



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION

Minutes

Tuesday, October 1, 2013

Conference Room A, 716 SW Evergreen Avenue, Redmond, Oregon

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

City Staff: Heather Richards, *Community Development Director*; James Lewis, *Planning Manager*; Cameron Prow, *TYPE-Write II*

Visitors: Tory Allman, *City Councilor*

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

I. CALL TO ORDER

Chair Graham opened the meeting at 6:33 p.m. All seven commissioners introduced themselves, establishing a quorum.

II. CITIZEN COMMENTS (None)

III. WORK SESSION

A. Large-Lot Industrial Land Need Analysis (City File TA-13-6)

Mr. Lewis summarized (PowerPoint) the project background, project partners, REOA (Regional Economic Opportunities Analysis) findings, site need characteristics, local site readiness strategy suggestions, administration, and Planning Commission review process for the proposed amendments. This project has been going on since June 2010. According to the REOA, the shared economic function within Central Oregon supports a regional approach to economic development, particularly with respect to large traded-sector industries. The City is working cooperatively with all jurisdictions in the tri-county (Deschutes, Jefferson, Crook) area. The proposed amendments to Chapters 9 (Economic Development) and 14 (Urbanization) of the Redmond Comprehensive Plan. The proposed amendments would add the Central Oregon Large Lot Industrial Land Need Analysis as a reference document along with associated policies.

Ms. Richards said Redmond was selected as a pilot program to add to the regional land supply per OAR 660-024-0045. The 2006 EOA assured the City it had enough industrial land for its 20-year planning horizon. The City is applying to DLCD (Oregon Department of Land Conservation and Development) for a grant to update the local EOA. She summarized how the large-lot reservation process is intended to work, legal challenges, how the City determined which sites were suitable, and next steps the City needs to take.

Commissioners clarified their understanding of the proposed amendments. Additional concerns included *lot size limits, impact of this proposal on Redmond's supply of industrial*

land inside its urban growth boundary (UGB), state requirements for the percentage of land available for industrial development, Central Oregon Intergovernmental Council's role in establishing developmental readiness, site proposal process, Measure 49 implications, site selection criteria for industrial developers, need for goals and policies to specify the large-lot industrial process, and transportation infrastructure. Following discussion, Commissioners requested changes to Chapters 9 and 14.

Chair Graham stated that she wanted to be involved in determining the utility allotment for the site selection criteria process.

Commissioners unanimously agreed to move this issue forward to a Planning Commission public hearing on November 5, 2013.

B. Dry Canyon Master Plan – Update

Ms. Richards said that the Dry Canyon is the only community park in the City park system. It now serves a population of 26,000 and is expected to serve 50,000 within 20 years. The Redmond Canyon Plan has not been updated since its adoption in 1984. It specified enhancement and preservation areas which will be continued under the updated plan. She summarized (PowerPoint) the history, SWOT (Strengths Weaknesses Opportunities Threats) analysis, 2013 park survey responses, related comp plan policies, property acquisition priorities, and design elements. The Dry Canyon Citizen Advisory Committee (CAC) has had eight committee meetings and three public forums. Next steps will include review and evaluation of the Redmond Development Code pertaining to the Dry Canyon, design specifications for entryways and site amenities, bubble diagramming of future land-use options, setting up a website for information, and timeline for review by the Parks Commission and Planning Commission.

Commissioner discussion covered *canyon boundaries, bikeway access, property acquisition priorities, siting of neighborhood parks, lack of park facilities on north side of Redmond, and status of zoning on canyon rim.*

C. Southwest Area Plan – Update

Mr. Lewis presented his staff report and summarized progress to date. There has been extensive citizen involvement through public meetings (2), Citizens Advisory Group meetings (5), and Technical Advisory Group meetings (2). Staff is developing policies and guiding principles for the Project Area and guiding elements that correspond with the maps/plans. Once completed, the SWAP will further implement the Great Neighborhood Principles adopted by the City with the 2006 urban growth boundary expansion. The final draft SWAP is expected to be presented to the Planning Commission in November 2013.

Commissioner concerns included *public safety and compatibility of mixed uses.*

IV. COUNCIL LIAISON COMMENTS (None)

Commissioner Leach left the meeting at 8:20 p.m.

V. APPROVAL OF MINUTES

Motion 1 (6/0/0): Commissioner Dickens moved to approve the August 20, 2013, minutes as written. Commissioner Allen seconded the motion which passed unanimously.

