



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION

Minutes

Tuesday, May 1, 2012

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

Commissioners Present: Chair Eric Porter, Tory Allman, Bob Bleile, Stan Clark, Anne Graham, Katie McDonald (absent: *Will Van Vactor*)

City Staff: Heather Richards, *Community Development Director*; James Lewis, *Long-Range Planner*; Cameron Prow, *TYPE-Write II*

Visitors: Trish Pinkerton, *Redmond Spokesman*

(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 members voting in favor/against/abstaining.)

I. CALL TO ORDER

Chair Porter opened the meeting at 6:30 p.m. with a quorum present. Commissioner McDonald arrived at 6:47 p.m.

II. CITIZEN COMMENTS (None)

III. WORK SESSION

A. Subdivision and Partition Standards

Mr. Lewis explained the rationale for updating Redmond Development Code Chapter 8, Article III, at this time. He summarized the update and amendment process which will include reviewing current standards, identifying legal inconsistencies with Redmond Comprehensive Plan and ORS Chapter 92, and incorporating design concepts and development standards that reflect what citizens want Redmond to be. Staff will seek public input through a Stakeholder Advisory Committee (SAC) and agency review about what is/isn't working. He requested Commissioner feedback on the proposed design concepts and said he would forward the PowerPoint presentation to Commissioners.

Commissioner concerns included *interrelationship of area plans and master plans, tree preservation, developer incentives to provide parks, private vs. public streets, neighborhood amenities, and great neighborhood principles.*

By consensus, Commissioners asked staff to audit Master Plans, Planned Unit Developments, and subdivision and partition standards to identify issues for discussion at their first meeting in June 2012.

B. East Redmond Industrial Site – Commercial Zone

Ms. Richards reported on Senate Bill 1544 – a collaborative effort between the City, Oregon Department of Land Conservation and Development, and State Senators – to resolve issues with the Oregon Transportation Planning Rule. The City wants to restore Industrial zoning to

465 acres on the east side of Redmond which has been zoned Oregon State Park Reserve since 1980. This land is suited for industrial development as it is within the city limits, has water and sewer, and is flat topographically. She summarized the review process which will include transportation impact analysis and a mitigation agreement with ODOT (Oregon Department of Transportation). Public hearings will be held on June 19 (Planning Commission) and July 10 (City Council). The City wants to assure a Limited Service Commercial zone overlay is in place before the property owners apply for comprehensive plan and zone map amendments in September 2012. The plan and map amendments must be completed by December 31, 2012. She said she would e-mail the PowerPoint presentation and process timeline to Commissioners.

Commissioner discussion included *System Development Charges, impact of Oregon Highway Plan's volume-to-capacity ratio on nearby intersections, and related street improvements.*

IV. CITY COUNCIL LIAISON COMMENTS (None)

V. STAFF COMMENTS

Ms. Richards reported that Budget Committee meetings will start on May 2, 2012. The budget proposal is posted on the City's website. She has submitted a request for additional staff to update the Dry Canyon Master Plan and work with the Redmond Development Commission. This proposal, if approved, would allow long-range planning staff to return their focus to the Planning Commission work plan.

VI. COMMISSIONER COMMENTS

Commissioner Graham said she wanted to attend the next ethics training session. She asked if new Commissioners were being recruited to assure a smooth transition when Commissioners Bleile and Clark retire from the PC. Ms. Richards said staff efforts are ongoing in this regard and requested Commissioner suggestions for viable candidates.

Commissioner Clark cited a recent example of why bicyclists should not be riding on 5th Street. Ms. Richards said that City engineering staff were aware of his concerns and were considering 4th and 7th Streets as "bicycle boulevards."

VII. ADJOURN

With no further business, Chair Porter adjourned the meeting at 8:52 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 5th day of June, 2012.

ATTEST:

/s/ Eric Porter
Eric Porter, Chair