



CITY OF
MUKILTEO

*Planning and Community
Development Department*

**Planning
Commission
City Hall Council
Chambers
July 20, 2023**

The Planning Commission meeting will be held in the City Council Chambers, 11930 Cyrus Way. For those who wish to participate remotely, live streaming of the meeting is available via Zoom.

Zoom: <https://us02web.zoom.us/j/85879033470>

Meeting ID: 858 7903 3470 | By Phone: (253) 215-8782

CALL TO ORDER – 7:00 PM

FLAG SALUTE

LAND ACKNOWLEDGMENT

ROLL CALL

AGENDA ORDER

APPROVAL OF MINUTES FROM:

- May 18, 2023

PUBLIC COMMENTS

MEETING ITEMS

1. Food Truck Regulations
2. Rezone of Japanese Gulch Trailhead Property
3. Comprehensive Plan Scope and Timeline

REPORTS AND COMMUNICATIONS

- Community Development Department Weekly Council Update Report (FYI)

NEXT MEETING:

- August 17, 2023

ADJOURNMENT

Complete packets are available at City Hall, 11930 Cyrus Way, Mukilteo, WA 98275

If you have a disability, which may limit your participation in the hearing process, please contact the City Clerk's office at 425.263.8005 at least two (2) business days in advance of the meeting so that we can arrange a reasonable accommodation for you.

Land Acknowledgement Statement

“We acknowledge the original inhabitants of this area, the Snohomish people, and their successors, the Tulalip Tribes.

Since time immemorial, they have hunted, fished, gathered, and taken care of these lands. We respect their sovereignty, their right to self-determination, and honor their sacred spiritual connection with the land and water.

We understand the cultural and historic significance that the City of Mukilteo holds in respect to the signing of the Point Elliott Treaty of 1855. As a city we commit to being honest about the legacy of colonization on our indigenous predecessors and commit to bringing about a future that includes their people, stories, and voices to form a just and fair society.”

**APPROVAL OF MINUTES
MAY 18, 2023**

CITY OF MUKILTEO, WASHINGTON
PLANNING COMMISSION MEETING MINUTES
MAY 18, 2023

City Council Chambers - 11930 Cyrus Way / Virtual Meeting via Zoom

CALL TO ORDER Vice-Chair Bush called the meeting to order at 7:01 PM, leading the flag salute and land acknowledgement.

ATTENDANCE Commissioners
Vice Chairperson Bush, Commissioners Ferderber, Krivanek, and Sanghvi were present.
Councilmember Jordal was present.

Chair Hammerman, Commissioner's Cooper, and Thomsen were excused.

City Staff
Community Development Director Galuska, Associate Planner Kress, Permit Services Lead Reyes, and Permit Services Assistant Blankenship were present.

AGENDA ORDER No changes.

APPROVAL OF MINUTES MOTION: To approve the minutes of April 20, 2023.
MADE BY: Commissioner Ferderber
SECONDED: Commissioner Sanghvi
ACTION: PASSED UNANIMOUSLY 4-0

PUBLIC COMMENTS None.

MEETING ITEMS **1. Transportation Incentive Plan**

City Engineer Gael Fisk provided an introduction and of the 6-year transportation improvement plan which outlined projects and programs for proposal and adoption.

- TIP is required by RCW 35.77.010 and would help identify revenue and expenditures.
- TIP is necessary to qualify for grant funding, and Council can modify.
- TIP timeline and schedule between 2023 – 2029.
- The proposed projects include those that are funded, partially funded, unfunded, and annual programs with costs estimated.
- City Engineer Fisk and Director Galuska fielded questions from the Commission on the future of transportation and electric vehicles.

2. 2023 Docket

Director Galuska provided a summary of the City's comprehensive plan and development code updates that will go through the docket process.

- No applications were received for this year, but City plans on re-addressing large backlog of docketed projects from previous years.
- Projects proposed for this year is the Mukilteo Senior Association Rezone of Japanese Gulch on 76th Street Trailhead Property and the Food Truck Development Regulation.
- Director Galuska and Councilmember Jordal fielded questions.

REPORTS**1. Community Development Department Weekly Council Update Report (FYI)**

No items to discuss.

NEXT MEETING

June 15, 2023

ADJOURNMENT

MOTION: To adjourn the meeting at 8:17 PM.

MADE BY: Commissioner Ferderber

SECONDED: Commissioner Sanghvi

ACTION: PASSED UNANIMOUSLY 4-0

These minutes are excerpts from the Planning Commission proceedings. An audio recording of the meeting was made.

Prepared by:

DRAFT

Joseph Reyes, Permit Services Lead

| MUKILTEO PLANNING COMMISSION AGENDA REPORT | |
|---|--|
| SUBJECT TITLE: Food Truck Land Use Regulations | FOR AGENDA OF: July 20, 2023 |
| Department Director: Andy Galuska, Community Development Director | EXHIBITS: |
| Contact Staff: Andy Galuska, Community Development Director | |

SUMMARY/PURPOSE

In 2020 the city added food truck regulations to our docket. Since then, there had been some discussions with the Planning Board and research by staff to address the issue. With new staff we wanted to restart the conversation about these regulations to better understand the issues that the code project should address.

ISSUES/CONCERNS

Staff has prepared a list of possible issues or concerns to address. We would ask the Planning Commission to consider these issues and provide feedback on how the city could better address these issues with new regulations:

1) Should food trucks be permitted outside of special events?

Currently the city only permits food trucks as part of special events in city owned parks. We would like to know if the commission thinks we should allow this use in other areas as well. This could include temporarily regardless of events (e.g.: a brewery hosting a rotating food truck on weekends) or semi-permanently at fixed locations (e.g.: A taco truck operating daily out of a gas station parking lot).

2) Where can food trucks operate?

The nature of food trucks mean they are able to operate in many locations. Should they be allowed to operate while parking on city streets? Should they have to follow zoning rules and only operate in zones which allow restaurant uses?

3) Food truck regulations.

When food trucks are operating, should the city enforce general zoning requirements such as parking requirements or screening from nearby uses? Should the city restrict the hours of operation of these uses?

Next Steps

Staff would like early feedback from the Planning Commission on issues of concern and then we can create some draft regulations based on this feedback for further discussion.

| MUKILTEO PLANNING COMMISSION AGENDA REPORT | |
|---|---|
| SUBJECT TITLE: Mukilteo Seniors' Association Rezone | FOR AGENDA OF: July 20, 2023 |
| Department Director: Andy Galuska, Community Development Director | EXHIBITS: Exhibit A: Map of Proposed Site |
| Contact Staff: Andy Galuska, Community Development Director | |

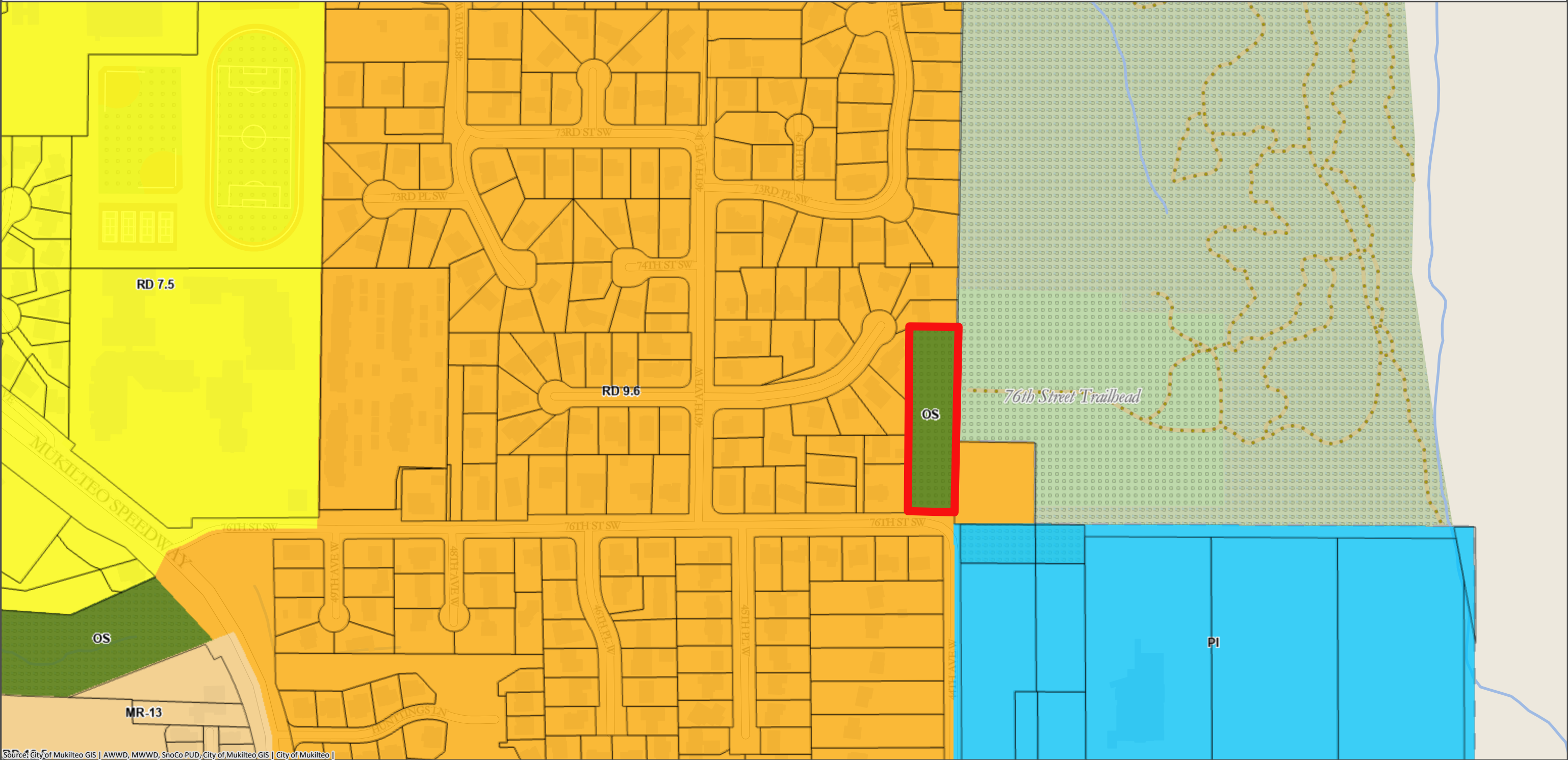
SUMMARY/BACKGROUND

In 2020 the Mukilteo Seniors' Association requested a rezone of the Japanese Gulch Trailhead Property (Parcel Number 00591100000507) from Open Space to Public Open Space to allow the construction of a Senior Center. A map of the property is included as Exhibit A. The proposed zoning would allow "Community center buildings and grounds" as a permitted use, which would permit construction of a senior center as envisioned by the group.


At present the group does not have a full design for the facility and the city has not granted any approvals for the facility. The applicant would like the rezone to occur before they move forward with the process of designing the facility. City staff do not believe that the rezone would affect any of the current or proposed uses for the property and are open to consideration of the facility in this location. Additional approvals and permitting would be required to construct the facility, but approval of the rezone would not bind the city in any way to complete the project.

RECOMMENDATION

Staff would support moving forward with this docket request as the rezone would not inhibit any current or proposed use of the property and would help to move forward the process to construct a senior center in the city of Mukilteo. This meeting would simply be an opportunity to discuss the merit or concerns of the proposed rezone. If the commission is comfortable with the proposal staff can move forward with the proposal and schedule a public hearing for a future meeting.





Property


 Mukilteo


Zoning etc.


Zoning (City)


 RD 12.5 Single-Family Residential


 RD 9.6 Single-Family Residential

 RD 7.5 Single-Family Residential

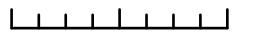
 MRD Multi-Family Residential - 13 dwelling units/acre

 PI Planned Industrial

 OS Open Space



0 0.02 0.04 0.08 mi



Created: 6/30/2023

The City of Mukilteo disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either expressed or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold the City of Mukilteo harmless from and against any damage, loss, or liability arising from any use of this map.

MUKMAPS
www.mukilteowa.gov/maps

| MUKILTEO PLANNING COMMISSION AGENDA REPORT | |
|---|--|
| SUBJECT TITLE: Comprehensive Plan Update: Scope and Timeline | FOR AGENDA OF: July 20, 2023 |
| Department Director: Andy Galuska, Community Development Director | EXHIBITS: |
| Contact Staff: Kristina Cerise, Planning Manager | |

SUMMARY/PURPOSE

Communities planning under the Growth Management Act (GMA) are required to periodically update their comprehensive plans. Mukilteo's update is due by December 31, 2024.

This required update is a chance to revisit and refine the goals, policies, and regulations that will guide development, land use, and infrastructure investments over the next 20 years.

This update will include:

- **Required Amendments.** Updates required for consistency with Vision 2050, Countywide Planning Policies, recent GMA revisions, and other legislation.
- **Consolidation Amendments.** Moving away from incorporating plans by reference and instead capturing the essential parts into one cohesive document. Sunsetting outdated plans and pulling forward just the pieces that are still applicable.
- **Discretionary Amendments.** Review and incorporate outstanding items on the city's docket, including:
 - Industrial Design Standards for the Planned Industrial (PI) Zone (CA-2019-003).
 - Cannon Property Rezone (CPA-RZ-2020-002)
 - Hawthorne Hall Rezone (CPA-RZ-2021-001)
 - Indigenous Peoples Acknowledgment (CPA-2021-001)
 - Climate Change Text and Policies (CPA-2021-002)

Mukilteo's 2015 update won APA and PAW awards for being compelling and easy-to-read. We want to maintain and improve on that standard by prioritizing these guiding principles:

- Compliant – consistent with regulatory requirements and regional plans
- Clear – using plain language that is easy to interpret
- Concise – an investment in efficiency over time for users and future updates
- Customized – reflecting community priorities and centered on things unique to Mukilteo

TIMELINE

Phase 1: Initial Outreach and Internal Review July 2023 – January 2024

- Solicit input from the public, community groups, decision makers, and interested parties through surveys, open houses, and other community engagement tools.
- Review of planning documents and development regulations for regulatory compliance and consistency with regional plans.
- Initial draft of updated plan and land use map.

Phase 2: Planning Commission Review January 2024 – June 2024

- Review of revisions and solicitation of input during public meetings.
- Recommendation to City Council.

Phase 3: City Council Review and Adoption June 2024 – December 2024

- Review of Planning Commission recommendations and solicitation of input at public hearings.
- 60-day notice to Department of Commerce.
- Final decision and adoption of updates by ordinance.
- Submit plan to Puget Sound Regional Council for certification.

Phase 4: Development Regulations & Zoning Map Updates January 2025 – December 2025

- Update regulations to implement Comp Plan and other relevant requirements.
- Review of regulations for consistency with up documents and development regulations for regulatory compliance and consistency with regional plans.
- Initial draft of updated regulations and zoning map.
- Review of Planning Commission recommendations and solicitation of input at public hearings.
- Final decision and adoption of updates by ordinance.

NEXT STEPS

Staff would like feedback from the Planning Commission on this proposed scope and timeline. We're soliciting feedback on changes you'd like to see incorporated, policy direction on outstanding docket items, and general guidance that will help us as we start crafting policies and drafting regulations for further discussion.