



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
MINUTES

July 16, 2018

Redmond City Hall, 411 SW 9th Street – Council Chambers, Redmond, Oregon

Commissioners Present: Vice-Chair Krisanna Clark-Endicott, David Allen, Alicia Wobbe, Joseph “Jack” Zika III (*absent: Chair James Cook, Ross Centers, William Hilton*)

Youth Ex Officio: Brandon Roberts

City Staff: Scott Woodford, *Senior Planner*; Deborah McMahon, *Planning Manager*; Cameron Prow, *TYPE-Write II*

Visitors: Charles Rucker, *Redmond Historic Landmarks Commission*; Garry Finley; Mike Reinemer

Media: None

(Agenda items appear in discussion order. The 3 digits after a motion title show the number of commissioners voting in favor/opposed/abstaining.)

I. CALL TO ORDER – INTRODUCTIONS

Vice-Chair Clark-Endicott called the regular meeting of the Redmond Urban Area Planning Commission (PC) to order at 6:40 p.m., Monday, July 16, 2018, with a quorum of commissioners present (4 of 7).

II. CITIZEN COMMENTS

None.

III. APPROVAL OF MINUTES

A. June 11, 2018

Motion 1 (3/0/1): Commissioner Zika moved to approve the June 11, 2018, minutes as presented. Commissioner Wobbe seconded the motion which passed with Commissioners Clark-Endicott, Wobbe, and Zika voting in favor, none opposed, and Allen abstaining due to his absence from the June 11 meeting.

IV. PUBLIC HEARING

Vice-Chair Clark-Endicott reordered the agenda to accommodate Ms. McMahon’s request to leave early to attend to a personal matter.

B. Lighting Code Text Amendment – Refinements to Downcast Elements and Exceptions

Ms. McMahon said the Redmond Development Code required lighting to be shielded and directed downward. Staff want to explore exceptions for monumental buildings that serve as points of great architectural interest, community centers, and other places where people congregate. She asked the Planning Commission to postpone the public hearing on the Lighting Code Text Amendment until the legal review was completed.

V. STAFF COMMENTS

A. Work Plan – West Redmond Area Plan (Western Gateway)

Ms. McMahon presented the 2017/2018 Goals and Work Plan and a proposed 2018/2019 Goals and Work Plan. Adding Task 2.3, West Redmond Area Plan (WRAP), to the 2018/2019 work plan is needed to address community interest in developing the Western Gateway area. As part of completing the area plan (20-year vision), the City will look at transportation needs including the 35th Street/Highway 126 intersection and Helmholtz Way.

IV. PUBLIC HEARING

A. Development Code Text Amendments – Preservation of Historic Resources (City File 711-18-000130-TA)

At Vice-Chair Clark-Endicott's request, Mr. Woodford read the hearing procedures into the record. No commissioner disclosed any pre-hearing contacts, ex parte observation, or conflict of interest. No one challenged any commissioner's ability to hear this matter based on bias, prejudice, or personal interest.

Vice-Chair Clark-Endicott opened the public hearing on City File 711-18-000130-TA at 6:48 p.m.

Staff report: Mr. Woodford, staff liaison to the Redmond Historic Landmarks Commission (HLC), presented his report including Exhibit A (proposed code amendments) and Exhibit B (existing preservation code). He discussed the background, purpose of the current ordinance, and proposed code amendment elements. The HLC's intent in revising the current ordinance was to improve administration and content to better represent the community's historic preservation goals. After trying to revise the existing ordinance, the HLC decided on a wholesale rewrite to be more compliant with the Oregon Model Historic Preservation Code. The final draft was reviewed by experts in the field and their comments were incorporated. Landmarks commissioners unanimously recommended approval of the new Preservation of Historic Resources ordinance on March 22, 2018. The proposed ordinance is under review by the City Attorney. Mr. Woodford noted the proposed new ordinance still required property owner consent for a property to be listed as a landmark.

Planning commissioner concerns included who was authorized to nominate properties for landmark designation, cost of the permit process, if a new owner could overture a prior property owner's agreement for landmark designation, why a property owner had to wait to apply for economic hardship, why a separate hearing about economic hardship was required, adding appeal rights to the staff decision procedure, and conflict between state law and the proposed ordinance regarding the length of the historic preservation review process.

Redmond Historic Landmarks Commission Chair Charles Rucker explained the HLC's intent in regard to the proposed economic hardship appeal procedure.

Mr. Woodford said staff would research economic hardship procedural issues.

Public testimony:

Mike Reinemer stated the application for economic hardship should run concurrently with other issues. He expressed concern about the length of time the City had to process applications, specifically, changing from 120 days after the date the application is received to 180 days from the HLC's public hearing date with a potential 180-day extension beyond that. He stated the longer time period was onerous to a property owner who was trying to develop or modify a property and did not feel like a fair and reasonable process.

Mr. Woodford said he felt the time period should run from the date the Landmarks Commission makes its decision, not the date the City receives the application.

Motion 3 (4/0/0): Commissioner Wobbe moved that the Planning Commission continue the meeting to the next available Planning Commission meeting agenda on August 6, 2018. Commissioner Clark-Endicott seconded the motion which passed unanimously.

Mr. Roberts asked for more information about waiting periods and appeal processes at the August 6 hearing.

V. STAFF COMMENTS

Next PC meeting: Monday, August 6, 2018, 6:30 p.m.

VI. COMMISSIONER COMMENTS

Commissioner Zika reported the National Association of Realtors had a \$5,000-\$10,000 grant available to help with the cost of the comprehensive plan update and a new \$5,000 grant to help out with park amenities. He will e-mail the information to staff.

VIII. ADJOURN

With no further business, Vice-Chair Clark-Endicott adjourned the meeting at 7:44 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 17th day of September, 2018.

ATTEST:

/s/ James Cook
James Cook
Chair

/s/ Deborah McMahon
Deborah McMahon
Planning Manager