

Welcome to the August 21, 2023, WDM Development & Planning Council Subcommittee

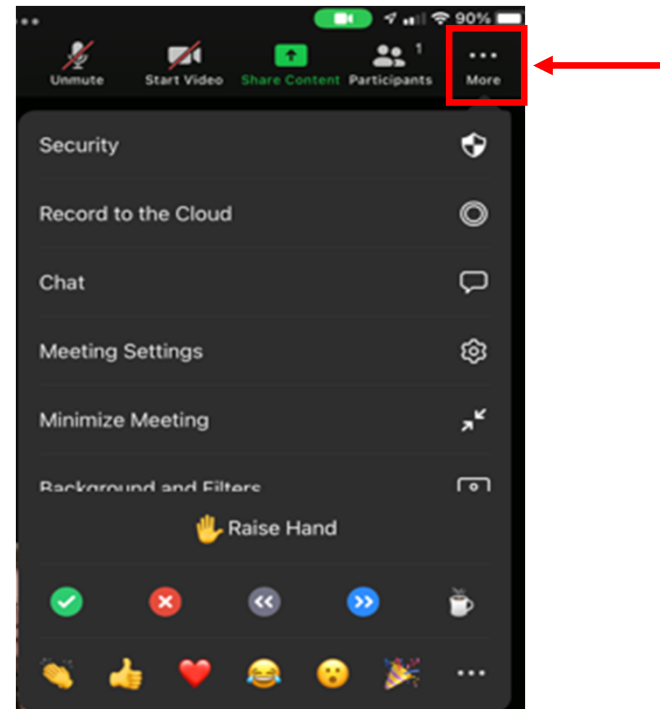
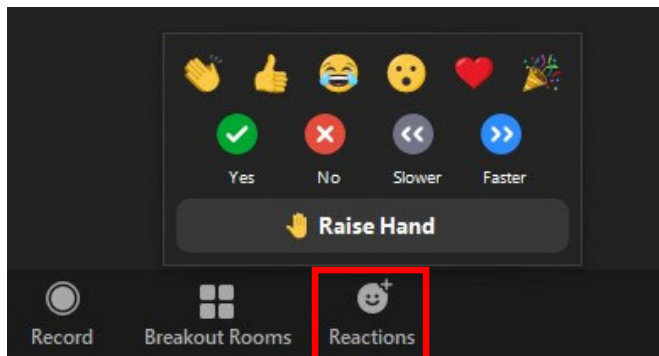
Here are a few housekeeping items before we get started:

- You will be muted by default when joining the meeting.
- If you would like to comment, please raise your hand to indicate you wish to speak. The Subcommittee Chair will then call on you and you will be unmuted.
- **If you are participating by phone, dial *9 to raise or lower your hand, dial *6 to unmute or mute**
- **If you are participating by computer or tablet:**



Raise Hand:

Depending on your device, Raise Hand can be found in the Reactions or the More (...) button on the Zoom toolbar:



Discussion Item #1: Food Truck Parks

Mobile Food Vendor ordinance adopted in 2016 - Multiple Food Vendors allowance added after 1st reading – discussed use on public property on September 6, 2016 – opted to see how food trucks work on private property first

Current Code (3-7-4) of city code:

- Mobile Food Unit license required of all trucks operating within the city (annual license).
- Does not allow food trucks on public property (excluding parks) unless approved under Special Use Permit
- Within 300 feet of residential property limited to hours of 7:00 am to 10:30 pm *(site is within 300 feet of residential property)*
- Limited to no more than 8 hours per day and five (5) consecutive days on one site.
- The food unit must be located on a paved surface.
- Mobile Food Vendors prohibited on vacant lot or lot with a vacant building. *(site would be considered a vacant lot)*
- No mobile food unit may operate within 100 feet of permanent restaurant without written consent of restaurant. *(site is within 100 feet of one restaurant)*
- No alcohol beverages may be sold as part of a mobile food unit
- Unit must have operator present on site at all times.
- Only one mobile unit per site without a multiple vendor permit

- Multiple Vendor Permits:
 - Intended to provide services to a targeted audience and not to create a pop up commercial center.
 - Up to 4 trucks per grouping: multiple groupings allowed but must be spaced a minimum of 500' apart within a site, or separated by a 4-lane roadway or other obstacle that limits pedestrian movement.
 - Number of trucks and number of groupings allowed is at the city's discretion

Discussion Item #1: *Food Truck Parks*

Comments and Concerns expressed during code adoption:

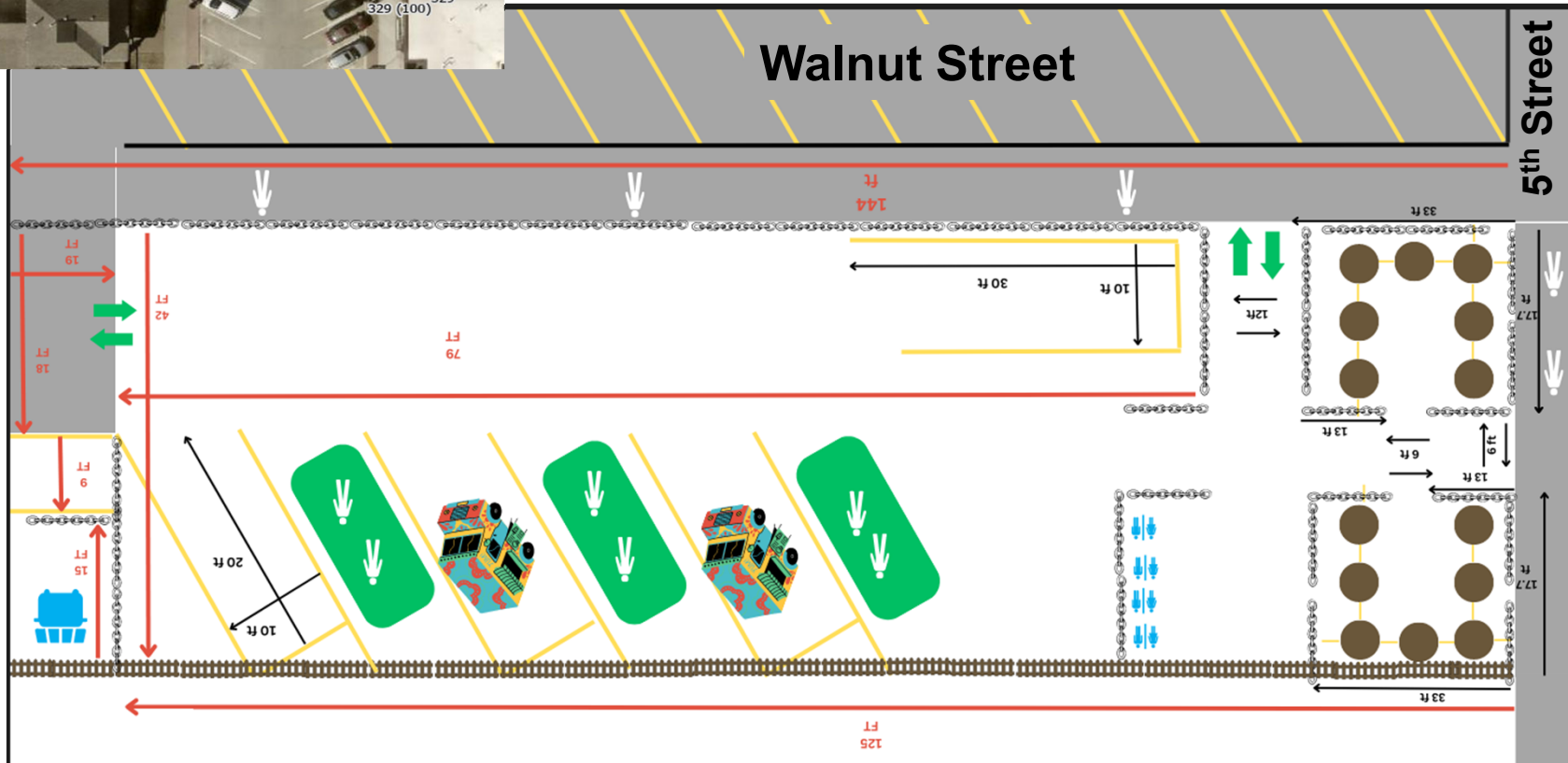
- One of the original intents of the Mobile Food Vendor regulations was to provide service to “food deserts”, such as the large office park complexes with limited food service options in the proximity of the employment centers.
 - All but one multi vendor permit has been for office complexes (Westown and Jordan Creek Pkwy)
- Competition with brick and mortar restaurants
- Competition with food vendors at farmers market (in VJ)
- Less property tax revenue generated from food truck park versus brick and mortar building
- Sales tax would be the same for a food truck vs brick and mortar restaurant (1% local option), however food trucks are supposed to report their sales based upon where it is sold but we have no way of verifying that because the State will not provide records

Multi-Vendor Mobile Food Permits issued by City:

- 4201 & 4401 Westown Pkwy – 2016, 2017 & 2018
- 4546 Corporate Dr & 4601 Westown Pkwy - 2021
- 1225 & 1245 Jordan Creek Pkwy – 2016, & 2017
- 1080 Jordan Creek Pkwy - 2019
- 4350, 4400 & 4600 Westown Pkwy – 2016, 2017, 2018 & 2019
- 2600 Westown Pkwy – 2017, 2018 & 2019
- 911 Railroad Ave - 2023



332 5th Street
 (vacant lot: building has been removed)





Mobile Food Vendors are not considered a principal use – a Food Truck Park would require an amendment to city code to allow

Question –

- *Should we amend city code to allow food truck parks in VJ Historic Business?*
- *Other districts across the city?*
- *What are the expectations of a permanent location? (bathrooms, utilities, parking, dedicated seating, screening, etc.)*



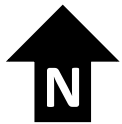
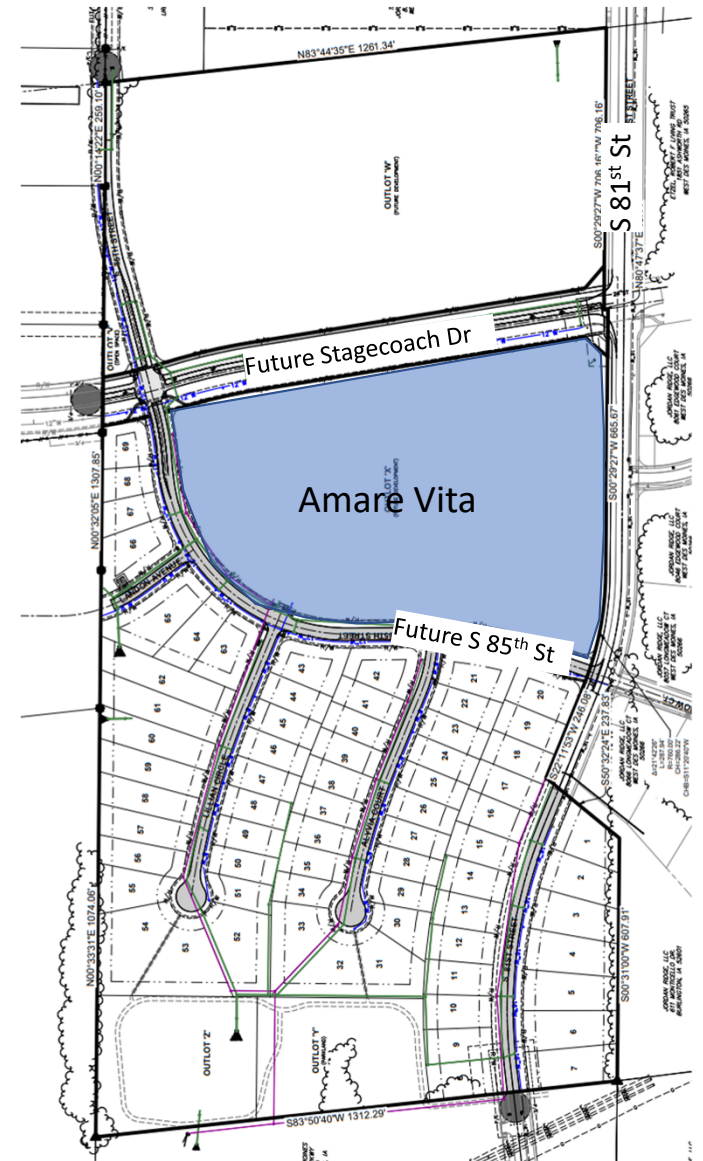
Upcoming Projects

To participate on this item:

- The Subcommittee Chair will first have staff present explain the project.
- Please "raise your hand" to indicate that you wish to speak.
- The Chair will then call on you and you can unmute.
- **If you are participating by phone, dial *9 to raise or lower your hand, dial *6 to mute/unmute**
- **If you are participating by computer or tablet, the raise your hand and mute/unmute functions can be found on the Zoom toolbars**
- Please note, it is entirely at the Chair's discretion to limit the length of time that individuals may speak, as well as whether to allow individuals to speak a second time.

When you unmute – please state your name and address for the record before you make your comments.

Item a: Parcel 23-85



Item b: Southwoods Knoll PUD Amendment

