



Millcreek City Planning and Community Development

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MEMORANDUM

From: Francis Xavier Lilly, AICP, Director
To: Staff
Date: 12 June 2019

RE: Administrative Determination Regarding Minimum Off-Street Parking Requirements for Mobile Food Trucks as a Use on Private Property
AD-19-001

By this Administrative Determination, Millcreek is hereby establishing a minimum off-street parking requirement for mobile food trucks (defined in §5.22.020 of the Millcreek Code) as a permanent use on private property, which is as follows:

Use	Minimum Off-Street Parking Required
Mobile Food Trucks as a Permanent Use on Private Property:	3 parking spaces per mobile food truck, in addition to any parking spaces occupied by the mobile food truck

Statutory Authority and Rationale for Determination

Section 19.80.040 of the Millcreek Code stipulates that, for uses not specified, "the number of parking spaces...shall be determined by the Planning Director being guided, where appropriate, by the requirements set forth herein for uses which are similar to the use not specified."

In making this determination, we reviewed the parking requirements for mobile food trucks in Salt Lake City and in South Salt Lake. In both cases, one parking space per mobile food truck is required. However, food trucks are allowed or encouraged in areas that are proximate to light rail stations or existing mixed-use, transit-oriented centers.

Both Holladay and South Jordan City have facilities for mobile food trucks in commercial areas that are not transit-oriented in nature. In these cases, food trucks operate in a dedicated facility with permanent infrastructure, including fixed seating. South Jordan City treats these permanent food truck uses as though they were fast food establishments.

Millcreek's parking ordinance allows us to identify a use that is similar to an unspecified use. For food trucks operating as a permanent use on private property, we find it is appropriate to consider the city's existing baseline standards for restaurants and fast food establishments: 1 space per 100 square feet of gross floor area. A typical mobile food truck occupies at least two standard 9' x 18' parking spaces or 324 square feet total, and applying the fast food establishment requirement to a mobile food truck would result in a requirement of 3.2 parking spaces per truck. A requirement of 3 spaces per truck is appropriate as it is substantially similar to the requirement for all restaurants in Millcreek. Parking requirements may be eligible for reductions through a shared parking analysis or a parking study, commissioned by the city and paid for by an applicant, pursuant to Chapter 19.80 of the Millcreek Code. A parking study may substitute for but will not necessarily supersede the requirements established in Millcreek's code, or by this administrative determination.