

**FINDINGS OF FACT and FINAL ORDER
TYPE I LAND USE DECISION**

DATE: October 2, 2024

FILE NO.: 24-053 CART

PROJECT NAME: Sugar Pine Espresso Cart

CART OWNER: Kristyn Schwartz

PROPERTY OWNER: Jerry Carlson (Sandlandia)

PROPERTY ADDRESS: 38400 Pioneer Blvd.

LEGAL DESCRIPTION: T2S R4E Section 13CB Tax Lot 02100

The above-referenced proposal was reviewed as a Type I Food Cart. The following exhibits, findings of fact, and conditions (bold text) explain the proposal and the conditions of approval.

EXHIBITS:

Applicant's Submission

- A. Land Use Application (*received 9/19/2024*)
- B. Business License Application (*received 9/18/2024 and approved on 10/02/2024*)
- C. Pictures of Food Cart (*received 9/19/2024*)
- D. Copy of Clackamas County Health Department License approval (*received 10/01/2024*)
- E. Copy of Clackamas County Fire District Fire Marshall approval (*received 9/26/2024*)

FINDINGS OF FACT

General

1. These findings are based on the applicant's original submittal received on September 19, 2024. The applicant also submitted additional information on September 26 from the Clackamas County Fire District Fire Marshal and again on October 1 from the Clackamas County Health Department.
2. The subject food cart pod property has a total gross area of approximately 0.26 acres. The site is located east of Bluff Road and south of the existing Shell gas station.
3. The parcel has a Plan Map designation of Commercial and a Zoning Map designation of Central Business District, C-1.

4. The food cart owner of Realtime Coffee (File No. 22-049 CART) recently sold her food cart to the new owner, Kristyn Schwartz, who has changed the name to Sugar Pine Espresso. Ms. Schwartz, the new owner of Sugar Pine Espresso, intends to stay at the same location and does not propose any changes to the food cart itself.
5. The proposed food cart pod can accommodate up to 10 food carts and five on-site parking spaces. Onsite amenities include electric and water/sanitary sewer service for each cart, an onsite portable restroom, a garbage enclosure, and a shared dining structure.
6. Since this food cart is proposed to be located in an approved food cart pod the application is reviewed as a Type I land use application. Notice of the proposal is not required.

Chapter 17.74.90 Food and Beverage Cart

7. The food cart pod includes sanitary sewer and water service, electrical connections, garbage service, restroom facilities, and a common dining structure. **Sugar Pine Espresso food cart shall hook to existing utilities installed for the food cart pod (including disposal of gray water) and shall have access to garbage service, restrooms, and the dining structure.**
8. Section 17.74.90 (E)(2) requires that food carts shall not exceed 20 feet in length or be greater than 200 square feet. The Sugar Pine Espresso food cart is 8 feet wide by 20 feet in length for a total of 160 square feet.
9. Section 17.74.90 (E)(3) requires all carts to be placed on a paved surface. The food cart pod has a paved surface with approved stormwater facilities. **Sugar Pine Espresso food cart shall be located in a designated food cart area on a paved surface.**
10. Section 17.74.90 (E)(4, 5, and 6) requires carts to be located at least three feet from the public right-of-way or back of sidewalk, at least five feet from other carts, and not located within 25 feet of an active driveway. **Sugar Pine Espresso food cart shall meet all required setbacks.**
11. Section 17.74.90 (E)(7) specifies that food carts shall not occupy fire lanes or drive aisles necessary for vehicular circulation or fire/emergency vehicle access. **Sugar Pine Espresso food cart shall not be located in fire lanes or drive aisles.**
12. Section 17.74.90 (E)(12) states the exterior surface of the cart shall be clean and free of dents, rust, peeling paint, and deterioration, and windows shall not be cracked or broken. The proposed cart is painted dark brown with white trim. The cart appears to be in good shape and free of any deterioration.
13. Section 17.74.90 (E)(13) requires that each cart shall provide an awning to shelter customers with a minimum clearance of seven feet between the ground and the awning. **Sugar Pine Espresso food cart has eaves that are at 9 feet high and extend 2 feet out.**

14. Signage is regulated by Chapter 15.32, Sign Code regulations. **All signage requires approval of a City sign permit in compliance with the requirements of Chapter 15.32, Sign Code. Per Section 15.32.080 roof signs are prohibited.**

DECISION

For the reasons described above, the request by the Sugar Pine Espresso food cart owner Kristyn Schwartz to locate a food cart in the Sandlandia food cart pod is hereby **approved** as modified by the conditions listed below.

CONDITIONS OF APPROVAL

A. Prior to opening for business, the applicant shall comply with the following requirements:

1. The cart shall hook to existing utilities installed for the food cart pod (including disposal of gray water) and shall have access to garbage service, restrooms, and the dining structure.
2. The cart shall be located in a designated food cart area on a paved surface.
3. The cart shall meet all required setbacks and shall not be located in fire lanes or drive aisles.

B. General Conditions of Approval:

1. Drive-through uses are not permitted as food carts.
2. This food cart permit shall be subject to revocation by the Director if the application is found to include false information or if the conditions of approval have not been complied with or are not being maintained.
3. Food carts that have not been in use for over 30 days are determined defunct and shall be removed from the private property which they are located.
4. Food carts that have not been in use for over 60 days are determined abandoned and shall be removed in accordance with nuisance regulations as described in Title 8 of the Sandy Municipal Code.
5. All mobile food carts shall be appropriately licensed and approved for operation in Clackamas County as a Class I – IV mobile food cart. Additionally, each food cart shall be available for inspection by Sandy Fire District No. 72 at least once per calendar year, as warranted by the Sandy Fire District.
6. Obtain a sign permit for any requested signage in compliance with the requirements of Chapter 15.32, Sign Code. Per Section 15.32.080 roof signs are prohibited.

7. Carts shall comply with all applicable Oregon Electrical, Mechanical, Plumbing, and Structural Codes.
8. Approval of this use may be revoked if conditions of approval are not met. Approval does not grant authority for the unrestricted use of the structure or site. Any use of the site may be prohibited until such time as all required improvements are completed.
9. Any conditions or regulations required by Clackamas County, Sandy Fire District No. 72, or state or federal agencies are hereby made a part of this permit and any violation of these conditions and/or regulations or conditions of this approval will result in the review of this permit and/or revocation.

Rebecca Markham

10/2/2024

Rebecca Markham
Executive Assistant

Date

(Signed on behalf of Kelly O'Neill Jr., Development Services Director)

RIGHT OF APPEAL

A decision on a land use proposal or permit may be appealed to the Planning Commission by an affected party by filing an appeal with the Director within twelve (12) days of notice of the decision. The notice of appeal shall indicate the nature of the interpretation that is being appealed and the matter at issue will be a determination of the appropriateness of the interpretation of the requirements of the Code.

An application for an appeal shall contain:

1. An identification of the decision sought to be reviewed, including the date of the decision;
2. A statement of the interest of the person seeking review and that he/she was a party to the initial proceedings;
3. The specific grounds relied upon for review;
4. If de novo review or review by additional testimony and other evidence is requested, a statement relating the request to the factors listed in Section 17.28.50;
5. *Payment of required filing fees.* Payment of required filing fees is jurisdictional and must accompany an appeal at the time it is filed;
6. The name and mailing address of the person or entity appealing the decision; and
7. List and two sets of mailing labels for property owners within 300 feet of the subject property (for appeal of a Type I decision), 500 feet of the subject property for appeal of a Type II, III, or IV decision, or 1,000 feet for appeal of an annexation request. The

property owner list and labels shall be obtained from a Title Company no more than seven days prior to submitting the appeal.