



Committee Members: (Chair) Hochstatter, Evers, Wilsey, (Alt.) Kenna

Staff: Community & Economic Development Director Ryan Windish

The city is conducting this public meeting using a hybrid model. The public is welcome to attend tonight's meeting in-person at City Hall (First Floor Conference Room), or virtually by using the meeting access link below.

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/29094326000686?p=p35hZtfAKdo0EBVGo2>

Meeting ID: 290 943 260 006 86

Passcode: EH9Ui7i5

[Need help?](#) | [System reference](#)

Dial in by phone

[+1 323-886-6453,,375405388#](#) United States, Los Angeles

[Find a local number](#)

Phone conference ID: 375 405 388#

COMMITTEE MEMBERS

COMMITTEE BUSINESS

1. Ordinance No. 2972 - Zoning Code Text Amendment — Food Truck Pods — *ACTION*

REPORTS

1. Permit Report Year-to-Date - July 2026

ADJOURNMENT

SUBJECT: Ordinance No. 2972 - Zoning Code Text Amendment — Food Truck Pods
— *ACTION*

CATEGORY: Motion

BUDGET IMPACT:

ATTACHMENTS:

1. Staff Memo
2. Exhibit A - Draft Ordinance No. 2972 - Code Changes for Food Truck Pods
3. Exhibit B - Draft Food Truck Program Guidelines
4. Exhibit C - Staff Presentation

STAFF CONTACT: Brayden Shannon, Associate Planner

SUMMARY BACKGROUND: The draft ordinance contains proposed amendments to Sumner Municipal Code Title 5, Business Licenses and Regulations, Title 10, Vehicles and Traffic, and Title 18, Zoning Code to implement regulations for food truck pods, including adding and amending definitions and implementing performance standards for food truck pod site development.

New and Amended Definitions:

- Adds definitions for “Food truck pod” to the zoning code.
- Amends and relocates the definitions of “food truck” and “food truck vending”; repeals “food truck vendor”.

Performance Standards

- Food trucks will be required to meet certain performance standards such as setbacks and utility connections.
- Limitations on number of truck operators as an accessory use.
- Additional threshold requirement for allowing the accessory use of food truck pods in the MDR/HDR for multifamily development.
- Add exemption language for *temporary* food truck operators to not require asphalt or concrete paving to operate on a temporary basis from a site.

The Planning Commission met on June 4, 2026, and was introduced to the food truck pod item and a public hearing was held by the Planning Commission to receive public input on draft Ordinance No. 2972 on July 9, 2026. The Planning Commission voted unanimously to recommend approval of Ordinance No. 2972 to City Council.

COUNCIL COMMITTEE/STUDY SESSION:
--

MEETING/STUDY SESSION DATE:

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Move to recommend that the City Council approve Ordinance No. 2972 amending the Zoning Code to allow food truck pods and implement development standards.



MEMORANDUM

DATE: July 22, 2026
TO: COMMUNITY DEVELOPMENT COMMITTEE
CC: Ryan Windish, Community and Economic Development Director; Katie Baker, Planning Manager
FROM: Brayden Shannon, Assistant Planner
RE: **Zoning Code Text Amendment – Food Truck Pods**

I. BACKGROUND / WHY THE AMENDMENTS ARE BEING PROPOSED

The food truck business model has various levels, and these businesses serve to expand community options. Per the MRSC, city/town level jurisdictions have a broad discretion to issue permits for placing a food truck, with special concerns towards agency right-of-way and private property. Recently, there has been community interest expressed and internal review of current regulations indicating that an update to Sumner's standards for food trucks is necessary to support the business model.

Current Sumner code does not incorporate food truck business models and contains relatively confusing language with little to no clear regulations as compared to neighboring jurisdictions. Presently, food trucks within city limits looking to operate on private property must obtain a Temporary Use permit, in which there is no direct codified language for food truck operation. Inclusion of food truck business models within city code would provide clarity, direct allowance of a growing business model, and establish specific regulations. Additionally, this provides the opportunity for the new land use type "food truck pod" to be implemented in applicable zonings as either a principal or accessory use.

The Planning Commission discussed draft Ordinance No. 2972 on June 4, 2026, and held a public hearing on July 9, 2026, and included topics such as:

- Surfacing requirements for temporarily operating food trucks.
 - Included within **Section 15** of the draft ordinance is an exemption for temporary food truck operators to allow access to the site to only meet the requirements of a "dustless, hard surfaces" as presently defined within SMC 18.04.0355.
- Potential alternative parking ratio standards.
 - Per SMC 18.42.060 "Cooperative parking facilities," two or more uses that occupy the same off-street parking facility may apply to be considered a cooperative parking facility. This allows the total requirement for off-street parking and loading facilities to be the sum of the requirements

for the **greater** of the uses, provided the criteria within the code section are met such as a demonstration that there will not be a conflict with operating hours.

- ADA development for food truck pods and temporary food truck operations.
 - Staff conferred with the Building Official on ADA concerns brought forward in the public hearing and advised that ADA compliance will be met for food truck pod developments through existing building code standards and that temporary food truck operations would not be subject to the same ADA compliance requirements as a full development due to their temporary nature.

The Planning Commission held a public hearing on July 9, 2026, and received no public comments.

The Planning Commission discussed the proposal and voted unanimously on a recommendation to approve.

II. DESCRIPTION OF PROPOSAL

The draft ordinance contains proposed amendments to Sumner Municipal Code Title 5, Business Licenses and Regulations, Title 10, Vehicles and Traffic, and Title 18, Zoning Code to implement regulations for food truck pods, including adding and amending definitions and implementing performance standards for food truck pod site development. **See EXHIBIT A.**

Key changes are:

A. New and Amended Definitions:

- Adds definitions for “Food truck pod” to the zoning code.
- Amends and relocates the definitions of “food truck” and “food truck vending”; repeals “food truck vendor”.

B. Performance Standards

- Food trucks will be required to meet certain performance standards such as setbacks and utility connections.
- Limitations on amount of truck operators as an accessory use.
- Additional threshold requirement for allowing the accessory use of food truck pods in the MDR/HDR to multi-family development.
- Add exemption language for **temporary** food truck operators to not require asphalt or concrete paving to operate on a temporary basis from a site.

III. SUPPLEMENTAL STAFF ADMINISTRATIVE COMPLIANCE GUIDELINES

Staff has drafted Food Truck Program Guidelines to provide compliance guidelines to food truck operators that intend to operate only on a temporary basis within Sumner city limits. The intent of these guidelines is to have a straightforward means for the city to ensure proper documentation is maintained, such as licensing and insurance, while minimizing the level of preliminary effort for food truck operators to conduct business within Sumner. **See EXHIBIT B.**

Key inclusions are:

A. Agreement Documentation Requirements:

- State of Washington business license.

- Public liability and property damage insurance.
- Health Department approval and Fire Department inspection.

B. Compliance Information

- Citations of applicable code sections, such as distancing from curbs, signage, noise control, and trash disposal.
- Time and location limitation information, such as from special events or on public property between the hours of 10:00 p.m. to 7:00 a.m.

IV. SEPA ENVIRONMENTAL REVIEW

The State Environmental Policy Act (SEPA) application was submitted on June 12th, 2026, (SEPA-2026-0006). Analysis of the checklist was completed on the proposed amendments, and a Determination of Non-Significance (DNS) was issued on June 24th, 2026, with a 15-day comment period.

V. PUBLIC & AGENCY COMMENT

No public comments received.

VI. PLANNING COMMISSION RECOMMENDATION

Planning Commission unanimously voted on a recommendation that the City Council approve Ordinance No. 2972 amending the Zoning code to allow food truck pods.

VII. EXHIBITS

- Draft Ordinance No. 2972 - Code Changes for Food Truck Pods
- Draft Food Truck Program Guidelines
- Staff Presentation

**ORDINANCE NO. 2972
CITY OF SUMNER, WASHINGTON**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON, AMENDING CHAPTER 5.04 “BUSINESS LICENSES” AND CHAPTER 10.36 “PARKING”; AND TITLE 18 “ZONING CODE” OF THE SUMNER MUNICIPAL CODE TO ADD DEFINITIONS AND REGULATIONS FOR FOOD TRUCK PODS, AND TO PERMIT FOOD TRUCK PODS IN ALL ZONES THAT ALLOW FOOD SERVICE USES INCLUDING GENERAL COMMERCIAL, INTERCHANGE COMMERCIAL, AND NEIGHBORHOOD COMMERCIAL (CHAPTER 18.16), LIGHT AND HEAVY INDUSTRIAL (CHAPTER 18.18), THE TOWN CENTER CODE (CHAPTER 18.29), AND THE EAST SUMNER URBAN VILLAGE OVERLAY DISTRICT (CHAPTER 18.30); AND ADDS NEW DEFINITIONS (CHAPTER 18.04) FOR: FOOD TRUCKS, FOOD TRUCK VENDING, AND FOOD TRUCK POD AND REPEALS DEFINITIONS (CHAPTER 10.36) FOR FOOD TRUCK, FOOD TRUCK VENDING, AND FOOD TRUCK VENDOR; AMENDS SECTIONS 5.04.070, 10.36.005, 10.36.087, 10.36.116.5, 18.04, 18.16.020, 18.16.080, 18.18.020, 18.18.060, 18.22.040, 18.29.030, 18.29.035, 18.30.030, 18.30.090, 18.36.020, 18.42.030 AND 18.42.040.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. SMC 5.04.070 “Exemptions” is hereby amended to read as follows:

5.04.070 Exemptions.

Upon approval of the director and further provided that all other provisions of this chapter are complied with, including without limitation the requirement to obtain and maintain a current business license, the requirement to pay license fees shall not apply to the following:

...

- I. Food trucks parked on public property or a private parcel, with the permission of the property owner, for less than 24 consecutive hours are exempt from the general business license requirements of this chapter.

Section 2. SMC 10.36.005 “Definitions” is hereby amended to read as follows:

10.36.005 Definitions.

For purposes of this chapter, the following terms shall be defined as follows, unless a different meaning is expressly provided:

...

- K. “Food truck” See SMC 18.04.0394. ~~an operable motor vehicle used to serve, vend, or provide ready-to-eat food or nonalcoholic beverages for immediate consumption, with or without charge, and is operated from a temporary location on a public way.~~

L. “Food truck vending” ~~See SMC 18.04.0394.1. means the sale of primarily food and/or nonalcoholic beverages from a food truck upon public ways of the city. Other items may be sold in conjunction with food truck vending items.~~

M. ~~“Food truck vendor” means a person who engages in the activity of food truck vending.~~

Section 3. SMC 10.36.087 “Food truck parking” is hereby amended to read as follows:

10.36.087 Food truck parking.

~~Parking shall only be allowed for food trucks and food truck customers between the hours of 10:00 a.m. and 3:00 p.m., Monday through Friday, in the following locations:~~

- A. ~~Parking shall only be allowed for food trucks and food truck customers between the hours of 10:00 a.m. and 3:00 p.m., Monday through Friday, in the following locations: On the south side of 45th Street East beginning from a point 600 feet east of Tacoma Avenue to the end of the road.~~
 - i. ~~On the south side of 45th Street East beginning from a point 600 feet east of Tacoma Avenue to the end of the road.~~
- B. ~~Food trucks may not locate within 100 feet of another restaurant business or food truck pod without property owner permission.~~

Section 4. SMC 10.36.116.5 “Parking for certain purposes unlawful” is hereby amended to read as follows:

10.36.116.5 Parking for certain purposes unlawful.

No person shall park any automobile, truck, or other vehicle or trailer on any public street, alley, or right-of-way for the purpose of:

...

- C. Selling merchandise from such automobile, truck, or other vehicle or trailer, except for the selling of products from a food truck between the hours of 7:00 a.m. and 10:00 p.m. or when otherwise authorized.

Section 5. SMC 18.04 “Definitions” is hereby amended to add the following new definitions, and to amend existing definitions where necessary:

18.04 Definitions.

...

18.04.0394 – Food truck.

“Food truck” means an operable motorized vehicle or trailer vending unit used to prepare and serve food or vend prepackaged food.

18.04.0394.1 – Food truck vending.

“Food truck vending” means the sale of primarily food and/or nonalcoholic beverages from a food truck.

18.04.0394.2 – Food truck pod.

“Food truck pod” means a semi-permanent collection of two or more food trucks that operate together on privately owned property under an agreement with the property owner.

Section 6. SMC 18.16.020 “Principal and Conditional Uses” is hereby amended to read as follows:

18.16.020 Principal and Conditional Uses

The following table details permitted and conditionally permitted uses in the commercial districts. Where a “P” is indicated, the respective use in the same row is permitted in the zone classification in the same column. Where a “CUP” is indicated, the respective use in the same row is conditionally permitted in the zone classification in the same column. A conditional use permit shall be required and in full force and effect in order to establish the conditional uses. Where a “PRD” is indicated, the respective use in the same row is permitted through a planned residential development. A planned residential development shall be required and in full force and effect in order to establish the use.

		NC	GC	IC
...				
<u>77.</u>	<u>Food truck pods¹⁶</u>	<u>P</u>	<u>P</u>	<u>P</u>
...				

¹⁶See performance standards in SMC 18.16.080(AA).

Section 7. SMC 18.16.080 “Performance standards” is hereby amended to read as follows:

18.16.080 Performance standards.

The following special requirements and performance standards shall apply to properties located in the commercial districts:

...

AA. Food truck pods where allowed shall meet the following provisions:

1. An application for a food truck pod as either principal use or accessory use must be submitted and contain the following:
 - a. A completed application form, including signed consent by the subject property’s owner(s) or the owner’s legal representative(s). If a legal representative is used as a signatory, written proof of ability to be a signatory must be included with the application. The owner’s name(s) and address(es), and the applicant’s name, address and signature (if different than the owner) must also be provided;
 - b. A scaled site plan of the proposed area for food trucks to be located, with dimensions shown and to include the following:
 - i. Total square footage area of proposed new and/or redeveloped impervious surfaces;
 - ii. Total number and locations of food trucks on the site, to include a numbering/identification scheme for each proposed unit location (i.e., Space 1, Space 2, etc.);

- iii. For each proposed food truck space, dimensions showing the largest potential extent of each individual food truck;
 - iv. Location, size, and number of seats for all proposed customer seating areas, if proposed;
 - v. Location and dimensions for all existing and proposed permanent and temporary structures on the site (such as permanent or portable restrooms, covered seating areas, bike parking areas, etc.);
 - vi. Consistency with all setback and separation requirements as specified within this section.
 - vii. ADA clearances into and throughout affected areas of the property;
 - viii. Existing and proposed vehicle and pedestrian access points and ways, including surfacing for each;
 - ix. Number and location of trash receptacles; and
 - x. Location of utilities and details on how food trucks will utilize/connect to utilities (electric, water, sewer, etc.)
- c. An itemized narrative demonstrating compliance with the location rules and review criteria outlined in the following sections below.
- 2. Food trucks that orient the service window toward the public right-of-way or an alley must maintain a minimum setback of 2 feet from the public right-of-way or alley. Additionally, a minimum 5-foot-wide sidewalk must exist along the subject street frontage.
- 3. Food trucks must maintain a minimum separation of 10 feet between other food trucks on the property as well as structures including decks, patios, park/picnic benches, and permanent or temporary seating areas.
- 4. Accessory Use. Food truck pods allowed as an accessory use may reduce the minimum amount to one (1) food truck pod per development site and may not exceed four (4) trucks per development site.
- 5. Awnings may be provided subject to the following:
 - a. Awnings must be fully attached to the food truck and have a minimum of seven (7) feet of vertical clearance, with the ability to be closed or removed.
 - b. Awnings are not subject to setback requirements, however, in no case shall an awning extend over adjacent sidewalk or public right-of-way.
- 6. Utilities. Food trucks that are fully contained (i.e., units that provide their own water, power, and waste disposal) are permitted with no additional utility considerations beyond the permitting process. Units that require a water source, power source, or waste disposal location are permitted only where the City Engineer or designee has approved that show safe access and location. Such provisions are subject to all applicable building and development code. All food trucks that connect to public sanitary sewer lines must utilize a grease interceptor.
 - a. Water Connection. Water connection will require that the water service be protected by a Reduced Pressure Backflow Assembly (RPBA).
 - b. Noise. If self-provided mechanical equipment is utilized, ensure it abides by SMC 8.14 for Noise Control.
- 7. Trash Disposal. Trash receptacles must be provided on site at a rate of one (1) receptacle for every two (2) food trucks or fraction thereof. For seating areas, an additional trash receptacle must be provided for every 16 seats or fraction thereof.

- All trash receptacles must be emptied and maintained and must be located a minimum of ten (10) feet from combustible fuel tanks.
8. Restrooms. Restroom facilities shall be provided in compliance with Tacoma – Pierce County Health Department requirements and the following:
 - a. If temporary public restrooms are used, they must be provided in an enclosed area to provide screening and safety.
 - b. For sites containing more than ten (10) food trucks, permanent restroom facilities must be provided on-site.
 9. Food truck pods with more than 10 food trucks:
 - a. The public improvement standards and street tree standards must be met for the development site.
 - b. All food trucks on the subject site must directly connect to public sanitary sewer lines and must utilize a grease interceptor.
 10. All new and reconfigured parking and permanent structures shall meet the City’s Design and Development Guidelines.

Section 8. SMC 18.18.020 “Principal, administrative and conditional uses” is hereby amended to read as follows:

18.18.020 Principal, administrative and conditional uses.

- A. The following table details permitted and conditionally permitted uses in the manufacturing districts. Where a “P” is indicated or the respective use in the same row is permitted in the zone classifications in the same column. Where an “A” is indicated or SMC 18.48.020(B) applies, the respective use in the same row is allowed through an administrative use permit. An administrative use permit shall be required in full force and effect in order to establish said administrative uses. Where a “CUP” is indicated, the respective use in the same row is conditionally permitted in the zone classification in the same column. A conditional use permit shall be required and in full force and effect in order to establish said conditional uses. Where “—” is indicated, the respective use is not allowed. Where a “1” or “2” is indicated, there are different or supplemental regulations for that particular use within the Sumner manufacturing/industrial core overlay (MICO) pursuant to the notes at the bottom of this table.

		M-1	M-2	MICO (M-1/M-2)
...				
<u>74.</u>	<u>Food truck pods¹⁰</u>	<u>P</u>	<u>P</u>	<u>P</u>
...				

...
¹⁰See performance standards in SMC 18.16.080(AA).

Section 9. SMC 18.22.040 “Permitted uses” is hereby amended to read as follows:

18.22.040 Permitted uses.

- A. Restaurants, cafes, coffee houses, bakeries, food truck pods, and similar food services.

Section 10. SMC 18.29.030 “Principal uses” is hereby amended to read as follows:

18.29.030 Principal uses.

The following are permitted uses in the Town Center districts, except in the IDEA overlay (see subsection Y of this section):

...

- Z. Food truck pods subject to the performance standards set forth in SMC 18.16.080(AA).

Section 11. SMC 18.29.035 “Accessory allowed uses in the Town Center” is hereby amended to read as follows:

18.29.035 Accessory allowed uses in the Town Center.

...

- B. Food truck pods subject to the performance standards set forth in SMC 18.16.080(AA).

Section 12. SMC 18.30.030 “Principal and conditional uses” is hereby amended to read as follows:

18.30.030 Principal and conditional uses.

- A. Residential Districts. Permitted principal, accessory, and conditional uses in the ESUV shall be the same as those specified in the underlying zoning districts for the LDR, MDR, and HDR districts, except that:

...

6. Food truck pods may be permitted as an accessory use to multifamily residential uses in MDR/HDR zonings and shall meet the provisions of SMC 18.30.090(J).
- B. Commercial Districts. Those uses listed below shall govern the uses permitted and conditionally permitted where the base designations GC and NC are combined with the ESUV overlay district. Where a “P” is indicated, the respective use in the same row is permitted in the zone classification in the same column. Where a “CUP” is indicated, the respective use in the same row is conditionally permitted in the zone classification in the same column. A conditional use permit shall be required and in full force and effect in order to establish the conditional uses. Where a “PRD” is indicated, the respective use in the same row is permitted through a planned residential development. A planned residential development shall be required and in full force and effect in order to establish the use.

		NC/ESUV	GC/ESUV
...			
<u>58.</u>	<u>Food truck pods⁸</u>	<u>P</u>	<u>P</u>
...			

⁸Drive-through businesses and drive-through espresso/coffee businesses within the area defined as East Main Street in SMC 18.43.020 and in the GC district within the Town Center Plan area shall meet the provisions of SMC 18.16.080(~~R~~T).

...
⁸Food truck pods shall meet the provisions of SMC 18.30.090(J).

Section 13. SMC 18.30.090 “Performance standards” is hereby amended to read as follows:

18.30.090 Performance standards.

...
D. Banks, vehicle repair, drive-in businesses, car washes, gas stations, automotive sales, and other auto-oriented uses are not permitted in the ESUV/NC zone and, where allowed, shall meet the following provisions:

...
2. Drive-in businesses that are not adjacent to a principal arterial shall meet the performance standards set forth in SMC 18.16.080(~~RT~~). Regardless of location, all drive-up windows and queuing of cars shall be located behind buildings and obscured from the primary pedestrian street; and

...
J. Food truck pods:
1. Where allowed, food truck pods shall meet the performance standards set forth in SMC 18.16.080(AA).
2. ESUV/MDR and ESUV/HDR Districts. In the ESUV/MDR and ESUV/HDR districts food truck pod uses are solely allowed as an accessory use to multifamily residential developments that meet or exceed 100 units.

Section 14. SMC 18.36.020 “Temporary uses in permitted zones” is hereby amended to read as follows:

18.36.020 Temporary uses in permitted zones.

...
E. Food trucks that remain on private property for less than 24 hours are exempt from the temporary use permit requirements.

Section 15. SMC 18.42.030 “Design and construction standards” is hereby amended to read as follows:

18.42.030 Design and construction standards.

Any required off-street parking and loading facilities shall be developed in accordance with the following standards:

...
D. Surface.
...
6. Food trucks parked on a public or private parcel for less than 24 consecutive hours and are not operating as part of a food truck pod shall only require parking spaces and access drives to be improved with a dustless, hard surface.

Section 16. SMC 18.42.040 “Required number of parking spaces” is hereby amended to read as follows:

18.42.040 Required number of parking spaces.

The minimum number of off-street parking spaces shall be as follows for the listed uses:

...

W. Food truck pods: two per food truck on-site;

Section 17. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and the Code Reviser are authorized to make the necessary corrections to this ordinance, including the correction of clerical errors; ordinance, section, or subsection numbering; or references to other local, state, or federal laws, codes, rules, or regulations.

Section 18. Severability. If a section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason by any court of competent jurisdiction; such decision shall not affect the validity of the remaining portions of this ordinance. If the provisions of this ordinance are found to be inconsistent with other provisions of the Sumner Municipal Code, the provisions of this ordinance shall control.

Section 19. The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation.

Section 20. Effective Date. This ordinance shall be in full force and effect on [REDACTED].

Passed by the City Council and approved by the Mayor of the City of Sumner, Washington, at a regular meeting thereof this [REDACTED] day of [REDACTED], 2026.

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney

First Reading:
Date Adopted:
Date of Publication:
Effective Date:

[Click here to enter a date.](#)
[Click here to enter a date.](#)
[Click here to enter a date.](#)
[Click here to enter a date.](#)



City of Sumner Food Truck Program Guidelines

Food trucks that comply with the following regulations are exempt from SMC 18.36 Temporary Uses. Other local and state laws may apply. Peddlers and Solicitors are subject to the guidelines found within SMC 5.28 and Food truck pods are subject to development requirements within applicable zones.

“Food truck” means an operable motor vehicle or trailer vending unit used prepare and serve food or vend prepackaged food.

1. Program Guidelines

Food trucks operating within the regulations of this program shall be exempt from a temporary use permit but must obtain the following:

- State of Washington business license;
- Certificate of Insurance showing the food truck is carrying the following minimum amounts of insurance: (1) public liability insurance in an amount of not less than \$1,000,000 for injuries, including those resulting in death, resulting from any one occurrence, and on account of any one accident; and (2) property damage insurance in an amount of not less than \$75,000 for damages on account of any one accident or occurrence;
- Tacoma-Pierce County Health Department approval;
- Approved inspection by the Pierce County Fire Prevention Bureau or any participating fire department in the WSAFM’s Statewide Food Truck Inspection Program; and
- Any required State Labor and Industry regulations.

2. Operating Conditions and Regulations

Food trucks shall not be parked more than 12 inches from curb nor any place where official signs prohibit parking. Distance requirements are measured in a straight line from the closest point of the proposed food truck location to the closest point from the buffered object.

Food trucks shall comply with all parking time limits and location limitations per SMC 10.36, including sight distance established in SMC 18.32, and shall not be located on the same parcel for more than 24 consecutive hours.

Food trucks operating on private property as authorized shall comply with SMC 18.42.030(D)(6) that requires surfaces to be constructed with a dustless, hard surface.

Signage: One sandwich board sign allowed, placed within the same block the truck is parked; sign shall not impede the sidewalk or ADA access.

The food truck operator is responsible for disposing of all trash and waste associated with the operation of the food truck. City trash receptacles may not be used to dispose of trash or waste, and waste disposal and spill prevention regulations must be followed. All areas within 5 feet of the food truck must be kept clean.

Be advised to Sumner Municipal Code 8.14 regarding Noise Control.

Prohibitions: Food trucks operating in the right-of-way shall not utilize tables, chairs, audio amplification, or other furnishings or equipment in conjunction with the food truck. All equipment shall be contained within or on the food truck.

3. Allowable Locations and Times

Food trucks shall be allowed to operate on any on-street parking rights-of-way, subject to the following prohibitions; and any private property with property owner approval. Vendor shall not park and operate the truck within 100 feet of another restaurant business or food truck pod without owner permission.

The south side of 45th Street East beginning from a point 600 feet east of Tacoma Avenue to the end of the road shall be parking only for food trucks and food truck customers between the hours of 10:00 a.m. and 3:00 p.m., Monday through Friday, per SMC 10.36.087.

The following locations are **prohibited** unless authorized under a valid Special Event permit; see the Food Truck Information packet for more details:

- City parks;
- Within 300 feet of public events in public parks or right-of-way that include food vendors or food sales, except when authorized in writing by the event organizer. Examples include Rhubarb Days, Daffodil Festival Parade, Santa Parade, etc.
- Restricted parking zones (RPZ) exceeding the maximum time allowed without a permit or any 15-minute parking areas.
- Any location that causes obstruction for the passage of any pedestrian or vehicle on any sidewalk, street, fire lane, or any parking area.
- On public property between the hours of 10:00 p.m. and 7:00 a.m.

4. Operator Signature and Contact Information

By signing this informational agreement, you acknowledge your understanding of the regulations and agree to abide by their requirements.

Applicant signature

Date

Print name

Contact (Phone number/email)

Applicant address

Food Trucks and Food Truck Pods

Draft Ordinance No. 2972

Community Development Committee Presentation

Community Development Committee Meeting
July 22, 2026

What is proposed?

Code amendments and additions to support the new land use category for “Food truck pods”.

What else is happening?

Staff is drafting program guidelines for temporary food trucks seeking to operate within city limits.

Why are changes being proposed?

1. Current regulations are minimal and confusing.
2. A Temporary Use permit is presently required for a private property owner to host a temporary food truck use.
3. No land use designation or performance standards to support the growing business model of “Food truck pods”.

What are the Program Guidelines?

Temporary Food Trucks

Operators who intend to operate on a temporary basis will only need to meet and agree to the guidelines.

- Required documentation (insurance, health department approval, fire inspection, etc.).
- Operating conditions, allowable times/locations, and prohibitions.
- Signed acknowledgement of the applicable regulations and standards.
- All regulations and standards are either already codified or in the proposed draft ordinance.
- Ordinance includes relevant implementations for Temporary operators such as a surfacing exemption and temporary use exemption.

What are Food Truck Pods?

Food Truck Pods

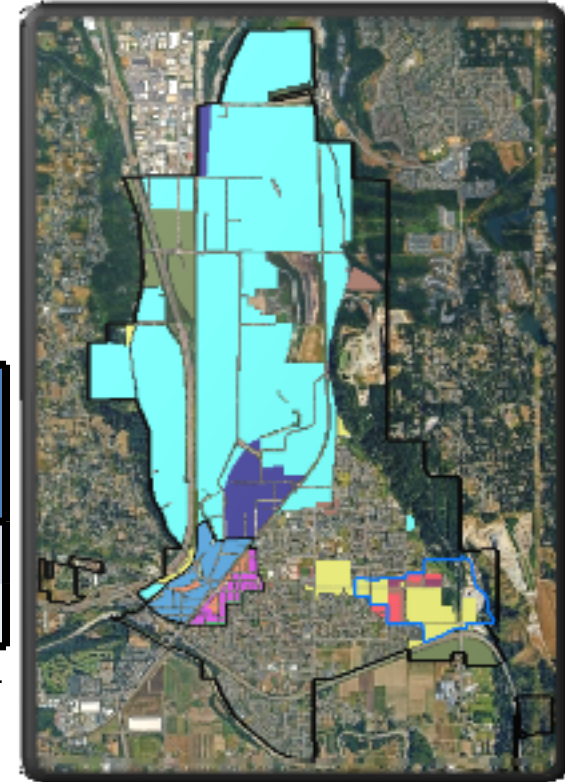
Sites seeking to implement the food truck pod land use type will be subject to permit review against applicable performance standards.

- Semi-permanent placement of more than one food truck on a site.
- Operates together under agreement with property owner.
- Can be an accessory use or principal use.
- Site development and building permits required – major distinction between semi-permanent and temporary.
- Utilization of existing code section SMC 18.42.060 of cooperative parking facilities.
- Parking ratio requirement of 2 spaces per food truck on-site.

Where will food truck pods be?

Use Type	Commercial	Industrial	Town Center	ESUV Overlay MDR/HDR
Principal	✓	✓	✓	x
Accessory	✓	✓	✓	✓

*Multi-family developments with 100+ units in the East Sumner Urban Village overlay district.



Food Truck Pods – Principal Use Example

- Oak Tree Station in Camas, WA.
- Development features a food truck pod that hosts 20+ vendors, a 7,000 square foot park, and 130+ parking spaces.
- Semi-permanent mobile food trucks that utilize provided hook-ups.

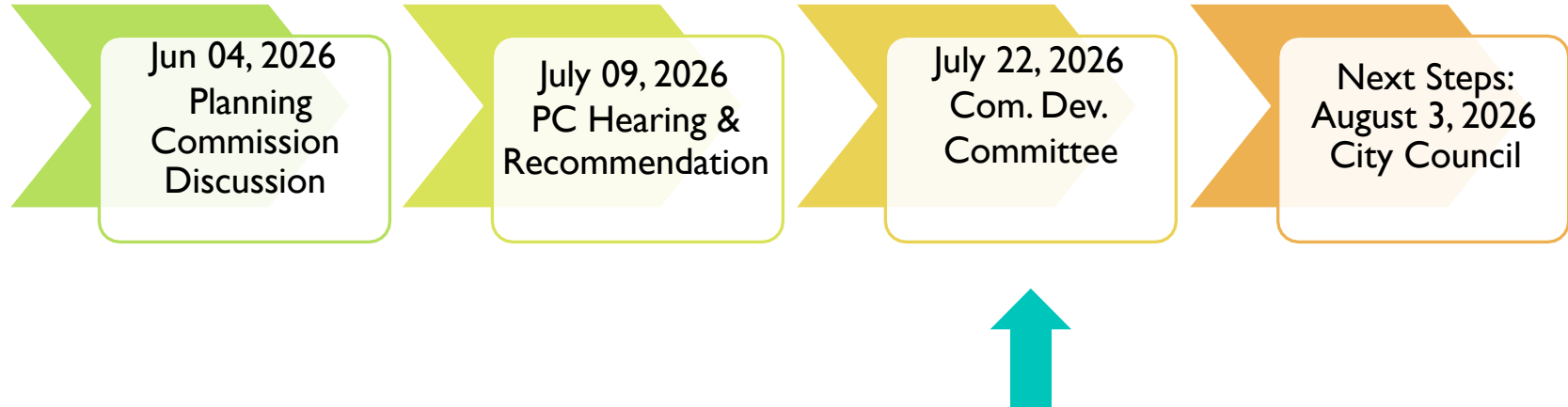


Food Truck Pods - Accessory Use Example

- Midtown Yacht Club in Bend, OR.
- Food truck pods are an accessory use to the tap room on-site.
- 6-8 food trucks on-site.



Where are we at in the process?



Questions or Comments for staff?

Thank you!

Contact staff via email for follow up:

○ braydens@sumnerwa.gov





PERMIT ISSUANCE SUMMARY (01/01/2026 TO 07/13/2026) FOR CITY OF SUMNER

Permit Type	Permit Work Class*	Permits Issued	Square Feet	Valuation	Fees Paid
Building Commercial/Industrial	Accessory Structure	5	55,911	\$5,462,510.08	\$48,345.19
	Addition	1	3,377	\$6,856,000.00	\$0.00
	Alteration, Remodel, Repair	15	182,978	\$6,517,321.94	\$63,618.50
	Certificate of Occupancy/Change of U	4	86,148	\$481,512.00	\$22,035.50
	Commercial Fence	1	0	\$8,756.00	\$167.25
	Foundation Only	2	731	\$5,245,215.00	\$28,891.62
	Industrial Fence	1	0	\$100,000.00	\$2,017.50
	Modular Office	1	4,560	\$429,734.00	\$325.00
	New Construction	1	70	\$20,000.00	\$650.05
	Tenant improvement	3	1,683	\$225,000.00	\$22,502.93
BUILDING COMMERCIAL/INDUSTRIAL TOTAL:		34	335,458	\$25,346,049.02	\$188,553.54
Building Residential	Accessory Structure	3	1,374	\$97,080.00	\$2,879.44
	Addition	2	1,488	\$95,000.00	\$2,774.85
	Alteration, Remodel, Repair	6	1,198	\$143,521.00	\$3,431.80
	Demolition	3	1,688	\$10,000.00	\$1,370.00
	Manufactured Home	1	1,782	\$250,000.00	\$34,638.22
	New Construction	3	9,381	\$1,825,347.87	\$116,377.60
BUILDING RESIDENTIAL TOTAL:		18	16,911	\$2,420,948.87	\$161,471.91
Fire Permits	Emergency Radio Responder - DAS	9	0	\$16,750.00	\$594.55
	Fire Alarm	30	0	\$432,513.00	\$11,585.73
	Fire Sprinkler	18	0	\$860,784.00	\$16,464.01
	Fire Suppression	1	0	\$1,000.00	\$63.94
FIRE PERMITS TOTAL:		58	0	\$1,311,047.00	\$28,708.23
Mechanical Commercial/Industrial	Alteration, Remodel, Repair	7	0	\$113,674.00	\$779.28
	New Construction	1	0	\$0.00	\$263.99
MECHANICAL COMMERCIAL/INDUSTRIAL TOTAL:		8	0	\$113,674.00	\$1,043.27
Mechanical Residential	Alteration, Remodel, Repair	38	0	\$0.00	\$1,588.70
MECHANICAL RESIDENTIAL TOTAL:		38	0	\$0.00	\$1,588.70
Multifamily Building Permit	Alteration, Remodel, Repair	9	25	\$30,000.00	\$1,747.06
	Commercial Fence	1	0	\$10,000.00	\$181.25
MULTIFAMILY BUILDING PERMIT TOTAL:		10	25	\$40,000.00	\$1,928.31
Plumbing Commercial/Industrial	Alteration, Remodel, Repair	5	0	\$0.00	\$264.30
PLUMBING COMMERCIAL/INDUSTRIAL TOTAL:		5	0	\$0.00	\$264.30
Plumbing Residential	Alteration, Remodel, Repair	9	0	\$0.00	\$300.75
PLUMBING RESIDENTIAL TOTAL:		9	0	\$0.00	\$300.75
Racks	Installation/Addition/Relocation	9	0	\$5,800,392.00	\$59,811.38
RACKS TOTAL:		9	0	\$5,800,392.00	\$59,811.38
Re-Roof	Commercial/Industrial	2	0	\$84,100.00	\$1,214.24

* Double-click the Permit Work Class Name while in the browser to see Permit details for that Work Class.

PERMIT ISSUANCE SUMMARY (01/01/2026 TO 07/13/2026)

Permit Type	Permit Work Class*	Permits Issued	Square Feet	Valuation	Fees Paid
	Multifamily	1	0	\$12,902.66	\$229.75
	Residential	15	0	\$281,239.96	\$4,612.65
	RE-ROOF TOTAL:	18	0	\$378,242.62	\$6,056.64
Sewer Line Permit	Side Sewer Replacement	5	0	\$0.00	\$675.00
	SEWER LINE PERMIT TOTAL:	5	0	\$0.00	\$675.00
Sign	Sign	3	0	\$0.00	\$95.00
	SIGN TOTAL:	3	0	\$0.00	\$95.00
Site Development	Civil Site Development	5	0	\$0.00	\$382,620.35
	Storm line	1	0	\$0.00	\$420.00
	TESC	4	0	\$0.00	\$20,154.00
	SITE DEVELOPMENT TOTAL:	10	0	\$0.00	\$403,194.35
Solar Installation	Solar Residential	2	0	\$26,845.00	\$782.92
	SOLAR INSTALLATION TOTAL:	2	0	\$26,845.00	\$782.92
Special Events	Special Event	3	0	\$0.00	\$606.00
	SPECIAL EVENTS TOTAL:	3	0	\$0.00	\$606.00
Street Obstruction Notification	Street Obstruction Notification	65	0	\$0.00	\$12,455.00
	STREET OBSTRUCTION NOTIFICATION TOTAL:	65	0	\$0.00	\$12,455.00
Tank Permit	Commercial Tank Decomission	1	0	\$90,000.00	\$1,847.50
	Commercial Tank Installation	1	0	\$2,520.00	\$166.50
	TANK PERMIT TOTAL:	2	0	\$92,520.00	\$2,014.00
Temporary Use Permits	Firework Stand	4	0	\$0.00	\$776.00
	Temporary Tent	3	0	\$0.00	\$447.00
	Temporary Use Authorization	1	0	\$0.00	\$665.00
	TEMPORARY USE PERMITS TOTAL:	8	0	\$0.00	\$1,888.00
Water Line	Water Line	4	0	\$0.00	\$930.00
	WATER LINE TOTAL:	4	0	\$0.00	\$930.00
Water Meter Install	Water Meter Installation	1	0	\$0.00	\$3,081.01
	WATER METER INSTALL TOTAL:	1	0	\$0.00	\$3,081.01
GRAND TOTAL:		310	352,394	\$35,529,718.51	\$875,448.31

* Double-click the Permit Work Class Name while in the browser to see Permit details for that Work Class.