CITY OF REDMOND
Community Development Department

411 SW 9th Street
Redmond, OR 97756
541-923-7724
www.redmondoregon.gov

REDMOND URBAN AREA PLANNING COMMISSION

411 SW 9th Street-COUNCIL CHAMBERS Redmond, OR 97756

Wednesday, January 15, 2025 5:30 pm

Oral comments can be provided in-person or virtually. For those who plan to provide oral comments virtually during the meeting, pre-register at planredmond@redmondoregon.gov (must pre-register before 3:00 p.m. on January 15th)

Stream the meeting live at: www.redmondoregon.gov/PlanningCommissionLive

Agenda

RUAPC Members

Ben Schimmoller, Chair

Norman Schultz, Vice-Chair

Heather DeWolf

Tobias Colvin

Mercedes Cook-Bostick

Michael Rogers

Tom Kuhn

Ex-Officio Vacant

I. CALL TO ORDER / INTRODUCTIONS

II. CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA

III. ELECTION OF OFFICERS

IV. APPROVAL OF MINUTES
a. November 20, 2024
b. December 4, 2024

V. 2024 IN REVIEW & THE LOOK INTO 2025

VI. NEXT MEETING – TBD (FEBRUARY 12 OR 19, 2025)

VII. COMMISSIONER COMMENTS

VIII. ADJOURN

Please note that these documents are also available on the City's website www.redmondoregon.gov; click on City Government, hover on Commissions and Committees, click on Urban Area Planning Commission. You may also request a copy from City Recorders Office 541-923-7751 or email Kelly.morse@redmondoregon.gov

The City of Redmond encourages all citizens to participate in its programs and activities. This meeting location is accessible to people with disabilities. Requests for accommodation may include sign language interpreter service, assistive listening devices, materials in an alternate format or any other accommodation. If any accommodations are needed, please contact the ADA Coordinator at 541-504-3036 or access@redmondoregon.gov. Requests should be made as soon as possible, but at least 3 business days prior to the scheduled meeting. The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities.

Redmond Urban Area Planning Commission **November 20, 2024**

Regular Meeting Minutes
Council Chambers & Remote Video Conferencing
Link: https://www.redmondoregon.gov/

CALL TO ORDER / INTRODUCTIONS
Vice Chair Schultz called the meeting to order at 5:30 pm.

Present: Vice Chair Norman Schultz, Mercedes Cook-Bostick, Heather DeWolf, Tom Kuhn, and Council Liaison Tobias Colvin

Excused: Chair Ben Schimmoller, Joe Zampko, Michael Rogers, and Ray Randall (Youth Ex-Officio)

Staff Present: Morgan Snyder, Long Range Planner; Maria Ramirez, Special Projects and Natural Resource Program Manager; John Wedding, Public Works Operations Manager; Kyle Roberts, Planning Director; and Jamie Buddenbohn, Planning Permit Coordinator

Others Present: Karin Stauder, Eve Ponder, Lance Wright, and Morgan Greenwood

CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA
None.

APPROVAL OF MINUTES
A. September 25, 2024

Commissioner Kuhn moved to approve the September 25, 2024, meeting minutes as presented. Commissioner DeWolf seconded the motion, which passed unanimously.

PUBLIC HEARING
A. Redmond Comprehensive Plan Amendment (711-24-000197-TA) to Adopt and Incorporate the Goals & Actions (Chapter 7) of the 2024 Parks Master Plan into Goal 8 of the Comprehensive Plan and Adopt the 2024 Parks Master Plan as a Supporting Plan to the Comprehensive Plan

Long Range Planner Snyder and **Special Projects and Natural Resource Program Manager Ramirez** presented the Staff report via PowerPoint, reviewing the legislative amendment to the Comprehensive Plan 2040 replacing the 2018 Citywide Park Master Plan with the 2024 Parks Master Plan. While no comments were officially in the record, presently, some Parks Committee members and citizens raised questions and concerns to Parks Staff about a desire for more staff and specialized staff and expertise, accuracy of certain figures, the difference between recreation desires and needs, and management of the Dry Canyon. Although the

proposed Master Plan complies with all applicable criteria, Staff recommended continuing the public hearing until December 4th to allow additional time to address remaining questions and concerns.

Vice Chair Schultz opened the public hearing and called for public comment.

- **Karin Stauder, Resident,** expressed concerns about no acknowledgement or preservation plan for the Dry Canyon's northwest natural area in the Parks Master Plan and asked for a continuance. The wastewater treatment plant site should be more in line with the natural area and not turned into a sports park.
- **Lance Wright, Resident,** read his statement about the Master Plan, noting Dry Canyon was almost absent and should have never been left out. Protecting outdoor recreation assets and natural landscapes from the City's and the County's growth is imperative. The Master Plan's gap analysis should accentuate the need for accessibility and identify local opportunities for connectivity.
- **Eve Ponder, Resident,** requested placeholders in the Master Plan for future plan amendments to address the Pershall, Elkhorn, and wastewater plant reuse properties and acknowledge the public's desire for trails and open, natural spaces. The Master Plan does not address the need for natural resource managers, or the types of training needed for larger pieces of land. The Master Plan could be approved by stating in the Plan amendment that areas of concern will be discussed further.
- **Morgan Greenwood, Central Oregon Builders Association,** explained her request that the Commission consider including privately developed and maintained open space and park areas in the total calculation of the City's park land, noting some of these parks have public access easements. Changing the calculation now maintains affordability of future home development and sales by not artificially increasing the need for a future Parks System Development Charge (SDC) increase.
- **Lance Wright** asked if including homeowners association (HOA) park lands means the developer would be getting credit and not required to pay SDCs for public parks.

Special Projects and Natural Resource Program Manager Ramirez replied the private HOA parks with public easement access allow the public to use the areas to supplement the park system. Staff will do additional research on Ms. Greenwood's comment and discuss with policy leaders and Council how to continue with the level of service calculation. Staff is not removing the HOA residents in that calculation. The current system configures 2.8 developed acres per 1,000 residents and did not include private HOA parks. The policy goal within the proposed plan and 2018 Master Plans was 4 acres per 1,000 residents. The builder supports a public park as part of the SDC calculation, which is not inclusive of a private HOA park they provided. The builder does not get any SDC credits back unless the park goes public, but they still pay towards the parks.

Long Range Planner Snyder clarified December 2nd was the deadline for written testimony to be discussed at the next Commission meeting. Technically speaking, written and oral testimony can still be submitted at City Council's public hearing on December 17th.

Commissioner Cook-Bostick moved to continue this public hearing to December 4, 2024, at 5:30 pm and set a deadline for written testimony for consideration by the Planning Commission of December 2, 2024, at 8:00 am. Commissioner DeWolf seconded the motion.

Ayes: Vice Chair Norman Schultz, Mercedes Cook-Bostick, Heather DeWolf, Tom Kuhn, Michael Rogers, Joseph Zampko
Nays: None
Motion Carried: 6 to 0.

Next Meeting – TBD
The next meeting will be held December 4, 2024.

ADJOURNMENT
The meeting adjourned at 6:24 pm.

Prepared by ABC Transcription Services
Reviewed by Kyle Roberts, Planning Director

APPROVED by the Downtown Urban Renewal Advisory Committee and SIGNED by the Chair this _15th__ day of __January__ 2025.

/s/ Ben Schimmoller
Ben Schimmoller
Chair

ATTEST:

/s/ Kyle Roberts
Kyle Roberts, staff
Planning Director

Redmond Urban Area Planning Commission **December 4, 2024**

Regular Meeting Minutes
Council Chambers & Remote Video Conferencing
https://www.redmondoregon.gov

CALL TO ORDER / INTRODUCTIONS
Chair Schimmoller called the meeting to order at 5:30 pm.

Present: Chair Ben Schimmoller, Vice Chair Norman Schultz, Mercedes Cook-Bostick, Heather DeWolf, Michael Rogers, Joseph Zampko, and Council Liaison Tobias Colvin

Excused: Tom Kuhn and Ray Randall (Youth Ex-Officio)

Staff Present: Kyle Roberts, Planning Director; Morgan Snyder, Long Range Planner; Jamie Buddenbohn, Planning Permit Coordinator

Others Present: Richard Lance

CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA
None.

PUBLIC HEARING

A. Redmond Comprehensive Plan Amendment (711-24-000197-TA) to Adopt and Incorporate the Goals & Actions (Chapter 7) of the 2024 Parks Master Plan into Goal 8 of the Comprehensive Plan and Adopt the 2024 Parks Master Plan as a Supporting Plan to the Comprehensive Plan – Continuation of Nov. 20th Public Hearing

Chair Schimmoller reopened the public hearing for its scheduled continuation.

Long Range Planner Morgan Snyder noted public hearing for the matter of the Parks Master Plan adoption was opened November 20, 2024, where Staff recommended a continuation to today in order to respond to public comments. Currently 113 pages of public comments had been received from five submitters in addition to the oral testimony received at the last meeting. Staff recommended the Commission continue the hearing to an undetermined date, which would allow time to address all public comments, for City Council to hold two public workshops, and to revise the Plan as needed.

Chair Schimmoller called for public comment. Seeing none, he added continuing the hearing made sense given the feedback that the City, Commission, and Council has received. Leaving the comment period open would allow adequate time for a full reaction to the completed Plan.

Vice Chair Schultz moved to continue the hearing to a future date and leave the comment period open. Chair Schimmoller seconded the motion.

Ayes: Chair Schimmoller, Vice Chair Norman Schultz, Mercedes Cook-Bostick, Heather DeWolf, Michael Rogers, Joseph Zampko
Nays: None
Motion Carried: 6 to 0.

Chair Schimmoller stated the hearing would continue at an undetermined date.

Next Meeting – January 15, 2025
Planning Director Roberts confirmed the next regular meeting with the Commission was scheduled for January 15th likely to review Code amendments and big projects that are starting.

COMMISSION MEMBER COMMENTS
Long Range Planner Snyder clarified for Vice Chair Schultz that trails are primarily addressed through the Transportation System Plan (TSP) because trails are first and foremost a means to get from A to B. Trails are referenced in the Parks Master Plan, which includes some recommendations about trails in general. The recommendations are the closest the Plan gets to evaluating transportation impact, the rest of which is left up to the TSP.

ADJOURNMENT
The meeting adjourned at 5:38 pm.

Prepared by ABC Transcription Services
Reviewed by Kyle Roberts, Planning Director

APPROVED by the Downtown Urban Renewal Advisory Committee and SIGNED by the Chair this 15th day of January 2025.

/s/ Ben Schimmoller
Ben Schimmoller
Chair

ATTEST:

/s/ Kyle Roberts
Kyle Roberts, staff
Planning Director