



**CITY OF REDMOND**  
Community Development Department

716 SW Evergreen Avenue  
Redmond, OR 97756-2242

Phone **541-923-7721**  
Fax 541-548-0706

[www.ci.redmond.or.us](http://www.ci.redmond.or.us)

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

Tuesday, March 19, 2013  
Council Chambers, 777 SW Deschutes Avenue, Redmond, Oregon

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

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

**Visitors:** None

*(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. PUBLIC HEARINGS**

A. TA-12-3, Text Amendment to Redmond Development Code – Architectural Design Standards for Single-Family Dwellings and Duplexes; Fences; and Street Trees

Chair Graham read the hearing procedures into the record and stated that they would apply to all three public hearings at tonight's meeting. No Commissioner disclosed pre-hearing contacts, ex parte observations, or conflicts of interest on TA-12-3. No one challenged the Planning Commission for bias, prejudice, or personal interest on TA-12-3.

Chair Graham opened the hearing at 6:36 p.m.

Mr. Lewis presented the staff report including Commissioner changes from the March 5, 2013, meeting. He acknowledged receiving and forwarding correspondence to Commissioners prior to tonight's hearing and reported discussing the proposed amendments with *Central Oregon Builders Association (COBA)*.

Chair Graham invited public comment at 6:39 p.m., then closed the hearing when no testimony was offered.

Commissioners' deliberation included COBA's concerns about Section 8.0141(5)(B)(1).

**Motion 1 (6/0/0):** Commissioner Lanouette moved to recommend approval of TA-12-3, Redmond Development Code amendments, to amend Article I, Sections 8.0140, 8.0141, and 8.0340, and Article IV, Section 8.3035(5)(K), of the City of Redmond Development Code to Redmond City Council as modified by staff. Commissioner Leach seconded the motion which passed unanimously.

- B. TA-13-1, Text Amendment to Redmond Development Code – Article V, Signs  
No Commissioner disclosed pre-hearing contacts, ex parte observations, or conflicts of interest on TA-13-1. No one challenged the Planning Commission for bias, prejudice, or personal interest on TA-13-1.

Mr. Woodford presented the staff report and explained staff-proposed changes to the public hearing draft in Sections 8.4105(7) and 8.4105(9)(E) due to concerns raised by the City's code enforcement officer.

Chair Graham opened the hearing and invited public comment at 7:05 p.m., then closed the hearing when no testimony was offered.

Commissioners' deliberation included concerns about code enforcement.

**Motion 2** (6/0/0): Commissioner Dickens moved to recommend that Redmond City Council approve the text amendments (TA-13-1) to Article III, Chapter 8.4000 of the City of Redmond Development Code, to add a definition for commercial flags and to provide standards for their use, allow for the use of permanent banners and create standards for their use, modify the standards for temporary signs to restrict the number of days certain types of temporary signs can be used, and require public or nonprofit organizations to comply with the same standards as a for-profit business, subject to staff-proposed modifications to Section 8.4105(7) and Section 8.4105(9)(E). Commissioner Stauffer seconded the motion which passed unanimously.

- C. TA-13-2, Text Amendment to Redmond Development Code – Articles I, II, III, and IV, Code Enforcement  
No Commissioner disclosed pre-hearing contacts, ex parte observations, or conflicts of interest on TA-13-2. No one challenged the Planning Commission for bias, prejudice, or personal interest on TA-13-2.

Ms. Richards presented the staff report and explained that the proposed text amendments were intended to clarify the existing code for consistency in enforcing the Redmond Development Code and to correct ambiguity about which section of the code applies in enforcement situations.

Chair Graham opened the hearing and invited public comment at 7:09 p.m., then closed the hearing when no testimony was offered.

**Motion 3** (6/0/0): Commissioner McCoy moved to recommend that Redmond City Council approve the text amendments (TA-13-2) to Article I, Zoning Chapter 8.0805; Article II, Chapters 8.1025 and 8.1725; Article III, Chapters 8.2700, 8.2705, 8.2710, 8.2715, and 8.2720; and Article IV, Chapter 8.3180, of the City of Redmond Development Code to allow the City's Code Compliance program to enforce compliance with the development code. Commissioner Dickens seconded the motion which passed unanimously.

#### IV. COUNCIL LIAISON COMMENTS (None)

#### V. APPROVAL OF MINUTES

**Motion 4** (6/0/0): Commissioner Dickens moved to approve the February 19, 2013, minutes as written. Commissioner Leach seconded the motion which passed unanimously.

