



**CITY OF REDMOND**  
Community Development Department

716 SW Evergreen Avenue  
Redmond, OR 97756-2242

Phone **541-923-7721**  
Fax 541-548-0706

[www.ci.redmond.or.us](http://www.ci.redmond.or.us)

**REDMOND URBAN AREA PLANNING COMMISSION**  
**Minutes**

Tuesday, July 23, 2013  
Council Chambers, 777 SW Deschutes Avenue, Redmond, Oregon

**Commissioners Present:** Chair Anne Graham, Vice-Chair Dean Lanouette, David Allen, Bea Leach, Lori McCoy, Eric Porter (absent: *Evan Dickens*)

**City Staff:** James Lewis, *Planning Manager*; Kim Dickie, *Airport Director*

**Visitors:** \_\_\_

*(scribe CP's note: The minutes were created from the audio record of the meeting.  
The three digits after a motion title show the number of Commissioners voting in favor/against/abstaining.)*

**I. CALL TO ORDER**

Chair Graham opened the meeting at 6:30 p.m. Six of the seven commissioners were present, establishing a quorum.

Mr. Lewis introduced the new city manager, Keith Witcosky.

Mr. Witcosky provided a brief overview of his employment in politics, economic development, and urban renewal in Portland, Oregon, and said he was excited about Redmond's potential.

Commissioners summarized their employment and community service backgrounds.

**II. CITIZEN COMMENTS (None)**

**III. WORK SESSION**

A. Redmond Urban Area Comprehensive Plan Amendment (Airport Master Plan Amendment)  
Mr. Lewis discussed procedural requirements to amend the Redmond Comprehensive Plan. The Airport Master Plan (AMP) was adopted in 2005 and the Airport Layout Plan (ALP) was updated in 2011. Several existing and planned improvements at the Airport do not comply with the latest version of Airport Design Standards (AC 150/5300-13). The amendments proposed to Chapter 9 (Economic Development), Policies 6 and 7, and Chapter 12 (Transportation), Policy 50, are intended to bring the Airport back into compliance with FAA requirements.

Ms. Dickie provided an overview of Airport growth over the last 20 years and additional work planned for the next 5 years. The Airport is developing business policies to assure that it complies with Federal Aviation Administration (FAA) guidelines and continues to be an economic engine for Central Oregon. Also under development are minimum standards, rules and regulations, and a land lease policy. The Airport is renegotiating its air carrier, air cargo, and Fixed Base Operator agreements. She identified risks and goals that these policies, standards, and rules are intended to address and discussed the impact of FAA

funding and other revenue streams. The Airport has retained Delta Consulting Services to assist staff in completing this work and developing a communication plan. She reviewed the proposed amendments which will affect physical development at the Airport and FAA procedural requirements to amend the AMP and ALP.

Commissioner discussion covered *perception of the changes by existing businesses, re-establishing a restaurant in the terminal, visitor statistics, type of business concessions the Airport wants to attract, basis of lease rates, impact of 2011 update, private sector competition issues, if Airport property is in the enterprise zone, status of proposal to implement fence signs as a revenue source, FAA noncompliance measures, and hangar vacancy rate.* Following discussion, Commissioners agreed **by consensus** to move the proposed amendments forward to a public hearing.

**B. Continuation of Comprehensive Plan Training**

Mr. Lewis recapped topics reviewed to date then opened discussion on Chapter 10, Housing. This chapter was based on the City's buildable land inventory but also influenced by the Oregon Department of Land Conservation and Development's wanting urban levels of density within Redmond's urban growth boundary. The City's UGB was last expanded by 2,300 acres in 2006.

Commissioner concerns included *reducing SDCs (system development charges) as an incentive for infill development or increasing density, City policy on oversizing sewer lines (adding capacity), ways to increase density, current housing mix ratio vs. Goal 7, meaning and impact of directive words (shall, should, would, could, may), tools to encourage rehabilitation (federal dollars, public/private partnerships), residential units above commercial or industrial uses, updating the City's comprehensive plan, and budget available for resolving comp plan conflicts with state statutes.*

**IV. COUNCIL LIAISON COMMENTS (None)**

**V. APPROVAL OF MINUTES**

**Motion 1** (6/0/0): Commissioner Porter moved to approve the June 18, 2013, minutes as written. Commissioner Allen seconded the motion which passed unanimously.

**VI. STAFF COMMENTS**

Mr. Lewis reminded Commissioners about upcoming meetings:

- \* July 24: Dry Canyon Advisory Committee
- \* August 7: Southwest Area Plan Citizen Advisory Committee
- \* August 20: Planning Commission public hearing on Airport Layout Plan Amendment and comprehensive plan training (Chapters 11, 12, 13)
- \* August 27: City Council public hearings on rezoning industrial properties at the Airport and proposed rezones on park lands

**VII. COMMISSIONER COMMENTS**

Chair Graham reported that the Downtown Urban Renewal Advisory Committee reached consensus on what should be done about the downtown parking issue. DURAC recommended to Council that a sign be created without enforcement requirements behind it to encourage voluntary compliance with a customer-parking-only zone during certain hours. DURAC also suggested that the City Attorney be asked to review options for enforcement mechanisms. DURAC also recommended that the urban renewal agency offer up to \$500,000 as a forgivable loan for a "jumpstart" development project.

Commissioner Leach thanked Mr. Lewis for his follow-through on 6<sup>th</sup> Street beautification efforts and for asking the City Engineer to review the unsafe left-turn directions at the intersection of 6<sup>th</sup> Street and Highland Avenue. Mike Caccavano will be taking this issue to the Oregon Department of Transportation to try to prevent more traffic accidents at that corner. She requested a status report on the Safeway landscaping issue. Mr. Lewis reported that Safeway has submitted and is implementing its resolution plan.

Vice-Chair Lanouette said the City came out and patched the street where he lives.

Commissioner McCoy said she has been attending the South Highway 97 Corridor Plan meetings. Attendance during the summer has been good. Topics discussed at the last meeting included landscape design standards, access, and speed regulations.

Commissioner Porter reported that a small group of concerned citizens asked him what the City is going to do about the dead trees in the Dry Canyon. He requested that Mr. Lewis forward this inquiry to Public Works for resolution.

### **VIII. ADJOURN**

With no further business, Chair Graham adjourned the meeting.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 17th  
day of September, 2013.

ATTEST:

/s/ Dean Lanouette Vice-Chair

Anne Graham, Chair