



**Land Use & Economic
Development Committee**
Mukilteo City Hall
Council Chambers
11930 Cyrus Way

Tuesday, June 7, 2022, 5:30pm

Meeting Notes

Land Use & Economic Development Committee Attendees

Present: Councilmember Jordal
Councilmember Emery
Councilmember Harris

Other Attendees

City Administrator Powers
Community Development Director Osaki

CALL TO ORDER - 5:30 PM

Meeting Objectives:

1. Economic Recovery

Mukilteo Chamber of Commerce President and CEO Kandace Barnes mentioned that more businesses are going out of business now than before, both Chamber members and non-Chamber members. It is possible that some businesses owners have opted to retire after dealing with COVID rather than continue working; other business owners might not have the desire to keep working in an environment where COVID remains an uncertainty over how it could impact business operations.

New businesses are, however, opening up; these new businesses are primarily sole proprietors.

It was mentioned that there is little commercial space in Mukilteo and what is available is expensive. There is not a lot of bandwidth for businesses to grow given the lack of leasable space.

Councilmember Emery mentioned that there are billboards just outside the Mukilteo City limits that advertise businesses on Whidbey Island or casinos. He asked whether it is possible to put advertising on those billboards that promotes a “Shop Mukilteo” campaign.

Mukilteo Chamber of Commerce President and CEO Kandace Barnes stated that

a multi-year marketing campaign would be helpful. She also mentioned that it would be a positive story for businesses to hear that the City wants to be involved in such an effort.

The LU&ED Committee discussed the possibility of using American Rescue Plan Act (ARPA) funds to assist in marketing local businesses.

Councilmember Harris mentioned grants being offered through the Washington State Department of Commerce, including one related to festival and events and another being a 5th round of Working Washington Grants.

2. Code Amendment - Mobile Food Units

Community Development Director Osaki presented information on mobile food truck codes. He indicated that on August 3, 2020, the Mukilteo City Council included a food truck code amendment on the annual final docket.

Community Development Director Osaki also referenced City Council mention of food trucks that occurred at the May 9, 2022 City Council study session when interim use of waterfront property was discussed. He also noted that the Planning Commission discussed food trucks at its May 19, 2022 meeting, although that meeting was not a public hearing.

Community Development Director Osaki discussed what mobile food trucks typically are and what they are not. Currently, food trucks are not allowed in the City of Mukilteo except in conjunction with an approved special event permit such as the Lighthouse Park Festival.

Food truck regulations from other communities were presented. This included the City of Burien which implemented a one-year food truck pilot program. Certain local restaurants in Burien opposed a food truck ordinance because of concern that food trucks would harm brick-and-mortar businesses already suffering during the COVID-19 pandemic. The one-year pilot program was developed in response to that concern.

Community Development Director Osaki noted that food truck ordinances might address food trucks on private property, the public right-of way, a city park or other city-owned land (not right-of-way), and special events. As a start, he sees the focus of a food truck code in Mukilteo to be on private property and special events, and not in the public right-of-way.

Community Development Director Osaki also noted that food truck ordinances address many common issues. Because of that, identifying what issues a food truck ordinance in Mukilteo should address may not be that difficult, although

the specific requirements themselves would need to be decided (e.g. what limitations on hours of operation might be).

Examples of commonly addressed mobile food truck requirements include:

- Permitted locations (e.g., right-of-way and/or private property).
- If allowed on private property, what zoning districts should food trucks be allowed in.
- Allowed on vacant property, or only on property that is developed.
- Site placement (e.g., impact on parking lots, walkways, fire lanes, and parking availability).
- Safety (e.g., electrical connections, trip hazards).
- Advertising (e.g., vehicle signage, portable signs, etc.).
- Hours of operation.
- Noise limitations (e.g., mechanical audio systems).
- Managing on-site trash.

Some jurisdictions' food truck ordinances also include a separation requirement (physical distance) from brick and mortar restaurants to try and minimize impacts of food trucks on those (brick and mortar) restaurants.

Community Development Director Osaki stated that the Snohomish Health District has requirements for Mobile Food Units that address food storage, food handling and preparation, including necessary equipment. In addition, the Washington State Department Labor and Industries reviews mobile food trucks for the structural elements, when applicable, such as electrical wiring, water supply and waste water systems, as well as any mechanical systems such as fuel gas piping, and fire suppression systems.

Community Development Director Osaki added that there has already been outreach to the Washington State Food Truck Association, which has offered technical assistance in drafting an ordinance if desired. He also mentioned that next steps involve business outreach and then drafting of an ordinance with the Planning Commission for public hearing.

3. Community Development Department Update

Community Development Director Osaki mentioned that there are currently five vacancies in the Community Development Department. The Community Development Department has an FTE of 11 employees.

Although one temporary staff person has been brought on to help and the City also has a consultant who provides building inspection and plan review services,

the staffing level is creating considerable workload issues and affecting level of service delivery.

Other

The LU&ED Committee discussed future agenda items, including ideas suggested by Councilmember Harris. This included a future meeting to discuss economic development policies, to include information about business improvement areas.

There was brief mention of the status of work on Datafy. City Administrator Powers indicated he would obtain information from the City's Executive Assistant about the status of that effort.

Adjournment

The meeting adjourned at approximately 7:00pm.