



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
Minutes

Tuesday, April 16, 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 (absent: *Eric Porter*; 1 vacancy)

City Staff: Heather Richards, *Community Development Director*; James Lewis, *Planning Manager*; 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 6:32 p.m. Five Commissioners introduced themselves, establishing a quorum.

II. CITIZEN COMMENTS (None)

III. WORK SESSION

A. Comprehensive Plan/Zoning Map Amendment – Map Clean-Up

Mr. Cook reviewed five types of zoning map changes (Projects A-E) needed for parks, industrial land, comprehensive plan, split-zoned properties, and the Dry Canyon.

Commissioners asked questions to clarify their understanding of the changes needed.

B. Comprehensive Plan/Zoning Map Amendment – Map Clean-Up: Parks

Mr. Cook presented his Project A staff report. Many of the parks acquired in the last 10 years were originally created through private Planned Unit Developments. Though most of these parks are zoned Residential, one is Commercial and one is Industrial. Once updated, the map will reflect actual and appropriate existing uses and facilitate future planning by improving the accuracy of how much land the City has in all zones.

Ms. Richards said that properly zoning the City parks will make the Zoning Map correspond with the 2008 Parks Master Plan and identify park locations for users.

Mr. Lewis said having the correct zoning on all parks will dictate the type of changes or improvements that will be allowed in the future.

Following review of the City Park Parcels by Zone map, Commissioners **by consensus** recommended holding a public hearing at their June 18 meeting.

C. Land Use Approval Extensions

Commissioner McCoy disclosed that her husband owns property that could be affected.

Mr. Lewis reviewed his staff report and made a PowerPoint presentation on a proposal for legislative extension of land use approvals that will expire on July 1, 2013. City Council previously extended valid land use approvals in 2009 and 2011. Further extension of the land use approvals still considered viable could continue a land use pattern that the City now considers undesirable.

Ms. Richards said the 44 viable land use approvals represented 1,200 lots according to the 2012 Buildable Lands Inventory.

Commissioner concerns included *financial impact to permit holders, significant residential projects that could be affected, percent of developable land represented by the viable projects, avoiding cookie-cutter subdivisions, extension fees, and builder/developer understanding that current Public Works standards would apply.* Commissioners **by consensus** recommended holding a public hearing at their May 21 meeting.

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

V. **APPROVAL OF MINUTES**

Motion 1 (5/0/0): Commissioner Dickens moved to approve the March 19, 2013, minutes as written. Commissioner Leach seconded the motion which passed unanimously.

VI. **STAFF COMMENTS**

Ms. Richards reported that Planning Commission recommendations for Sign Code and Code Enforcement amendments were approved at Council's public hearings on these issues. As directed by Council, staff added language to the Sign Code to allow the Community Development Director to forego permitting for daily display signs and banners during full-street closures. Council will hold a work session on Architectural Design Standards on April 30. An opportunity to meet the final three City Manager candidates will be held on April 24.

Mr. Lewis said the next topic in the Building a Better Bend lecture series will be "community revitalization," held at Central Oregon Association of Realtors on April 25. Chair Graham requested staff provide a summary of the lecture. He handed out copies of a Planning Commission Training Manual. Public Works will make a presentation on the facilities plan at the May 7 Planning Commission meeting.

Mr. Cook invited Commissioners to contact him if they had any current planning questions.

VII. **COMMISSIONER COMMENTS**

Chair Graham reported speaking to Kiwanis Key Club members at Redmond High School about youth participation on the Planning Commission. She asked Commissioners to help recruit new members for the Planning Commission, Downtown Urban Renewal Advisory Committee, and Parks Commission. She will be absent from the May 21 meeting. The final three candidates for City Manager will be interviewed on April 25, 2013.

Commissioner Leach requested an update on the Safeway code enforcement issue.

Vice-Chair Lanouette requested a status report on sidewalk and other infrastructure improvements in conjunction with the new ARCO station.

