



DRAFT

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URBAN AREA PLANNING COMMISSION WORKSESSION
Monday, May 22, 2006 5:30 PM
Redmond City Hall, Conference Room A
777 SW Evergreen Ave, Redmond

(QUORUM PRESENT)

COMMISSIONERS PRESENT: Chairperson Stan Clark, Vice-Chairperson Shirlee Evans, Walter Taylor, John Walter, and Bob Bleile

COMMISSIONERS NOT PRESENT: Heather Carlin

OTHERS PRESENT: Nick Lelack (Planning Manager); Wayne Sorensen (Senior Planner); Eric Porter (Associate Planner); Councilman Liaison George Endicott; Michele Duncan (Pro Tempore Administrative Services and Transcription – Scribe)

CALL TO ORDER

Chairperson Clark opened the worksession at 5:42 p.m.

STAFF PRESENTATION

a) **Traci Cooper, Fire Marshal, City of Redmond Fire Department, Presentation on Fire Access**

Ms. Cooper's presentation was deferred to a later date.

APPROVAL OF MINUTES

Attachment A – May 15, 2006

Ms. Evans made a motion to accept the May 15, 2006 minutes; Mr. Bleile seconded the motion. The motion passed 3 to 0, with Chairperson Clark and Mr. Taylor abstaining.

COMPREHENSIVE PLAN UPDATE (Additional Agenda Item)

There was a discussion about the EFU zoning related to County versus City status. After inquiry from a Commissioner, Mr. Sorensen recapped his understanding of the legal process regarding EFU zoning, UH-10 zoning, and MUA-10 zoning and related to an overlay zone, the Joint Management Agreement, and Title 20. Ms. Evans has only heard minimal feedback from residents regarding EFU zoning, and there was a discussion on that topic, specifically with regard to tax exclusions, tax deferrals, timing, urban reserve, Urban Growth Boundary, and Goals. Mr. Sorensen clarified that Title 18 is County administered and Title 20 is City administered. Chairperson Clark expressed concern about the rate for current taxes, and additionally, his understanding is that if one is disqualified for EFU, it brings 10 years back taxes to pay all at once. Mr. Sorensen stated that EFU zoning is addressed in the Oregon Revised Statutes. There was discussion regarding economic hardships. The Commissioners discussed making a specific recommendation to the County that EFU zoning status be

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protected. There was a brief discussion related to the recent notices that were mailed out and the responses that have been received.

Chairperson Clark made reference to Page 20 in the table related to target density, minimum and maximum. Ms. Evans requested No. 40 be removed on Page 21, and that No. 41 should actually be No. 45. Mr. Sorensen stated that the Urbanization Element is completely new and needs to be adopted because it addresses master planning. Mr. Lelack requested No. 5 include a reference that urban reserve will be continuously updated. In Policy 8, there was a change from "must" to "shall." Chairperson Clark also requested that No. 9 be reworded if there is an overlay zone created, and the County will be consulted on that particular matter. Chairperson Clark also suggested No. 10 include the word "rezoning" after "master planning process"; 12. (e) change "needs" to "shall"; 12. (f) remove "into receiving waters"; 12. (i) change the two words "need" to "shall" and "this shown" to "those shown." He would like to include the verbiage in No. 12 "...or show an alternative plan that is better than the Framework Plan." He suggested (l) be reworded to include "the plan uses."

No. 13 was discussed as far as the requirements for properties between 10 and 99/100 acres. Ms. Evans requested that No. 16 include Burlington Northern and Sante Fe as other agencies. Chairperson Clark mentioned that No. 17 does not include grid streets compliance in (b) or the neighborhood parks/tot lot concept related to density in (d); (f) should be broadened to be canals and laterals, and remove "along both sides"; change "fringe" to "interface" in (j); No. 18 (b) remove "minimum," and also the No. 18 is duplicated which will affect subsequent numbering.

Mr. Walter recapped his comments previously sent via memo: No. 2 is missing the last two lines of the sentence (but referenced in an earlier version). No. 10, he would suggest be reworded or changed. There was discussion about No. 11 and No. 12 Incentives related to the County's involvement, and other discussion regarding Page 16 Goal 4. Mr. Sorensen stated No. 1 "insure" should be "ensure," and Chairperson Clark suggested modifying the entire sentence to read "the existing parks can continue to provide housing opportunities," and if so, add "the City shall provide those incentives." Mr. Walter would like to get the "useable open space" definition into the Plan, and after discussion, it was decided to add it to 30. (c). There was a discussion related to 12. (k) and how the east-west connections are not addressed. Mr. Walter has also sent a memo out addressing the railroad track issues.

Ms. Evans would like Goal 7 expanded to include other historic places, other than buildings, and included the verbiage in her memo; Mr. Lelack suggested it might be done in Chapter 5. She is concerned about combining the pedestrian and bicycle access in the same policy since it is illegal to do so, and she would suggest separating them in Policy 24 and Policy 25. There was discussion on how these policies (above) relate to Downtown with such limited parking, and how alleyways are referenced in the plan to encourage pedestrian access. It was encouraged to approach DURAC on this matter.

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Ms. Evans would like mention in Highway Commercial Development of "enhancing underdeveloped areas in the C-1 zone," and it will become No. 38 (previously deleted). In No. 48, she suggested reference to on and off street parking. There was a detailed discussion regarding Neighborhood Commercial being called Mixed Use, and the intention of the term "Neighborhood commercial" and how it relates to the two-map system: there will be a different

zone but the same Comprehensive Plan designation. Mr. Lelack suggested No. 45 be changed to indicate Neighborhood Center (instead of "Mixed Use Center" and "Neighborhood Commercial") and adding Mixed Use Employment. Another map label/plan designation may need to be created for the table. No. 33 will be deleted and No. 34 "home occupations" is deleted.

Mr. Sorensen stated that there is not a good process for urban growth currently in place and Redmond will be used as a "handbook" for other jurisdictions. Mr. Lelack and Mr. Sorensen presented a template binder that the Commissioners will be receiving prior to the upcoming joint meeting. There was discussion regarding the two-map system, the benefit of commercial zoning and the flexibility for various property owners. There was a discussion regarding grid streets and collector streets and ditches versus canals. The County will be consulted with regard to 10. (a).

Mr. Sorensen described the Interchange Management Plan and the Highway 97 Couplet Plan, and it was discussed that the terms need to be refined in the Plan, based on common historical references to the north-south "Ys" but he suggested eliminating No. 38, with a note that No. 39 is now underway and can be changed to "should."

ARTICLE I DISCUSSION – Remaining Code Update Items

Due to the lateness of the hour, this Agenda item was deferred until the next meeting. However, Mr. Walter made reference to his email regarding cell phone towers and recent findings by the Hearings Officer. He would like to see towers go into the Bonneville Power Authority easement only. There was then discussion about the 1996 Telecommunications Act.

CITIZEN COMMENTS (None)

STAFF COMMENTS

Both Mr. Lelack and Mr. Sorensen thanked the Commissioners for their hard work.

COMMISSIONER COMMENTS

Mr. Bleile brought to the attention of the Commissioners a condominium project that is almost completed; the condos are approximately 600 sf and selling for \$166,000.

ADJOURN

Chairperson Clark adjourned the work session at approximately 9:20 p.m.

APPROVED BY THE REDMOND URBAN AREA PLANNING COMMISSION AND SIGNED BY ME THIS _____ DAY OF _____, 2006.

ATTEST:

Stan Clark, Chairperson



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**JOINT DESCHUTES COUNTY PLANNING COMMISSION/
REDMOND URBAN AREA PLANNING COMMISSION
PUBLIC HEARING
Thursday, June 8, 2006 6:00 PM
Deschutes County Fairgrounds and Expo Center
3800 Airport Way – S Sister Main Hall Conference Center, Redmond**

REDMOND URBAN AREA PLANNING COMMISSIONERS PRESENT: Chairperson Stan Clark, Vice-Chairperson Shirlee Evans, Walter Taylor, John Walter, Camden King, and Heather Carlin

DESCHUTES COUNTY PLANNING COMMISSIONERS PRESENT: Chairperson Mike Shirtcliff, Susan Quatre, Brenda Pace, Todd Turner

OTHERS PRESENT: Sign-In Sheet (not attached)

City of Redmond Staff -- Nick Lelack, Wayne Sorensen, Chris Doty, and Jim Hendryx; Steve Bryant, City of Redmond Attorney; DJ Heffernan, Angelo Planning Group; Catherine Morrow and Peter Gutowski, Deschutes County Community Development Department; Michele Duncan (Pro Tempore Administrative Services and Transcription – Scribe)

(Minute Taker's Note: Between Hour 1:45 and 1:59, the microphones malfunctioned and became VERY LOUD. Please use caution when listening to any recording of this meeting.)

I. CALL TO ORDER

Chairperson Clark and Chairperson Shirtcliff jointly opened the Public Hearing at 6:05 p.m. Chairperson Clark addressed the gallery regarding citizens present for anything other than the pending issues on the agenda and there were none. There were introductions.

Mr. Hendryx presented the format of tonight's meeting agenda. Mr. Hendryx acknowledged that a critical issue for urban growth is what will be urban and what will be rural. He also addressed the tight time schedule that had been previously set. Ms. Morrow then explained that the County and the City have different responsibilities. An updated version of Title 20 (with items deleted) was presented to the Redmond Urban Area Planning Commissioners from the Deschutes County Planning Commission; Ms. Morrow and Mr. Gutowski stated that it is a more useable document.

II. CITIZEN COMMENTS

Pete Wilson had an inquiry about the zoning designation in the Urban Holding Zone and Mr. Lelack responded. Phil Plat inquired about the Urban Holding Zone related to applying for a farm assessment and whether it would affect the tax rate. Ms. Morrow suggested contacting the County Assessor, but her understanding was that a landowner could apply for a farm assessment. John Wurst from Deschutes County Tax Assessor's Office was present in the audience and he stated that property taxes would be affected and that a landowner must pass a three out of five-year income test. Additionally, one acre of a landowner's property will be assessed at a different rate, but the criterion is all property-specific. Mr. Shirtcliff inquired about the application process and Mr. Wurst indicated that it is a simple process and each landowner is almost guaranteed if a property has been previously zoned EFU and the change in zoning is due to an action other than landowner-initiated. Ms. Pace asked about properties that have not previously

had a special assessment and Mr. Wurst stated that a zoning change would not affect taxes. Ms. Quatre suggested putting the EFU tax assessment issue into a newspaper article to educate the public.

III. PUBLIC HEARING REGARDING COMPREHENSIVE PLAN AMENDMENTS FOR THE PROPOSED REDMOND URBAN GROWTH BOUNDARY EXPANSION

Mr. Lelack gave a PowerPoint presentation, which outlined that the Comprehensive Plan, Urban Growth Boundary, policies, transportation, and the Framework Plan are all pending current projects. He explained that the Comprehensive Plan addresses land needs such as residential, commercial, parks, and public facilities. Mr. Lelack explained that the state requirements for a UGB boundary location have to match Goal 14. Local criteria include adding 2,000-plus acres; addressing transportation needs and sewer needs, and addressing schools and a jobs/housing balance. He explained that amendments are intended to accommodate the city's growth and establish procedures from rural to urban use.

Mr. Lelack introduced the concept of a two-map system, Chapter 2: a Comprehensive Plan map and a Zoning map. Chapter 9 addresses economic development as far as improving the appearance of employment areas, implementing the Downtown Plan, and improving pedestrian and bicycle access, and the recommendation to not extend strip commercial along highways. Chapter 10 addresses housing and establishes residential densities and also addresses issues regarding manufactured homes. Chapter 11 addresses public facilities.

Chapter 14 has been rewritten in its entirety and addresses urbanization as far as amendments, establishing larger acre parcels, establishing an Urban Holding Plan and UH-10 zoning, a Master Plan, and Framework Plan. He then gave a background of the Framework Plan, along with the opportunities and constraints of urban growth. The Draft Framework Plan includes general land uses, road and trail connections and extensions, neighborhood centers, gateways, and view corridors. The final point of his presentation explained the Urban Holding Zone, UH-10. It will replace EFU and MUA-10 zoning in the UGB. There is a minimum parcel size and requires a Master Plan approval. Owners must apply for farm use. The City administers the UH-10 in the UGB.

Chris Doty then followed Mr. Lelack's presentation with a presentation regarding updating the Transportation System Plan. The TSP update will focus on the re-route project, the west side corridor project, mixed-use neighborhoods, and working on making Downtown pedestrian-friendly.

Mr. Gutowski gave a presentation that the County would be updating the Comprehensive Plan map, the Transportation System Plan map, Title 20 (related to urban holding) and he provided additional information. A concern of the County is that future right-of-ways are protected and he gave several examples.

PUBLIC TESTIMONY:

Bonnie Elliott directed her comments to her property on the northern-most point on the map related to the transportation map. She is concerned that it separates her property and the ability to farm her property.

Rich Catlin with Reese & Associates represents Woodhill Homes owning 23 acres (2 ½ acres are outside the City limits), with reference to a two-page letter with attachments. He handed out color copies. Woodhill Homes will be submitting an application for a subdivision and recently learned that the City has plans for major collectors in the area of the development. He suggested a solution by adding a 200-foot wide strip to the proposed UGB expansion for transportation planning purposes. He stated it is approximately 20 to 25 acres.

Heidi Hall owns 39 acres at Elkhorn and her in-laws own 80 acres at Canal. She does not want to be in the UGB. Her family farms and raises cattle and would be able to meet the income requirements. Her family is not interested in selling their properties in the future. Mr. Walter indicated that it could take 10 years to get a sewer line to the property and there was a discussion.

Lisa Worester is a neighbor of Ms. Hall and her property is located on Hemholtz. She wants into the UGB. She stated her family is frustrated farming in this area. Her neighbors are selling their properties at high prices. She stated she has water issues, trespassing issues, motor homes in the area, deer and cattle are getting shot at on her property. Mr. Turner posed a question regarding farm use and urban development conflicts, and Mr. Lelack stated that the Comprehensive Plan addresses the interface of the two, such as providing a green space or buffer.

Steve Graves lives on Hemholtz. He had questions about Antler and Obsidian being major collectors but why other properties in that area are or are not considered commercial. He's concerned that there is a 200-acre minimum. Mr. Clark asked whether he would appreciate his property being zoned as commercial and Mr. Graves thought it would be a great idea. He later inquired when the 20-year plan is up, and Mr. Hendryx stated that the amendment goes to 2025 because the process was started 4 years ago. A discussion regarding the timing of the projects ensued.

Rich Morton lives on W Highway 126 and is part of the Far West property owners. They have submitted a proposal for 168 acres to be included in the UGB boundary. The property owners would like to be included as a separate ordinance and would like the State to determine the issue. Mr. King inquired how it would affect development if it took 10 years to achieve the sewer infrastructure. Mr. Doty described the expected timeline. Mr. Morton stated that it would be acceptable to him to be zoned commercial. Mr. Shirtcliff stated that the infrastructure cannot wait in that area because from his experience the truck and pedestrian traffic is a serious issue and a dangerous situation. Ms. Evans inquired of Mr. Doty as to what the future plans are of the intersection in the area and Mr. Doty stated that improvements can take place without all areas being in the Urban Growth Boundary. Mr. Taylor inquired of Mr. Doty what ODOT's current plans are for the area, and Mr. Doty stated that turn lanes are currently in the process of being installed. Ms. Pace asked about the priority in the TSP and Mr. Doty stated that it has not been prioritized because the TSP has not been completed.

Keith Erickson owns property at the corner of Elkhorn and Canal and has not been included in the UGB. He would like to be included in the Urban Growth Boundary.

Peter Wilson expressed a comment about properties that might or might not be included in future urban growth boundary processes. Chairperson Clark stated that there is no way to assure what will happen in the future and that one City Council cannot bind the next City Council. Mr. Hendryx stated that it has been a very long open public process and will continue to be evaluated as an open public process.

Mary Graves lives on Hemholtz and is part of the Far West property owners. She inquired as to what would happen if a developer paid for a sewer line on the east side. Mr. Doty stated that transportation is a challenge on the east side, starting at the re-route and that the west side is a better likelihood for development. Ms. Morrow stated that the area is growing fast and there is a tremendous need, but every growth requires a need and an analysis and master planning. Ms. Graves is concerned that the road in front of her house is going to be a major corridor and across the street will be commercial. She feels that fact takes away her lifestyle and creates safety issues.

Gayln Snair inquired about whether the sewer would be coming down Hemholtz and Mr. Doty stated the details have not been worked out but would be between Antler and Obsidian. She asked when the infrastructure would start and Mr. Doty stated that the sewer would be started in the northwest section.

Chris Chandler lives on Hemholtz and wanted to know how Maple would be extended through his property. Mr. Doty stated that Mr. Chandler's property provides good connectivity for the Maple project but that there are design issues in dealing with the canyon.

Chairperson Clark closed the oral testimony and recommended leaving the written record open for a week.

IV. STAFF COMMENTS

Mr. Hendryx provided several options for reaching a decision. Mr. Bryant stated that there was new testimony offered today and that the City would like to respond, specifically with regard to an ODOT letter submitted this evening. Ms. Morrow also suggested that the record be left open as Title 20 has not been completed. **Ms. Quatre made a motion to close the public record on Wednesday, June 14, 2006 at 5 pm and Mr. Turner seconded the motion; the motion passed unanimously. Mr. Taylor made a motion to close the public record at 5 pm on Friday, June 16, 2006 at 5 pm and Mr. Walter seconded the motion; the motion passed unanimously. Ms. Pace made a motion to amend the previous motion to close the public record at 5 pm on Friday, June 16, 2006 and Mr. Turner seconded the motion to amend the motion; the amended motion passed unanimously.**

There was discussion about deliberating on the issue. The next meeting will be June 22, 2006 at 6 pm at the Fairgrounds. Ms. Morrow led a discussion on the Title 20 paperwork. Everyone agreed that the microphone situation needs to be addressed before the next meeting. Mr. Walter stated that population numbers have been legally challenged and he believes that City staff is acting cautiously and they are doing a phenomenal job and following the rules. He would like to emphasize that the process is time-intensive and expensive. There was further discussion regarding the 20-year supply related to population projections.

V. COMMISSIONER COMMENTS

Ms. Quatre had a question regarding acreage and height requirements and Ms. Morrow indicated that there are some details that still need to be worked out but that the minimum lot size in the holding zone will be 10 acres. Ms. Pace had a question regarding the UH-10 zoning. Mr. Shirtcliff inquired about blocks of properties that are limited to commercial or not commercial, that it doesn't appear to be consistent, and Mr. Doty explained that there are wastewater collection issues due to topography. Ms. Pace asked about an ODOT letter that expresses concern over a 400-acre piece in the northwest area and ODOT's suggestion to revisit to the Capital Improvement Plan. Mr. Doty explained that the City is undertaking projects and improvements that will go out 20 years and those will also require State funding. He explained that what the City is now doing is amending a current 20-year plan and it is a traffic analysis issue. Chairperson Clark also stated that ODOT stated in the letter that ODOT did not receive adequate notice.

Mr. Lelack and Mr. Hendryx described the reason for the acreage amount figure that can be included in the Urban Growth Boundary expansion and what can be supported, and what would require a separate amendment as packets that can stand on their own for State evaluation. Mr. Turner inquired about the 200-acre minimum and Mr. Lelack responded that it would be a minimum of a two-year supply of land. Mr. Heffernan elaborated that the 200 acres is a judgment call and long-range growth issue. Mr. Hendryx stated that there would be an analysis every 5 years to evaluate the amendments.

IX. ADJOURN

Chairperson Clark adjourned the Public Hearing at approximately 8:45 p.m.

APPROVED BY THE REDMOND URBAN AREA PLANNING COMMISSION AND THE DESCHUTES COUNTY PLANNING COMMISSION AND SIGNED BY ME THIS _____ DAY OF _____ 2006.

ATTEST:

Stan Clark, Chairperson
Redmond Urban Area Planning Commission

Mike Shirtcliff, Chairperson
Deschutes County Planning Commission



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**JOINT DESCHUTES COUNTY PLANNING COMMISSION/
REDMOND URBAN AREA PLANNING COMMISSION
MEETING
Thursday, June 22, 2006 6:00 PM
Deschutes County Fairgrounds and Expo Center
3800 Airport Way – High Desert Activity Center, Redmond**

REDMOND URBAN AREA PLANNING COMMISSIONERS PRESENT: Chairperson Stan Clark, Vice-Chairperson Shirlee Evans, Bob Bleile, John Walter, Camden King, Heather Carlin

DESCHUTES COUNTY PLANNING COMMISSIONERS PRESENT: Chairperson Mike Shirtcliff, Brenda Pace, Todd Turner, Kelly Smith, Keith Cyrus, Susan Quatre (via phone)

OTHERS PRESENT: Sign-In Sheet (not attached)

City of Redmond Staff -- Nick Lelack, Wayne Sorensen, Chris Doty, Jim Hendryx; DJ Heffernan, Angelo Planning Group; Catherine Morrow and Peter Gutowsky, Deschutes County Community Development Department; Michele Duncan (Pro Tempore Administrative Services and Transcription – Scribe)

(Minute Taker's Note: Commissioner Quatre was initially present via phone during the meeting but shortly thereafter lost phone connection and was not a participant in the voting process.)

CALL TO ORDER

Chairperson Clark opened the meeting at 6:10 p.m. Chairperson Clark addressed the gallery regarding citizens who were present for anything other than the items on the agenda and there were none. There was discussion regarding Ms. Quatre being able to hear the proceedings via telephone.

APPROVAL OF MINUTES

The May 25, 2006 minutes have not yet been submitted for approval but are being prepared by Deschutes County staff.

Commissioner Walter made a motion to accept the May 22, 2006 (Attachment A) and the June 8, 2006 (Attachment B) minutes, with the correction to the May 22 minutes of eliminating a duplicate word on Page 1 as suggested by Commissioner Evans; Commissioner Evans seconded the motion. The motion passed unanimously for the Redmond Planning Commission.

Commissioner Turner made a motion to accept the May 22, 2006 (Attachment A) and June 8, 2006 (Attachment B) minutes with the correction to the June 8 minutes that on the last page, the motion was rescinded and a new motion was presented, not amended, as suggested by Commissioner Pace; Commissioner Pace seconded the motion. The motion passed 3 to 0, with 3 Deschutes County Planning Commissioners abstaining.

CITIZEN COMMENTS (for items not on the agenda) None.

PLANNING COMMISSION'S DISCUSSION AND RECOMMENDATIONS FOR COMPREHENSIVE PLAN AMENDMENTS FOR URBAN GROWTH BOUNDARY (UGB) EXPANSION

Mr. Hendryx gave a recap of the testimony previously presented and when both the oral and written testimony had closed. Staff has gone through the material and compiled the information. Four letters

were received after the deadline and those letters will be forwarded to the Redmond City Council and the Deschutes County Board of County Commissioners.

Mr. Lelack presented the meeting's agenda. New information that has been acquired includes an ODOT letter, which was brought up at the last meeting. There were two key issues related to ODOT and those have been resolved after City Staff met with ODOT. Other new information includes a revised NW Area Public Facility Plan Policy, the County Amending Title 20 (including related to the UH-10 Zone), the City UH-10 Zone, the Far West revised Findings, and the revised Framework Plan. He briefly addressed the Staff report summary recommendations.

Mr. Lelack clarified that the UH-10 Zone would replace the current EFU and MUA-10 zoning districts in the UGB. The purpose would be to serve as a holding zone for future urban expansion. The minimum parcel size would be 10 acres, agricultural uses and single-family dwellings would be allowed, rights-of-way would be protected, an owner must apply for farm use assessment, and it would include a combination of new uses and restricted uses. Mr. Lelack described the prohibited uses, such as surface mining, schools, destination resorts, churches, golf courses, and manufactured home parks.

Mr. Lelack stated that clarification should be made related to the Comprehensive Plan Amendments in that should privately-initiated UGB amendments be changed from 200 acres to 100 or 150 acres? He also presented questions from Staff regarding the method for joint discussion of City deliberations and motions and County deliberations and motions.

Mr. Gutowsky stated that both Commissions received a Findings report by the Far West property owners, and he referenced specifically Pages 19, 20, and 26. Mr. Gutowsky stated that there are new figures for a population forecast and the Far West property owners have some inconsistencies in the report. The adopted population forecast is different than what the Far West property owners have identified, and acreage and housing units and other data are also different. On Page 26, Far West goes through a process of justifying the change and estimates up to 1800 new residents. This is a deviation from the adopted forecast.

Chairperson Clark suggested that the format of the meeting could be that each property that wants in or out be deliberated independently. Chairperson Shirtcliff asked for clarification as related to the Transportation System Plan map.

Elliott Property – The City Staff recommends including the Elliott 18 acres property into the UGB. After discussion, Chairperson Clark does not recommend including the Elliott property. There was discussion related to dividing Ms. Elliott's parcel and either including all or none. Public Works Director Chris Doty said a best guess for road development through Ms. Elliott's property would be in about 15 years, in the latter phase of the 20-Year Capital Improvement Plan. The property is currently below grade. The Framework Plan related to Highway 97 hasn't been formalized, although it has been conceptualized. Commissioner Evans agreed that the property does not need to be included at this time. Mr. Doty stated that if it's not brought into the UGB, it may be difficult to acquire it at a later time, and there is some parks facility logic in place as well.

Mr. Hendryx stated that there are future transportation needs related to the property, and there would be more options if the property were included in the UGB. There was discussion about the risk of bringing in the Eliot property or not bringing in the property. Commissioner Smith expressed concern about "acreage inflation." He is doubtful that that much acreage is necessary in the UGB. Ms. Morrow stated that the Far West property owners will stand on their own as a separate ordinance and should not be considered as part of the total acreage.

Far West – There was continued discussion related to the Far West property owners, and what the total amount of acreage would be that the City is recommending overall to be included in the UGB. Chairperson

Clark inquired about the “separateness” of the Far West property owners related to the City’s recommendations. Ms. Morrow stated that Far West would have to go through separate processes and would be handled independently. Chairperson Clark further inquired whether the Far West action would jeopardize any pending UGB action. Mr. Hendryx stated that legal counsel has been approached and they are comfortable with Far West proceeding on their own. Chairperson Shirtcliff inquired whether he would be out of order in bringing up transportation issues related to his concern about destination resorts and the fact that Far West potentially could be zoned commercial. There is a Measure 37 issue near the subject property. He stated that the Far West property impacts the City, County, and State. Ms. Morrow stated that if traffic issues exist outside of the UGB that there has to be a traffic analysis. She also stated that it would be possible in the future for commercial development to occur in the Far West area based on the Framework Plan. Mr. Hendryx stated that there is a dedicated Employment Zone and Far West will have to go through a process to become a commercial node. He agreed that there is a valid concern about destination resorts. Commissioner Walter reminded that it could take up to 10 years to acquire a sewer to serve the area. Commissioner Smith is uncomfortable with recommending approval with regard to Far West, and Ms. Morrow stated that any action is only a recommendation.

Commissioner Turner inquired whether there can be an exception to the 200-acreage requirement, and Mr. Hendryx invited a discussion as to the minimum amount of acreage allowed. He explained that it includes adding properties from the Urban Reserve Area to the Urban Growth Boundary, and from the UGB to future annexation. Chairperson Shirtcliff would recommend changing privately initiated UGB amendments from 200 acres to 150 acres. Commissioner Carlin inquired whether the Far West property owners need a recommendation from the Board(s) and Mr. Hendryx stated that there are no criteria in place as far as minimum acreage required at this time. Commissioner Bleile would recommend that Far West not be recommended for pursuing a separate ordinance. Commissioner Evans would like to see larger parcels being recommended and would be in favor of a 200-acre minimum because it would require a substantial commitment from the property owners to be included in the UGB. Commissioner Cyrus inquired whether the 200 acres would have to be contiguous and Mr. Hendryx stated that that was the intent.

Hall Properties – Staff is recommending to include the properties to complete the Transportation System, although the Halls do not want to be included in the UGB. Mr. Doty stated that the property is important to include in the UGB to connect Helmholtz to Highway 97 and is an engineering designed recommendation for transportation. Chairperson Clark inquired about the SDCs that may be collected, and Mr. Doty stated that it could be 2 to 3 million dollars. Commissioner Turner stated that the letters received by the Halls sincerely moved him but he feels the property is important to the Transportation System. Commissioner King inquired how being included in the UGB would impact the Hall farming operation and whether accessory dwellings would still be allowed and permitted outright in an EFU zone. There are Code issues related to the Hall property. Mr. Gutowsky presented a matrix to identify different zones, and there is a minor error on it related to farm dwellings. Commissioner Walter stated that the transportation corridors are important to building a new high school in the area.

Catlin Request – Staff recommends not including this request and Chairperson Clark stated he agrees. There was no further discussion related to the Catlin property.

Russel Written Request – Staff recommends including into the UGB a 4-acre northern parcel because a building straddles the City/County line. Staff would recommend not including the south parcels because it cannot justify the land need. There are three separate parcels.

There was discussion about what to do if the City and County do not agree in deliberation. Ms. Morrow stated it is only a prerogative because they are being recommended to different entities.

Commissioner Cyrus had a question related to the Hall property and Far West property and why one is recommended for the Transportation System and one is not. Mr. Doty stated that the Hall property is

important for collecting SDCs.

Commissioner Walter asked for clarification related to Helmholtz on the TSP map. Mr. Doty stated it is a future extension and connection of highway with an interchange at Quarry.

There was a discussion about the Framework Plan, and several members of the Redmond Planning Commission felt that more information is needed on the plan. Mr. Hendryx stated that it is a fluid plan and not intended to be a Comprehensive Plan; it is a footprint. It sets the framework and sets the direction; it will be refined. It will be clarified through the Comprehensive Plan process. The Framework Plan is the highest level and the big picture. If there is not a plan in place then new properties will be considered a blank slate. The Framework Plan is necessary to go forward. Mr. Doty stated that a benefit of the Framework Plan is to begin utility planning and design related to waterlines, fire flow, etc. Chairperson Clark is concerned about the process for amending the plan. City Staff stated that all 5664 acres would eventually be included in the plan.

Chairperson Clark requested the definition of "farm use." Ms. Morrow referred him to Chapter 20.

After deliberation, the Redmond Planning Commission made the following motions:

Commissioner Carlin made a motion to recommend that the City Council amend the UGB map by adopting the map as presented to the Commission as Option 1, which contains approx 2162 acres; Commissioner Walter seconded the motion. The motion passed unanimously.

Commissioner Walter made a motion to recommend to the City Council to include the northerly 4 acres of the Russel property and to exclude the southern 7 acres of the Russel property into the UGB; Commissioner King seconded the motion. The motion passed 5 to 1, with Commissioner Carlin opposing.

Commissioner Walter made a motion to recommend to the City Council to exclude the property 200 feet south of the Catlin property, with the note that Catlin does not own the property; Commissioner Evans seconded the motion. The motion passed unanimously.

Commissioner Evans made a motion to recommend to the City Council to deny the request from the Hall properties 120 acres to remove it from the UGB; Commissioner Walter seconded the motion. The motion passed 5 to 1, with Chairperson Clark opposing.

Commissioner King made a motion to recommend to the City Council to include into the UGB the entire 18 acres of the Elliott property; Commissioner Walter seconded the motion. The motion tied at 3 to 3, so there will be no recommendation to the City Council.

There was no motion offered regarding the Far West properties and the City Staff's recommendation to consider the Far West property as a separate ordinance. The issue failed for lack of motion.

Commissioner Evans made a motion to recommend to the City Council to amend the Redmond Comprehensive Plan text by adopting the proposed Comprehensive Plan text policies related to urban growth management and housing policies and procedures as set forth in the document prepared by Angelo Planning and dated June 2006, with an addition that privately-initiated UGB amendments would be at a minimum of 200 acres; Commissioner Carlin seconded the motion. The motion passed 4 to 1 to 1, with Commissioner King abstaining and Commissioner Walter opposing.

Commissioner Carlin made a motion to recommend to the City Council to amend the City of Redmond's Transportation System Plan map by adopting the Transportation System Plan map dated May 26, 2006 that was prepared by City Staff. She also made a motion to adopt the Technical

Memorandum: "Transportation 2025," that is dated April 24, 2006 and the Transportation Assessment that was prepared for the NW Planning Area by DKS Associates and is dated April 24, 2006; Commissioner Walter seconded the motion. The motion passed 5 to 0 to 1, with Chairperson Clark abstaining.

Commissioner Evans made a motion to recommend to the City Council to adopt by resolution the City of Redmond Framework Plan that is dated June 20, 2006 and to include the area around O'neill Junction with the land use to be determined and the map that identifies the gateways at Canal and Helmholtz and to not include the Far West properties at this time; Commissioner Carlin seconded the motion. Commissioner King made a motion to amend the motion to include the Far West properties as part of the Framework Plan; there was no second to the amendment to the motion. The original motion passed 3 to 1 to 2, with Chairperson Clark opposing and Commissioner Bleile and Commissioner King abstaining.

Commissioner Carlin made a motion to recommend to the City Council to amend the Redmond Development Code by adopting the UH-10 Holding Zone, with the provision of accessory farm uses being allowed as an outright permitted uses and as presented to the Planning Commission on June 22, 2006; Commissioner Walter seconded the motion. The motion passed unanimously.

After deliberation, the following motions were made by the Deschutes County Planning Commission:
Commissioner Turner made a motion to amend the County Comprehensive Plan map showing the new UGB and URA boundaries and plan designation as present with the following amendments to be forthcoming; Commissioner Pace seconded the motion. The motions passed 4 to 1, with Commissioner Pace opposing.

Commissioner Turner made a motion to amend the motion to amend the County Comprehensive Plan map showing the new UGB and URA boundaries and plan designation as presented and to recommend to the Board of County Commissioners to include into the UGB the entire 18 acres of the Elliott property; Commissioner Cyrus seconded the motion. The motion passed 4 to 1, with Commissioner Smith opposing.

Commissioner Turner made a motion to recommend to the Board of County Commissioners to include into the UGB the northerly 4 acres of the Russel property and to exclude from the UGB the southern 7 acres of the Russel property; Commissioner Smith seconded the motion. The motion passed unanimously.

Commissioner Smith made a motion that property be included as previously passed with the condition that recommendation to the Board of County Commissioners be that the property is subject to a legal description approved by the County Surveyor's Office prior to Board adoption.

Commissioner Pace made a motion to deny the request from the Hall properties 120 acres to remove it from the UGB, but with the condition that UGB uses include in that zone that accessory building and alteration/restoration of lawfully established dwellings be allowed as farm uses in the UH-10 Zone; Commissioner Smith seconded the motion. The motion passed unanimously.

Commissioner Pace made a motion to not recommend submission of the Far West properties to the Board of County Commissioners. After discussion, Commissioner Pace offered a clarification: to oppose including the Far West properties to the Board of County Commission as part of this process; Commissioner Smith seconded the motion. Commissioner Pace made a motion to amend the motion that the Planning Commission recommend to the Board of County Commissioners that they not consider the Far West property at this time; the amended motion was not seconded. The vote on the original motion failed 2 to 3, with Chairperson Shirtcliff, Commissioner Turner, and

Commissioner Cyrus opposing the motion. The Far West properties will be recommended to be considered including into the UGB as a separate ordinance.

Commissioner Cyrus made a motion to change the word to “consideration” rather than “approval” with regard to the Far West properties (as stated in Staff’s recommendation memorandum dated June 22, 2006); Commissioner Smith seconded the motion. The motion passed 3 to 2, with Commissioner Pace and Commissioner Smith opposing.

Commissioner Turner made a motion to amend the County TSP map to reflect future City arterial and collector streets located in the urban unincorporated area of Redmond; Commissioner Smith seconded the motion. The motion passed 4 to 1, with Commissioner Pace abstaining.

Commissioner Smith made a motion to adopt the Findings supporting Redmond’s UGB Amendments as modified by the Planning Commission to include the Eliot and Rusel properties; Commissioner Turner seconded the motion. The motion passed unanimously.

Commissioner Turner made a motion to amend the text of Title 20 as recommended/modified by the Planning Commission and also made a motion to amend the County Zoning Map in Title 20 as modified by the Planning Commission to include the Eliot property, the north Rusel property, and the unincorporated area within the UGB; Commissioner Smith second the motion. The motion passed unanimously.

STAFF COMMENTS

Mr. Hendryx said staff appreciates the indulgence of the Commissions through the process. It was a fast process, driven by timelines, and Staff recognizes the willingness to work extra hours. Staff appreciates the Commissions’ assistance and support.

COMMISSIONER COMMENTS

Commissioner Walter stated he sincerely appreciates the work that Staff has done.

ADJOURN

Chairperson Shirtcliff adjourned the Deschutes County Planning Commission portion of the meeting at 9:30 p.m.; Chairperson Clark adjourned the Redmond Planning Commission portion of the meeting at approximately 9:40 p.m.

APPROVED BY THE REDMOND URBAN AREA PLANNING COMMISSION AND THE DESCHUTES COUNTY PLANNING COMMISSION AND SIGNED BY ME THIS _____ DAY OF _____ 2006.

ATTEST:

Stan Clark, Chairperson
Redmond Urban Area Planning Commission

Mike Shirtcliff, Chairperson
Deschutes County Planning Commission



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MEMORANDUM

TO: Urban Area Planning Commission
Deschutes County Planning Commission

FROM: Nick Lelack, Redmond Planning Manager
Jim Hendryx, Redmond Community Development Director
Wayne Sorensen, Redmond Senior Planner

DATE: June 22, 2006

RE: **Urban Growth Boundary Expansion Recommendations**

BACKGROUND

The purpose of the memorandum is to remind Commissioners of the actions each Commission will take at the continued public hearing on Thursday, June 22, and to discuss the pros and cons of revising the draft urban growth boundary (UGB) expansion map. In addition, this memorandum presents staff's recommendations for including or not including specific properties.

Commission roles at the continued public hearing include the following:

Urban Area Planning Commission

The Commission will consider and recommend approval, approval with modifications or denial of the following proposals to the City Council:

- Comprehensive Plan/UGB Map
- Comprehensive Plan Policies (text amendments)
- Transportation System Plan Map
- Framework Plan
- Development Code Amendment to include a new Urban Holding-10 zoning district

Deschutes County Planning Commission

Consider and recommend approval, approval with modifications or denial of the following proposals to the Board of County Commissioners:

- Comprehensive Plan Map
- Transportation System Plan Map
- Title 20 – Redmond Urban Area Zone Map

- Title 20 – Redmond Urban Area Zoning (UH-10), eliminate other zones

UGB Expansion Criteria

Staff continues to base our recommendation on the criteria below, established by the Redmond City Council and Planning Commission:

1. Compliance with State Statutes

State statutes direct communities to expand their urban growth boundaries based on land suitability (ORS 197.298) criteria. For Redmond, these criteria identify the Redmond Urban Reserve Area (RURA) as the number one land type in ORS 197.298 selection hierarchy; and compliance with locally adopted selection criteria for taking land from RURA. In addition, the boundary location is determined based on the Goal 14: Urbanization criteria:

- a) Efficient accommodation of identified land needs
- b) Orderly & economic provision of public facilities and services
- c) Comparative environmental, energy, social & economic (ESEE) consequences
- d) Compatibility of the proposed urban uses with nearby agricultural & forest activities occurring on farm and forest land outside the UGB

Local Criteria

2,000 +/- acre UGB expansion to accommodate 20-years of projected growth based on Redmond Urbanization Study

2. Transportation

- a) Create Arterial backbone (west side corridor)
- b) Disperse traffic along the west side of the city rather than consolidate traffic in specific area

3. Sewer

- a) Complete west side interceptor
- b) Gravity flow

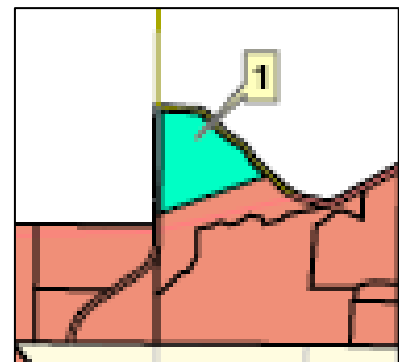
4. Schools / public facilities

5. Jobs / housing balance

DISCUSSION

1. Bonnie Elliot Property (Far North): 18 Acres

Ms. Elliot requested her entire property be included into the UGB, rather than just a portion of it. Her reason for including the entire property is that her house is in the path of the proposed West Side Corridor, and the Corridor would split her property in half. The draft Framework Plan identifies the part of her property that she is asking to be included in the UGB as an extension of the Dry Canyon.



Staff Recommendation:

Include Ms. Elliot's entire property in the UGB. Staff recommends including or excluding entire parcels (tax lots) whenever possible.

Pros

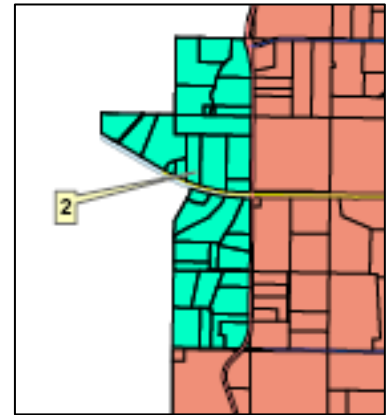
- Property potentially impacted by future public facilities (Westside transportation corridor, sewer, parks). Inclusion of the entire property provides greatest degree for flexibility for future planning, design, placement, of needed public facilities.
- Close to west side sewer interceptor, and gravity sewer
- Logical to include entire property and not place half outside the UGB.

Cons

- Additional acreage is not justified by Redmond Urbanization Study

2. Far West Redmond Property Owners: 168.5 Acres

The Far West Side Property Owners submitted a separate application to include their properties into the City's proposed UGB and they have submitted revised findings for their area. The findings are a part of the Commission's packet.



Pros

- Complete arterial backbone – west side corridor, including both sides of three important intersections along Helmholtz at Antler, Highland, and Obsidian.
- Create gateway to the City on the west side of Helmholtz
- Close to west side sewer interceptor, and gravity sewer
- Complete neighborhood center near around Obsidian

Cons

- Additional acreage is not justified by Redmond Urbanization Study
- While property owners claim that including properties around the Helmholtz – Highway 126 intersection will facilitate immediate improvements, the full extent and impact of the improvements will not be identified or completed until the Transportation System Plan is completed in June 2007 and funded.
- The ownership pattern, number, size, and configuration of these properties, unlike any other area of the Urban Reserve Area, will complicate and lengthen the master planning and annexation process.

Staff Recommendation:

Recommend approval of the Far West Redmond Property Owners' area as a separate amendment package to the City Council and the Board of Commissioners for their consideration. This amendment package needs to be completed to include additional elements, such as a legal description and County ordinances in correct format. As noted by County Staff, this package has not been reviewed by County legal counsel. It appears that the Far West Property Owner's would like to obtain tentative approval before filing the final documents

(ordinances, legal description, etc.). This would require that final action on the Far West area be postponed for a time.

3. Hall Properties: 120+ Acres

The Hall family requested their properties be removed from the proposed UGB. The reason for the request is they plan to continue their family farming practices into the distant future. They have no desire to see their property developed for urban uses and have made this argument to the City and County throughout the Urban Reserve process and this UGB process.

Pros

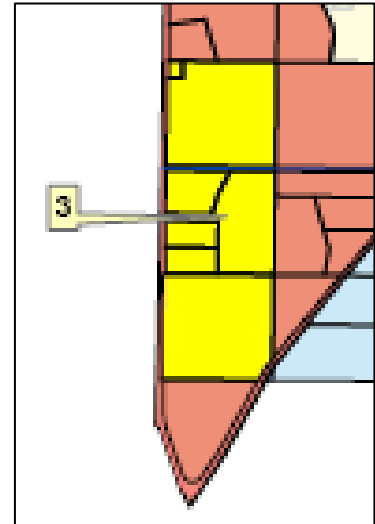
- Development is not likely to occur in the southern area of the proposed UGB until public services are available, which could be several years away.
- Removing the Hall properties allows other properties to be included in the proposed UGB and the City still complies with the Urbanization Study's recommended 20-year acreage needs.

Con

- The City cannot plan for or complete a significant component of the West Side Transportation Corridor and Elkhorn corridor in the 20-year UGB timeframe.

Staff Recommendation:

Deny the request to remove the Hall properties from the proposed UGB. Staff believes planning for the West Side Corridor now is critical to completing this corridor in the 20-year timeframe, including extending this corridor to a planned interchange at Quarry / US 97.

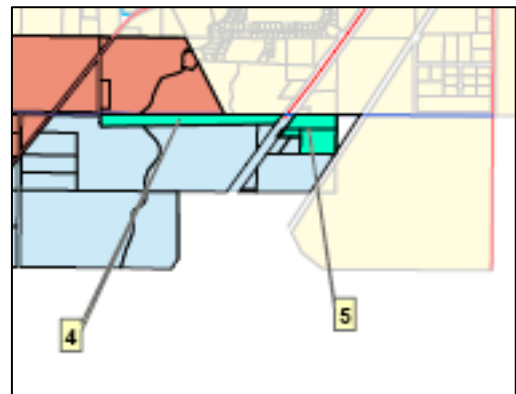


4. Rich Catlin Elkhorn Road Right-of-Way: 20-25 Acres

Rich Catlin requested approximately 200 feet south of the property he is representing (the southern most property in the current City limits abutting US 97) from Canal to the railroad tracks on the east side of US 97. This extension would accommodate an alternate alignment for Elkhorn south of his property with an overpass, without committing to a specific alignment.

Pros

- This proposal includes a wide right-of-way for a future Elkhorn corridor without committing to a specific alignment.
- Elkhorn Road is a grid street, but not yet identified as a major collector (it is proposed to become a major collector in the City and County's Transportation System Plan updates). Therefore, the City may not be able to require more than 30-feet of right-of-way on his property for this corridor, which will require significantly more land.



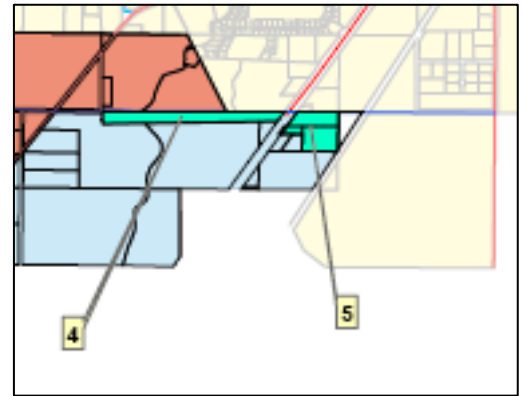
Con

- Mr. Catlin does not own or represent the property where the right-of-way is proposed.
- Elkhorn improvements will be identified in the City's TSP update; it is too early to determine the best alignment for this corridor.
- Juniper Golf Course would object if the realignment affects their property.

Staff Recommendation: Deny the request to include the 200-foot wide strip of land south of Mr. Catlin's property.

5. Bill Russell Properties: 11 Acres

Bill Russell requested including his three parcels totaling 11 acres in the UGB. These properties are located south of the current City limits on the east side of US 97. Specifically, Mr. Russell has a spa retail store that is located across two separate parcels divided by City limits and current UGB, half in the City and half in the County. The reasons for his request, however, are to provide access to the proposed water park north of these properties as well as to extend other roads in the immediate vicinity such as 21st.



Pros

- Corrects an existing situation where a building is constructed across parcel lines and in both the City and County.
- Provides additional land for a future Elkhorn extension.

Cons

- Exceeds lands justified by the Redmond Urbanization Study.
- The existing business is not allowed in the proposed UH-10 zone.
- The north half of the building will be zoned M-1, the south half will be zoned UH-10.

Staff Recommendation: Approve northern most property (4 acres) to correct the situation where a building is constructed half in the City and half in the County. Deny the request for the additional seven (7) acres because the land need is not justified at this time.

CORRESPONDENCE

1. ODOT has submitted a letter that supersedes their previous comments. ODOT now supports the proposed UGB amendment.
2. The Redmond Public Building Corporation has submitted a letter objecting to the proposal to add land to realign Elkhorn Avenue because of potential impacts to the golf course.
3. Bob Benson and Kim Morelock submitted a letter concerning property located west of Highway 97 in the southern portion of Redmond. Their property is inside the current UGB.

4. Guy George submitted a letter supporting the addition of more land for Elkhorn Avenue.
5. The following letters were received in support of including the Far West area:
 - Chandler and Christa Patton
 - Christa Patton
 - Janet and Dave Langland
 - Russell and Lottie Flint
 - Steven Gray
 - Tom and Donna Bates
 - Will Wanlars
 - Rich and Barbara Morton
 - Mathew Szacik, Dry Canyon Construction and Excavation
 - Allen Jarms
 - Courtrain (sp?)
 - Letter dated June 15, 2006 from the Northwest Property Owners
 - Updated UGB Findings for the Far West Area

UH-10 ZONE

The City's UH-10 zone has been modified so that the uses permitted outright and conditional uses match the County's proposed UH-10 uses. The City is updating the Redmond Development Code and the purpose statement for each zone is now contained in a separate section of the Code. Therefore, the City intends to adopt the purpose statement as part of the development code update which should be done before the UGB amendment is acknowledged by the State. The first hearing for the Development Code update was June 19, 2006.

Staff Recommendation: The County should recommend adoption of the amendments to Title 20 (including the UH-10 zone) and the City should recommend adoption of the UH-10 zone. *(Note: A placeholder has been included in the new Code for this section.)*

"Draft" UGB Expansion - City of Redmond

