



MINUTES
ECONOMIC DEVELOPMENT ADVISORY
COMMITTEE (EDAC) MEETING
1300 NE Village Street
Fairview, OR 97024
April 13, 2017

PRESENT:

Dean Hurford, Chair
Jeff Anderson
George Lingelbach
Henry Pelfrey
Laurie Kelly
Brenda Ziegler

ABSENT:

Ted Tosterud, Council Liaison
Renaye Delano

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 Lingelbach motioned to accept the minutes with corrections to the meeting date and noting the absence of EDAC member Ziegler. EDAC member Ziegler seconded, motion passed.

5. COUNCIL LIAISON UPDATE

Council Liaison, Tosterud was not present. Sr. Planner Palmer updated the committee that Council did discuss the Vacant Lands Incentive Program at the last council work session. No action on the program was taken.

6. HALSEY CORRIDOR UPDATE

Sr. Planner, Palmer gave an update on the Halsey Corridor project. The Technical Advisory Committee and the Community Advisory Committee are meeting on April 27th from 6pm to 8pm. They are reviewing the final draft of the document before the last public meeting.

7. FOOD CART/DEVELOPMENT CODE DISCUSSION

The committee reviewed the draft development code for the opportunity for Food Carts within the Town Center Commercial zone area. Planner Palmer stated that several other codes in cities around the region were reviewed when developing language for Fairview – these included City of Sandy, Happy Valley, Beaverton, and Gresham. Food carts are those carts that are semi-permanent in place (no motor-vehicles), and are not auto-orientated like coffee carts. The intent is for people to walk up to the cart to order – more pedestrian friendly.

Planner Palmer clarified the Food Cart Permit process. You would apply for a Food Cart Permit (Type II process) and every year it would be renewed through a Type I process to make sure that the carts were in compliance. The Type I process is a ministerial process (clear and objective standards), like a home occupation permit – it is the most basic type of review. The permit application hasn't been developed and neither has the permitting fee. Planner Palmer said the fee may be similar to the dock permit fee which is a Type II process and the fee is \$250.00. Neighbors within 150 ft. of the proposed site would be noticed and would have a 14 day period to comment. EDAC member Ziegler asked if every food cart pod "site" would go through a Type II process or each individual cart. Planner Palmer stated that a Type II application could be applied to a pod site.

EDAC member Ziegler asked if anyone in Fairview is interested in starting a Food Cart. Planner Palmer stated that people call and ask if food carts are allowed in Fairview on a regular basis. There is an applicant who is interested in putting in a small cart on the concrete pad in front of the convenient store between the school and Fairview Oaks/Woods on Halsey Street.

EDAC member Kelly suggested refining the language in the code to distinguish between a food cart "pod" and a single food cart. Planner Palmer stated that the structure of the proposed language could be re-worked to indicate the difference.

Chair Hurford stated that the sq. footage should be 210 sq. feet for cart/trailer. Chair Hurford wanted staff to look into the maximum parking standards. Maximum parking standards may not allow for food carts. Planner Palmer discussed the possibility of a shared parking management plan.

Chair Hurford stated that the wording of carts not being placed within prior approved landscaped areas should be revised. If a property exceeds the landscaping requirement within the zone, a property owner may want to use that space. Planner Palmer stated that this will be re-worded.

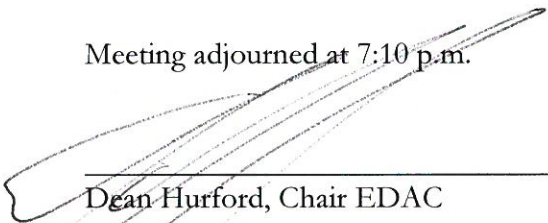
Planner Palmer explained that seating should be within 10 ft. of the food cart, it can't be further than 10 ft. away from the cart unless it is a pod. An exception for seating could be written into the code.

Chair Hurford stated that each food cart business owner should be responsible for compliance issues and not the property owner of the site.

The committee discussed abandonment of carts onsite – no longer than 60 days onsite without use.

8. COMMITTEE COMMENTS

Meeting adjourned at 7:10 p.m.



Dean Hurford, Chair EDAC

4.8.17

Date



Erika Palmer, Senior Planner

4.8.17

Date