



AGENDA ITEM COVER SHEET

TO: FRUITA CITY COUNCIL AND MAYOR

FROM: PLANNING & DEVELOPMENT DEPARTMENT

DATE: NOVEMBER 30, 2021

RE: FOOD TRUCK DISCUSSION

PURPOSE

The purpose of this workshop item is to discuss Food Trucks. The Food Truck business is continuing to evolve and gaining popularity. Back in 2018, Staff was directed to research applicable regulations concerning the use of Food Trucks. The City Council directed Staff to continue allowing Food Trucks to operate without any additional Land Use Code Amendments.

Currently, the Fruita Land Use Code allows the use of Food Trucks (mobile food vendors) as a temporary use on commercially zoned property and is required to obtain a Temporary Use Permit. A mobile food vendor may operate on a commercially zoned property with the property owner's permission for a maximum of 6 months in a calendar year.

APPLICABILITY TO CITY GOALS AND OBJECTIVES

Allowing Food Trucks, or mobile food vendors, has been in the Land Use Code for several years. Although mobile food vendors are not specifically addressed in the Master Plan, it is important to continue to be flexible while implementing the intentions of creating and maintaining a vibrant, pedestrian-oriented downtown.

The Master Plan calls out five (5) Plan Themes, one of which is 'A Thriving Downtown' which states, *"The City of Fruita supports a thriving downtown with strong local businesses, an inviting streetscape, and events and places that encourage the community to gather. Flexible design standards support creative uses of downtown spaces, and higher-than-existing surrounding residential densities creates a variety of housing units and types for residents to frequent businesses."* (Page 5, Fruita In Motion Comprehensive Plan)

WORKSHOP DISCUSSION

City Staff would like to start the conversation with the City Council on the following elements concerning Food Trucks:

1. Temporary Uses.
2. Accessory Use to the Primary Use.
 - a. The food truck would act as a complimentary or secondary use to an existing business.
3. Mobile Food Court Vendors.
 - a. This is a use of commercial property that would function with permanent pad sites for mobile food vendors to operate more as permanent types of uses.