



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
MINUTES

December 17, 2018

Redmond City Hall – Council Chambers, 411 SW 9th Street, Redmond, Oregon

Commissioners Present: Chair James Cook, Vice-Chair Krisanna Clark-Endicott, David Allen, William Hilton, Alicia Wobbe, Joseph “Jack” Zika III (*absent: Ross Centers*)

Youth Ex Officio: Brandon Roberts

City Staff: Scott Woodford, *Senior Planner*; Deborah McMahon, *Planning Manager*; Steve Bryant, *City Attorney*; John Roberts, *Deputy City Manager*; Cameron Prow, *TYPE-Write II*

Visitors: Hayes McCoy, *H.A. McCoy Engineering & Surveying*; James Lewis, *Deschutes County Property Manager*; John Swanson, *Oregon Department of State Lands*; Matt Hastie, *Angelo Planning Group*

Media: Jacob Larsen, *KTVZ-21*

(Agenda items appear in discussion order. 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 6:30 p.m., Monday, December 17, 2018, with a quorum present (6 of 7 commissioners).

II. CITIZEN COMMENTS

None.

III. APPROVAL OF MINUTES

None.

IV. PUBLIC HEARINGS

- B. Oregon Department of State Lands – Deschutes County Fairground Expansion and Oregon Military Department Master Development Plan, Comprehensive Plan and Zoning Map Amendment, and Urban Growth Boundary Amendment (City Files 711-18-000208-MD and 711-18-000209-UGB)

At Chair Cook’s request, Mr. Woodford read the hearing procedures into the record. No commissioner declared any pre-hearing contacts, ex parte observation, or conflict of interest. No one challenged any commissioner’s ability to hear this matter based on bias, prejudice, or personal interest. Chair Cook opened the public hearing at 6:35 p.m.

Staff report: Ms. McMahon summarized the background. This project is the result of a coordinated state, regional, and local effort over the last 10 years to look at the need and proper location for large-lot industrial lands throughout Central Oregon.

Mr. Woodford presented the staff report (PowerPoint) on the Oregon Department of State Lands' (DSL) request for approval of a Master Development Plan, Comprehensive Plan and Zoning Map Amendment, and Urban Growth Boundary Amendment. The applicant has requested rezoning of the northern 160 acres of its 948.97-acre property in the South Redmond Tract (4800 SW 19th Street, Tax Lot 151300000130), from Deschutes County EFU (Exclusive Farm Use) to City of Redmond FG (Fairground) and PF (Public Facility) and an Urban Growth Boundary Amendment. Of the 160 acres, 140 acres will be used to expand the Deschutes County Fairgrounds and 20 acres will be used by the Oregon Military Department to relocate its National Guard Armory. The fairgrounds expansion will increase the size of the RV park (7-10 acres), 4-H facilities (20 acres), Off-Highway Vehicle facilities (20 acres), and new multi-purpose athletic fields, multi-purpose events center, and associated parking (90 acres). Relocating the Armory from its current downtown site will allow safer, more efficient access to the Armory's training grounds. Mr. Woodford's overview covered review criteria, staff findings, and alternative courses of action.

Ms. McMahon outlined conclusions of City Engineer Mike Caccavano regarding the street, water, and sewer plans.

Applicant presentation:

- Mr. Swanson (DSL) said he previously addressed City Council regarding the annexation agreement. He summarized DSL's agreement to comply with the City's infrastructure requirements.
- Mr. Hastie (Angelo Planning Group) made a brief PowerPoint presentation which covered the project's purpose, regulatory context, intergovernmental coordination, public infrastructure, and application review process. Multiple agencies in this region support this project. He stated DSL supported the City staff recommendation for approval and the conditions of approval identified in the staff report.
- Mr. Lewis, Deschutes County Property Manager, summarized the history of this project and the impact of adding 140 acres of developable industrial land to Redmond's UGB (urban growth boundary). He stated his agreement with City staff findings and the applicant's presentation. Since the fairgrounds moved to its current location in the mid-to-late-1990s, use of the fairgrounds has grown dramatically along with increase in the county's population. He discussed new uses that could be accommodated due to the fairgrounds expansion. Fairgrounds improvements will likely be phased in over time, depending on funding.

Public testimony: None.

Chair Cook closed the public hearing at 7:08 p.m. when no public testimony was offered.

Commissioner deliberations covered who was financially responsible for needed utilities, urban-rural interface and the project timeline for completion.

Motion 1 (6/0/0): Commissioner Hilton moved to recommend to City Council approval of the Master Development Plan for 120 acres of the total 949-acre parcel located within Deschutes County, Amendment to the Zoning and Comprehensive Plan Map to [re]zone from Deschutes County Exclusive Farm Use (EFU) to City of Redmond Public Facility (PF) and Fairground (FG), and an Urban Growth Boundary Amendment, subject to the following conditions of approval:

1. Annexation shall occur prior to the land being rezoned and prior to any land use requests for partition, subdivision, or site and design review.
2. The Master Development Plan approval expires two (2) years from City Council approval unless the project is initiated as determined by the City of Redmond.
3. Any substantial alteration to the approved plans, except as modified by the following conditions of approval, shall be subject to the standards and procedures in Article II “Modifications” of the Redmond Development Code.

Commissioner Clark-Endicott seconded the motion which passed unanimously.

C. Oregon Department of State Lands – Large-Lot Industrial Master Development Plan, Comprehensive Plan and Zoning Amendment, and Urban Growth Boundary Amendment (City Files 711-18-000210-MD and 711-18-000211-UGB)

Chair Cook read the hearing procedures into the record. No commissioner declared any pre-hearing contacts, ex parte observation, or conflict of interest. No one challenged any commissioner’s ability to hear this matter based on bias, prejudice, or personal interest. Chair Cook opened the public hearing at 7:15 p.m.

Staff report: Mr. Woodford presented the staff report (PowerPoint) on the Oregon Department of State Lands’ (applicant) request for approval of a Master Development Plan, Zoning and Comprehensive Plan Map Amendment, and Urban Growth Boundary Amendment. DSL is requested a rezone of the southern 789 acres of its 948.97-acre parcel in the South Redmond Tract (4800 SW 19th Street, Tax Lot 1513000000130) from Deschutes County EFU (Exclusive Farm Use) to City of Redmond LLI (Large Lot Industrial) to accommodate future urban development. He discussed how the applicant’s conceptual Master Development Plan complied with the review criteria as well as staff findings and alternative courses of action.

Commissioner concerns included the development process going forward, if the two noncontiguous lots across the railroad tracks would be included in the UGB expansion at this time, how these two noncontiguous lots would be accessed, if 21st Place would be used for future access, if Burlington Northern Santa Fe had been contacted about the potential of rail service in this area, appropriate zoning for the two noncontiguous lots, rural-urban interface, and the type of development envisioned for the LLI parcel.

Ms. McMahon responded to commissioner concerns about access, noting the TSP (Transportation System Plan) would include policies for transportation connections across Highway 97.

Applicant presentation:

- Mr. Swanson (DSL) discussed the interagency vision and cooperation among multiple agencies that led to this project over the last 10 years. His comments included transportation access and infrastructure planning. The transportation analysis assumed that 19th Street would serve this area.
- Mr. Hastie (Angelo Planning Group) made a brief PowerPoint presentation which covered the project’s purpose, regulatory context, intergovernmental coordination, plans for the two orphan lots, public infrastructure planning, and application review process. He said there was no Highway 97 access now and no intent at this time to cross the railroad tracks. The Deschutes County hearings officer recommended approval of this project to the Board of County Commissioners. He stated DSL

supported the City staff recommendation for approval with the proposed conditions of approval in the staff report.

Public testimony: None.

Chair Cook closed the public hearing at 7:47 p.m. when no public testimony was offered.

Motion 2 (6/0/0): Commissioner Allen moved to recommend City Council approval of City File No. 711-18-000210-MD and City File No. 711-18-000211-UGB, the Master Development Plan for the Large Lot Industrial component of the 948.97-acre parcel located within Deschutes County, Zoning and Comprehensive Plan Map Amendment to rezone from Deschutes County Exclusive Farm Use (EFU) to City of Redmond Large Lot Industrial (LLI), and an Urban Growth Boundary Amendment, consistent with the staff report made a part of the record here tonight, and subject to all conditions of approval herein. Commissioner Clark-Endicott seconded the motion which passed unanimously.

A. Residences at the Crossings (City File 711-18-000230-A) – Continuation of an Appeal of an Administrative Decision of Denial on a Modification of Approval (City File 711-18-000149-MA) to Remove Alleys From the Single-Family Lots

Chair Cook reopened the public hearing on the appeal of an Administrative Decision of Denial on a Modification of Approval (City File 711-18-000149-MA) to remove alleys from single-family lots at 3885 SW Obsidian Avenue (Deschutes County Tax Lot 151318DD02000).

Staff report: Ms. McMahon provided an update on the appeal process since the Planning Commission hearing on December 3, 2018, at which time the record was left open for written comments. The City received a statement from the applicant's attorney which staff determined, for the purposes of this hearing, offered no new information. The applicant's attorney subsequently informed staff the applicant waived final argument. Staff has updated the staff report to clarify the findings as requested by the Planning Commission.

Commissioner deliberations covered why industrial sites weren't alley-loaded, what justified moving uses within an approved master plan, and the City's need to review the Modifications section of the Redmond Development Code.

Ms. McMahon responded to commissioner concerns.

Commissioner Zika stated he would abstain from voting as he was unfamiliar with the issues.

Motion 3 (5/0/1): Commissioner Clark-Endicott moved to deny the appeal application for City File 711-18-000149-MA appeal of the Administrative Decision. Commissioner Wobbe seconded the motion which passed with Commissioners Allen, Clark-Endicott, Cook, Hilton, and Wobbe voting in favor, none opposed, and Zika abstaining.

V. STAFF COMMENTS

Ms. McMahon discussed the meeting schedule needed to support the City's work on the Housing Needs Analysis and Buildable Lands Inventory. She will e-mail the meeting schedule to commissioners.

Next PC meeting: To be determined.

VI. COMMISSIONER COMMENTS

Commissioner Hilton asked if he should continue his membership on the South Highway 97 Corridor Plan committee after December 31, 2018, when his term ends. Mr. Woodford said Mr. Hilton could continue his involvement but could not officially represent the Planning Commission. Ms. McMahon noted Planning Commissioners weren't required to participate on that committee. She suggested Mr. Hilton coordinate with Mr. Woodford (or herself) if he continued attending South

VII. ADJOURN

With no further business, Chair Cook adjourned the meeting at 8:09 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 18th day of March, 2019.

ATTEST:

/s/ Teri Jansen
Teri Jansen
Chair

/s/ Deborah McMahon
Deborah McMahon
Planning Manager