



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
Minutes

Monday, May 18, 2015

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

Commissioners Present: Chair Evan Dickens, Vice-Chair Dean Lanouette, David Allen, William Hilton, Lori McCoy, Eric Porter

Youth Ex Officio: Vacant

City Staff: Heather Richards, *Community Development Director*; Deborah McMahon, *Principal Planner*; Cameron Prow, *TYPE-Write II*

Visitors: James Cook, *Parks Committee*; Garry Finley

Media: None

(scribe CP's note: The minutes were created from an audio record and notes taken at the meeting. The three digits after a motion title show the number of commissioners voting in favor/opposed/abstaining.)

I. CALL TO ORDER

Chair Dickens opened the meeting at 6:02 p.m. with a quorum of commissioners (6 of 6) present.

II. CITIZEN COMMENTS

There were no comments on nonagenda items.

III. APPROVAL OF MINUTES

Motion 1 (6/0/0): Commissioner McCoy moved to approve the May 4, 2015, minutes. Commissioner Hilton seconded the motion which passed unanimously.

IV. WORK SESSION

B. Update on Marijuana Regulations

Ms. Richards provided an update on the positions of the Oregon Legislature, Deschutes County, and City of Redmond regarding medical and recreational marijuana use. Effective July 1, 2015, each residence will be able to grow four plants. Starting January 1, 2016, the state will start accepting applications for recreational retail outlets. She summarized federal law regarding Schedule 1 controlled substances, impact of local production and distribution on Redmond codes (land use violation, business license, nuisance abatement), Home Rule impact, and what other cities are doing (local opt-out, buffer zone). Not requiring businesses licensed in the City of Redmond to comply with federal law could negatively impact federal grant funding of City projects. Due to legal challenges in other jurisdictions, staff recommended to Council that Redmond codes remain unchanged until the courts rule.

Commissioners discussed concerns about conflicts with federal law regarding Schedule 1 drugs and the potential impact of marijuana production and distribution on Redmond codes.

C. Update on Dry Canyon Master Plan

Ms. Richards presented two handouts – Memorandum #3 (Dry Canyon Master Plan Policies) and Memorandum #6 (Development Code Standards) – and outlined the review process to date. The Redmond Canyon Plan has not been updated since its adoption in 1984. Redmond’s population is now 27,000 and is expected to grow to 50,000 in the next 25 years. The Dry Canyon Master Plan Update Citizens Advisory Committee met over 22 times in 2 years. Staff are now talking with community groups and seeking their input. Next steps will include review by the Parks Committee (end of summer) and public hearings before the Planning Commission and City Council.

Mr. Cook summarized his experience with Redmond parks and said he just applied for the vacant Planning Commission position. He shared concerns of the update committee about making sure the canyon remains special.

Chair Dickens called a short break at 7:07 p.m. and reopened the meeting at 7:10 p.m.

A. Large Lot Industrial Code Amendments

Ms. Richards summarized the background, previous work done by Planning Commission, and concept master plan and included a PowerPoint presentation. The Oregon Department of Land Conservation and Development chose Redmond to do a pilot program. Redmond has been working with the Oregon Department of State Lands and Central Oregon Intergovernmental Council. The City is now ready to bring an 840-acre site inside the urban growth boundary (UGB) and city limits and rezone it for large-lot industrial use. Next steps will include a Planning Commission work session (June 15) and public hearing (July 6) on the new code language. Target completion date for the UGB and annexation processes is September 2015.

Commissioner concerns included number of owners affected, total land area, defining references to “the site” and “primary industrial user,” if accessory uses would remain if the primary use goes away, correcting use references from “industrial” to “traded-sector,” how to verify that the industrial user is occupying the site, defining “technically supporting,” and how much development can take place before transportation master-planning is required.

V. COUNCIL LIAISON COMMENTS

None.

VII. STAFF COMMENTS

Ms. McMahon said Leadership Redmond is working to preserve heritage trees in Redmond.

VI. COMMISSIONER COMMENTS

Ms. McCoy reported attending the Midtown Area meeting as Planning Commission liaison. Presentations by a landscape architect and planners were followed by in-depth discussions about what people wanted to see, such as a community center. Ms. Richards said the midtown area boundaries were Jackpine and Antler Avenues and 4th and 7th Streets. The next Midtown Area meeting will be a public workshop in late June 2015.

Vice-Chair Lanouette asked what new use would be made of “The Brand” property. Commissioner Hilton responded that ODOT (Oregon Department of Transportation) intended to use the property to control access along Highway 97. Commissioner Lanouette expressed concern about the City allowing builders to construct sidewalks that aren’t to code.

Chair Dickens stated he would be unable to attend the June 1, 2015, meeting.

Following discussion and consideration of their workload, Planning Commissioners decided their next meeting would be at 6 p.m., Monday, June 15, 2015.

VIII. ADJOURN

With no further business, Chair Dickens adjourned the meeting at 7:47 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 6th day of July, 2015.

ATTEST:

/s/ Evan Dickens
Evan Dickens
Chair

/s/ Heather Richards
Heather Richards
Community Development Director