



Agenda Statement

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Title: Report: Approval of Temporary Land Use Permit 22-05 The Loves Kitchen for use of Lot 15, Block 35, Mineral Creek Subdivision

Sponsors:

Indexes:

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Attachments: 1. 22-05 Loves Kitchen Application, 2. 22-05 Loves Kitchen Exhibit A

Date	Ver.	Action By	Action	Result
6/21/2022	1	City Council	received and filed	

ITEM TITLE:

Report: Approval of Temporary Land Use Permit 22-05 The Loves Kitchen for use of Lot 15, Block 35, Mineral Creek Subdivision

SUBMITTED BY: Nicole LeRoy, Planner

FISCAL NOTES:

Expenditure Required: N/A
Unencumbered Balance: N/A
Funding Source: N/A

RECOMMENDATION:

N/A report only.

SUMMARY STATEMENT:

Planning Department staff received temporary land use permit application 22-05 from The Loves Kitchen for use of 250 Galena Drive, Lot 15, Block 35 Mineral Creek Subdivision.

The application was for operation of a food truck, and storage of a greywater holding tank in a trailer on the property. The Loves Kitchen has indicated they will be obtaining their electrical and water needs from the adjacent Growler Bay Brewing Company, and that greywater would be held in a transportable tank and disposed of at Captain Joe's dumping station appropriately.

The term of the permit is June 1 - September 30, 2022 to accommodate the primary use of the property for snow storage. However, the applicant may be required to vacate the property earlier than September 30, if snow storage on the property becomes necessary. Additionally, the applicant will not

be allowed to remove any of the existing snow from the property to clear it for use.

Public Works Director Rob Comstock, and Capital Facilities Director and Assistant City Manager Nate Duval were solicited for comments on the application. Both expressed their concern that the primary use of the property should be for snow storage, and suggested limited term based on seasonal snow storage needs.

The Loves Kitchen is required to submit proof of insurance coverage satisfying the minimum limits set forth in VMC 17.48.140 F. The Loves Kitchen was also required to apply for and secure an itinerant vendor license for the location.

Pursuant to VMC 17.48.140 H, temporary land use permit requests not to exceed six months in duration may be granted by the Planning and Zoning Commission. Fees for temporary land use permits of this type were established by City Council with Resolution #12-36 which states that “for permits not exceeding two acres in size, and for a period of six months or less, the fee shall be \$250 per month.” For the six-month period The Loves Kitchen has requested, the permit fee will be \$1,000.

Planning and Zoning Commission voted to approve this temporary land use permit request on May 25, 2022. Per VMC 17.48.140 H 3, their decision is reported to City Council.