



MINUTES  
ECONOMIC DEVELOPMENT ADVISORY  
COMMITTEE (EDAC) MEETING  
1300 NE Village Street  
Fairview, OR 97024  
March 16, 2017

**PRESENT:**

Dean Hurford, Chair  
Jeff Anderson  
Renaye Delano  
George Lingelbach  
Henry Pelfrey  
Laurie Kelly

**ABSENT:**

Ted Tosterud, Council Liaison  
Brenda Ziegler

**PUBLIC:**

None

**STAFF:**

Erika Palmer, Senior Planner

**1. CALL TO ORDER:**

Chair Hurford called the meeting to order at 5:45 p.m.

**2. ROLL CALL**

Chair Hurford identified who was present by roll call.

**3. PUBLIC WISHING TO SPEAK ON NON-AGENDA ITEMS**

None.

**4. ADOPTION OF MINUTES**

EDAC member Kelly moved to adopt the February meeting minutes, Delano seconded. Motion passed.

**5. COUNCIL LIAISON UPDATE**

Council Liaison, Tosterud was not present. EDAC member Pelfrey provided an update on the two city sidewalk forums. He said that most people especially in Old Town do not want sidewalks because of the costs and reduction of parking area. EDAC member Delano discussed the different approaches to funding a sidewalk construction program (City-wide bond, Local Improvement District(s), sidewalk/transportation monthly surcharge. Chair Hurford asked if the sidewalk study prioritized the need for sidewalks in areas. EDAC member Anderson stated that people choose where they live, if they moved into a house without a sidewalk, why add another cost to that homeowner. The group discussed the need for having sidewalks on the major streets which are under the County's jurisdiction and not necessary on local streets:

Chair Hurford and EDAC members Delano and Anderson will develop a recommendation and propose next steps for City Council.

**6. HALSEY CORRIDOR UPDATE**

Sr. Planner, Palmer gave an update on the Halsey Corridor project. A Technical and Community Advisory will be held in mid to late April. A draft will be online for public comment. A public open house will be held in early to mid-May. EDAC member Pelfrey asked if the property along the Fairview Parkway can be classified as an opportunity site. Planner Palmer said that his change has been made.

**7. COUNCIL WORK PLAN DISCUSSION**

Palmer Planner reviewed the adopted council work plans for EDAC. The two work plan items include implementing the Halsey Corridor strategies after adoption, and reviewing development code amendments.

**8. COMMITTEE COMMENTS**

Chair Hurford asked if Arata Road improvements were slated to start this year. Planner Palmer stated that the County is almost ready to go to bid but they are still reviewing stormwater impacts and improvements. Sandy Boulevard is going out to bid and construction is estimated to begin this early this summer.

**9. STAFF COMMENTS**

On the wall is a vacant lands inventory for commercial/industrial parcels within Fairview. However, the map comes with caveats. Some of the vacant parcel belong to employers such as Hyster-Yule and will never develop. Staff will be working on a table that will describe each property in additional details (zoning, allowable uses, constraints, other information that we know about).

**9. FOOD CART/DEVELOPMENT CODE DISCUSSION**

Planner, Palmer presented a short presentation on food cart standards. The draft code only allows for carts in the Town Center Zone, the cart can't take away needed parking, has to be a surfaced lot, provide restrooms and trash onsite, and other standards for the design of the site. Chair Hurford asked what the difference between a coffee cart and a food cart is. Planner Palmer explained that that a coffee cart is considered a drive-through and is an auto orientated use where as a cart isn't considered to be a drive-through use. Chair Hurford asked about the Type I permitting procedure and what it entails. Planner Palmer explained that it is considered a ministerial application like a Home Occupation Permit. If you meet all the criteria the city can't deny you a permit – it isn't subjective.

EDAC member Kelly stated that food cart pods can be a draw, like those in Portland, such as Division. EDAC member Delano does not want to see a cart hodge-podge along Halsey. Chair Hurford stated that economics will be the driving force if someone is willing to place a food cart or pod in Fairview. Chair Hurford took a straw poll of the committee to see who was in favor, neutral, or against.

Planner, Palmer discussed the proposed food cart at the minute mart on Halsey and said at this time, if the owner wants to put in a food cart, planning staff can process it as an accessory use – this will help them get started in a timely matter.

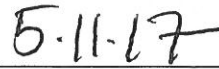
Meeting adjourned at 7:05 p.m.

  
\_\_\_\_\_  
Dean Hurford, Chair EDAC

  
\_\_\_\_\_  
Date



\_\_\_\_\_  
Erika Palmer, Senior Planner



\_\_\_\_\_  
Date

