainment center, indoor								P		P	P			P		
Food bank																
Fire/aid car station	C	C	C	C					P					P	P	
Fire District training facility																
Golf course	C ¹	C ¹	C ¹	C ¹											P	P
School, vocational, trade, or specialized instruction				C ²			P	P		P	P	P	C	P	P	P
Library	P	P	P	P											P	
Military installations									C					C		
Municipal office				C					P	P	P	P		P	P	P
Museum				P			P	P	P	P	P	P	P		P	P

Park, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Performing arts center				P				P	P	P	P	P	P				P
Police station	C	C	C	C					P					P	P		
Preschool									P								
Private club/lodge	C ²	C ²	C ²	C ²					P								P
Recreational facility, private	C ³	C ³	C ³	C ³					P					P			P
Recreational facility, public	P	P	P	P					P					P	P		P
Religious facility	C ²	C ²	C ²	C ²					P	P	P	P	C				
Resort								C	C		C						
School	C ⁴	C ⁴	C ⁴	C ⁴					P								
School District administration				C					P	P	P	P		P	P		
Sports club									P						P		P
Swimming pool									P					P	P		P

19.25.085 Community, Cultural, Recreation Uses Notes/Restrictions:

1. Golf courses shall be subject to the following:
 - a. Access to at least a minor arterial street is required.
 - b. Commercial use or development that is accessory to the golf course is limited to a pro shop for the sale and rental of golf equipment, a driving range, eating/drinking establishment, meeting/assembly rooms and administrative office.
2. Uses shall be subject to the following:
 - a. All structures shall be set back 20 feet from property lines.
 - b. Off-street parking areas may be provided within required side yard setbacks on interior and through lots.
 - c. Off-street parking areas may be provided within the rear yard setback on corner lots.
 - d. The required front yard setback may not be used for off-street parking.
 - e. All lights provided to illuminate parking areas or buildings shall be arranged to direct light away from any adjacent properties.
3. Must be located within 500 feet of a collector, minor arterial, or principal arterial right-of-way as designated on the current adopted City of Mountlake Terrace Transportation Master Plan.
4. School uses shall be subject to the following:
 - a. Side and rear yard setbacks shall each be a minimum of 30 feet.
 - b. All outdoor lights shall be so arranged to direct light away from any adjacent properties.

19.25.090 UTILITY USES

Use	RESIDENTIAL						MIXED USE		COMMERCIAL					IN	PUBLIC	
	R-1	R-2	R-3	R-4	MH	SDD	NMU	GMU	CG	TC-1	TC-2	TC-3	TC-R	EMP	PFS	REC
Airport/heliport														C		
Light rail station															P ¹	
Public agency yard														P	P	
Public utility facility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Public utility facility, major	C ²	C ²	C ²	C ²					P	P	P	P	P	P ¹	P	P
Recycling collection facility									C					P	P	
Rapid transit station				C					C					P		
Regional transit authority facility									C					P		
Public service facility										P	P	P	P	P		
Subregional utility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Transportation facility									P ³	P	P	P	P	P	P	P ³
Water and wastewater facility														P	P	
Wireless telecommunication facility ³			P	P		P	P	P	P	P	P	P	P	P	P	

19.25.095 Regional Uses Notes/Restrictions:

1. Shall be permitted with a CUP or development agreement approved by the City Council.
2. Requires a CUP if proposed as permanent use, otherwise a temporary use permit is required.
3. Wireless telecommunication facilities are subject to the requirements of Chapter 19.137 MTMC.

19.25.100 Essential Public Facilities

Pursuant to the State Growth Management Act, Chapter 36.70A RCW, the siting and regulation of essential public facilities shall be consistent with the countywide essential public facilities siting process as adopted by Snohomish County.

19.25.200 Temporary Uses

- A. Intent and Purpose. The intent and purpose of this section is to provide for uses of land and structures on a temporary basis. A temporary use is not exempt from the construction and fire code requirements adopted in MTMC Title 15. Temporary structures or buildings that have mobility gear equipment shall not have said gear removed from the structure and shall not be permanently affixed to the site.
- B. Temporary Accessory Uses – No Temporary Use Permit Required. The following uses may be allowed without a temporary use permit accessory to a permitted use in accordance with the regulations of the zone classification in which it is located.
 1. Construction Buildings. Temporary structure for the housing of tools and equipment or containing supervisory offices in connection with major construction projects may be established and maintained during the progress of such construction on such projects in accordance with all applicable codes and regulations and shall be removed within 30 days following issuance of the certificate of occupancy.

2. Temporary Real Estate Office. One temporary structure used for a real estate sales office may be located on any new project in accordance with all applicable codes and regulations, provided the activities of such office shall pertain only to the project where the office is located. For any single-household subdivision project, the temporary real estate office shall be removed at the end of a 12-month period measured from the date of the recording of the final plat of the subdivision. For all other projects, the temporary real estate office shall be removed within 30 days after the issuance date of an occupancy permit.
 3. Temporary Housing Unit. With approval from the Director, a temporary housing unit for construction may be placed on a lot for occupancy during the period of time necessary to repair damage of a principal residence on the same lot, provided:
 - a. The temporary housing unit is removed from the site within six months;
 - b. The unit meets minimum setback regulations for a principal structure as required by the applicable zoning district and all applicable codes and regulations; and
 - c. A valid building permit is issued by the Building Department for a permanent structure on the lot.
 4. Fund Raising Activities for Nonprofit Organizations. Fund raising activities promoted or sponsored by nonprofit organizations, including but not limited to special events such as musical entertainment, vehicle shows, rodeos, carnivals and circuses, shall be allowed on a temporary basis in accordance with Chapter 10.20 MTMC and all other applicable City codes and regulations.
- C. Temporary Accessory Uses – Permit Required – Peddlers, Solicitors, and Temporary Sales Yards. Any person, firm, organization, or corporation who displays goods for sale, peddles food items, or solicits the sale of goods or wares, including, but not limited to, Christmas trees, flowers, or any food item, and who remains in one location for a period of greater than one hour, shall first obtain a temporary use permit from the Community Development Director and a City business license if required. These businesses shall be conducted only on private commercial or light industrial zoned properties.
1. A temporary use permit for peddlers, solicitors, and temporary sales yards shall require an application signed by the owner of the property on which the activity will occur. The review shall include location of all structures, objects, or things of any nature whatsoever appurtenant to the activity for the purpose of assuring compliance with all provisions of this title, and any other pertinent requirement of state and local law or regulation.
 2. A time limit for the use shall be determined by the Community Development Director. The requested time limit shall be stated on the application and may be reduced for any cause related to safety, health, and general welfare of the public. Time extensions may be allowed subject to the approval of the Community Development Director.

D. Food Vendors – Mobile. To provide for food vendors to operate at a specific location, on a temporary basis, and for a limited period of time.

1. Definition. "Mobile food truck/vendor" means a licensed and operable motor vehicle or trailer, or a push cart, used to serve, vend, or provide food (hot or cold meals, snacks, or nonalcoholic beverages) for human consumption.
2. Private Property. Temporary use permit approval is required when located on private property, is valid for a 12-month period, and is subject to meeting all of the following general standards:
 - a. Meets the definition of "mobile food truck/vendor";
 - b. Is located in a commercial or light industrial zoning district. (In residential zones, a special event permit is required in conformance with Chapter 10.20 MTMC);
 - c. No more than one mobile food truck/vendor can be located on a site at any given time. The allowance of more than one food truck/vendor on a property is only permitted with the approval of a special events permit as provided for in Chapter 10.20 MTMC;
 - d. No alcoholic beverages. No cannabis related products;
 - e. Does not block fire lanes, or drive aisles, or pedestrian access to businesses or the public sidewalk;
 - f. Parked a maximum of once a day, up to six hours, on a site/property;
 - g. Hours of operation can occur no earlier than 6:00 a.m. and no later than 9:00 p.m., including clean-up time;
 - h. Trucks can be parked no more than four days a week;
 - i. No overnight parking or storage of the food truck is allowed, including no portion of the vendor's inventory, sales equipment, or any other objects associated with the vendor;
 - j. No excessive smoke associated with food preparation can occur;
 - k. No mechanical audio or noise making devices and no hawking is allowed. Hawking is the loud, repeated oral solicitation of business by the vendor or assistant;
 - l. Possess a current City business license;
 - m. Has obtained necessary permits from the Snohomish Health Department;

- n. Meets South County Fire District requirements;
 - o. Provides waste collection receptacles, and keeps area clean and free of litter, food and beverage wastes, or other trash. Waste collection receptacles should be placed near the curbside space the food truck occupies and not limit the pedestrian walkway to less than five feet wide. Compost and recycling receptacles are encouraged. Trash must be removed with truck on a daily basis and emptied regularly during the day should they become full during the period the food truck is in operation;
 - p. Folding menu boards, if used, should be placed near the curbside space the food truck occupies and walkways shall be kept clear to a width determined by staff and not limit the pedestrian walkway to less than five feet wide;
 - q. The City reserves the right to limit the number of food truck/vendor permit sites in any given area of the City.
3. In Right-of-Way. A right-of-way use permit is required when located in City right-of-way as defined in this section, subject to meeting all of the following:
- a. Right-of-way includes any public street, or sidewalk or parking lane, improved or unimproved;
 - b. Obtain a right-of-way use permit for each location;
 - c. Meets all of the requirements in subsection (D)(2) of this section;
 - d. Provides any required insurance and/or indemnification; and
 - e. Any other filing requirements requested by the Director and/or conditions of approval.
4. To locate in a City park or other City-owned land (not right-of-way):
- a. Contact the Recreation and Parks Department Director for approval of concessions permit;
 - b. Obtain a temporary use permit per MTMC § 10.20.180(C);
 - c. Meets all of the requirements in subsection (D)(2) of this section;
 - d. Provides any required insurance and/or indemnification. Vendors selling product on public land are subject to the leasehold excise tax, Chapter 82.92 RCW;
 - e. Provides any required insurance and/or indemnification; and
 - f. Any other filing requirements requested by the Director and/or conditions of approval.

5. Special Events. Any food vendor activity that is defined per Chapter 10.20 MTMC may need to obtain a special event permit in lieu of, or in addition to, the requirements set forth in this section.
6. Violations and Enforcement. Violators and violations of this section are subject to any applicable code enforcement actions and penalties per City Code, including but not limited to Chapters 8.30, 13.10, and 19.140 MTMC.

DRAFT

Chapter 19.20. LAND USE REGULATIONS ZONING DISTRICTS

19.20.010. Purpose.

The City is divided into zoning districts established in this title with the intent to provide for the geographic distribution of land uses as contemplated by to implement the City's Comprehensive Policy Plan; to maintain stability and predictability in land use development by encouraging grouping of land uses that have compatible characteristics; and to maintain commitments in public service facilities such as transportation systems, parks, and utilities.

19.20.020. Establishment of districts.

The City of Mountlake Terrace is divided into zoning districts as follows:

Symbol Designation	District Name
Residential	
R-1S-8400	Residential 1 Single-Household Residential, 8,400-square-foot minimum lot area
R-2S-7200	Residential 2 Single-Household Residential, 7,200-square-foot minimum lot area
R-3ML	Residential 3 Multi-Household Residential Low Density
R-4MM	Residential 4 Multi-Household Residential Medium Density
MH	Manufactured Home Park
SD	Special Development Residential District
Mixed Use	
GMU	Gateway Mixed Use
NMU	Neighborhood Mixed Use
Commercial	
BC	Community Business
CG	General Commercial
F/T	Freeway/Tourist
LI/OP	Light Industry/Office Park
TC-1	Town Center 1
TC-2	Town Center 2
TC-3	Town Center 3
TC-R	Town Center Reserve
Industrial	
EMP	Employment
Public	
REC	Recreation and Park District
PFS	Public Facilities and Services

19.20.030. Mapping of zoning districts.

Designation, location, and boundaries of the zoning districts established by this title are shown on the Official Zoning Map for the City, which shall be maintained as such and which is hereby incorporated by reference as a part of this title.

19.20.040. Classification of newly annexed territory.

All newly annexed territory to the City shall receive an interim R-1S-8400 zoning district designation by the City in a timely manner upon fulfillment of the procedures and requirements for reclassification, in accordance with Chapter 35A.1435.13 RCW.

19.20.050. Zoning of vacated Right-of-Way.

Vacated right-of-way shall assume the zoning district classification of the property abutting on that right-of-way. When the zoning classification differs on either side of the right-of-way, the centerline of the vacated right-of-way shall be the boundary between the two zoning districts.

19.20.050. Uses not listed:

A. ~~If a proposed use is not specifically listed in a zone district, an applicant may request from the Planning Department an interpretation as to whether or not the proposed use is to be allowed. In determining whether a proposed use closely resembles a use expressly authorized in the applicable zone district(s), the Planning Department shall consider the following criteria:~~

- ~~1. The use resembles or is of the same basic nature as a use or uses expressly authorized in the applicable zoning district or districts in terms of the following:
 - ~~a. The activities involved in or equipment or materials employed by the use;~~
 - ~~b. The effects of the use on the surrounding area, such as traffic impacts, noise, dust, odors, vibration, and appearance;~~~~
- ~~2. The use is consistent with the stated purpose of the applicable district or districts; and~~
- ~~3. The use is compatible with the goals and policies of the Comprehensive Plan.~~

B. ~~The determination of the Planning Department may be appealed to the Hearing Examiner as provided in MTMC § 18.05.210.~~

19.20.060 Purpose of zoning districts.

A. Residential Districts

1. Residential 1 (R-1): The purpose of the R-1 zone is intended for detached single-unit residences, duplexes, and other complementary uses, while encouraging a clean and healthy environment, safety, walkability, neighborliness, affordability for a range of income levels, and adequate open space.
2. Residential 2 (R-2): The purpose of the R-2 zone is intended for detached single-unit residences, duplexes, triplexes, fourplexes, other middle housing types up to four units, and other complementary uses, while encouraging a clean and healthy environment, safety, walkability, neighborliness, affordability for a range of income levels, and adequate open space.
3. Residential 3 (R-3): The purpose of the R-3 zone is to provide land at efficient densities for all middle housing types and other complementary uses, while still allowing for detached single-unit residences, and encouraging a clean and healthy environment, safety, walkability, neighborliness, affordability for a range of income levels, and convenient access to public transit. These lots serve as a transitional zone between the predominately detached single-unit residences, and the denser multifamily developments of residential 4.
4. Residential 4 (R-4): The purpose of the R-4 zone is to provide land at efficient densities for middle housing, multifamily residences, and other complementary uses, while still allowing for detached single-unit residences, and encouraging a clean and healthy environment, safety, walkability, neighborliness, affordability for a range of income levels, and convenient access to public transit. These lots serve as a transitional zone between the other residential land use designations, and denser mixed-use developments.
5. Special Development Residential (SD): The SD zone is intended to encourage a total development concept of a large area, rather than piecemeal development of small ununified parcels; promote uses which will be aesthetically complimentary to the community; minimize negative impacts on surrounding residential neighborhoods and existing economic activity; and to promote development that is sensitive to the environment.

B. Mixed Use Districts

1. Gateway Mixed Use (GMU): The GMU zone is intended for commercial and mixed-use development with service-oriented, non-residential uses that serve the community, and more regionally scaled commercial uses and transit-oriented development, that take advantage of the proximity to I-5 and the Mountlake Terrace Light Rail Station.
2. Neighborhood Mixed Use (NMU): The NMU zone is intended to serve as commercial and mixed-use nodes to serve the surrounding neighborhood, with multifamily

dwellings and resident-oriented, ground floor uses for the daily convenience of surrounding residents to encourage safety, walkability, neighborliness, affordability for a range of income levels, and convenient access to public transit, goods, and services.

C. Commercial Districts

1. General Commercial (CG): The CG zone is intended to provide a place for high-volume businesses to serve community and regional markets. The regulations are intended to encourage suitable businesses; provide a transition between adjacent residential zones and more intense uses; and promote pedestrian opportunities and an attractive physical environment.
2. Town Center 1 (TC-1): TC-1 is intended to emphasize transit-oriented employment development in those Town Center areas closest to the light rail station, with professional office and multifamily uses with supportive and complementary retail commercial uses.
3. Town Center 2 (TC-2): TC-2 is intended to function as the center for retail, cultural, dining, and entertainment activity with multifamily uses as the primary use on upper floors.
4. Town Center 3 (TC-3): TC-3 is intended to emphasize multifamily residential uses and serve as buffer areas adjacent to the Town Center, with professional office and small-scale commercial/retail uses.
5. Town Center-Reserve (TC-R): TC-R is outside the official Town Center boundary. It is intended for a smaller scale mixture of multifamily, retail commercial, and professional office uses primarily centered on 56th Avenue W, to the north and south of the Town Center.

D. Industrial Districts. Employment (EMP): The EMP zone is intended for light industrial and commercial offices that primarily provide high levels of employment opportunities, while encouraging economic opportunities for family wage jobs, accommodating certain uses that may not be suitable in other commercial districts, ensuring reasonable protection for adjacent residentially zoned districts, and providing transit/pedestrian access and aesthetically pleasing development along key corridors.

E. Public Districts

1. Public Facilities and Services (PFS): The intent of the PFS zone is to efficiently regulate publicly owned facilities and related services.

2. Recreation and Park (REC): The intent of the REC zone is to preserve open space, conserve natural resources, and encourage passive and active recreation opportunities in appropriate locations to meet community needs, consistent with the Comprehensive Plan, including specifically the Recreation Parks and Open Space Master Plan.

DRAFT

Item: 8.



PLANNING COMMISSION STAFF REPORT

FROM: Brooke Eidem, Community Development Director

DATE: June 8, 2026

SUBJECT: Mixed Use Design Standards

SUBJECT SUMMARY:

Staff will present the results of the Building Styles Survey to synthesize useful information that can be translated into design standards for the Mixed Use District.

BACKGROUND / ANALYSIS:

The Building Styles Survey was open for approximately a month and received 238 responses. A variety of building images were shown, and the community was asked to rate them on a scale from 1–5 with 5 being the best. Preliminary questions identified the respondent's location and asked them to self-identify their preferred architectural style. Images were categorized into middle housing (13 images), low to mid-rise buildings (8 images), mid-rise and mixed-use buildings (18 images), and commercial and corporate buildings (12 images). No images were from Mountlake Terrace city limits.

Most survey respondents lived in the *Town Center* subarea (29%) followed by *Cedar Terrace* (18.9%), *Gateway* (16.4%), and *Lake Ballinger* (15.97%). Before seeing any of the pictures, most respondents said they preferred the *PNW style architecture*, which includes heavy timbers with wood and stone accents (65%), followed by *classic/historic style*, with brick/masonry, and detailed cornices (53.6%). Another 48% said they like the *green building and sustainable style*, and 28.27% like *eclectic and artsy*. It's worth noting that respondents were allowed to select multiple options for this question.

More detailed information will be presented at the meeting. However, the survey results show general agreement about the following preferred elements:

- Brick and masonry – especially on the ground floor
- Heavy timbers, natural wood elements
- Vertically oriented windows
- Craftsman style elements (e.g., kneebraces, wide projecting eaves and rakes, wide wood columns, covered porches and balconies)
- Projecting elements that appear structural
- Functional balconies
- Different material on the ground level with weather protection
- Corner details
- Upper level stepbacks

- Integrate material and color changes into recesses and offsets
- Unique rooflines – combination shed with gable, or flat, etc., of varied heights
- Storefront windows
- Detailed cornice line if the eave doesn't overhang
- Simple railings

The Planning Commission is asked to review the results and provide their feedback on whether there are any additional elements that staff missed in the list above or if anything seems incorrect.

LINKS:

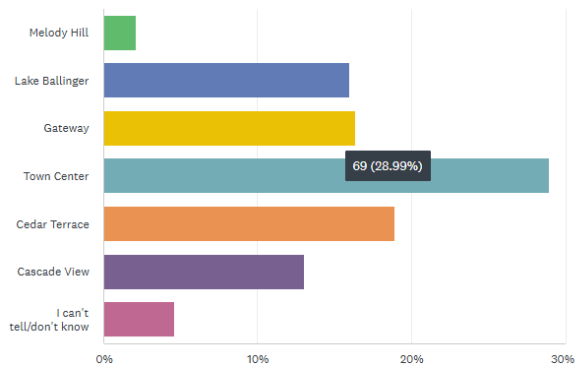
ATTACHMENTS:

1. Building Styles Survey results

Building Styles Survey Results

Subareas

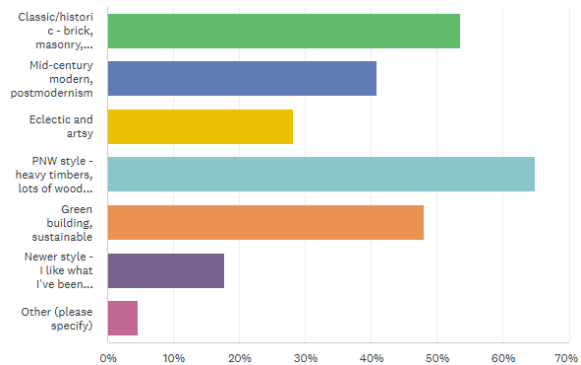
ANSWER CHOICES	RESPONSES
▼ Melody Hill	2.10% 5
▼ Lake Ballinger	15.97% 38
▼ Gateway	16.39% 39
▼ Town Center	28.99% 69
▼ Cedar Terrace	18.91% 45
▼ Cascade View	13.03% 31
▼ I can't tell/don't know	4.62% 11
TOTAL	238



Architectural preference

ANSWER CHOICES	RESPONSES
▼ Classic/historic - brick, masonry, detailed cornices, etc.	53.59% 127
▼ Mid-century modern, postmodernism	40.93% 97
▼ Eclectic and artsy	28.27% 67
▼ PNW style - heavy timbers, lots of wood and stone accents	64.98% 154
▼ Green building, sustainable	48.10% 114
▼ Newer style - I like what I've been seeing in town lately	17.72% 42
▼ Other (please specify)	Responses 4.64% 11

Total Respondents: 237






SECTION 1: MIDDLE HOUSING




Q4				<p>2.57</p>	
<p>♥ 1: 24.27%</p>		<p>2: 26.21%</p>	<p>3: 24.76%</p>	<p>4: 17.48%</p>	<p>5: 7.28%</p>
Q5				<p>2.31</p>	
<p>♥ 1: 29.47%</p>		<p>2: 32.37%</p>	<p>3: 20.29%</p>	<p>4: 13.53%</p>	<p>5: 4.35%</p>
Q6				<p>2.1</p>	
<p>♥ 1: 36.41%</p>		<p>2: 32.52%</p>	<p>3: 20.39%</p>	<p>4: 6.31%</p>	<p>5: 4.37%</p>

<p>Q7</p>		<p>3.43</p>
<p>♥ 1: 7.62% 2: 16.19% 3: 26.19% 4: 25.24% 5: 24.76%</p>		
<p>Q8</p>		<p>2.35</p>
<p>♥ 1: 34.13% 2: 23.56% 3: 22.6% 4: 12.5% 5: 7.21%</p>		
<p>Q9</p>		<p>2.69</p>
<p>♥ 1: 18.01% 2: 29.86% 3: 27.49% 4: 14.22% 5: 10.43%</p>		

<p>Q10</p>		<p>3.32</p>
<p>♥ 1: 9.48% 2: 12.8% 3: 30.33% 4: 30.81% 5: 16.59%</p>		
<p>Q11</p>		<p>2.47</p>
<p>♥ 1: 24.29% 2: 29.05% 3: 27.62% 4: 13.81% 5: 5.24%</p>		
<p>Q12</p>		<p>2.08</p>
<p>♥ 1: 39.94% 2: 31.75% 3: 14.69% 4: 9.95% 5: 4.27%</p>		

<p>Q13</p>		<p>2.56</p>
<p>♥ 1: 23.22% 2: 25.59% 3: 30.81% 4: 12.8% 5: 7.58%</p>		
<p>Q14</p>		<p>2.87</p>
<p>♥ 1: 16.83% 2: 22.12% 3: 29.81% 4: 19.71% 5: 11.54%</p>		
<p>Q15</p>		<p>2.8</p>
<p>♥ 1: 16.67% 2: 25.71% 3: 27.14% 4: 21.43% 5: 9.05%</p>		

Q16		2.42		
♥ 1: 24.76%	2: 29.05%	3: 30.48%	4: 10.48%	5: 5.24%
SECTION 2: LOW TO MID-RISE BUILDINGS				
Q17		2.6		
♥ 1: 18.05%	2: 27.32%	3: 34.63%	4: 16.1%	5: 3.9%
Q18		2.0		
♥ 1: 43.2%	2: 25.24%	3: 21.84%	4: 7.77%	5: 1.94%

Q19		2.12		
♥ 1: 37.25%	2: 27.94%	3: 22.06%	4: 10.78%	5: 1.96%
Q20		3.38		
♥ 1: 9.13%	2: 11.06%	3: 31.25%	4: 29.81%	5: 18.75%
Q21		2.3		
♥ 1: 31.22%	2: 32.2%	3: 18.05%	4: 12.68%	5: 5.85%

<p>Q22</p>		<p>2.48</p>
<p>♥ 1: 21.84% 2: 29.13% 3: 32.04% 4: 13.59% 5: 3.4%</p>		
<p>Q23</p>		<p>3.21</p>
<p>♥ 1: 9.8% 2: 16.18% 3: 30.39% 4: 30.88% 5: 12.75%</p>		
<p>Q24</p>		<p>2.46</p>
<p>♥ 1: 25.73% 2: 24.27% 3: 33.5% 4: 11.17% 5: 5.34%</p>		

SECTION 3: MID-RISE & MIXED-USE BUILDINGS

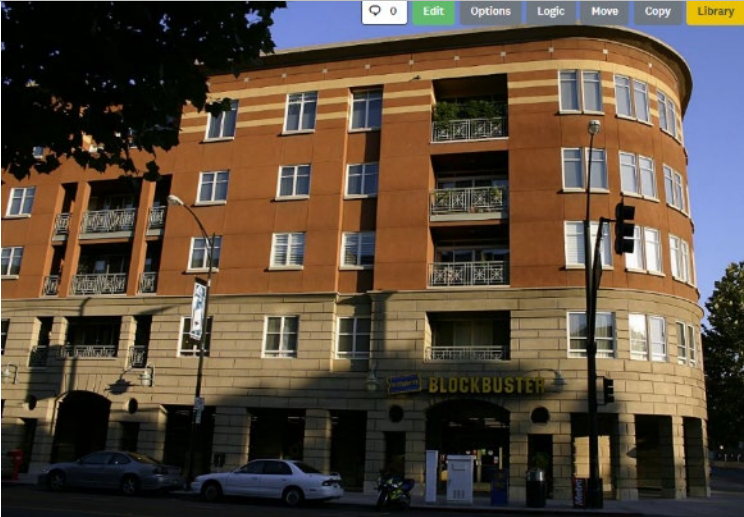


Q25		<p>2.21</p>		
<p>♥ 1: 32.84%</p>	<p>2: 29.41%</p>	<p>3: 25%</p>	<p>4: 9.31%</p>	<p>5: 3.43%</p>
Q26		<p>1.69</p>		
<p>♥ 1: 56.16%</p>	<p>2: 26.6%</p>	<p>3: 10.84%</p>	<p>4: 4.93%</p>	<p>5: 1.48%</p>
Q27		<p>2.81</p>		
<p>♥ 1: 17.56%</p>	<p>2: 25.85%</p>	<p>3: 24.88%</p>	<p>4: 21.46%</p>	<p>5: 10.24%</p>

<p>Q28</p>		<p>2.81</p>
<p>♥ 1: 16.67% 2: 23.53% 3: 29.9% 4: 21.57% 5: 8.33%</p>		
<p>Q29</p>		<p>2.23</p>
<p>♥ 1: 30.73% 2: 32.2% 3: 22.44% 4: 12.2% 5: 2.44%</p>		
<p>Q30</p>		<p>2.53</p>
<p>♥ 1: 25.98% 2: 25% 3: 25.49% 4: 17.16% 5: 6.37%</p>		

<p>Q31</p>		<p>2.41</p>
<p>♥ 1: 26.11% 2: 28.08% 3: 27.09% 4: 16.26% 5: 2.46%</p>		
<p>Q32</p>		<p>2.64</p>
<p>♥ 1: 20.3% 2: 27.23% 3: 27.23% 4: 18.81% 5: 6.44%</p>		
<p>Q33</p>		<p>2.7</p>
<p>♥ 1: 22.93% 2: 22.93% 3: 25.37% 4: 19.02% 5: 9.76%</p>		

<p>Q34</p>		<p>2.5</p>
<p>♥ 1: 24.27% 2: 27.18% 3: 28.64% 4: 14.08% 5: 5.83%</p>		
<p>Q35</p>		<p>2.06</p>
<p>♥ 1: 40% 2: 31.22% 3: 16.1% 4: 8.29% 5: 4.39%</p>		
<p>Q36</p>		<p>2.06</p>
<p>♥ 1: 40.69% 2: 29.9% 3: 16.18% 4: 9.31% 5: 3.92%</p>		

Q37		1.53
<p>♥ 1: 65.02% 2: 22.66% 3: 8.87% 4: 1.48% 5: 1.97%</p>		
Q38		1.71
<p>♥ 1: 57.64% 2: 25.62% 3: 8.37% 4: 4.43% 5: 3.94%</p>		
Q39		1.79
<p>♥ 1: 55.39% 2: 20.1% 3: 17.16% 4: 4.9% 5: 2.45%</p>		

Q40		2.64
<div style="display: flex; justify-content: space-between;"> ♥ 1: 19.61% 2: 28.92% 3: 26.47% 4: 17.65% 5: 7.35% </div>		
Q41		2.71
<div style="display: flex; justify-content: space-between;"> ♥ 1: 17.65% 2: 22.06% 3: 38.24% 4: 16.18% 5: 5.88% </div>		
Q42		2.75
<div style="display: flex; justify-content: space-between;"> ♥ 1: 20.98% 2: 20.98% 3: 28.29% 4: 21.95% 5: 7.8% </div>		

SECTION 4: COMMERCIAL AND CORPORATE

Q43



3.6

♥ 1: 3.57%

2: 13.27%

3: 29.59%

4: 27.04%

5: 26.53%

Q44



2.79

♥ 1: 14.87%

2: 22.56%

3: 37.44%

4: 18.97%

5: 6.15%

Q45



2.5

♥ 1: 20.51%

2: 27.69%

3: 35.38%

4: 13.85%

5: 2.56%

<p>Q46</p>		<p>2.63</p>
<p>♥ 1: 18.88% 2: 25.51% 3: 35.2% 4: 14.8% 5: 5.61%</p>		
<p>Q47</p>		<p>3.14</p>
<p>♥ 1: 10.15% 2: 17.26% 3: 33.5% 4: 26.9% 5: 12.18%</p>		
<p>Q48</p>		<p>2.61</p>
<p>♥ 1: 21.94% 2: 24.49% 3: 30.61% 4: 16.84% 5: 6.12%</p>		



♥ 1: 82.99%	2: 12.37%	3: 2.58%	4: 0.52%	5: 1.55%
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♥ 1: 50%	2: 28.87%	3: 10.31%	4: 7.22%	5: 3.61%
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♥ 1: 16.84%	2: 28.57%	3: 33.67%	4: 14.29%	5: 6.63%
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<p>Q52</p>		<p>2.34</p>
<p>♥ 1: 28.57% 2: 24.49% 3: 34.18% 4: 9.69% 5: 3.06%</p>		
<p>Q53</p>		<p>2.98</p>
<p>♥ 1: 17.01% 2: 17.01% 3: 29.38% 4: 24.23% 5: 12.37%</p>		
<p>Q54</p>		<p>2.08</p>
<p>♥ 1: 36.6% 2: 34.44% 3: 22.68% 4: 6.19% 5: 3.09%</p>		