



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
MINUTES
July 17, 2017

411 SW 9th Street, Council Chambers, Redmond, Oregon

Commissioners Present: Chair James Cook, Vice-Chair William Hilton, David Allen, Ross Centers, Alicia Wobbe, Joseph Zika III (1 vacancy)

Youth Ex Officio: Vacant

City Staff: Deborah McMahon, *Planning Manager*; Keith Witcosky, *City Manager*; Cameron Prow, *TYPE-Write II*

Visitors: Tory Allman, *City Council Liaison*

Media: None

(Agenda items appear in the order discussed. The 3 digits after a motion title show the number of commissioners voting in favor/opposed/abstaining.)

I. CALL TO ORDER – INTRODUCTIONS

Chair Cook called the regular meeting of the Redmond Urban Area Planning Commission to order at 6:31 p.m. with a quorum of commissioners (6 of 6) present.

II. CITIZEN COMMENTS

None.

III. APPROVAL OF MINUTES

A. June 5, 2017

Commissioner Zika requested correction of his comments under Agenda Item VI on Page 3 so Sentence 1 would read: "Commissioner Zika referenced a training he attended in Madras and noted the City of Redmond followed a different master-planning process than other Oregon cities."

Motion 1 (6/0/0): Commissioner Centers moved to approve the June 5, 2017, minutes as amended. Commissioner Zika seconded the motion which passed unanimously.

IV. REVIEW OF UPCOMING ITEMS

A. Annexation Areas – Past and Present

Ms. McMahon reviewed (PowerPoint, map of existing zones and area plans) the current inventory of developable lands, annexation policy, land use process, and City's current legal position to keep annexation and land use processes separate. City Council will review the City's preferred annexation method later this month.

Commissioner concerns included the City's need to respect park plans and area plans, need for strong findings when making changes, and why the City should be able to exact more from developers through annexation than through the land use process.

B. Anticipated Growth Areas in UGB

Ms. McMahon said development was most likely to occur next in areas where the City had capacity near primary transportation corridors. She noted information about City sewer, streets, and water systems was posted on the City website.

Commissioner concerns included areas within the urban growth boundary that lacked adequate utilities.

C. Transportation Projects in Process

Ms. McMahon (PowerPoint) said the City expected to start its transportation system plan (TSP) update in the next two months. Other projects identified for completion within the next two years included downtown circulation and parking management, 9th Street linkage (airport to the Prineville highway), incorporating the Dry Canyon plan into the Parks Master Plan update, trails and bike planning, South Highway 97 Corridor Plan, Airport Master Plan update, and Neighborhood Revitalization Plan. The Planning Commission will review many of these plans which will be adopted separately before being included as appendices in the TSP.

Commissioner Zika asked to review public comments on the draft neighborhood revitalization plan before the next Neighborhood Revitalization meeting in September 2017.

D. Update on Interactive Activity Map

Ms. McMahon noted she e-mailed a link to the beta version of this map to commissioners. She asked commissioners to e-mail concerns/comments to her.

E. Housing Issues

Ms. McMahon said the City was using a variety of approaches to address the City's housing shortage, such as reviewing land use processes and the development code to remove barriers. She identified planning tools available in Redmond including the Framework Plan, area plans, and mini site plans. She outlined efforts underway by City staff and service providers to identify a variety of solutions needed to address homelessness. Commissioners interested in these issues should contact her for more information.

Commissioner discussion covered the status of high-density overlay areas, type of notice required for the overlay public hearing, and the potential of subsidized housing.

F. Seek Representative for South Highway 97 Corridor Planning

Ms. McMahon requested a volunteer to represent planning commission concerns on the South Highway 97 Corridor Planning committee.

Vice-Chair Hilton volunteered.

G. Confirm Start Time for August 17, 2017, Joint Meeting With Parks Committee

Following discussion, all commissioners except Commissioner Hilton agreed to a 5:30 p.m. start time for their joint meeting with the Parks Committee on August 17.

