



ECONOMIC DEVELOPMENT ADVISORY BOARD MEETING

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

MINUTES

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 362nd / 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