

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

1300 NE Village Street  
Fairview, OR 97024  
September 13, 2018

**PRESENT:**

Ted Tosterud, Council Liaison  
Dean Hurford, Chair  
George Lingelbach, Vice Chair  
Renaye Delano  
Marcus Fullard-Leo  
Henry Pelfrey

**ABSENT:**

Brenda Ziegler  
Dan Kreamier

**STAFF:**

Sarah Selden, Senior Planner/Economic Development Coordinator

**1. CALL TO ORDER:**

Chair Hurford called the meeting to order at 5:30 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 were in attendance.

**4. ADOPTION OF MINUTES**

No minutes were available to review and adopt.

**5. HALSEY CORRIDOR UPDATE**

Chair Hurford summarized his key takeaways from the Economic Diversification study for the Halsey Corridor. The demographics of the corridor are more renters than owners, and the share of renters is growing; many school-age kids; potential for senior living; potential to pull customers from east of the Sandy River with higher income levels. Mayor Tosterud added that the study shows restaurants/food and beverage businesses are undersupplied and have high potential in the corridor. Members discussed the Grande Ronde Tribe's sale of the Wood Village Town Center site, and what could be developed there by a new owner. Planner Selden offered to provide information on the Wood Village Town Center Master Plan, which sets parameters for future use of the site. Members discussed the future of the Columbia Gorge Express shuttle, with demand exceeding bus availability for service to Multnomah Falls, and the uncertainty of future funding sources.

Members discussed parking for future development along Halsey, and also in the Village. Member Lingelbach said the City needs to make sure there's enough parking, and Chair Hurford asked about changing the parking on Village Street to a one-way with angled parking. Member Fullard-Leo noted

that amenities and density along Halsey may benefit the Village, and may be a better option than retrofitting the Village Street ground floor spaces.

Chair Hurford suggested that EDAC also think about what they want Halsey to look like. What design standards should be in place? What about designing and constructing the same intersection treatment at every intersection? Planner Selden said she'd print a large aerial photograph of Fairview's portion of Halsey for EDAC to refer to. She also noted that the City was bringing in Kittelson, a transportation engineering and planning firm, to consult on the Fairview Parkway and Halsey Street roundabout design feasibility and ability to accommodate freight, pedestrian and bike access. Dean emphasized the importance of this intersection as the gateway to the corridor.

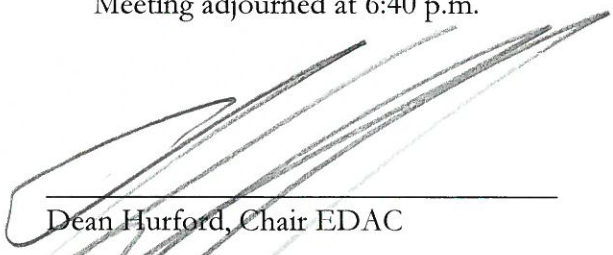
**6. URBAN RENEWAL ADVISORY COMMITTEE UPDATE**

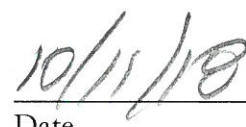
Planner Selden reminded EDAC that the Urban Renewal consultant would be providing a briefing at the October 11 EDAC meeting and will be available to answer questions. Member Fullard-Leo, who represents EDAC on the Urban Renewal Advisory Committee shared that he doesn't see any downsides to creating an urban renewal district in Fairview. He noted that it should stimulate growth and create a broader tax base to fund all taxing districts once the district is retired. Fairview has elected to have the City Council serve as the Urban Renewal Agency and they will be tasked with implementing the Urban Renewal Plan projects. Planner Selden shared the schedule and next steps for establishing the urban renewal district.

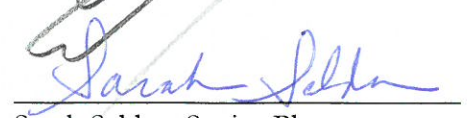
**7. REVIEW RESULTS OF DEVELOPMENT INCENTIVE PROGRAM**

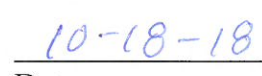
Planner Selden reported that all of the land use applications submitted by the end of June to take advantage of the Development Incentive Program are on target to get Planning Commission approval by the end of December. Land use applications under review, approved, or under construction will add 700 total new housing units in Fairview, including 300 along Halsey.

Meeting adjourned at 6:40 p.m.

  
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Dean Hurford, Chair EDAC

  
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Date

  
\_\_\_\_\_  
Sarah Selden, Senior Planner

  
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Date