



CITY OF TUALATIN

Staff Report

TO: Honorable Mayor and Members of the City Council

FROM: Teresa Montalvo, Planning Manager
Erin Engman, AICP, Senior Planner

DATE: April 27, 2026

SUBJECT:
Food Cart Pod Discussion

RECOMMENDATION:
Staff is requesting feedback and direction on potential amendments to our mobile food unit (food cart) regulations.

EXECUTIVE SUMMARY:
Last year, staff presented a summary of Tualatin's food cart regulations. City Council shared interest in allowing food cart pods (multiple food carts on one site) downtown and in other commercial areas and asked staff to research food cart pod regulations and allowances of surrounding cities to explore where they are allowed, design standards (including whether they are permitted on gravel surfaces), and utility requirements. Staff was also asked to explore examples of city-supported food cart pod models.

Staff researched similar food cart regulations in Beaverton, Happy Valley, Sherwood, and Tigard and will present on common best practices. The discussion will also highlight the differences between a market driven model that facilitates the private development of food cart pods by allowing them as a permitted use in specific zones, and a city-supported model that takes a more active role in the creation and ongoing growth and support of food cart pods as a business development tool. With either model, specific food cart pod design standards will need to be developed. Our research found that city-supported models are less common in the state, though we found some example programs in Tigard and Eugene.

Under current regulations, food carts are largely prohibited from operating in the commercial zones and where they are permitted, only one cart is allowed to be present at a site at any one time. Provisions for a food cart pod are limited to one development in the Basalt Creek Employment zone with frontage along Grahams Ferry Road.

ATTACHMENTS:

- Presentation