



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

REDMOND URBAN AREA PLANNING COMMISSION
Minutes

Tuesday, December 17, 2013
Conference Room A, 716 SW Evergreen Avenue, Redmond, Oregon

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

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 show the number of Commissioners voting in favor/against/abstaining.)

I. CALL TO ORDER

Chair Graham opened the meeting at 7 p.m.

V. APPROVAL OF MINUTES

Motion 1 (5/0/0): Commissioner Lanouette moved to approve the November 5, 2013, minutes as written. Commissioner McCoy seconded the motion which passed unanimously.

II. CITIZEN COMMENTS (None)

Commissioner Allen arrived at 7:04 p.m.

III. WORK SESSION

A. Planning Commission Update to City Council – Presentation

Mr. Lewis summarized (PowerPoint) the annual Planning Commission report he made to City Council this month. Included in that report were Planning Commission achievements over the last 18 months and the 2013-2014 work plan. Activities in which Planning Commission is currently engaged include the Southwest Area Plan. Projects underway elsewhere in the City that will be reviewed by Planning Commission included the South US 97 Corridor Study (Redmond Development Commission), City Center Housing Study and City Center Circulation Study (Downtown Urban Renewal Advisory Committee), and Dry Canyon Master Plan Update (Parks Commission). Backlogged projects included the Professional Office Overlay District and Industrial Zone Development Standards. Many items presented to the Planning Commission by staff are coming from City Council goals.

Chair Graham encouraged Commissioners to be proactive in identifying topics for the Planning Commission to consider in addition to those directed by Council. Her suggestions for new topics included reviewing the Planning Commission charter and associated documents, reviewing conflicting language (shall, will, may), and assessing adequacy of the current parking inventory.

Vice-Chair Lanouette requested a status report on rezoning privately held properties in the Dry Canyon and asked to whom he should report clear-vision concerns. Mr. Lewis said the rezone was on hold and traffic safety issues should to be directed to Public Works.

B. Large Lot Industrial Designation Rezone Process – Presentation

Mr. Lewis said City Council recently amended Chapters 9 and 14 of the Redmond Urban Area Comprehensive Plan to add the Central Oregon Large-Lot Industrial Land Analysis and new policies to comply with Oregon Administrative Rules on this issue. He summarized (PowerPoint) the background, regional administration by Central Oregon Intergovernmental Council (COIC), local adoption and site proposal processes for designating regionally significant large lots for industrial development.

Commissioner concerns included when the first application is expected, how COIC will certify that land is developable, and how much infrastructure the City will have to build in advance of having a site certified as developable.

Ms. Richards said COIC's board will probably consider the first application in February 2014. Certifying that land is developable will be based on the strategic plan for EDCO (Economic Development for Central Oregon), but Business Oregon will also weigh in.

C. Nuisance Appeal Board – Presentation

Ms. Richards reported that Council has designated the Planning Commission as the Nuisance Appeal Board. This board hears appeals of the City process used to address code enforcement issues that go all the way to abatement. The three Planning Commissioners serving one-year terms on this board will be the final decision-makers. After 3,000 code enforcement cases, the City has now received its first appeal. The pending case involves a large subdivision north of Negus Way east of US Highway 97 that is in Redmond code enforcement quite a bit. The out-of-state owner is challenging the City's right to require abatement.

Commissioners Graham, Leach, and McCoy volunteered to serve on the subcommittee for the rest of 2014. Meetings of this board will be held at the end of Planning Commission meetings.

Commissioner Dickens requested regular updates on Nuisance Appeal Board cases.

D. Transit Master Plan Follow-Up

Mr. Lewis presented his staff report which summarized key concerns expressed by Planning Commissioners at their work sessions on September 17 and November 19, 2013, on the proposed updates to Chapter 12 of the Redmond Urban Area Comprehensive Plan.

Ms. Richards outlined the proposed timeline. The scope of work will be done in spring 2014. The City is partnering with ODOT (Oregon Department of Transportation) on procurement which is expected to happen in summer 2014. Per a conference call today with the Oregon Department of Land Conservation and Development, she clarified that Redmond's current Dial-A-Ride program qualifies as a transit program due to the fact that it is publicly subsidized.

Following discussion, Commissioners agreed by consensus that the draft Redmond Transit Master Plan was ready to be moved forward to a public hearing before the Planning Commission.

E. Parking Capital Improvement Projects

Ms. Richards provided copies of two documents: (1) 2012 Downtown Parking Inventory and Utilization Study, Downtown Parking Zone and (2) Downtown Parking Management Plan, 2006. The study area boundaries were SW Black Butte Boulevard (north), SW Glacier Avenue (south), SW 9th Street (west), and SW 4th Street (east). She outlined (PowerPoint) the history of parking in the downtown overlay district from 2006 to present and the results of the final 2012 report. As of 2006, there were 1,000 on-street parking spaces and 443 off-street parking spaces. There has been no new construction in the downtown overlay district since it was created in 2008. The 2012 study indicated that parking is not fully utilized downtown and that peak-hour occupancy was well below the 85% threshold that would trigger a need for new spaces. The need for new parking spaces and a parking structure will be determined by periodic utilization studies. Parking problems are not due solely to capacity. Other factors include signage, who is using the spaces, length of parking use, public parking lots vs. on-street parking, and pedestrian connectivity to parking spaces. She reviewed the City's progress in implementing the study's recommendations including shared parking agreements.

Planning Commission concerns included impact on parking inventory due to curb reconfiguration on 6th Street, impact of new restaurant applications on current parking inventory and businesses, better signage of public parking options, providing employee parking as a solution to customer parking problems, City's cost of enforcement, expected completion date of wayfinding signage, and triggers for adding new inventory.

IV. COUNCIL LIAISON COMMENTS (None)

VI. STAFF COMMENTS (None)

VII. COMMISSIONER COMMENTS

Chair Graham reported that a student will be joining the Planning Commission as an ex officio member in January 2014. Election of Chair and Vice-Chair for 2014 will take place at the January 2014 meeting. BASX is coming in and plans to pay 150% of the base wage in the region.

Commissioner Leach requested a status report on safety of the SW 6th Street/Highland Avenue intersection. Ms. Richards said this is an ODOT facility, so the most the City can do (which it has done) is to push ODOT to address the issue. Commissioner Leach commended staff for the quality of the Planning Commission's annual report to Council.

Vice-Chair Lanouette asked about the meeting schedule for the Southwest Area Plan Citizens Advisory Committee. Mr. Lewis replied that the next meeting will be in January 2014.

Commissioner McCoy commented on how changing people's parking behavior could influence their expectations.

Commissioner Dickens asked about the status of the building at 15th and Highland which has been purchased by Rite-Aid. Ms. Richards reported that the environmental issue is being abated and that the owner has requested an extension of the building permit.

VIII. ADJOURN

The next meeting is scheduled for Tuesday, February 3, 2014.

With no further business, Chair Graham adjourned the meeting at 8:23 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 24th
day of February, 2014.

ATTEST:

/s/ Evan Dickens, Chair
Anne Graham, Chair