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

THURSDAY, FEBRUARY 6, 2020 @ 12:00 PM

Call to Order - 12:00 PM

Other Business

1. Discussion regarding proposed amendments to the Zoning and Development Code regarding the Regulation of Mobile Food Vendors
2. Discussion regarding proposed amendment to the bulk standards of the B-1 (Neighborhood Business) zone district to reduce the front-yard setback from 20 feet to 15 feet.
3. Discussion regarding the Comprehensive Plan on the draft Future Land Use Map and other updates of the planning process.

Adjournment

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CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE GRAND JUNCTION MUNICIPAL CODE TITLE 21
ZONING AND DEVELOPMENT CODE TO PROVIDE FOR THE REGULATION OF
MOBILE FOOD VENDORS.**

Recitals:

This ordinance amends the Grand Junction Municipal Code Title 21 Zoning and Development Code to provide for the regulation of mobile food vendors, commonly referred to as food trucks.

After public notice and public hearing as required by the GJMC, the Grand Junction Planning Commission recommended approval of the proposed ordinance.

After public notice and public hearing, the Grand Junction City Council finds that the proposed ordinance is necessary to modernize and maintain effective regulations to implement the Comprehensive Plan.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
GRAND JUNCTION THAT:**

Title 21 Chapter 10 is amended as follows (additions are underlined and deletions marked with ~~striketrough~~ notations):

21.10.020 Definitions

Mobile food vendor means a readily-moveable, motorized wheeled vehicle or towed wheeled vehicle that is equipped to prepare, or serve, and sell or dispense food and is registered with the Colorado Department of Revenue Division of Motor Vehicles or the applicable state agency.

Mobile food vendor court means three or more mobile food vendors on the same property.

Sanitary facility means a facility providing a flush toilet and washbasin that may or may not be connected to a central sanitary sewer system.

Title 21 Chapter 4 is amended as follows:

21.04.050 Temporary Uses and Structures

(l) All other temporary uses shall not exceed 120 calendar days, ~~and shall not be allowed until a minimum of 30 calendar days have passed since any previous temporary use on the parcel or lot.~~

(m) No temporary uses shall be allowed until a minimum of 30 calendar days have passed since any previous temporary use on the parcel or lot.

~~(m)~~ (n) Prior to the issuance of a temporary use permit, the Director may require the applicant to post security with the City as required to cover expected costs of enforcement, monitoring, clean-up and site restoration.

~~(n)~~ (o) General Review Criteria. The applicant shall demonstrate that:

- (1) The use is an authorized temporary use pursuant to subsection (c) of this section;
- (2) There is no other temporary use on the parcel or lot;
- (3) The use will not be detrimental to the public health, safety and general welfare;
- (4) The use is consistent with the purpose and intent of the code and the specific zoning district in which it will be located;
- (5) The use is compatible (intensity, characteristics and appearance) with existing land uses in the neighborhood. Factors to determine compatibility include: location, noise, odor and light, dust control and hours of operation;
- (6) The use will not cause traffic to exceed the capacity of affected streets;
- (7) Adequate off-street parking exists in accordance with GJMC 21.06.050. The use shall not displace the required off-street parking spaces or loading areas of the principal permitted uses on the site;
- (8) Access to public right-of-way complies with City requirements, except that hard surface travel lanes are not required for a temporary use;
- (9) Permanent hookups to utilities are not provided;

(10) Yard and property line setbacks are met for structures and/or display of merchandise. Displays shall not interfere with the sight visibility triangle of the intersection of the curb line of any two streets or a driveway and a street. No personal property, including structures, tents, etc., shall be located within the public right-of-way; and

(11) Signage is allowed only while the temporary use is permitted. A temporary use sign shall not exceed 32 square feet, excluding signage fixed to an operable motor vehicle. There shall be no portable signs. No off-premises sign shall advertise a temporary use.

Title 21 Chapter 4 is amended to add the following:

21.04.030 Use-specific Standards

(v) 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.

(2) Applicability. These regulations apply to all Mobile Food Vendors and Mobile Food Vendor Courts operating on private property, except when a Mobile Food Vendor is operating as a Temporary Use under the provisions of GJMC 21.04.050.

(3) Mobile Food Vendors shall not be subject to the provisions of GJMC 21.04.050(n).

(4) Signage. Signage shall conform to the provisions of GJMC 21.06.070. The total allowable square footage of signage for a Mobile Food Vendor shall be 32 square feet, excluding signage fixed to an operable motor vehicle.

(5) Landscaping, Screening and Buffering. Mobile food vendors and mobile food vendor courts are exempt from the landscaping, screening, and buffering provisions of GJMC 21.06.040.

(6) Parking. Off-street parking shall be provided according to the provisions of GJMC 21.06.050. Alternatively, required parking may be met through the provision of a written parking agreement with the owner of a property within 500 feet of the mobile food vendor, as measured from the line of the property whereon the mobile food vendor is located to the line of the property whereon parking is located.

(7) Sanitary Facilities. Any Mobile Food Vendor or Mobile Food Vendor Court shall provide and maintain a sanitary facility on-site, or shall provide and maintain a written agreement with a property and/or business owner allowing Mobile Food Vendor employees and customers to share the use of that property's existing sanitary facilities.

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The structure containing shared sanitary facilities must be located within 750 feet from location of the mobile food vendor as identified on the approved site sketch. No shared sanitary facility may be shared with a residential land use.

(8) Utilities. Permanent hookups to utilities shall not be provided for Mobile Food Vendors but may be provided for Mobile Food Vendor Courts.

(9) Wastewater Discharge. Wastewater produced by Mobile Food Vendors shall be discharged only at a facility with an approved Industrial Pretreatment system or by a licensed waste hauler.

Title 21 Chapter 4 is amended to add the following:

21.04.010 Use Table

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* – firms involved in the sale, lease or rental of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods.	<u>Mobile Food Vendor</u>										<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>		<u>21.04.030(v)</u>
	<u>Mobile Food Vendor Court</u>											<u>C</u>	<u>C</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>		<u>21.04.030(v)</u>

Title 21 Chapter 6 is amended to add the following:

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21.06.050 (c) Off-Street Required Parking

USE CATEGORIES	SPECIFIC USES	MINIMUM NUMBER OF SPACES
Retail Sales and Services	<u>Mobile Food Vendor</u>	<u>2.5 spaces per vendor</u>
	<u>Mobile Food Vendor Court</u>	<u>2.5 spaces per vendor</u>

Introduced on first reading this _____ day of _____, 2020 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2020 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



Grand Junction Planning Commission

Workshop Session

Item #2.

Meeting Date: February 6, 2020

Presented By: Jace Hochwalt, Associate Planner

Department: Community Development

Submitted By: Jace Hochwalt, Associate Planner

Information

SUBJECT:

Discussion regarding proposed amendment to the bulk standards of the B-1 (Neighborhood Business) zone district to reduce the front-yard setback from 20 feet to 15 feet.

RECOMMENDATION:

EXECUTIVE SUMMARY:

Staff will facilitate a discussion with the Planning Commission regarding the B-1 (Neighborhood Business) zone district bulk standards. As the bulk standards read today, the front yard setback is 20 feet within the B-1 zone district. This is similar to the R-O (Residential-Office) zone district, but greater than the C-1 (Light Commercial), C-2 (General Commercial) and M-U (Mixed Use) zone districts, which have a front yard setback of 15 feet. Discussion will revolve around the reduction of the front yard setback in the B-1 zone district from 20 feet to 15 feet.

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

None



Grand Junction Planning Commission

Workshop Session

Item #3.

Meeting Date: February 6, 2020

Presented By: David Thornton, Principal Planner

Department: Community Development

Submitted By:

Information

SUBJECT:

Discussion regarding the Comprehensive Plan on the draft Future Land Use Map and other updates of the planning process.

RECOMMENDATION:

EXECUTIVE SUMMARY:

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

None