



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
MINUTES

March 18, 2019

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

Commissioners Present: Chair Teri Jansen, Vice-Chair Cat Zwicker, David Allen, Michael Kusinska, Nelson Rivers (*absent: Ross Centers, Heather DeWolf*)

Youth Ex Officio: Brandon Roberts

City Staff: Joshua Hoff, *Assistant Planner*; Deborah McMahon, *Planning Manager*; John Roberts, *Deputy City Manager*; Cameron Prow, *TYPE-Write II*

Visitors: Beth Goodman, *ECONorthwest* (City consultant); Krisanna Endicott, *Council Liaison*

Media: None

(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 Jansen called the regular meeting of the Redmond Urban Area Planning Commission to order at 6:30 p.m., Monday, March 18, 2019, with a quorum present (5 of 7 commissioners). She announced agenda changes, renumbering the Public Hearing as Section IV and Redmond Housing Needs Analysis as Section V.

II. CITIZEN COMMENTS

None.

SWEAR IN NEW COMMISSIONERS

Councilor Clark-Endicott administered the Oath of Office to new Planning Commissioners Teri Jansen, Michael Kusinska, Nelson Rivers, and Catherine Zwicker and new Youth Ex Officio Brandon Roberts.

III. APPROVAL OF MINUTES

A. December 3, 2018

Motion 1 (5/0/0): Commissioner Zwicker moved to approve the December 3, 2018, minutes as written. Commissioner Allen seconded the motion which passed unanimously.

B. December 17, 2018

Motion 2 (5/0/0): Commissioner Zwicker moved to approve the December 17, 2018, minutes as written. Commissioner Allen seconded the motion which passed unanimously.

IV. PUBLIC HEARING

A. Montoya LUCS Appeal (City File 711-19-000019-A)

Chair Jansen read the hearing procedures into the record. No commissioner declared any pre-hearing contacts, ex parte observation, or conflict of interest. No one challenged the

qualifications of any planning commissioner based on bias, prejudice, or personal interest. Chair Jansen opened the public hearing at 6:37 p.m.

Staff report: Mr. Hoff and Ms. McMahon discussed (PowerPoint) the history, applicable code criteria, who the appellant's (Julian Montoya, Green Solutions Garden Supply Inc.) "bulk" customers were, and staff's rationale for recommending denial of the appellant's appeal. The appellant's property at 628 SW Glacier Avenue, Suite C, is in the C-2 (Central Business District Commercial) and DOD (Downtown Design Overlay District) zones. The LUCS (Land Use Compatibility Statement) must comply with Redmond Development Code as well as applicable state and federal laws and regulations. The proposed *Plant Nursery, Landscaping Supplies (Bulk), and Manufacturing, Light Industrial*, land uses aren't allowed in C-2 and DOD zones. As confirmed with the City Attorney, hemp is subject to current USDA (U.S. Department of Agriculture) regulation, which highly restricts cultivation and makes processing illegal under federal law. The appellant's burden of proof did not contain any information to support approval of the submitted LUCS. Any proposed land use action in the City of Redmond involving hemp would violate federal law at this time.

Ms. McMahon confirmed, for the record, that the doors to Council Chambers were open.

Appellant's presentation: None. The appellant was not present.

Public testimony: None. No members of the public were present.

Appellant's rebuttal presentation: None. The appellant was not present.

Staff closing comments: None.

Chair Jansen closed the public hearing at 6:50 p.m.

Commissioner deliberations covered why seed and fertilizer uses were denied when these uses are allowed in the DOD and C-2 zones, definition of "bulk" landscaping supplies, unlikelihood of City approval as long as current federal hemp regulations remain in place, potential odor issue with raw hemp flowers and seed rolls, inapplicability of a manufacturing or industrial application in the C-2 (retail) zone, City zoning not meeting the needs applied for, and a procedural issue due to the appellant's lack of rebuttal to the City's *prima facie* case that the appeal should be denied.

Ms. McMahon responded to commissioner concerns about bulk landscaping supplies.

Mr. Roberts agreed with Commissioner Rivers' comments about the procedural issue. He noted the appeal didn't follow federal code, was not in compliance with City code, and the appellant was not present to explain his position.

Motion 3 (5/0/0): Commissioner Rivers moved to affirm the planning division's decision, thus denying the appeal. Commissioner Zwicker seconded the motion which passed unanimously.

V. REDMOND HOUSING NEEDS ANALYSIS

A. Project Advisory Committee Meeting #3 (Housing Public Meeting #1)

Ms. Goodman presented (PowerPoint) her March 11, 2019, memo on draft Redmond Housing Policies and Actions. She reviewed updated maps: Residential Development Status, Residential Constraints, Master Planned Areas, Vacant and Partially Vacant Lands,

and Comprehensive Plan Designations. Her discussion covered population growth over the 20-year planning horizon and potential areas for more residential development.

Commissioner concerns included infrastructure capacity, potential for more residential development on the east side of town closer to employment opportunities, east-west transportation options, impact of eastside industrial lands on residential development patterns, if future annexation would be driven by applicants or the City, and impact of the South Highway 97 Corridor Plan on eastside development. Commissioner Kusinska reported Central Electric's CEO (Chief Executive Officer) was willing to meet with the City regarding power capacity for future Redmond development.

Mr. Roberts asked about expansion potential south of Deschutes County Fairgrounds.

Ms. McMahon discussed the impact of the Eastside Framework Plan on future development. More information will be available upon completion of the EOA (Economic Opportunities Analysis) and the City TSP (Transportation System Plan) update.

Housing Public Meeting #2: Monday, May 13, 2019

VI. STAFF COMMENTS

Next Regular Meeting: Monday, April 1, 2019, 6:30 p.m.

VII. COMMISSIONER COMMENTS

Chair Jansen said starting time of regular meetings in Council Chambers would return to 6:30 p.m.

VIII. ADJOURN

Motion 4 (5/0/0): Commissioner Rivers moved to adjourn the meeting. Commissioner Kusinska seconded the motion which passed unanimously.

With no further business, Chair Jansen adjourned the meeting at 7:27 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 21ST day of May, 2019.

ATTEST:

/s/ Teri Jansen

Teri Jansen
Chair

/s/ Deborah McMahon

Deborah McMahon
Planning Manager