

CITY OF SEATAC
PLANNING COMMISSION
Minutes of December 5, 2017
Regular Meeting

Members present: Ten Basra, Roxie Chapin, Pam Pollock, Brandon Pinto, Jim Todd, Stanley Tombs
Members absent: Tom Dantzler (excused)
Staff present: Steve Pilcher, Planning Manager; Joe Scorcio, City Manager

1. Call to Order

Chair Todd called the meeting to order at 5:30 p.m.

2. Public Comment

Earl Gipson, SeaTac, spoke regarding food trucks, stating the Commission should review the Port's pilot program. He stressed the need to ensure the City is receiving sales tax revenue. He suggested the City use a pilot program approach.

3. Approval of Minutes

The packet did not include the minutes from the previous meeting on November 21.

4. Work session on Mobile Food Vending

Planning Manager Steve Pilcher noted that based upon the discussion at the last meeting, staff had drafted potential code amendments to allow mobile food vending in nonresidential zones. He mentioned that most suburban cities have been allowing food trucks as part of special events, so there are not a lot of examples of code language. However, staff did find a good example from the City of Yelm, which was featured on the web site of the Washington State Food Truck Association.

Commissioners noted that food trucks are often found servicing construction sites, which could be located in residential zone, and that this should be accommodated in the regulations. City Manager Joe Scorcio noted that these typically differ from commercial food trucks in that they do not serve the general public and in most cases, are delivering prepared food. It was agreed that the code should distinguish between this activity, catered events, and food trucks open to the general public.

Mobile food vending often occurs as a part of special events. Per the draft code, these would be allowed via either a Temporary Use or Special Use permit if these events are not occurring within commercial zones.

It was agreed that mobile food vending should only be allowed to occur on a paved surface. The Commission discussed the need for vendors to show proof of the property owner's permission before being permitted to operate. It was agreed this would be desirable.

Concerning vending at developed properties, it was agreed there should not be a limitation on the amount of stalls that may be occupied by food vendors.

After discussion, it was agreed there should be a limitation on the number of hour per day that a mobile food vendor should be allowed on a site. Rather than specifying a time period, it was agreed to have an overall cap, perhaps 18 hours within a 24 hour period. If there are no time limits, these operations can become permanent.

If a mobile food vendor is the primary use of a site, it was agreed that parking should be required. However, the Commission did not recommend establishing a defined standard.

In terms of allowing mobile food vending as a pilot program, it was agreed the code amendment should remain in effect for at least 18 months to provide sufficient time to gather data and analyze the issue.

Staff will draft revisions to the code for the Commission to consider before proceeding to public hearing.

5. Report on recent Land Use and Parks Committee meeting

Council member Rick Forschler reported on Monday's special committee meeting, where the Comprehensive Plan map amendments M2 and M2-A were discussed. He also explained an email he had sent to numerous property owners along Military Rd. S. He thanked the Commission for their recommendation of approval of these two proposals.

6. Director's Report

Mr. Pilcher noted that the expansion of the Riverton Room was almost complete and that future work session meetings will be held in that room. City Manager Scorcio outlined the other security improvements that are occurring at City Hall.

He advised the Commission that the City Council is scheduled to take action on the Comprehensive Plan amendments and implementing zoning at their next meeting on December 12th. He also stated that the package of miscellaneous code amendments had been delayed, but will be presented in the first two months of next year.

The Commission agreed to cancel their December 19th meeting.

7. Commissioners' Reports

It was suggested to add an economic development update to the SeaTac magazine and/or the City Manager's weekly update.

8. Adjournment

Moved and seconded to adjourn. Motion passed 6-0. The meeting adjourned at 6:59 p.m.