

2026 Code Cleanup Subcommittee

Meeting (Tuesday September 6, 2026)

Agenda

Time: 3:30 PM – 5:00 PM

Location: NDS Conference Room

Purpose of Meeting:

This is our 3rd Subcommittee session focused on exploring updates to the Development Code. This meeting will be focused on the following topics:

1. Mobile Food Units (Food Trucks):

The existing language in Section 3.6.1.B.7 limits how many food trucks can operate on the same property at one time.

Mobile Food Units were formally regulated by a provisional use permit, allowing operators to register to vend from private properties in the City. The code language in the Development Code regulating mobile food units is the same, but the key difference is that it is now considered a Temporary Use. Division 3.6: Temporary Uses and Structures, regulates 7 different types of temporary activities. Section 3.6.1.B.6 states that up to 5 temporary use permits can be issued for the same lot, **BUT** subsection 7 notes that only one temporary use permit can be active on any lot or parcel at a time.

This is an opportunity to discuss how to fix this section of the code to allow more than one vendor to be able to operate at the same time. This code section has caused confusion by applicants and forced vendors to alter their operating hours to comply with this technicality.

2. Discuss the idea to allow larger food truck parks to operate throughout the City.

In 2024, the City was approached by an application who wanted to use a parcel on 5th St Extended as a permanent location for a food truck park. Food Truck would be permitted to lease a space at this location which provides electrical hookups and seating for patrons. Other ideas that were discussed were providing a permanent structure for prepping food and restroom facilities.

This is an opportunity to discuss allowing for food truck parks and what the pros and cons of allowing this type of use.

Background Materials:

Allow multiple food vendors to operate in a semi-permanent location through a SUP
Where should these uses be allowed?

Potential Impacts:

Restroom access

Waste Management

Retention of grey water/ used cooking grease

Permanent power

Minimum Distance from residential zoning districts

Hours of operation

Signage

Lighting of property

Seating and surfaces

Music

Truck Capacity

Traffic and Access

Parking for customers

Food Trucks permanently parking on site

Case Study: Cosner Lot (Corner of E High St and 250 by-pass)

There are 4-5 food trucks permanently parking on this parcel. Several vendors have elected to place a mismatch of tables and chairs on this property for customers to eat their food at. The trucks do not leave, and many have grey water or used cooking oil on the property. Staff has been working with the property owner to get the operators into compliance, but with the current code regulations, only 1 food truck can operate at a time.

Using this site as an example, we can look at the impacts of allowing a Food Truck Court. What criteria can be applied to make this a more attractive, safe and compliant use in the Development Code?