



**CITY OF REDMOND**  
Community Development Department

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

Tuesday, July 17, 2012  
Council Chambers, 777 SW Deschutes Avenue, Redmond, Oregon

**Commissioners Present:** Vice Chair Anne Graham, Bea Leach, Bob Bleile, Katie McDonald, Stan Clark (absent: *Eric Porter*, 1 position vacant)

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

**Visitors:** George Endicott, *Mayor*; 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 Commissioners voting in favor/against/abstaining.)*

**I. CALL TO ORDER/SWEAR IN NEW COMMISSIONER**

Vice Chair Graham opened the meeting at 7 p.m. with a quorum present.

Mayor Endicott administered the oath of office to new Commissioner Leach.

**II. CITIZEN COMMENTS (None)**

**III. PUBLIC HEARING**

Land Use Application TA 12-3: Proposed Text Amendment to Redmond Development Code for Modified Limited Service Commercial Zone, C-4A

Vice Chair Graham read aloud the hearing procedures. No Commissioner disclosed pre-hearing contacts, ex parte observations, or conflicts of interest. No one challenged the Planning Commission for bias, prejudice, or personal interest.

Vice Chair Graham opened the hearing at 7:06 p.m.

Ms. Richards said that the purpose of the proposed C-4A zone is to provide nondestination commercial services to large industrial tracts of land for neighborhood efficiencies and vehicular trip containment. She summarized uses allowed within the proposed C-4A zone. The proposed C-4A zone was developed in response to Senate Bill 1544, so that the City can rezone 465 acres in Redmond's Eastside Framework Plan to industrial use. Without SB 1544, the City is unable to rezone the 465-acre site because the re-route project required to avoid violating the Oregon Transportation Planning Rule would cost \$250 million. The Planning Commission conducted several work sessions on this proposed zone which can be applied anywhere within Redmond city limits. Central Oregon Irrigation District, Deschutes County, and Redmond School District intend to apply for a master plan of the 465-acre tract in fall 2012.

This public hearing was noticed four times: two times each in the *Redmond Spokesman* and *The Bulletin*. The City sent a plan acknowledgement to Oregon Department of Land Conservation

and Development on June 8, 2012. Ms. Richards read aloud a letter received on July 17, 2012, from Pam Hardy, *1000 Friends of Oregon*.

Vice Chair Graham opened the hearing to public testimony at 7:15 p.m.

- \* Steve Johnson, manager, Central Oregon Irrigation District (proponent), spoke in support of the text amendment to add the proposed C-4A zone. He expressed appreciation of the work done by City staff and Planning Commission to date and urged them to remain mindful of the timeline involved in this process.

Vice Chair Graham closed the hearing on TA 12-3 to further oral testimony at 7:17 p.m.

**Motion 1** (5/0/0): Commissioner Clark moved that Planning Commission forward the proposed text amendment to Redmond Development Code for Modified Limited Service Commercial Zone C-4A (TA 12-3) to City Council with a recommendation for approval, subject to changing the definition for a Boarding or Rooming House to read: "A building containing five or fewer guest rooms intended or designed to be used, or that are used, rented or hired out to be occupied, or that are occupied for sleeping purposes by guests." Commissioner Bleile seconded the motion which passed unanimously.

Vice Chair Graham closed the hearing on TA 12-3 at 7:18 p.m.

#### IV. WORK SESSION

##### Land Division (Subdivision/Partition) Standards (cont.)

Mr. Lewis presented the staff report and summarized the work done to date by Commissioners at their three previous work sessions on this issue (June 5 and 19, July 3). Technical comments by City staff about street standards are not yet available. However, comments received during the tour he conducted of NorthWest Crossing in Bend, which has similar street standards to those proposed, were generally supportive. He will e-mail specific comments from Public Works, Engineering, Emergency Services, and Planning Departments to Commissioners prior to the public hearing on August 7, 2012.

Commissioners reviewed Sections 8.2410-2725 of the draft Land Division code and **by consensus** asked staff to make the following changes:

- \* 2410: 16 – Keep subtitle. Rewrite Sentence 2 to specify that "local residential nongrid streets shall conform to City of Redmond Public Works Department Standards and Specifications." Move the rest of **16** to Residential Standards (Section 8.0140) and rewrite. **16.I** – Change "Master Plan" to "Phased Development Plan."
- \* 2415: Change title from "General Provisions" to "General Requirements." **2** – Change subtitle from "Fire Hazards" to "Emergency Access." **6** – Change Sentence 2 to read: "All exterior mechanical equipment and trash storage areas shall be entirely screened from view at five feet above street level by a sight-obscuring fence or wall, with such fences or walls being maintained in perpetuity." **6, 7, and 9** – Move to and review with Residential Design Standards (Section 8.0140). **8.B** – Change "public realm" to "public view."
- \* 2425: 1 – Change Sentence 2 to read: "Improvement work shall not be commenced until plans thereof have been reviewed and approved by the Community Development Director, Hearings Body, or a designated representative thereof." **4** – Change Sentence 2 to read: "A map showing the completed public improvements shall be filed with the Community Development Department upon completion of the improvements."

- \* 2435: Change Sentence 2 to read – “Improvements shall be considered for acceptance after final inspection after the improvements have been completed.”
- \* 2440 and 2445: Ask Engineering staff to review and recommend language that will adopt the Transportation System Plan (TSP) or Public Works Standards and Specifications by reference.
- \* 2510: Add language requiring conformation with Section 8.0700 (thresholds).

Additional concerns included *garbage company standards, screening of subdivision mechanical equipment (phone and power boxes), preventing cookie-cutter subdivisions, and condensing General Provisions and General Requirements to one area of the code.*

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

**VI. APPROVAL OF MINUTES**

**Motion 2** (3/0/2): Commissioner Bleile moved to approve the June 19, 2012, minutes as written. Commissioner McDonald seconded the motion which passed with Commissioners Bleile, Graham, and McDonald voting in favor, Commissioner Leach abstaining due to her absence from that meeting, and Commissioner Clark abstaining.

**VII. STAFF COMMENTS**

Ms. Richards requested Commissioner help in recruiting new Commissioners.

**VIII. COMMISSIONER COMMENTS**

Commissioner Clark reiterated his concern that definitions in the Land Division Ordinance conform with those in Oregon Revised Statutes. Following brief discussion, Vice Chair Graham delegated Commissioner Clark to meet with Mr. Lewis to resolve these concerns.

Commissioner Bleile asked why the City let Redmond Area Park and Recreation District construct a building that will be torn down in 10 years. Ms. Richards explained that RAPRD wants to build a temporary structure to support their use of the Nautilus facility as an interim community center. Locating this temporary building on a site where the City intends to build a street was a financial decision based on building code requirements. RAPRD intends to move the temporary structure to another site and build a permanent structure within the next 10 years.

Vice Chair Graham welcomed Commissioner Leach.

Commissioner Leach stated her reasons for joining the Planning Commission. She hopes to incorporate her goal of more activities for children and families into Redmond’s continued growth.

**IX. ADJOURN**

With no further business, Vice Chair Graham adjourned the meeting at 8:16 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 7th day of August, 2012.

ATTEST:

/s/ Anne Graham  
Anne Graham, Vice Chair