



**CITY OF REDMOND**  
Community Development Department

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## **REDMOND URBAN AREA PLANNING COMMISSION**

### **Minutes**

Tuesday, October 15, 2013

Conference Room A, 716 SW Evergreen 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:** Heather Richards, *Community Development Director*; Cameron Prow, *TYPE-Write II*

**Visitors:** None

*(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. Six commissioners introduced themselves, establishing a quorum.

#### **II. CITIZEN COMMENTS (None)**

#### **V. APPROVAL OF MINUTES**

**Motion 1** (4/0/2): Commissioner Leach moved to approve the September 17, 2013, minutes as written. Commissioner McCoy seconded the motion which passed with Commissioners Allen, Lanouette, McCoy, and Porter voting in favor and Commissioners Graham and Leach abstaining due to their absence from that meeting.

#### **III. WORK SESSION**

##### **A. Large-Lot Industrial Land Need Analysis – Site Selection and Designation Process**

Ms. Richards presented her staff report and paper copies of PowerPoint slides. The City has been working with Central Oregon Intergovernmental Council (COIC) and Deschutes County since January 2013 on a pilot project to identify a suitable 200+-acre site in or near the City of Redmond. She summarized the background, land supply needs, analysis process, and rationale for eliminating unsuitable sites. The south Redmond site owned by the Division of State Lands was chosen based on several factors: rail spur opportunity, transportation availability, proximity to Bend workforce, ability for expansion, and water/wastewater stubbed to the property. Next steps include the City's adoption of the analysis, water/wastewater modeling, property owner demonstration of commitment to infrastructure funding, submitting an application for COIC review in February 2014. The property owner still needs to apply for an urban growth boundary (UGB) amendment, master plan, and City annexation.

Commissioners clarified their understanding of the proposed site and designation process. Additional concerns included definitions for "acceptable" and "shovel-ready," a way out for property owners, property owners' cost-sharing in infrastructure improvements, need for

and timing of eastside sewer interceptor, 50-acre parcels considered within Redmond, minimum lot size, and impact of the intergovernmental agreement between COIC and 1000 Friends of Oregon. Chair Graham volunteered to assist City staff with site analysis.

**By consensus**, Commissioners recommended moving this issue forward to a Planning Commission public hearing on November 5, 2013.

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

**VI. STAFF COMMENTS**

Ms. Richards discussed staff productivity concerns about how changes in City Council's workshop schedule may impact the Planning Commission's current meeting schedule.

Following discussion, Commissioners agreed **by consensus** to keep their meeting dates on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays but change the starting time from 6:30 p.m. to 7 p.m.

Ms. Richards said the City has begun recruiting for a new Economic Development Project Manager, someone with real estate development expertise. Jon Williams' last day in this position was October 14, 2013.

**VII. COMMISSIONER COMMENTS**

Commissioner Leach thanked Ms. Richards for her fantastic presentation at a recent meeting of commercial real estate agents.

Commissioner McCoy reported that signage at the intersection of SW Black Butte Avenue and NW Canyon Drive is confusing.

Vice-Chair Lanouette requested that Cascades East Transit (CET) staff attend the November 19 Planning Commission workshop on the Redmond Transit Master Plan. He reported significant flooding in the Dry Canyon during heavy rain events and asked about the next meeting date for the Southwest Area Plan Advisory Committee.

Ms. Richards reported that CET will hold a public open house on October 21, 2013, and that she would pass on Vice-Chair Lanouette's concerns to Public Works.

Commissioner Porter said that maintenance of dead trees near the dog park needs improvement. He has heard several complaints.

**VIII. ADJOURN**

The next meeting is scheduled for Tuesday, November 5, 2013.

With no further business, Chair Graham adjourned the meeting at 7:45 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this  3rd  day of  February , 2014.

ATTEST:

\_\_\_\_\_/s/ Evan Dickens, Chair\_\_\_\_\_  
Anne Graham, Chair