



**CITY OF REDMOND**  
Community Development Department

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## **REDMOND URBAN AREA PLANNING COMMISSION**

### **Minutes**

Monday, March 17, 2014

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

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

**Youth Ex Officio Member:** Jennifer Cort

**City Staff:** James Lewis, *Planning Manager*; Cameron Prow, *TYPE-Write II*

**Visitors:** Tory Allman, *City Councilor*; Ron MacKay, Bob Majka, Deborah McMahan, Janel Smith, Jeff Steiert

*(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 Dickens opened the meeting at 6 p.m. with all seven commissioners present, establishing a quorum.

#### **II. APPROVAL OF MINUTES**

**Motion 1 (7/0/0):** Commissioner Porter moved to approve the February 24, 2014, minutes. Commissioner Leach seconded the motion which passed unanimously.

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

#### **IV. WORK SESSION**

##### **A. Southwest Area Plan Presentation**

Mr. Lewis reviewed the SWAP's purpose, project area, connection to City planning documents (neighborhood and sub-areas, transportation, water, wastewater), utility and service districts, and City development policies/guidelines. Input to date has come from the Project Advisory Committee (citizens), Technical Advisory Committee, and public meetings. Based on analysis done during the UGB (urban growth boundary) expansion process, the City has an overabundance of industrial and commercial lands. Uses planned for the SWAP included Residential (880 acres), Mixed-Use Neighborhood (MUN, 26 acres), Parks (45-55 acres), and Public Facilities (70 acres). Legal findings used as the basis for adoption must address how the SWAP will comply with State laws, statewide planning goals, Redmond's Comprehensive Plan, and the City's master plans. He outlined the City's review process up to acknowledgement of this document by the Oregon Commission of Land Conservation and Development. He summarized the issues raised in correspondence received to date.

Chair Dickens invited public comment at 6:50 p.m.

Deborah McMahon (SWAP-CAC, SWAP-TAC) summarized her background in land use planning and knowledge of this area. She stated that as a land use consultant she represented the Hall family on the corner of Helmholtz and Elkhorn, Johnnie Murray on the Helmholtz/Wickiup corner, and Bill Smith at Badger Crossing. She said the proposed SWAP will accommodate quite a few of the needs and issues that were identified.

Ron MacKay said the Helmholtz Avenue/Wickiup Avenue intersection was too busy to have multi-family housing there. He received no notice of prior meetings on this issue.

Janel Smith objected to putting multi-family housing and commercial development near the Helmholtz/Wickiup intersection due to her concerns about incompatibility with existing neighborhoods, lack of central location for jobs, and transportation safety. She did not receive a notice from the City about tonight's meeting.

Bob Majka said he was not officially notified about this meeting. He opposed adding a strip mall or apartments across from the Summit Crest subdivision on the edge of town. The Helmholtz/Wickiup intersection is very dangerous with a high accident rate due to motorist speeds above what is posted.

Jeff Steiert said none of the neighbors surrounding this project area received notice about tonight's meeting; he just found out on March 16. He expressed concern about bicycle, pedestrian, and traffic safety and the potential for commercial development to draw visitors from outside this area. He suggested growing the town somewhere else.

Commissioner concerns covered commercial zoning rationale, impact on emergency services, impact on the City's transportation infrastructure, MUN compatibility with existing neighborhoods, school district's plans for growth, impact of park locations on adjacent property owners, potential conflict with comp plan Chapter 14, trigger for westside sewer interceptor, notice radius for citizen input, opportunities for public input, traffic history of specific intersections, and ex parte contact.

Commissioners agreed by consensus to move the SWAP forward to the Planning Commission public hearing scheduled for 7 p.m., April 7, 2014. Chair Dickens recommended that Commissioners who are contacted by the public regarding the SWAP should urge such citizens to contact City staff.

Mr. Lewis requested that citizens with concerns about the SWAP express them in writing so that the City has a record and so the citizens' right to appeal is preserved.

## **V. COUNCIL LIAISON COMMENTS**

Councilor Allman said the SWAP dialogue was interesting and he was looking forward to hearing more about this plan. He said he was sorry the City was losing Mr. Lewis.

## **VI. STAFF COMMENTS**

Mr. Lewis said Community Development Director Heather Richards will provide staff support to the Planning Commission after his last day with the City (April 7, 2014). His next position will be in the Property Management Department for Deschutes County.

### Upcoming meetings:

- \* March 19, 6 p.m., City Hall Room A: SWAP public meeting
- \* April 7, 7 p.m., Council Chambers: SWAP public hearing before Planning Commission
- \* April 21, 6 p.m., City Hall Room A: Planning Commission work session

**VII. COMMISSIONER COMMENTS**

Commissioner Porter thanked everyone who has worked on the SWAP and expressed concern about the public hearing process.

Commissioner Leach asked about an aesthetic barrier along the Highway 97 reroute. Councilor Allman pointed out that the 12<sup>th</sup> Amendment to the Redmond urban renewal plan included beautification funds for the Highway 97 reroute.

Commissioner Graham made a fund-raising appeal on behalf of Sam Johnson Park.

Vice-Chair Lanouette requested the date of the next Dry Canyon Advisory Committee meeting.

Commissioner McCoy thanked citizens for attending tonight’s meeting and thanked Mr. Lewis for his support during her learning curve.

Chair Dickens thanked citizens for their input on the SWAP. He echoed Commissioner Graham’s comments about Sam Johnson Park and commended Heather Richards and staff for their vision on making this park a good one for Redmond and a landmark for Deschutes County. He asked Vice-Chair Lanouette to conduct the April 7 meeting as he will be absent. He thanked Mr. Lewis for his support during his transition to Planning Commission Chair.

**VIII. ADJOURN**

The next meeting is scheduled for 7 p.m., Monday, April 7, 2014.

With no further business, Chair Dickens adjourned the meeting at 7:54 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 19th day of May, 2014.

ATTEST:

/s/ Dean Lanouette, Vice Chair  
For Evan Dickens, Chair