



**CITY OF REDMOND**  
Community Development Department

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**REDMOND URBAN AREA PLANNING COMMISSION**  
**Minutes**

Tuesday, March 5, 2013

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

**Commissioners Present:** Chair Anne Graham, Vice Chair Dean Lanouette, Evan Dickens, Bea Leach, Lori McCoy, Eric Porter, Gretchen Stauffer

**City Staff:** Heather Richards, *Community Development Director*; James Lewis, *Planning Manager*; Cameron Prow, *TYPE-Write II*

**Visitors:** Tory Allman, *City Councilor*; Kelli Lucas; Pam Hardy, *1000 Friends of Oregon*

*(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 shows the number of Commissioners voting in favor/against/abstaining.)*

**I. CALL TO ORDER**

Chair Graham opened the meeting at 6:30 p.m. with a quorum present.

**II. CITIZEN COMMENTS (None)**

**III. WORK SESSION – Reviewing Proposed Development Code Amendments**

**B. Residential Design Review Standards – Revisions to Public Hearing Drafts**

Mr. Lewis reviewed changes proposed by staff to address public comments about height limits, procedures, Track 1 and 2 review processes, landscaping, and fences.

Commissioners discussed *height limits, solar considerations, loopholes, landscaping (site and street trees), impact of the proposed regulations, and public hearing procedures.*

**A. Large-Lot Industrial Zone**

Ms. Richards said that Redmond has the infrastructure capacity to support large industrial users and is serving as a pilot community to test recently amended Oregon Administrative Rules. OAR 660-024-0045(9) and (10) will allow cities to reserve large-lot (50-acre minimum) industrial land for traded-sector business development regionally. She reviewed staff-proposed Development Code amendments and comments she has received from *1000 Friends of Oregon*. The Oregon Department of Land Conservation and Development (DLCD) has not yet commented on the draft language. She said she expected to present a conceptual draft in April 2013 following completion of the land supply analysis. Staff will research how other communities address this issue. This project, funded by a DLCD grant, must be completed by June 30, 2013.

Commissioner concerns included *land use efficiency, impact of large-lot industrial zoning on Redmond's transportation system, and location of Service Commercial uses.*

**IV. DISCUSSION**

**A. Planning Commission Work Program**

Ms. Richards explained the relationship between work plan items and staffing levels, and briefly discussed the direction Council wants to go based on its goal-setting process.

Mr. Lewis said current staffing levels support completing two major Development Code amendments and two major long-range planning projects per year. He reviewed projects completed in 2012, in progress, and remaining plus Council direction for 2013.

Commissioner concerns included *update of the City's comprehensive plan and completion of the 2013 work plan.*

**V. CITY COUNCIL LIAISON COMMENTS (None)**

**VI. APPROVAL OF MINUTES**

**Motion 1** (7/0/0): Commissioner Dickens moved to approve the February 5, 2013, minutes as presented. Commissioner Stauffer seconded the motion which passed unanimously.

**VII. STAFF COMMENTS**

Ms. Richards affirmed that Commissioners Dickens and Leach are representing the Planning Commission on the Dry Canyon master-planning process which is underway. Staff will make sure that those meetings do not conflict with Planning Commission meeting dates. She provided an update of Senate Bill 1544. The City is still negotiating with Oregon Department of Transportation to mitigate traffic impacts on Highway 97 from rezoning the 465-acre parcel. After completing its traffic impact analysis, the City will work with the Oregon Transportation Commission to adopt alternate mobility standards for Highway 97 and potentially Highway 126. She is working to get this done by June 30, 2013.

Mr. Lewis said that Commissioner Stauffer is the Planning Commission's liaison to the Southwest Area Plan Advisory Committee which will meet on March 13, 2013.

**VIII. COMMISSIONER COMMENTS**

Chair Graham requested status reports on the public facilities plan and the Professional Medical Business District in May 2013 and summarized the public hearing process.

Commissioner Leach reported receiving a sample ethics form. Ms. Richards advised Commissioners to contact City Recorder Kelly Morse regarding the filing of this form.

**IX. ADJOURN**

The next meeting is scheduled for Tuesday, March 19, 2013.

With no further business, Chair Graham adjourned the meeting at 8:37 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 2nd day of April, 2013.

ATTEST:

                        /s/ Anne Graham                          
Anne Graham, Chair