

**A JOINT WORKSHOP OF THE REDMOND CITY COUNCIL AND REDMOND URBAN AREA
PLANNING COMMISSION WAS HELD SEPTEMBER 29, 2020, VIA GOTOMEETING.**

COUNCIL MEMBERS PRESENT: Jon Bullock – Albert Calderon – Krisanna Clark-Endicott –
George Endicott – Camden King – Ginny McPherson –

COUNCIL MEMBERS EXCUSED: Jay Patrick

COMMISSIONERS PRESENT: Teri Jansen – Michael Kusinska– Cat Zwicker

COMMISSIONERS EXCUSED: David Allen – Heather DeWolf – William Guy – Nelson Rivers

MEDIA PRESENT: None

Mayor Endicott and Chair Jansen called the meeting to order at 6:00 p.m.

PRESENTATIONS

A. Comprehensive Plan 2040 Update

Deputy City Manager John Roberts stated this presentation of the Comprehensive Plan and Economic Opportunity Analysis (EOA) is the culmination of 1.5 years of work, slowed somewhat by the pandemic.

Consultant Anais Mathez explained that a vision and Comprehensive Plan are important tools to guide growth and development over a twenty-year period. A Comprehensive Plan establishes policy regarding citizen involvement, housing supply, economic development, recreation, etc. In addition, it is extremely important in coordinating public investment and seeing change and development in the future.

Ms. Mathez described the three phases and vision elements of the update process. Phase 1 consisted of background information (Where are we now?) and the 2040 vision (Where do we want to go?). Phase 2 included growth scenarios (What are our priorities?) and goals and policies (How do we get there?). Phase 3 consisted of the Comprehensive Plan document as well as the land use map. Ms. Mathez explained the community engagement component noting that numerous venues were used to engage a variety of citizens, including intentional engagement of teens at the local high schools. Citizens were asked the following questions:

- Where are Redmond's great attributes?
- What are the trends to consider?
- What are the concerns?
- What does Redmond look like in 2040?

Based on the facilitated conversations, six key Vision Elements were identified. These elements are:

1. An Effective and Collaborative Governance
2. Great Neighborhoods for Strong Communities
3. A Business-friendly Culture
4. A Connected Transportation System
5. A Network of Trails and Parks
6. A Commitment to the Natural Environment

Ms. Mathez went on to describe how the information gathered in Phase One and a review of the 2001 Comprehensive Plan were used in Phase Two to determine Growth Strategies (priorities) and new Goals and Policies that may be needed. She identified twelve statewide planning goals that are relevant to the City of Redmond, each of which will be a new chapter in the updated Comprehensive Plan then spoke specifically to the Urbanization and Livability chapters.

Consultant Scott Fregonese addressed the mapping of land use scenarios and identified the key changes to the Comprehensive Plan and Zoning Map below:

- Connecting existing area plans and their surrounding areas
- Opening gateways to the west and the north
- Allowing neighborhood hubs to emerge
- Making area around the Airport compatible with the new Airport Master Plan
- Allowing more diverse housing within existing neighborhoods
- Changing large scale commercial to walkable commercial development on smaller parcels

Planning Manager Deborah McMahon, Ms. Mathez, and Mr. Fregonese answered questions on previous Framework Plans/Area Plans/Master Plan/Neighborhood Plans, commercial nodes within neighborhoods, strategies to ensure commercial nodes are established, housing choices and trends, how the passage of House Bill 2001 affects housing density in the Comprehensive Plan, outreach efforts to underserved populations during the information gathering process, and next steps for adoption, and how to ensure that the Comprehensive Plan is successful.

B. Economic Opportunities Analysis Update

Ms. McMahon introduced ECONorthwest Senior Policy Advisor Beth Goodman who provided an update on the EOA which is an important component of the Comprehensive Plan. The EOA and policies are a product of collaboration between the Advisory Committee (Urban Area Planning Commission, Redmond Chamber of Commerce Executive Director Eric Sande, and Redmond Economic Development, Inc. Manager Jon Stark), City Staff, and 60 community members who attended a virtual open house and completed the survey.

Ms. Goodman opined that Redmond is the envy of many cities across Oregon because of its large supply of vacant, unconstrained land especially Large Lot Industrial (LLI), its location on US Highway 97, its business-friendly attitude and flexible policies, and collaborations and partnerships. In terms of vacant, unconstrained buildable land, Redmond has 235 acres zoned commercial, 1,298 acres zoned industrial (775 acres in the LLI), 22 acres zoned mixed-use, and approximately 1,300 acres zoned Urban Holding-10 (UH-10). Ms. Goodman explained that Redmond has more industrial land than is likely to develop by 2040, but we have a deficit of land designated for commercial and will need to rezone/redevelop UH-10.

Key policies from Redmond's first EOA are as follows:

- Monitor and replenish supply of industrial and commercial land
- Update the EOA every 2-5 years
- Identify areas for development of commercial centers, consistent with residential master planning
- Ensure there are small industrial sites available to develop such as industrial park

Questions focused on whether the commercial centers mentioned would replicate downtown, how the EOA fits in with the Comprehensive Plan, and the timing for bringing services into the industrial area.

There being no further business the workshop was adjourned at 7:17 p.m.

Prepared by Kelly Morse, City Recorder

APPROVED by the City Council and SIGNED by the Mayor this 8th day of June 2021.

/s/ George Endicott
George Endicott, Mayor

ATTEST:

/s/ Kelly Morse
Kelly Morse, City Recorder