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**PLANNING COMMISSION WORKSHOP AGENDA  
CITY HALL, 250 NORTH 5<sup>TH</sup> STREET  
COMMUNITY DEVELOPMENT CONFERENCE ROOM**

**THURSDAY, NOVEMBER 21, 2019 @ 12:00 PM**

**Call to Order - 12:00 PM**

1. Comprehensive Plan 2020 Update
2. Review Proposed Amendments to the Zoning and Development Code to Provide for the Regulation of Mobile Food Vendors.
3. Discussion possible amendments to the Zoning and Development Code regarding Storage Units

**Other Business**

**Adjournment**



**Grand Junction Planning Commission**

**Workshop Session**

**Item #1.**

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**Meeting Date:** November 21, 2019

**Presented By:** David Thornton, Principal Planner

**Department:** Community Development

**Submitted By:**

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**Information**

**SUBJECT:**

Comprehensive Plan 2020 Update

**RECOMMENDATION:**

**EXECUTIVE SUMMARY:**

**BACKGROUND OR DETAILED INFORMATION:**

**SUGGESTED MOTION:**

**Attachments**

None



## Grand Junction Planning Commission

### Workshop Session

Item #2.

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**Meeting Date:** November 21, 2019  
**Presented By:** Lance Gloss, Associate Planner  
**Department:** Community Development  
**Submitted By:** Lance Gloss, Associate Planner

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### **Information**

#### **SUBJECT:**

Review Proposed Amendments to the Zoning and Development Code to Provide for the Regulation of Mobile Food Vendors.

#### **RECOMMENDATION:**

#### **EXECUTIVE SUMMARY:**

Mobile food vendors—commonly referred to as food trucks—currently operate in the City of Grand Junction under a variety of regulatory approaches. To more effectively coordinate these regulations, staff recommends establishing food trucks as a principal use category, to be allowed in a range of non-residential districts and conditional in certain high-density residential districts. This approach is intended to ensure that mobile food vendors undergo site plan review to mitigate any negative impacts and to create a more predictable business environment for mobile food vending.

#### **BACKGROUND OR DETAILED INFORMATION:**

The Zoning and Development Code (“Code”) does not directly address the presence of mobile food vendors in the community. Prior to 2008, the mobile food vendor industry did not have a significant presence in Grand Junction; since that time, at least 30 such vendors have come into operation. These vendors, commonly referred to as “food trucks,” are characterized by the operation of a full-scale commercial kitchen contained completely within a motor vehicle or a trailer hauled by a motor vehicle. Residents of the Grand Valley today expect to see mobile food vendors at outdoor public events, such as farmers’ markets, and have grown accustomed to finding these vendors at

semi-permanent locations such as parking lots and other under-utilized portions of private property. In many other communities, mobile food vendors operate in public rights-of-way outside of special events, but this has generally not occurred in Grand Junction.

Mobile food vendors can be considered desirable for several reasons. Generally accepted research by urban planners suggests that the cost of starting a mobile food vending business is approximately one-tenth of the cost of starting a traditional “brick-and-mortar” restaurant. This is an opportunity for economic development, and in particular presents an avenue for would-be entrepreneurs of limited financial means to enter into business. The relatively low investment also makes mobile food vendors a good fit for areas in transition, namely in blighted areas on the periphery of commercial and business centers. Conversely, mobile food vendors pose challenges related to their limited infrastructure relative to brick-and-mortar restaurants. Mobile food vendors generally provide customers with little or no access to sanitary facilities, and the configuration of temporary dining arrangements—usually tables and chairs—may vary from day to day, creating potential conflicts for emergency vehicles accessing or passing across vendors’ sites.

Today, mobile food vendors in Grand Junction are primarily regulated in one of three ways by the City: as temporary uses; as accessory uses; or through their inclusion in special event permit applications. Since 2015, nine Temporary Use Permits (TUP) have been issued to mobile food vendors to allow them to operate on private property in various parts of the city. Temporary use permits are valid for 90 days. Accepting that some 30 mobile food vendors operate in the Grand Valley, the likelihood of a given mobile food vendors possessing a TUP at any given time since 2015 is as low as 1.5%. Alternatively, mobile food vendors have been allowed to operate as accessory uses without being explicitly identified as such in the “Code” as accessory to any particular use. For example, there is a vendor currently treated as accessory to a car wash, and several that are treated as accessory to retail establishments.

In the third case, mobile food vendors have been allowed to operate on City property such as parks and rights-of-way during special events. Because these special events are managed by the Parks and Recreation Department, that department has taken on regulatory responsibilities. That Department produces an annual list of vendors (many of them the automobiles with full kitchens, i.e. mobile food vendors) that have been approved to cater at these special events. Further, the list produced by City of Grand Junction Parks and Recreation Department serves the jurisdictions of Palisade, Fruita, Grand Junction, and Mesa County, all of which use the list for their own special events. The Grand Junction Downtown Development Authority (DDA) also relies on that list. In order to be on the list of approved vendors, a vendor must present a set of basic documentation including health department approvals, City and State sales tax licenses, vehicle insurance, and similar.

A fourth provision in the Code (see Section 12.24.080) provides special rules for “mobile vending carts” operating within the DDA boundary. This regulation does not apply to motor vehicles or trailers towed by motor vehicles that are equipped with commercial kitchen facilities. The proposed code amendments would be written so as not to apply to such non-motorized vending operations, to produce stands which are already defined as a use, nor to “ice cream trucks” which operate in the right of way but which have no kitchen facilities and sell only pre-packaged frozen goods.

## **DIRECTION FROM PLANNING COMMISSION**

The Planning Commission discussed regulatory options for mobile food vendors at their November 7<sup>th</sup>, 2019 workshop. Staff presented on several options: creating a permitting system to allow mobile food vendors to operate in certain rights-of-way; establishing use-specific standards for mobile food vendors as a primary use; and doing the same with sites that support multiple mobile food vendors (i.e. vendor “courts”). The general consensus that emerged in that workshop was that this type of business does have a place in Grand Junction for the aforementioned reasons and others; that regulations should focus on mitigating potential negative impacts on traffic and access while encouraging the ability of mobile food vendors to activate underused spaces; that associated health, tax, insurance, and fire code requirements are relatively straightforward and can be monitored through site plan review; that there is minimal need to allow for mobile food vendors to operate in the right of way (outside of special events) at this time; that regulations should be reasonable relative to code enforcement capacity; and, that certain site upgrades might be necessary for mobile food vendors that establish in one location for an extended period of time.

Planning Commission also suggested in the workshop that the Parks and Recreation Department should not be responsible for the permitting of mobile food vendors if the City is to adopt a City-wide permit that would apply for mobile food vendors operating on public property during special events and on private property. However, given that special event permitting would continue to rest with Parks and Recreation, that multiple jurisdictions have agreed to rely on Parks and Recreation for this service, and that there is no identified need to designate any rights-of-way for mobile food vendor operations outside of events, staff considers this option to present significant challenges and minimal benefits. Similarly, the Planning Commission suggested that mobile food vendors might be appropriately identified as an accessory use in addition to a principal use. However, because multiple principal uses may exist on a given site, staff considers regulating mobile food vendors as accessory in addition to principal as being superfluous.

## **SUGGESTED MOTION:**

### **RECOMMENDED CODE UPDATES**

The above information considered, staff recommends the following code updates to meet the goal of improving safety and predictability for mobile food vendors City-wide and of reducing potential negative impacts of mobile food vendors on other uses City-wide.

- 1) Establish and amend definitions for mobile food vendors and associated terms.
- 2) Establish mobile food vendors as a principal use, and establish mobile food vendor courts as a principal use, both requiring a site plan review in order to establish.

### **ESTABLISH AND AMEND DEFINITIONS**

The following definitions are proposed to be added or amended in the Municipal Code:

21.10.020

**Mobile Food Vendor means a licensed, readily-moveable, motorized wheel vehicle or towed wheeled vehicle that is equipped to prepare and sell or dispense food to the general public.**

**Mobile Food Vendor Court means three or more licensed, readily-moveable, motorized wheel vehicles or towed wheeled vehicles on the same property that are equipped to prepare and sell or dispense food to the general public.**

**Sanitary facility means toilets, privies, lavatories, urinals, washbasins, sinks, and the service rooms provided for installation and use of these units.**

12.24.020

Mobile vending cart is a **non-motorized** structure with at least two operational wheels that is easily moved and is used for vending.

### **MOBILE FOOD VENDORS AND COURTS AS PRINCIPAL USES**

21.04.030 Use-specific Standards

#### **(d) Mobile Food Vendor and Mobile Food Vendor Court**

**(1) Purpose.** The purpose of this regulation is to allow mobile food vendors to

operate on private property in certain zone districts in the City with regulation to assist in protecting the health, safety, and welfare of property owners, neighbors, operators, and customers.

**(2) Applicability.** These regulations apply to all uses meeting the definition of mobile food vendor and mobile food vendor court.

**(3) Signage.** Signage shall conform to the provisions of GJMC 21.06.070. For the purposes of calculating signage allowance, a single façade of one mobile food vendor shall be used in the calculation of allowable square footage of a signage for the overall property.

**(4) Site Improvements.** Mobile Food Vendor Courts shall install permanent sanitary facilities within two years of site plan approval and shall install landscaping to the full requirements of this code within two years of site plan approval.

**(5) Documentation.** A mobile food vendor must maintain valid documentation of the following types. These requirements shall be applied no later than at the time of the site plan review and are subject to enforcement at any time following establishment of the use:

**(i) Current Year Mesa County Health Department Vendor Approval.**

**(ii) Current Year State of Colorado Sales Tax License.**

**(iii) City of Grand Junction Sales Tax License.**

**(iv) Auto Liability Certificate of Insurance for mobile food vendor vehicle and any/all vehicles used to haul mobile food vendor vehicle.**

**(v) Written consent of the property owner for the operation of the mobile food vendor on said property.**

**(vi) Written agreement with the property owner or with a property owner within 750ft of the mobile food vendor's place of operation allowing mobile food vendor employees and customers to use sanitary facilities, unless a permanent sanitary facility is provided on-site.**

USE CATEGORY	PRINCIPAL USE	R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2	MX-	Std.
Retail Sales and Service	Mobile Food Vendor											C	C	A	A	A	A	A	A	A	A			
	Mobile Food Vendor Court											C	C	A	A	A	A	A	A	C	C			
	Food Service, Restaurant													A	A	A	A	A	A	A	A			

21.06.050 Off-street parking, loading and bicycle storage.

(c) Off-Street Required Parking

Use Categories	Specific Uses	Minimum Number of Vehicle Spaces
Drive-Through Uses (see TEDS manual (GJMC Title 29) for stacking or vehicle storage requirements)	Restaurant, Drive-In, no indoor seating	1 per employee on largest shift
	Restaurant, Fast-Food with Drive-In Facilities	1 space per 3 seats
Retail Sales and Services	Funeral Home/Mortuary/Crematorium	1 per 4 seats
	Restaurants	1.5 per 100 square feet
	<b>Mobile Food Vendor</b>	<b>4 spaces per vendor</b>
	<b>Mobile Food Vendor Court</b>	<b>2.5 spaces per vendor</b>
	Shopping Centers < 400,000 square feet 400,000 square feet + with Theater	1 per 250 square feet 1 per 200 square feet 1 per 4 seats
	Theaters	1 per 4 seats
	New & Used Vehicle Sales, including Recreational	1 space for each 5,000 feet of open sales lot area devoted to the sale,

	Vehicles/Boats	display, and rental of said vehicles and 1 space for each 300 square feet of gross floor area
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**Attachments**

None



**Grand Junction Planning Commission**

**Workshop Session**

**Item #3.**

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**Meeting Date:** November 21, 2019

**Presented By:** Landon Hawes, Senior Planner

**Department:** Community Development

**Submitted By:**

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**Information**

**SUBJECT:**

Discussion possible amendments to the Zoning and Development Code regarding Storage Units

**RECOMMENDATION:**

**EXECUTIVE SUMMARY:**

**BACKGROUND OR DETAILED INFORMATION:**

**SUGGESTED MOTION:**

**Attachments**

None