

**CITY OF MUKILTEO
MUKILTEO, WASHINGTON**

ORDINANCE NO. 1526

**AN ORDINANCE OF THE CITY OF MUKILTEO, WASHINGTON,
ALLOWING SMALL EXPANSIONS OF EXISTING SCHOOLS TO
FOLLOW AN ADMINISTRATIVE APPROVAL PROCESS RATHER
THAN A CONDITIONAL USE PROCESS; PROVIDING FOR
SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.**

WHEREAS, existing schools are a community asset and reducing procedural barriers to their ability to make improvements in a timely and fiscally sustainable manner is in the best interest of the public; and

WHEREAS, the city’s zoning standards and environmental regulations provide adequate protections to mitigate minor expansions of schools, even if those expansions are reviewed administratively; and

WHEREAS, on July 15, 2025 the city sent a copy of the proposed ordinance to the Washington State Department of Commerce for 60-day review in accordance with RCW 36.70A.106; and

WHEREAS, on July 21, 2025 the city issued a State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) on the proposed ordinance, which is a non-project proposal, that was not appealed; and

WHEREAS, on August 21, 2025, the Planning Commission held a duly noticed public hearing on the proposed ordinance, accepted testimony and made a recommendation to the City Council; and

WHEREAS, on September 15, 2025, the City Council held a duly noticed public hearing to consider the planning commission recommendation and accept public testimony.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MUKILTEO, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Amend MMC 17.16.040.A, Permitted use matrix. The permitted use matrix in MMC 17.16.040.A is hereby amended to read as shown in Exhibit A, *Use Table Changes* (attached).

Section 2. Amend MMC 17.16.040.B, Reference notes for permitted use matrix. Add reference note 25 to MMC 17.16.040.B, as shown in Exhibit B, *New Reference Note* (attached).

Section 3. Severability. If any section, subsection, clause, sentence, or phrase of this ordinance should be held invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 4. Authority to Make Necessary Corrections. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener’s clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 5. Effective Date. The ordinance shall take effect and be in full force five (5) days after publication of the attached summary which is hereby approved.

PASSED by the City Council and APPROVED by the Mayor this 15 day of September, 2025.

APPROVED:

JOE MARINE, MAYOR

ATTEST/AUTHENTICATED:

ASEA SANDINE, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

HEIDI L. GREENWOOD

FILED WITH THE CITY CLERK: 9/10/2025
PASSED BY THE CITY COUNCIL: 9/15/2025
PUBLISHED: 9/20/2025
EFFECTIVE DATE:9/25/2025

SUMMARY OF ORDINANCE NO. 1526
of the City of Mukilteo, Washington

On the 15th day of September, 2025, the City Council of the City of Mukilteo, Washington, adopted Ordinance No. 1526. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF MUKILTEO, WASHINGTON
ALLOWING SMALL EXPANSIONS OF EXISTING SCHOOLS TO
FOLLOW AN ADMINISTRATIVE APPROVAL PROCESS RATHER THAN
A CONDITIONAL USE PROCESS PROVIDING FOR SEVERABILITY AND
ESTABLISHING AN EFFECTIVE DATE.

The full text of this ordinance will be mailed upon request.

APPROVED by the City Council on September 15, 2025.

ASEA SANDINE, CITY CLERK

EXHIBIT A: Use Table Changes

Amend permitted use matrix in MMC 17.16.040.A to read as follows:

USE	RESIDENTIAL									COMMERCIAL						INDUSTRIAL					PUBLIC	
	RD 12.5	RD 12.5(S)	RD 9.6	RD 9.6(S)	RD 8.4	RD 7.5	RD 7.2	MRD	MR	CB (S)	PCB (S)	DB	CB	PCB	WMU	BP	IP	PI	LI	HI	PSP	OS ⁹
School: <u>New</u> K-12 and preschool	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	C	
<u>School: Existing K-12 and preschool</u>	<u>p²⁴</u>	<u>p²⁴</u>	<u>p²⁴</u>	<u>p²⁴</u>	<u>p²⁴</u>	<u>p²⁴</u>	<u>p²⁴</u>	<u>p²⁴</u>	<u>p²⁴</u>	<u>p²⁴</u>	<u>p²⁴</u>	<u>p²⁴</u>	<u>p²⁴</u>	<u>p²⁴</u>	<u>p²⁴</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p²⁴</u>	

EXHIBIT B: New Reference Note

Add footnote 24 to MMC 17.16.040.B to read as follows:

24. Expansion of an existing K-12 school or preschool is allowed as a permitted use, provided:

- a. The expansion adds no more than 15% to the existing gross floor area.
- b. The expansion does not increase student capacity by more than 15%.
- c. All work occurs within 100 feet of currently developed areas.
- d. All work occurs at least 35 feet from exterior property lines.

Expansions are measured from the last CUP approval. Expansions exceeding these thresholds require a conditional use permit.