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REDMOND URBAN AREA PLANNING COMMISSION Minutes

Tuesday, April 2, 2013

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

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

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

Visitors: Tory Allman, *City Councilor*

(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. Six commissioners introduced themselves, establishing a quorum.

II. CITIZEN COMMENTS (None)

III. WORK SESSION – Reviewing Proposed Development Code Amendments

A. Large-Lot Industrial Zone

Ms. Richards said Redmond was chosen as a pilot community by the Oregon Department of Land Conservation and Development (DLCD) to add a Large-Lot Industrial Zone to serve regional and statewide needs. Staff researched other communities with large industrial users, including Hillsboro, Oregon. Results indicated that subordinate industrial uses were considered critical to the success of this type of zone and service uses were market-driven. DLCD staff recommended considering a 5% limitation on service commercial and retail uses on these industrial sites. Staff revised the proposed Development Code amendments to address concerns about open space, transportation connectivity, pedestrian paths, and urban design elements in addition to current site and design review plan requirements. She summarized the contents of a letter from *1000 Friends of Oregon*.

Commissioners requested **by consensus** that staff clarify Section 8.0186(1)(C) and (D)(1) to address their concerns about *5% subordinate uses, open space requirements, conceptual phased-site development, landscaping, Transportation Planning Rule impacts, utility lines, and performance standards (noise)*.

IV. DISCUSSION

A. Planning Commission Work Program

Mr. Lewis reviewed the draft work program for fiscal year (FY) 2013-2014 which included Development Code amendments, long-range planning projects, review/recommendation on planning efforts underway, and backlog of projects to be considered if time permits.

Commissioners clarified their understanding of the draft work program. Additional concerns included *timeline, updating the City's comprehensive plan, north-and-south interconnectivity among parks and neighborhoods, and unincorporated areas along US Highway 97.*

Motion 1 (6/0/0): Commissioner Dickens moved to approve the Planning Commission's work program for fiscal year 2013-2014 as presented. Commissioner McCoy seconded the motion which passed unanimously.

V. CITY COUNCIL LIAISON COMMENTS

Councilor Allman reported that Council held a work session this morning on the draft Sign Code. In response to Commissioner Dickens' question, he explained how Council reviews Planning Commission recommendations.

VI. APPROVAL OF MINUTES

Motion 2 (6/0/0): Commissioner Stauffer moved to approve the March 5, 2013, minutes as written. Commissioner Lanouette seconded the motion which passed unanimously.

VII. STAFF COMMENTS

Mr. Lewis said that the next meeting of the Southwest Area Plan Advisory Committee will be held on May 1, 2013. A new Commissioner liaison is needed due to Commissioner Stauffer's resignation. Vice Chair Lanouette volunteered.

Ms. Richards said Council will hold public hearings on the draft Sign Code and code enforcement amendments on April 9, 2013. A public open house on the Dry Canyon Master Plan will be held on April 10, 6-8 p.m. She asked Commissioners to assist in recruiting a new Planning Commissioner to fill Commissioner Stauffer's position and to assist in recruiting high school students. Chair Graham volunteered to help recruit students through Kiwanis Key Club.

VIII. COMMISSIONER COMMENTS

Commissioner Stauffer announced that this would be her last meeting as she was resigning due to a change in her employment status. She stated she has enjoyed the planning process. She requested a status report on when the 6th Street construction north of Black Butte Avenue will be done. Ms. Richards replied that the contract completion date is in October 2013. Chair Graham reported speaking with City Engineer Mike Caccavano this morning who said he expected the downtown work to be done in May.

Chair Graham said she was disappointed that the March 19 Planning Commission hearings were not better attended. She reported difficulty in accessing the Planning Commission page on the City's website and being unable start a discussion on the City's Facebook page. Mr. Lewis summarized the public review process and identified parties that provided written comments prior to the hearings. Ms. Richards suggested inviting the City's Communications Manager to explain the City's communications policy and outreach practice.

Commissioner McCoy announced her intention to become involved as a citizen in the Dry Canyon master-planning process due to her family's interest in updates to Bowlby Park for softball fields and parking.

Vice Chair Lanouette identified a need for the City to better manage traffic detouring around the 6th Street construction area, passed around a color photo of an unsafe contractor practice, and requested a status report on the student participation process. He reported discussing his public safety concerns with Mr. Caccavano. He asked Mr. Caccavano to address how missing sidewalk segments in Redmond will be completed and how system development charges are calculated when he visits the Planning Commission.

