



**MINUTES  
ECONOMIC DEVELOPMENT ADVISORY  
COMMITTEE (EDAC) MEETING**

1300 NE Village Street  
Fairview, OR 97024  
February 8<sup>th</sup>, 2018

**PRESENT:**

Dean Hurford, Chair  
George Lingelbach, Vice Chair  
Henry Pelfrey  
Brenda Ziegler

**ABSENT:**

Dan Kreamier  
Renaye Delano  
Ted Tosterud, Council Liaison

**PUBLIC:**

Kenny Burns

**STAFF:**

Sarah Selden, Senior Planner/Economic Development Coordinator

**1. CALL TO ORDER:**

1.1 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**

No members of the public wished to speak.

**4. ADOPTION OF MINUTES**

Chair Hurford called for consideration of the minutes from the 01/12/2018 meeting. Member Ziegler noted that the last sentence was cut off regarding the EDAC vacancy and should be amended to add "recruit a new member." Member Ziegler proposed approval with the addition, and Member Pelfrey seconded. Minutes were approved unanimously.

**5. HALSEY CORRIDOR UPDATE**

Planner Selden gave a status update on the grant awarded to Wood Village, Troutdale and Fairview from the Oregon Department of Land Conservation and Development to continue to the Halsey Corridor work. Wood Village was in charge of the RFQ to hire a consultant team, and the goal was to have a team on board by the end of March. The first deliverable is a market analysis to identify the types of businesses that could succeed in different sections of the corridor. Chair Hurford asked EDAC to review the grant scope that was handed out, and think about additional work that could be done with future grant awards.

He reported that the Halsey Community Collaborative Executive Committee held their third meeting, and that Steve Able representing McMenamins/Edgefield was very engaged and could help to move forward the current vision for Halsey with respect to transportation needs, and creating a unique sense of place and community character along different sections of the corridor. Implementing Edgefield's current vision for a rural street character, with slower traffic and a safe pedestrian and bike routes along their frontage, will require updates to the Multnomah County's Halsey Street improvement plans and requirements.

Chair Hurford provided an additional recap of the Executive Committee meeting, including the recruitment efforts for business representatives from the three cities. Planner Selden noted that a bus tour would be planned with Oregon Regional Solutions, with the goal of having this inter-agency group take on Halsey Corridor improvements as a Regional Solutions project. Chair Hurford described his goal of maintaining momentum for Fairview's desired redevelopment projects along Halsey, such as a park and ride and dog park facility for the NE corner of Halsey and Fairview Parkway. The City is seeking feedback from PGE and PP&L regarding the easement they hold on this site. Planner Selden shared a preliminary design concept for this site, which could even include a roundabout in the intersection to facilitate better site access. The goal would be to have the Columbia Gorge Express shuttle establish another stop at this location.

Member Lingelbach shared an article from that week's Gresham Outlook, which highlighted what Gresham was doing to encourage industrial development – good publicity that Fairview could seek out as well.

## **6. VERTICAL HOUSING PROGRAM 101 PRESENTATION**

Planner Selden gave an overview presentation about the Vertical Housing Development Zone. This is an incentive program to encourage mixed-use development in core areas of cities such as town centers and main streets. It offers a 10-year tax exemption on new residential development located on upper stories above commercial space, with a 20% exemption available per floor of residential use. In Fairview, the eligible areas are identified on an adopted map, and include 29 properties in the mixed-use zones along Halsey. Developers can take advantage of either the Vertical Housing program or the Vacant Land Development Incentive program, but not both.

## **7. VACANT LAND DEVELOPMENT INCENTIVE PROGRAM – EXISTING PROGRAM PARAMETERS AND RESULTS**

Planner Selden noted that the Council is holding their goal setting retreat over the weekend, at which they may discuss the process and timeline for looking at the City's development incentives. More information may be available at EDAC's March meeting. She reviewed the parameters of the Vacant Land Development Incentive Program, based on the Council resolution that established the program two years ago. She noted that projects must have final approval by the Planning Commission by the end of this June, in order to take advantage of this program. This means that realistically, development applications must be submitted by the end of March, to get through the review and public hearing process. She provided a recap of the developments already approved to take advantage of the incentive program, and the projects that staff expects to take advantage of the incentive before it expires. By the end of June, there will likely be a number of significant projects approved. Chair Hurford shared his hope that the development incentive program would get extended, so the City can encourage development while the market is booming. EDAC members discussed the program and how it can help the City to be competitive in the market.

## **8. STAFF UPDATE**

No additional staff updates.

**9. COUNCIL LIAISON UPDATES**

No Council Liaison update.

**10. AGENDA ITEMS FOR MARCH MEETING**

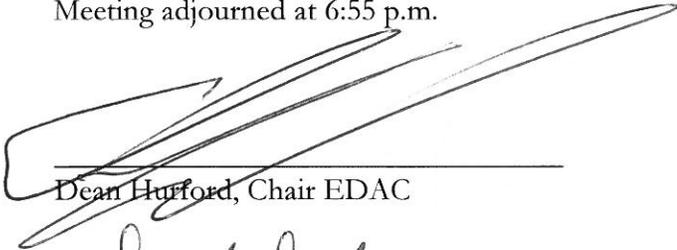
Look at the Halsey corridor redevelopment sites.

Chair Hurford noted that 6<sup>th</sup> Street, next to Carlino’s, is barricaded at Halsey and doesn’t help the Halsey Corridor. Could there be some kind of connectivity? For the next meeting, he suggested discussing the problems along the Halsey Corridor that we’d like to work out.

Planner Selden shared that staff had met with Greater Portland, Inc. and toured them around Fairview. This is the nonprofit regional economic development organization, and they’re available to assist cities with things like marketing. This may be a future discussion item for EDAC.

Member Ziegler asked about the wetland next to Target at the SE corner of Halsey and Fairview Parkway; this is a gateway to the city and could use some beautification. Planner Selden noted that the wetland needs to be protected, but the public right-of-way at that corner could be improved.

Meeting adjourned at 6:55 p.m.

  
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Dean Hurford, Chair EDAC

7/12/18  
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Date

  
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Sarah Selden, Senior Planner

7/12/18  
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Date