

Wednesday, December 6, 2023 at 8:00 AM

City Council Chambers, 125 SW "E" Street, Madras, OR 97741

Telephone (541) 475-2449 [www.jeffco.net](http://www.jeffco.net)



This meeting is open to the public. This agenda includes a list of the principal subjects anticipated to be considered at the meeting. However, the agenda does not limit the ability of the Commission/Council to consider additional subjects. Meetings may be canceled without notice.

**Join via Zoom:**

<https://us02web.zoom.us/j/2912614668?pwd=MIJ3ZzhOYzg0ZkhwOTZ0REgrWTFYdz09>

Passcode: **5414752344**

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**Join via teleconference:**

From a cell phone: **971-247-1195**

From a landline phone: **1-877-853-5257**

Meeting ID: **291 261 4668#**

Participant ID: **#**

Passcode: **541 475 2344#**

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**AGENDA**

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**I. Call Joint Meeting to Order**

**II. Roll Call**

**III. Changes/Additions to Regular Agenda**

**IV. Consent Agenda**

*All matters listed within the Consent Agenda have been distributed to every member of the Council and Commission for reading and study, are considered to be routine, and will be enacted by one motion. If separate discussion is desired, any item may be removed from the Consent Agenda and placed on the Regular Agenda by request.*

1. Approved Joint City-County Meeting Minutes - October 4, 2023

**V. Regular Agenda**

1. EcoNW & EDCO on the Large Lot Industrial Process
2. County Update on RV Dump Improvement Project

**VI. Additional Discussion**

**VII. Adjourn Joint Meeting**



**OFFICIAL CITY COUNCIL - COUNTY COMMISSION MEETING MINUTES**  
**October 4, 2023**

**I. Call to Order**

The meeting was called to order by Commissioner Simmelink at 8:02 a.m. on Wednesday, October 4, 2023 in the Jefferson County Commissioner's Conference Room, 66 SE D Street in Madras, Oregon.

**Madras City Council Members In Attendance:** Mayor Mike Lepin, Councilors Lamar Yoder, Gabriel Soliz, Jennifer Holcomb, and Mike Seibold.

**City of Madras Staff Members In Attendance:** Interim City Administrator Kristy Wurster, Police Services Director Tim Plummer; Public Works Director Jeff Hurd, and Community Development Director Nick Snead.

**Jefferson County Commissioners In Attendance:** Commissioners Kelly Simmelink; Wayne Fording; and Mark Wunsch.

**Jefferson County Staff Members In Attendance:** County Administrative Officer Jeff Rasmussen; County Counsel Alexa Gassner; Finance Director Kate Knop; Community Development Director Scott Edelman; Sheriff Jason Pollock; and County Recorder Lyndsay Hessel.

**Visitors in Attendance:** Joe Krenowicz.

**II. Changes to Meeting Agenda (Consideration of Items Submitted Just Prior to Meeting)**

None.

**III. Consent Agenda**

All matters listed within the Consent Agenda have been distributed to each member of the Madras City Council and County Commission for reading and study, are considered to be routine, and will be enacted by one motion of the Council - County Commission with no separate discussions. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by request.

A. Approval of Minutes from August 2, 2023 City Council-County Commission Meeting

**A MOTION WAS MADE BY COUNCILOR SEIBOLD AND SECONDED BY COUNCILOR YODER TO APPROVE THE CONSENT AGENDA.**

A MOTION WAS MADE BY COMMISSIONER FORDING AND SECONDED BY COMMISSIONER WUNSCH TO APPROVE THE CONSENT AGENDA. THE MOTION PASSED UNANIMOUSLY.

I. **County Law Enforcement Recruitments.**

*Sheriff Pollock provided updates.*

II. **City Law Enforcement Recruitments.**

*Police Services Director Plummer provided updates.*

III. **City Administrator and other Department Director Recruitments.**

*Mayor Lepin provided updates.*

IV. **City/County Discussion on Chamber of Commerce Services.**

*Roundtable discussion.*

V. **Additional Discussion.**

VI. **Adjourn**

The meeting was adjourned at 8:54 am.

Minutes prepared and submitted by:

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Lyndsay Hessel, County Recorder

# Madras Large Lot UGB Expansion

## Preliminary Discussions

December 2023



# Central Oregon Large Lot Industrial Program

- Program that allows cities in Central Oregon to expand their UGB for large lot industrial sites
- Program identifies need for the following sites:
  - 3 sites that are 50-100 acres
  - 2 sites that are 100-200 acres
  - 1 site that is 200+ acres
- Program has been used twice:
  - Madras – 100-200 acre site for Daimler’s Proving Grounds
  - Redmond – 200+ acre site

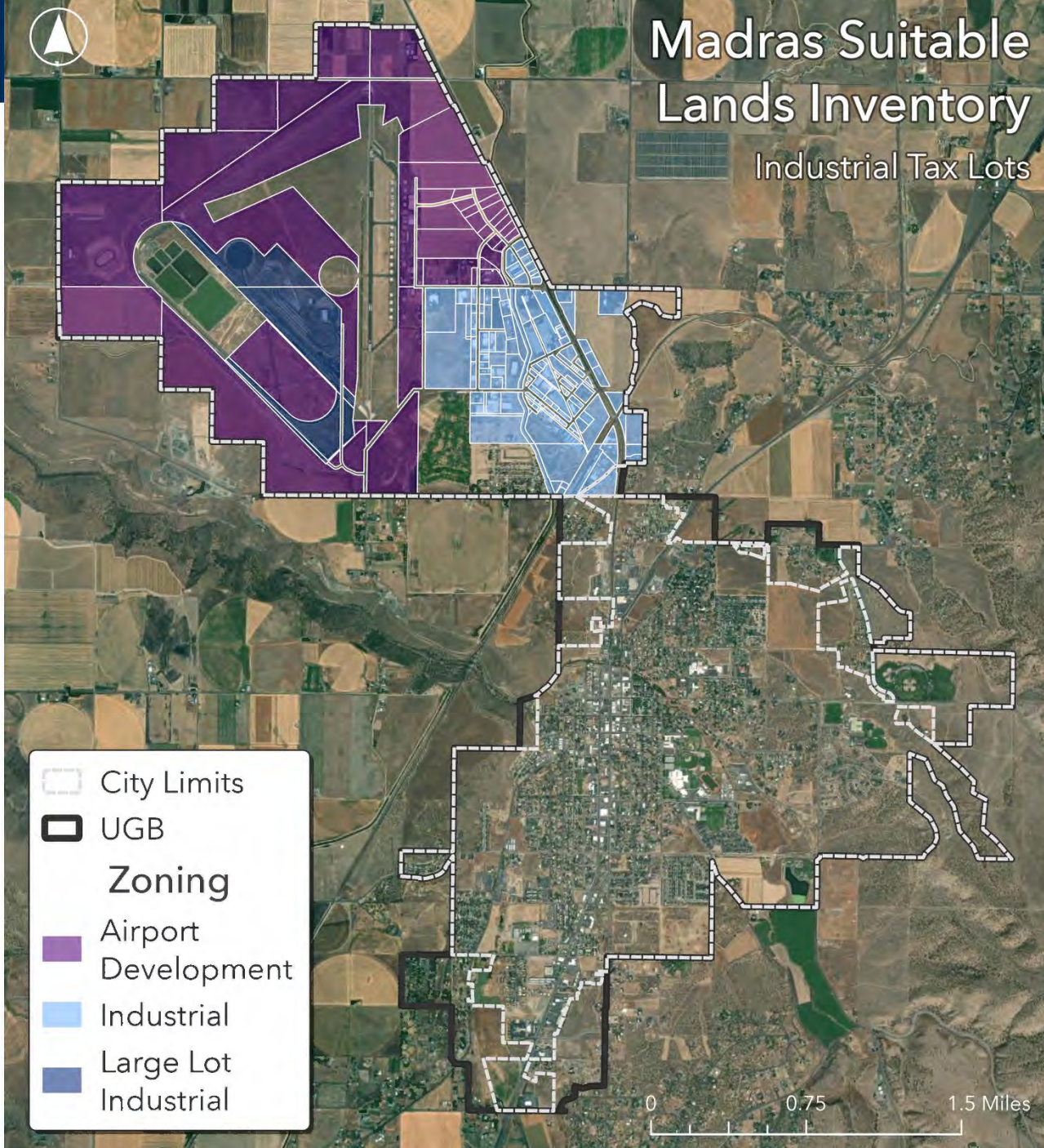
# Site Need for Large-Lot Industrial Use

- Jefferson County and Madras jointly submitted a proposal to consider a use of the large-lot program
- Looking at 100 to 199 acre site
- Considering County-owned site of 195 acres on four adjacent parcels
  - Analysis is considering other sites
- Future use would be traded-sector industrial



# Starting within the UGB

## Madras Suitable Lands Inventory Industrial Tax Lots



Most of Madras' Industrial Land is in the northern\* part of the City

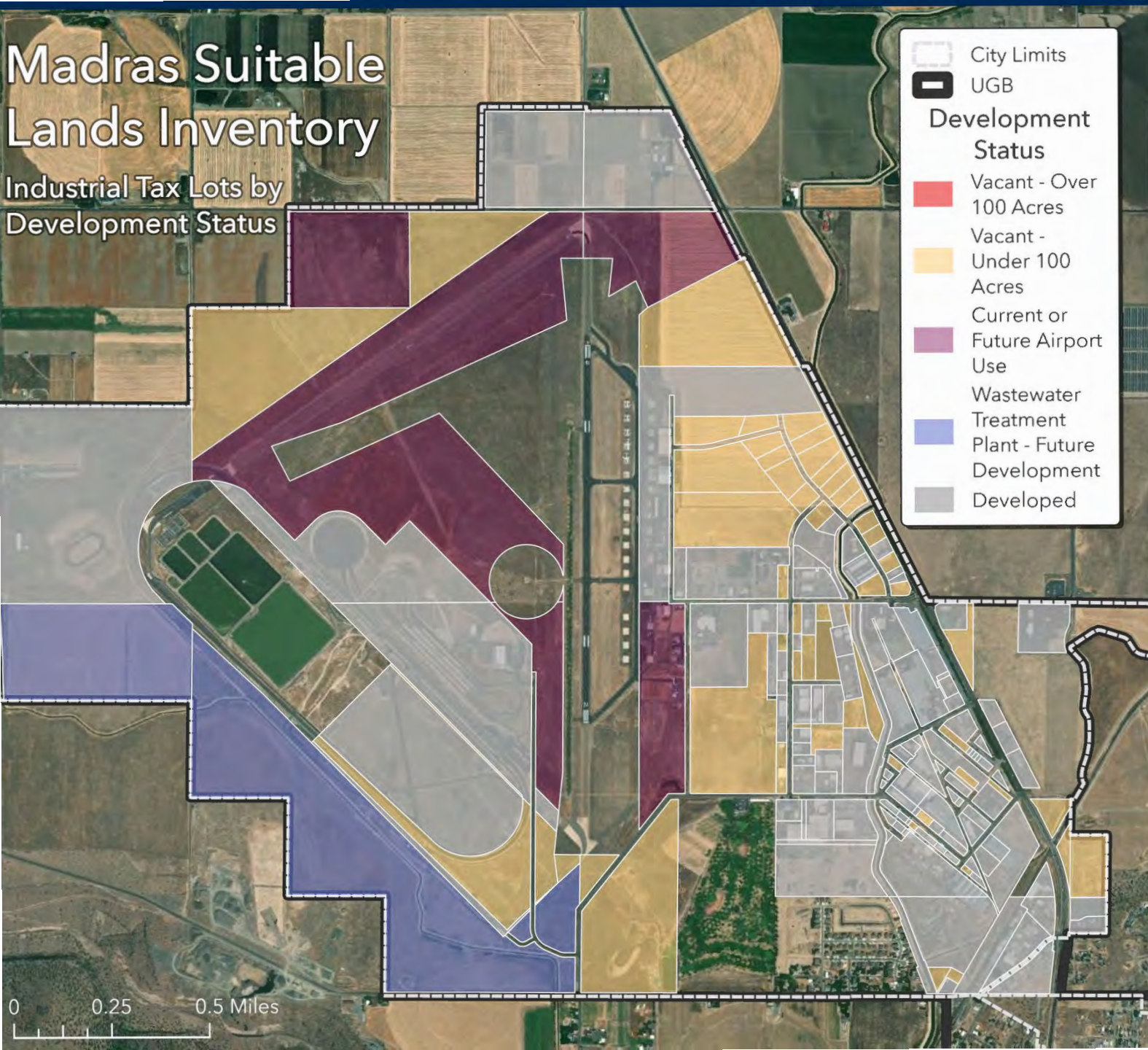
Madras 2015 EOA\*\* showed:  
Airport Development: 146 vacant acres  
Industrial: 299 vacant acres  
Included one 75 acre site

\* Madras has some mixed-use employment land in the southern part of the City that allows light industrial but at a small scale

\*\* The EOA was conducted before the expansion to include the Airport and large-lot industrial site for Daimler.

# Madras Suitable Lands Inventory

Industrial Tax Lots by Development Status



## Looking within the UGB

Madras has no vacant industrial sites over 100 acres in size that are not planned for other uses



## Target Industries

- High-tech & clean tech manufacturing
  - Electronics, advanced recycling, clean energy, renewable energy product manufacturing, and related uses, and others
- Advanced manufacturing
  - Transportation equipment manufacturing, metals manufacturing, wood products manufacturing, machinery, and others
- Data centers

## Site needs

- Sites ranging from 5 acres to more than 100 acres
  - Rectangular shape
- Flat sites – sloped of 5% or less
- Common ownership
- Adjacent to the UGB
- Access to highways, water, & sewer infrastructure
- Access to electrical service
- Compatible with adjacent uses

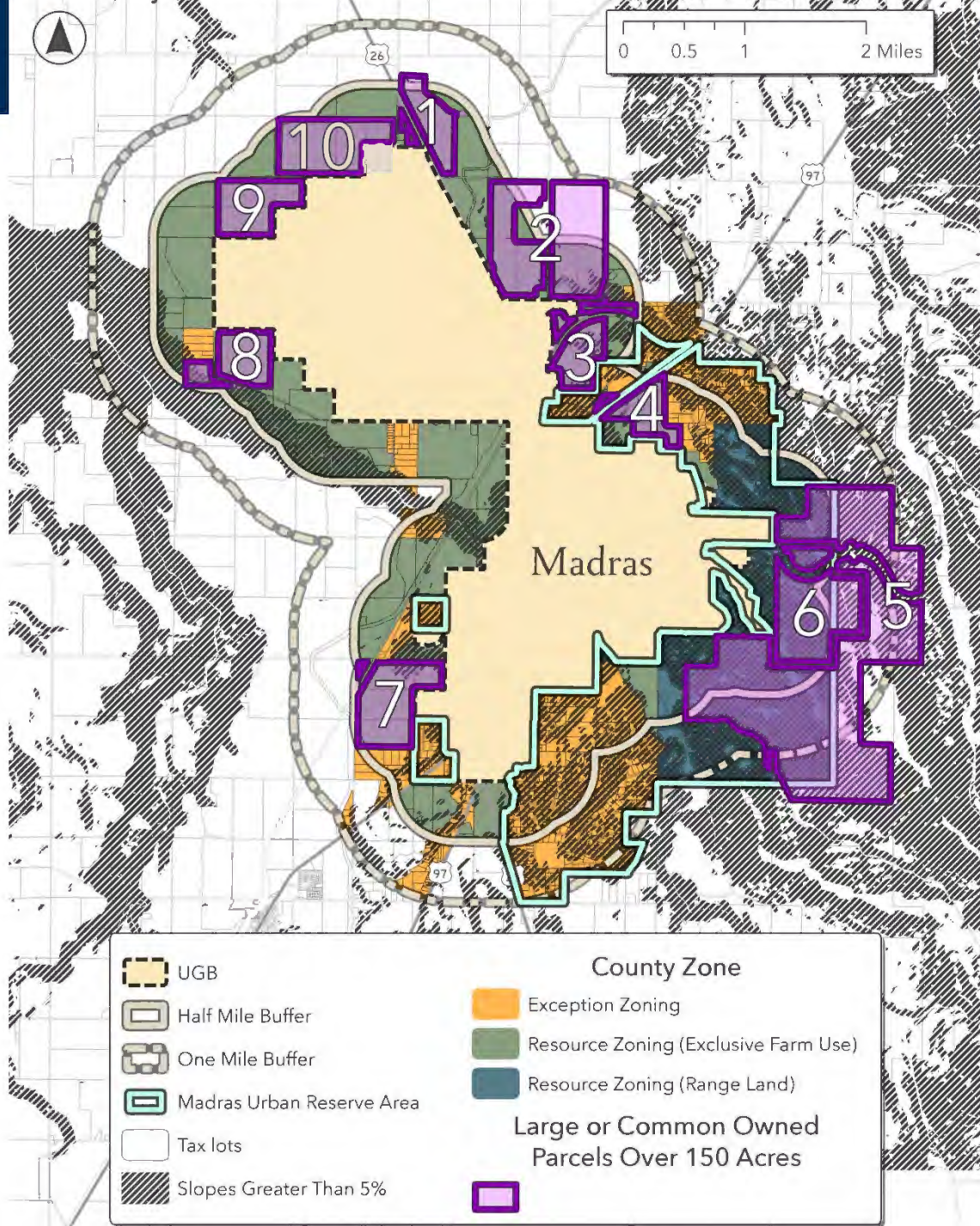
# Identifying Potential Sites

Considering all sites around the Madras UGB that are:

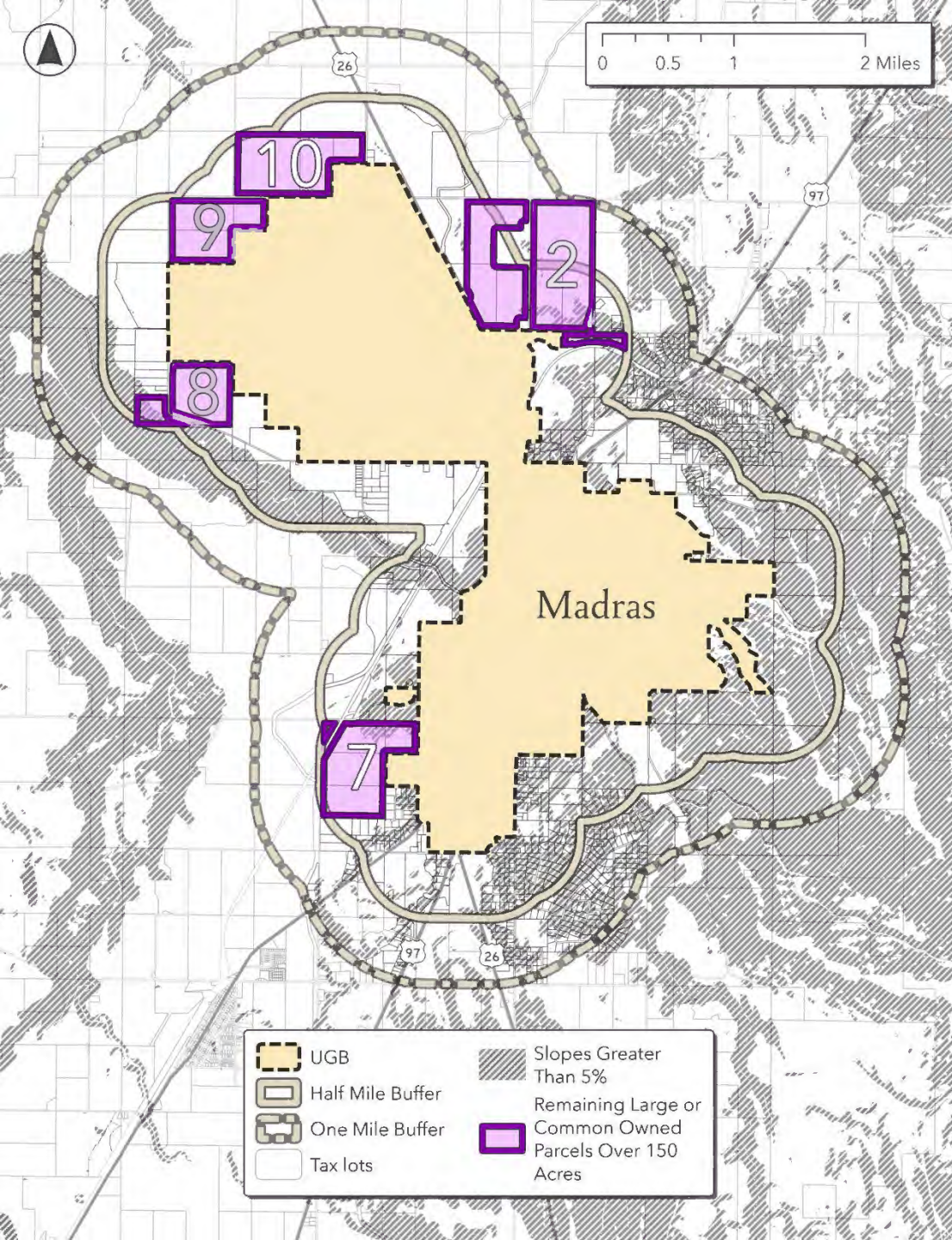
- 150+ acres
- Common ownership

Identified 10 sites, most with multiple tax lots

- Eliminated sites with steep slopes
  - Sites 5 and 6
- Eliminated sites with irregular shape or with larger areas divided from the main parcel
  - Sites 1, 3, and 4



# Sites Under Consideration



## Site 2:

- 600 acres, Binder Property

## Site 7:

- 273 acres, South Belmont Lane

## Site 8:

- 194 acres, owned by Jefferson County

## Site 9:

- 195 acres, owned by Jefferson County

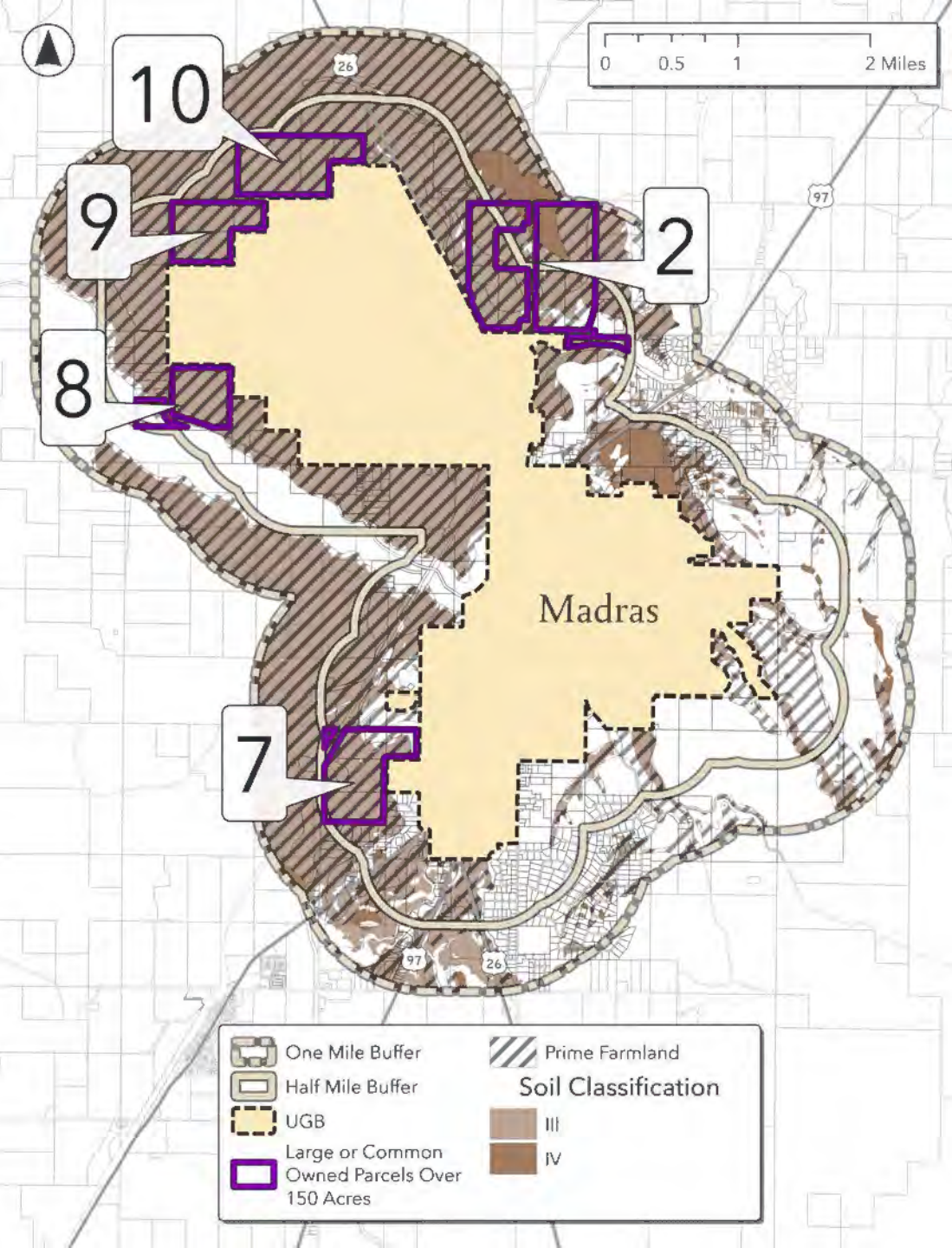
## Site 10:

- 273 acres, owned by Clowers Trust

# Additional Considerations

OAR 660-0024-0067 establishes the following priority of land for inclusion within a UGB:

- First Priority is urban reserve, exception land, and nonresource land.
  - Sites 5 and 6 are in the urban reserves but have steep slopes
- Second Priority is marginal land
  - None in Jefferson County
- Third Priority is forest or farm land that is not predominantly high-value farm land
  - Sites 3 is partially in this category but it does not meet the site needs
- Fourth Priority is agricultural land that is predominantly high-value farmland
  - Sites 2, 8, 9, 10



- Get input from stakeholders, such as property owners
- Refine understanding of site needs for the target industries
- Evaluate the remaining areas based on Goal 14 criteria
  - (1) Efficient accommodation of identified land needs
  - (2) Orderly and economic provision of public facilities and services
  - (3) Comparative environmental, energy, economic and social consequences
  - (4) Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB

- Do you have questions or concerns about the areas under discussion?
- Is there additional information you need to further consider the proposal at this point?



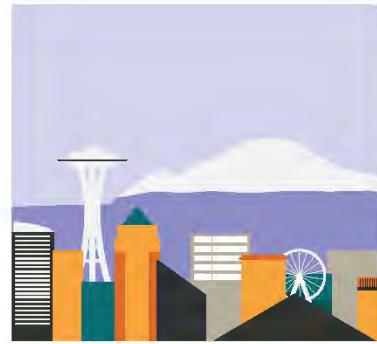
**ECO**  
northwest



Los Angeles



Portland



Seattle



Boise

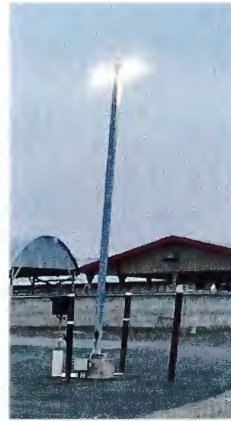
# Jefferson County RV Dump Improvement

Light Fixture Replacement \$102.00 for two fixtures (one on each side of post)

Before



After



Add Asphalt and Gravel to Entrance Road and Dump Area

40'x40' asphalt \$25,150.00

Gravel- 250'x40'- 100 cu yards- \$36/yard- \$3,800





### **Year-Round Water Supply \$1,826.18**

Trench new water supply line from West end of RV restroom structure to frost free hydrant. Install water valve that is activated at rv dump station kiosk. Mini excavator rental, 1 ½ " pvc pipe and fittings

### **Removal of Fence**



**Total cost of improvements- \$30,878.18**