



# ECONOMIC DEVELOPMENT ADVISORY BOARD MEETING

Wednesday, June 11, 2025 at 6:30 PM  
Sandy City Hall and via Zoom

## AGENDA

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### TO ATTEND THE MEETING IN-PERSON:

Come to Sandy City Hall (lower parking lot entrance) - 39250 Pioneer Blvd., Sandy, OR 97055

### TO ATTEND THE MEETING ONLINE VIA ZOOM:

Please use this link: <https://us02web.zoom.us/j/89759941788>

Or by phone: (253) 215-8782; Meeting ID: 89759941788

### ROLL CALL

### PUBLIC COMMENT

### APPROVAL OF MINUTES

1. Approval of Minutes: August 2024

### NEW BUSINESS

2. Overview of EDAB Work Plan For 2025–2026

Presented by Staff

- Discussion of Council Goals and Objectives Meeting
- Review of Work Plan Priorities:
  - Business Update & Moratorium
  - Outreach & Vacancy Reduction Strategy (Open House)
  - Industrial Land Development Strategy
  - Urban Renewal Model Update Analysis
  - Public Realm Enhancement Program-Future Presentation Community Development
  - Subcommittees and Leads
- 3. Discussion of Strategic Priorities
  - Review of key initiatives under each work plan area
  - Q&A and feedback from board members
  - Initial ideas or opportunities members want to assist with outreach
  - Identify subcommittee interests or volunteer leads (if needed)
- 4. Setting Expectations & Board Operations
  - Next meeting September 10th at 6:30 PM

### ADJOURN

Americans with Disabilities Act Notice: Please contact Sandy City Hall, 39250 Pioneer Blvd. Sandy, OR 97055 (Phone: 503-668-5533) at least 48 hours prior to the scheduled meeting time if you need an accommodation to observe and/or participate in this meeting.



# ECONOMIC DEVELOPMENT ADVISORY BOARD MEETING

Wednesday, August 14, 2024 at 6:30 PM  
Sandy City Hall and via Zoom

## MINUTES

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### ROLL CALL

#### PRESENT

Chair Jeremy Pietzold  
Laurie Smallwood  
Chris Mayton  
Kathleen Walker  
Bill Schwartz  
Hans Wipper  
Marcel Brache  
Darren Wegener  
Aryn Ferguson

#### ABSENT

Khrys Jones

### PUBLIC COMMENT

(none)

### APPROVAL OF MINUTES

1. Approval of Minutes

#### **MOTION: Approve the May 2024 minutes**

Motion made by Smallwood, Seconded by Mayton.

Voting Yea: Chair Pietzold, Smallwood, Mayton, Walker, Schwartz, Brache, Wegener, Ferguson

**MOTION CARRIED: 8-0**

## NEW BUSINESS

### 2. Economic Development Staffing Update

The City Manager provided an update to the Board on the decision to vacate the Economic Development Manager position due to the impact of the wastewater development moratorium. New commercial development as articulated by the Economic Development Strategic Plan is the central purpose of the position, but it is currently not possible due to the strict limits on new sewer flows. It was noted that the City is hopeful this situation will change once more ERUs become available for development.

Discussion ensued on the following topics:

- Explanation of the term ERU
- Explanation that the City secured approval for enough ERUs to construct developments that had already received land use approval prior to the moratorium (the vast majority of which were residential)
- Discussion of how the remaining tasks previously executed by the Economic Development Manager will be handled by current staff, including urban renewal grants, business recruitment, and answering general questions
- Opportunities to retain consultant assistance in the interim to maintain momentum with potential business recruitment prospects
- Importance of ensuring that efforts to fill vacant storefronts continue despite this staffing change, as vacant buildings still have ERU capacity that was previously assigned
- Clarification on funding for the Economic Development Manager position within the budget
- Suggestions to ensure the economic development opportunities associated with Winterfest continue
- Suggestions to proactively reach out to businesses regarding sponsorship opportunities
- Suggestions to ensure there is an ongoing liaison to the Chamber of Commerce
- Suggestion to create and maintain a listing of ERUs previously assigned to vacant structures, which can be made available to prospective business owners

### 3. Development Update Related to Moratorium

The Development Services Director summarized the materials that were provided in the meeting packet. The overview included the following topics: allowance of zone change applications, clarification on the ERU allocation program, current estimates on allocations, procedures and requirements for addressing duplexes, the ERU reassignment program, and details on the number of commercial versus residential projects in the pipeline. The Board discussed the possibility of employing creative solutions to allow development on the 362<sup>nd</sup> / Bell St extension in the interim. It was also noted that some ERUs need to be retained for failed septic systems and other exceptional situations.

The Public Works Director provided an overview of the wastewater system improvement projects underway to address the capacity issues impacting economic development. Presentation slides were included in the agenda packet.

Discussion ensued on the following topics:

- Clarification on the Three Basin Rule
- History of the treatment plant and permit compliance
- Overview of the 2019 wastewater facilities plan
- Overview of collection system rehabilitation work, as well as the CMOM program
- Considerations for a future development allocation program, including the relevance of the Economic Development Strategic Plan
- Plans for expansion of the treatment plant on Jarl Rd
- History of treatment plant sludge removal
- Discussion of the discharge alternatives listed in Appendix E of the Consent Decree
- Overview of the improvements required to unlock 190 additional ERUs in the interim
- Suggestion to reevaluate the pertinence of the goal to develop a hotel
- Discussion of the importance of communicating publicly and building a community and regional effort to generate regulatory change and common sense discharge solutions

## **ECONOMIC DEVELOPMENT UPDATES & OPPORTUNITIES**

Discussion addressed the following topics:

- Staff are unaware of new plans for either the former Fun Time RV location or the old La Bamba building
- Updates on the Smith Building and investments made to date
- Improvement to façade paint at Sandy Marketplace; possible options for a more significant Sandy Style investment
- Overview of current urban renewal projects in the queue
- Status of the Barlow Trail Vet project
- Status of projects that already have an ERU allocation
- Suggestion to mitigate Dutch Bros traffic issues using the adjacent property
- Status of any possible Safeway sale
- Status of the old 76 gas station
- Status of the new Chipotle

It was noted that the Urban Renewal Board suggested that the Economic Development Advisory Board could play a role in providing preliminary evaluation of urban renewal grants, before they are considered for official approval. It was also noted that the grant program guidelines may be updated to ensure that maximum results are realized from public investments.

## **ADJOURN**



## Sandy Economic Development Work Plan

2025-2026 proposed City of Sandy's Economic Development Advisory Board's (EDAB) Work Plan. This comprehensive strategy addresses key opportunities and challenges facing our growing community. We've identified three strategic priorities to strengthen our local economy while maintaining the unique character that makes Sandy special.

The following proposed action plan for business retention, vacancy reduction, industrial development, and public realm enhancements. Each priority includes specific initiatives, timelines, and success metrics to ensure accountability and progress. Staff is seeking input from the council to move forward engaging the Economic Development Advisory Board (EDAB) to start work in June.

# Business Communication & Vacancy Reduction

## Sewer Moratorium Outreach

Develop clear communication materials explaining the current infrastructure constraints, timeline for resolution, and interim options for business development. Host quarterly information sessions with business owners.

## Vacancy Inventory System

Create a comprehensive database of all commercial vacancies including square footage, rental rates, and property conditions. Publish an interactive online map for prospective businesses.

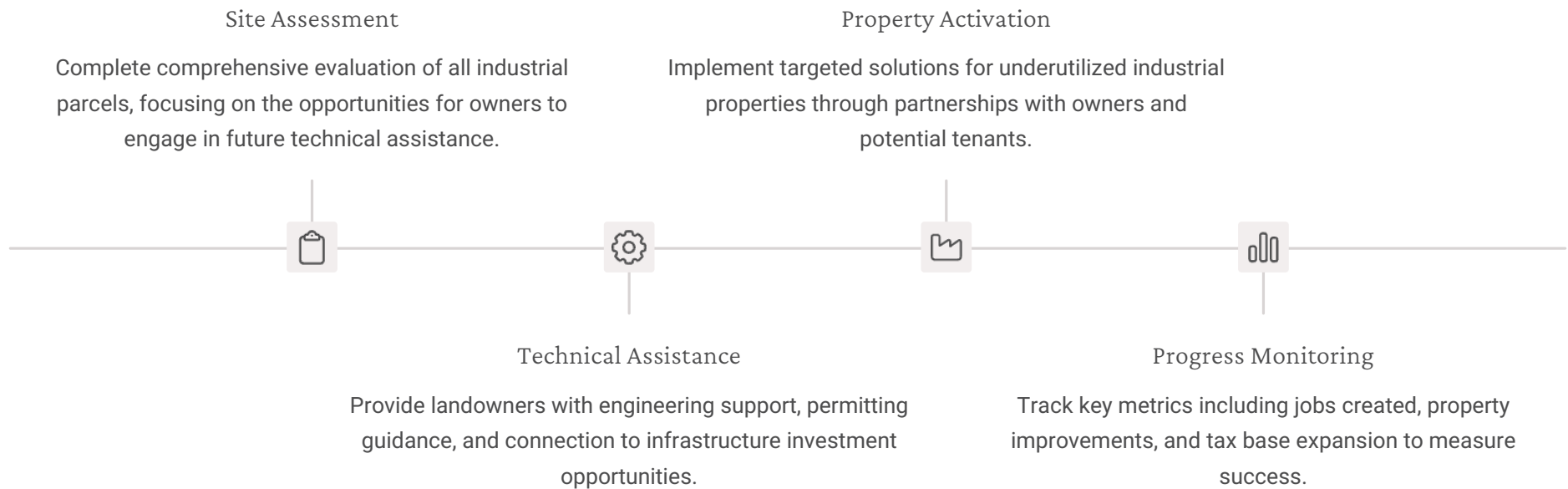
## Business Attraction Strategy

Conduct targeted outreach to businesses that fill identified gaps in the local market. Develop an incentive package for businesses willing to locate in priority areas. Host a business outreach with partners to build awareness.

A first priority is to address the critical need for transparent communication regarding infrastructure (sewer) constraints while simultaneously working to reduce commercial vacancies. We'll identify property owners of vacant storefronts and develop targeted strategies to attract complementary businesses, particularly to the Downtown corridor.

The Staff will survey business community and work with the EDAB to identify specific barriers to occupancy, including rental rates, building conditions, and regulatory challenges. Based on these findings, we'll develop tailored solutions for EDAB to provide input to the Council consideration.

# Industrial Land Development Strategy



Our industrial lands represent significant opportunities for economic growth and job creation. We'll work closely with owners of key properties like the Rogue Fabrication site and other parcels in the Industrial zones to identify barriers to development and implement practical solutions.

Technical assistance will include connecting property owners with resources for technical assistance, an potentially developing public-private partnerships to address infrastructure needs

# Public Realm Enhancement Program

## Street Banner Program

Design and install seasonal banners along Highway 26 corridor and downtown streets that reflect Sandy's unique character and promote local businesses. Launch with initial set of 24 banners in winter of 2025.

## Façade Improvement Program

Update and review the grant program(s) for storefront renovations, with priority given to historic buildings and high-visibility locations.

## Comprehensive Wayfinding System

Create integrated signage directing visitors to key destinations, parking areas, and recreational opportunities. Incorporate consistent branding elements throughout all signage.

Enhancing Sandy's visual identity and navigability is critical to supporting our business community. Begin with the Street Banner Program to create immediate visual impact while developing the more complex Façade Improvement Program and comprehensive wayfinding system.

The Façade Improvement Project will serve as a model for future matching programs and grant applications, demonstrating the impact of coordinated investment in our commercial districts. Outreach to engage property owners to explore upgrades, tenant attraction strategies, and potential redesign options to create a more vibrant retail environment.