



**CITY OF REDMOND**  
Community Development Department

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## **REDMOND URBAN AREA PLANNING COMMISSION**

### **Minutes**

Tuesday, February 24, 2014

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

**Commissioners Present:** Chair Evan Dickens, Vice-Chair Dean Lanouette, David Allen, Anne Graham, Bea Leach, Lori McCoy, Eric Porter

**Youth Ex Officio Member Present:** Jennifer Cort

**City Staff:** James Lewis, *Planning Manager*; Scott Woodford, *Associate Planner*; Cameron Prow, *TYPE-Write II*

**Visitors:** Leslie Pugmire Hole, *Redmond Spokesman*

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

#### **I. CALL TO ORDER**

Chair Dickens opened the meeting at 6:03 p.m. with all Commissioners present, establishing a quorum.

#### **II. APPROVAL OF MINUTES**

**Motion 1** (7\_/0/0): Commissioner Porter moved to approve the January 7, 2014, minutes. Commissioner Leach seconded the motion which passed unanimously.

**Motion 2** (6/0/1): Commissioner Porter moved to approve the February 3, 2014, minutes. Commissioner Graham seconded the motion which passed with Commissioners Allen, Dickens, Graham, Lanouette, Leach, and Porter voting in favor and McCoy abstaining due to her absence from the February meeting.

#### **III. CITIZEN COMMENTS (None)**

#### **IV. WORK SESSION**

##### **A. Development Code Amendment – Consistency with State and Federal Law**

Mr. Lewis discussed how he addressed the concerns expressed by Commissioners at their February 3 work session. He presented the existing Section 8.0025, proposed Section 8.0026, and existing Section 8.0030 to show how the new text would be assimilated into the Development Code.

Following discussion of the timeframe specified by Section 8.0026, Commissioners agreed by consensus to move this proposed amendment forward to a public hearing at the Planning Commission meeting on March 3, 2014.

B. Development Code Amendment – Home Occupations

Mr. Woodford presented his staff report. A Redmond business survey conducted in 2013 indicated that a large proportion of Redmond businesses is composed of home occupations. City Council directed staff to amend the Code to broaden the types of home occupations allowed to better support small businesses, yet maintain the quality of life for residential neighborhoods where these businesses are located. Benefits to home-based businesses are many including reduction in traffic congestion, energy consumption, and air pollution. Staff researched trends in comparable Oregon communities. The goal of the proposed amendments is to allow the widest variety of home occupations but assure that outward impacts to the neighborhood are not significantly greater than what is typically experienced in a residential community.

Commissioner concerns included activities that would trigger the need for a City permit/business license (home occupation threshold), enforcement, hazardous materials, revocation clause/process, appropriate business types, hours of operation, signage/setbacks, parking, resources to address neighbor concerns (nuisance ordinance), number of trips generated by the business use, truck approach confusing, and the value of positive language.

Mr. Woodford said staff would present a revised draft addressing Commissioner concerns at another work session. The public hearing on the home occupation issue is tentatively scheduled for May 5.

C. Development Code Amendment – Administrative Citation Process

Mr. Woodford presented his staff report. The proposed changes to Chapter 8 Development Regulations would improve enforcement efficiency by adding an administrative citation provision to the existing civil enforcement option. Under an administrative process, the Code Enforcement Officer would be able to monitor the situation, drop the citation if the complaint is addressed, and obtain a ruling from a City-designated Hearings Officer if the complaint is not addressed.

Mr. Lewis said the proposed change would provide enforcement “teeth” and oversight control to enhance the City’s ability to resolve code violations.

Commissioners discussed the threshold for citations, changing “and/or” references to “or,” and the value of an appeal process. Commissioners agreed by consensus to move the proposed text changes forward to a public hearing at the Planning Commission meeting on March 3, 2014.

D. Update – Southwest Area Plan

Mr. Lewis summarized what the draft plan will cover and discussed what the Citizens Advisory Committee (CAC) and Technical Advisory Committee have been doing. The draft is 95% complete; he is waiting for a report from Kittelson & Associates on traffic impacts in order to complete the Transportation Improvements section. He discussed how the SWAP relates to the City’s update of its Transportation Systems Plan this year. Upcoming meetings on this draft plan: February 26 (CAC), March 17 (Planning Commission work session), and March 19 (open house). He recommended that the Planning Commission wait on scheduling its public hearing on the SWAP until after the open house.

Commissioner concerns included how the SWAP will relate to the City’s framework plan, area plans, and master plans and the origin of Great Neighborhood principles.

