



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION

Minutes

Tuesday, November 5, 2013

Council Chambers, 777 SW Deschutes Avenue, Redmond, Oregon

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

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

Visitors: Tory Allman, *City Councilor*; Brett Hudson; Deborah McMahon; Liz Dickson, *Hurley Re PC*; Leslie Pugmire Hole, *Redmond Spokesman/The Bulletin*

(scribe CP's note: The minutes were created from 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 6:30 p.m. Six commissioners introduced themselves, establishing a quorum.

II. CITIZEN COMMENTS (None)

III. PUBLIC HEARINGS

A. Redmond Urban Area Comprehensive Plan and Zoning Map Amendment (465-acre East Redmond Industrial Site/Senate Bill 1544, File PA 13-01)

Chair Graham summarized the issue and read aloud the hearing procedures. No Commissioner disclosed pre-hearing contacts, ex parte observations, or conflicts of interest on PA 13-01. No one challenged the Planning Commission for bias, prejudice, or personal interest on PA 13-01. She opened the hearing at 6:35 p.m.

Ms. Richards presented the staff report (PowerPoint) and summarized the background. In the 1980s, the subject property was zoned OSPR (Open Space Park Reserve) as a placeholder for Deschutes County Fairgrounds. The fairgrounds were moved in the 1990s to their current location south of Redmond Airport. Development potential of the subject remained in limbo until the City adopted the Eastside Framework Plan (EFP) in 2007-2008, which promotes an industrial/economic use for the subject. Prior City attempts to rezone this site failed due to the City's inability to fund transportation system improvements required to comply with the Oregon Transportation Planning Rule (TPR). In 2012, the Oregon Legislature recognized the subject was of statewide strategic economic development importance and voted unanimously to support Senate Bill 1544. SB 1544 exempted the subject from TPR compliance and specified a process for the City to negotiate with ODOT (Oregon Department of Transportation). The resulting Intergovernmental Agreement (IGA 28621) identified traffic impacts associated with developing this site and specified City obligations to mitigate those impacts.

The subject property is owned by Deschutes County (215 acres), Central Oregon Irrigation District (200 acres), and Redmond School District 2J (50 acres). The subject is located north of Highway 126 and east of SE 9th Street within Redmond city limits (Deschutes County Tax Assessor's Map 151315 TL 100, 101, and 102 and 151300 TL 103). The proposal's purpose is to implement SB 1544 by rezoning 457 acres of the 465-acre site to 361 acres Light Industrial (M-1), 50 acres Heavy Industrial (M-2), and 46 acres Limited Commercial (C-4A). Based on findings contained in the October 23, 2013, staff report, that the proposal complies with Oregon Statutes, State Land Use Goals, and Goals and Policies of the Redmond comprehensive plan, staff recommended that the Planning Commission forward the proposed amendment to City Council with a recommendation for approval.

Chair Graham invited public testimony.

Deborah McMahon, representing Deschutes County (proponent), said the County supported this amendment. She stated that the County is completely committed to providing a 50-acre site but would prefer that no deed restriction be imposed. The County needs flexibility to accommodate development needs in compliance with the Eastside Framework Plan (EFP).

Liz Dickson, representing COID (proponent), stated COID's support for this amendment. She summarized the history of the district's involvement and how development needs are impacted by the TPR's concurrency requirement. Adopting this public-public partnership proposal will benefit the City, region, and state.

Brett Hudson, representing Redmond School District 2J (proponent), stated the school district's support for the proposed amendment. Passage of this proposal will be a feather in the City's cap.

Chair Graham closed the public hearing at 7:33 p.m. when no one else offered testimony.

Commissioners clarified their understanding of the proposal. Additional concerns included exhibit labels, minimum lot size, location of and how applicants will protect the 50-acre parcel required by SB 1544 for industrial development.

Motion 1 (6/0/0): Commissioner Dickens moved to recommend Redmond City Council approval of PA 13-01, Comprehensive Plan Map and Zoning Map Amendment, as proposed with the supporting findings, subject to accurate labeling of the exhibits. Commissioner Leach seconded the motion which passed unanimously.

Commissioner Leach left at 7:50 p.m. for personal reasons, reducing the number of Commissioners present to five which still represented a quorum..

B. Redmond Urban Area Comprehensive Plan Amendment (Central Oregon Large-Lot Industrial Land Analysis, File TA-13-6)

Mr. Lewis summarized (PowerPoint) the proposal to adopt the Central Oregon Large Lot Industrial Land Need Analysis as a reference document to Chapter 9, Economic Development, and Chapter 14, Urbanization, of Redmond's comp plan and to add new policies supporting the findings of this analysis to Chapters 9 and 14. Changes proposed by Planning Commission during its October 1 work session have been incorporated into the proposal. He also discussed the background and supportive findings. Adoption of this amendment will allow Redmond to proceed with subsequent intergovernmental agreements between Central Oregon jurisdictions and will allow large-lot industrial lands to be

considered and established under the auspices of the Central Oregon Intergovernmental Council administrative process.

Ms. Richards pointed out that the proposed amendment was not site-specific.

Chair Graham opened the public hearing on File TA-13-6 at 8 p.m. She summarized the purpose, dispensed with reading the hearing procedures as no one was present to offer testimony, and closed the hearing at 8:01 p.m. No Commissioner disclosed pre-hearing contacts, ex parte observations, or conflicts of interest on TA-13-6. No one challenged the Planning Commission for bias, prejudgment, or personal interest on TA-13-6.

Commissioners clarified their understanding of the proposal. Additional concerns included the difference between local and regional industrial needs. Chair Graham stated that Commissioners discussed the proposed new text for Chapters 9 and 14 in detail at their last meeting and the language has not changed.

Motion 2 (5/0/0): Commissioner Lanouette moved to recommend approval of TA-13-6, an amendment to the City of Redmond Comprehensive Plan, to adopt the Central Oregon Large Lot Industrial Land Need Analysis as a reference document with associated new Comprehensive Plan Goals and Policies regarding Large Lot Industrial Land as provided by staff and included in the staff report. Commissioner Dickens seconded the motion which passed unanimously.

IV. WORK SESSION

A. Redmond Transportation System Plan Amendment (Transportation Mitigation Plan for East Redmond Industrial Land Rezone, City File PA-13-2)

Ms. Richards summarized the provisions of the proposed TSP amendment to adopt a Transportation Mitigation Plan (TMP) for the East Redmond Industrial Land Rezone. SB 1544 requires that the City and ODOT enter into an Intergovernmental Agreement for the rezone of Redmond's East Industrial Site from OSPR to Industrial and Limited Service Commercial uses. The TMP lists the physical improvements and additional steps needed to mitigate traffic impacts resulting from eventual build-out of the subject property after rezoning. She summarized the TMP, other provisions of IGA 28621, and staff's recommendation for a public hearing on this issue before the Planning Commission.

Ms. Richards noted that, though not part of the proposed amendments to the City's TSP, the Alternative Mobility Targets included in IGA 28621 must be approved by the Oregon Transportation Commission and will serve as amendments to the Oregon Highway Plan.

Commissioner concerns included basing the phasing/timing of mitigation projects on the number of trips rather than set dates and local alternative mobility standards.

By consensus, Planning Commissioners recommended holding a public hearing on File PA-13-2 at their November 19, 2013, meeting.

V. COUNCIL LIAISON COMMENTS (None)

VI. APPROVAL OF MINUTES

Motion 3 (5/0/0): Commissioner Lanouette moved to approve the October 1, 2013, minutes as written. Commissioner Porter seconded the motion which passed unanimously.

