

URBAN FARMS PUBLIC SESSION #4

TOWN HALL - PRESENTATION OF DRAFT RECOMMENDATIONS

Defining events, parking and TUPs...

QUESTION: What's the justification for limiting TUP events to two per month? Why not "case x case" rather than a blanket limit for everyone?

COMMENT: Obtaining a TUP not only costs money, but it takes many hours and requires an in-person visit to city staff. Also, weddings are often booked a year in advance; not conducive to TUP process.

SUGGESTION: Say "public event" rather than just "event" and separate out the definitions of "gathering" vs. "event"

SUGGESTION: Would it help to define "private" vs "public" event.

SUGGESTION: "special event" might need it's own definition.

SUGGESTION: clarify restrictions on events for SF vs. other zones

SUGGESTION: regulate parking requirements and capacity and not attendees

QUESTION: what is the definition of event? Is it only regulated or regulated differently if it's income-generating? Advertised to the public?

QUESTION: Can certain events be allowed by right on urban farms?

QUESTION: Is volunteering an agricultural education event?

SUGGESTION: Possibly waive or reduce application and TUP fees for non-profits.

QUESTION: Should non-profit owners be regulated the same as commercial owners, particularly in light of events?

SUGGESTION: If a farm has adequate on-site parking, there are limited or no restrictions on the number of events allowed.

QUESTION: What about non-educational events under 50 people?

SUGGESTION: If the problem is really about too many people and too frequent visitors = parking problems = incompatible use = nuisance, then solve that problem...so far what you've come up with is not specific enough to that and doesn't solve the problem.

SUGGESTION: Clause, "If parking is not available, what's your alternative plan?" This suggestion ultimately led to the conversation about **requiring a parking plan with each urban farm's CO application rather than parking limits per event or employees. Each farm would be evaluated individually based on available on-site parking and farm operations and needs.** Need to clarify the difference between the

size of events (probably not the problem) and parking (on-site vs. off-site).

COMMENTS: "I think farms with an approved parking plan should be allowed to have events without a permit, in accordance with zoning."

COMMENT: "I agree with the multiple farmers who stated that parking capacity for events should be determined by individual farm' parking plans. This would be a one-time determination (w/ appeal process) in order to avoid needing TUPs for events within allotted parking capacity. Also attendee numbers do not equate with parking spaces needed by event. A farm could still file for TUP's for events requiring additional parking. *As flexible for farms as possible."

QUESTION: Employee parking...how did you come to that number? (Answer: same as residential business.) It doesn't make sense. What about the seasonality of needing employees? What if they all bicycle or live down the street? How can that be enforced? Can the new idea of a parking plan with the UF application negate the need for this section?

STAFF CLARIFICATION: Goal with new scenario is to let farms do more types of farm related things without having to pull TUPs. Perception is that what we are reading now is suddenly restrictive and doesn't meet the actual needs. TUP requirements as currently spelled out are not yet clear and don't solve the problem.

QUESTION: What if we have four educational tours in one day? Is that four TUPs? What about multiple NON-educational events in one weekend?

COMMENT: Farmers with small acreage shouldn't need to turn natural areas or productive land into parking areas in order to have events.

QUESTION: Does parking include ALL "staff" or just paid employees? Employees all at one time or throughout the entire year? Perhaps employees are now easily covered by the parking plan idea?

Employees

QUESTION: Do volunteers count as employees for parking restrictions?

QUESTION: Does volunteering fall under educational activities or employees or events?

QUESTION: Are the number of employees restricted to the total number of people employed by the farm or the number of people working on a given day?

Third Party Products

QUESTION: Restricted to 10% of what? Space? Sales? Table area? Floor area? Entire farm area? Need clarification. How is this enforced?

REQUEST: Have agricultural products definition include everything that's included in the State definitions of cottage foods and baked goods that are safe/legal to sell as a home based biz.

REQUEST: Please be more general with description of what agricultural products are so we can include value added products, artisanal items, baked goods, cottage foods, etc.

COMMENT: The 10% regulation seems very pro-farmer as it allows flexibility in how products are displayed.

General Questions

QUESTION: Does CoA Urban Farm designation impact State's decisions to offer ag tax valuations for urban farms? Answer: Absolutely not. Future valuations would be based on changes to state law.

QUESTION: What use restrictions are there in each zone? Need clarification from staff about what is and isn't required of people wanting to run an urban farm and do these other things in all zones. For example - events, different requirements in different zones? Onsite sales, different requirements in different zones? Folks want this spelled out.

If you're a school with a really big garden can you be an Urban Farm? - Not if you're not selling. Check into all your activities and confirm that you really want to/can be an urban farm rather than community garden or school garden.

COMMENT: It would be great to get members of City Council and the Planning Commission to visit some of the existing urban farms. "How can they make decisions (laws) about things they have not experienced?"

COMMENT: Agricultural products should include snails and earthworms.