



MINUTES
ECONOMIC DEVELOPMENT ADVISORY
COMMITTEE (EDAC) MEETING
1300 NE Village Street
Fairview, OR 97024
November 24, 2014

PRESENT:

Dean Hurford, Chair
George Lingelbach
Jeff Townsend
Brenda Ziegler
Henry Pelfrey
Jeff Anderson
Ted Tosterud, Council Liaison

ABSENT:

Renaye Delano

STAFF:

Allan Berry, Public Works Director
Erika Palmer, Development Analyst

PUBLIC:

Ed Bejarana

1. CALL TO ORDER:

Chair Hurford called the meeting to order at 5:20 p.m.

2. ROLL CALL

Chair Hurford identified who was present by roll call.

4. PUBLIC WISHING TO SPEAK ON NON-AGENDA ITEMS

None

5. REVIEW/DISCUSSION ON VILLAGE CORE

The committee reviewed the Village Street research that was prepared by Development Analyst, Palmer. Committee member Zeigler discussed the different types of businesses allowed from “super home-based” to a complete full commercial building with the certificate of occupancy as “commercial”. There isn’t a certificate of occupancy that is given for residential.

Committee members Zeigler and Anderson shared their experiences of business development along Village Street – they highlighted that home occupations in a small designated portion of the units were allowed but people were sold on the vision that they would be allowed a true mixed-use building (retail/office on main floor and residential living above).

Chair Hurford clarified that zoning isn’t the problem but the structure of some of the units do not meet the building/fire code to allow for office/retail and residential above.

Development Analyst Palmer described the current definition of home-based businesses – limited square footage, hours of operation, number of vehicles, etc.

Committee member Anderson, asked the committee what is the vision for Village Street? EDAC agreed that the original vision was mix-use buildings where people can live and work and this is still the vision. Committee member Townsend explained that the Fire Marshall can ask property owners to meet current fire, life, safety requirements when permits are issued for new improvements.

Committee member Anderson said that he understands from talking to Steve Winstead, Building Official that there are multiple ways to getting where property owners need to be for using their unit as a mix-use building and that currently there are units that are all commercial. The committee needs to hear from Mr. Winstead what these options are and from there move forward.

Public Works Director, Allan Berry said there is a possibility that a checklist for property owners could be made that would list what changes would have to be made in order to receive a certificate of occupancy for mix-use.

EDAC member Anderson stated that everyone on Village Street needs to understand the rules from zoning to building codes and what needs to occur in order to make the bottom floors ready for business.

There was a discussion about ADA requirements but everyone agreed

Chair Hurford stated that he would like to know the minimum building code requirements to have a mix-use or commercial certificate of occupancy.

EDAC briefly discussed parking and bathroom accessibility along Village Street.

The next steps include setting up a meeting with Steve Winstead and bring the information to EDAC.

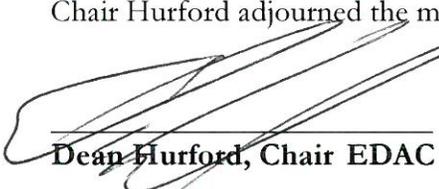
7. STAFF UPDATE

No staff update

8. TENTATIVE AGENDA ITEMS

Setting up meeting with Steve Winstead, Building Official.

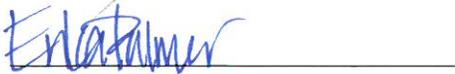
Chair Hurford adjourned the meeting at 6:30 p.m.



Dean Hurford, Chair EDAC



Date



Erika Palmer
Development Analyst



Date