



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
Minutes

Tuesday, December 4, 2012

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

Commissioners Present: Chair Eric Porter, Vice Chair Anne Graham, Bob Bleile, Bea Leach, Katie McDonald (2 positions vacant)

City Staff: James Lewis, *Planning Manager*; Cameron Prow, *TYPE-Write II*

Visitors: Joe Centanni, *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 Porter opened the meeting at 6:30 p.m. with a quorum present.

II. CITIZEN COMMENTS (None)

III. WORK SESSION

A. Residential Design Standards – Architectural Design Standards for Single-Family Residences and Duplexes (cont. from November 6, 2012)

Mr. Lewis corrected his written staff report to delete the reference to Attachment B, which was not included in tonight's meeting packet. He summarized changes requested by Commissioners at the last meeting and how other communities handle this issue.

By consensus, Commissioners requested that staff make additional changes to Section 8.0141(5)(B)(4), (5)(B)(5), and (5)(C) and present a new draft at the next meeting to address their concerns about the Front Door connection to the public sidewalk, driveways, garages, off-street parking, and parking surface standards.

B. Fence Standards

Mr. Lewis summarized the background of this issue and current Development Code standards.

Councilor Centanni requested clarification on how the proposed fence standards would work for a lot fronting on a public street that is sited behind a corner lot.

By consensus, Commissioners requested that staff make the following changes to Section 8.0340 and present a new draft at the next meeting:

* **Intent Paragraph:** Delete Sentence 2.

* **Paragraph 1** should read: "In all Residential zones and the Urban Holding Zone, all fences on lots of one acre or less shall be developed to the following standards:".

- * **1.A** to read: "Fences abutting a public street shall comply with the following:".
- * **1.A.2** to read: "Fences in that portion of side yards extending from the front façade of the dwelling to the rear property line shall be a maximum of 8 feet tall" and resolve conflict in material types with 1.A.3.
- * **1.A.3:** Resolve conflict between material types with 1.A.2.
- * **1.B** to read: "Fences not abutting a public street shall comply with the following:".
- * **1.B.1, Sentence 1,** to read: "Fences located in the side or rear yards shall not exceed 8 feet in height." Include language that allows an eight-foot fence for properties adjacent to alleys.

C. Sign Standards – Flags

Postponed to the next meeting on December 18, 2012.

IV. CITY COUNCIL LIAISON COMMENTS (None)

V. APPROVAL OF MINUTES

Motion 1 (5/0/0): Commissioner Graham moved to approve the November 6, 2012, minutes as written. Commissioner Leach seconded the motion which passed unanimously.

VI. STAFF COMMENTS

Historic District Training: Mr. Lewis said that the City of Bend is hosting a webinar on December 5, 2012, 12 noon-1 p.m. Planning Commission Membership: The December 18 meeting will be the last one for Commissioners Bleile and McDonald. The Mayor is expected to appoint four new commissioners. Southwest Area Plan: Mr. Lewis said he will conduct a kickoff meeting on January 9, 2013, 6 p.m., at Ridgeview High School. Parks Survey Feedback: Mr. Lewis reported that Parks Planner Perry Brooks will be requesting Planning Commission review of the survey which is expected to be completed in January 2013.

VII. COMMISSIONER COMMENTS

Chair Porter expressed concern about the recent change in Trish Pinkerton's employment status. Mr. Lewis stated that she has applied to serve on the Downtown Urban Renewal Advisory Committee and Redmond Historic Landmarks Commission.

Commissioner McDonald said that she will stay until a new commissioner is appointed to complete the rest of her term. She requested an update on the 465-acre rezone. Mr. Lewis said the City has completed its mitigation work and is awaiting approval of its proposal by the Oregon Department of Transportation and the Oregon Transportation Commission. Once that approval is received, property owners will submit comprehensive plan amendment/rezone applications which will be processed through the Planning Commission and City Council. She expressed concern about how the former *Great American* building will be reused.

Commissioner Leach asked about the possibility of a cloverleaf to facilitate access to the hospital when heading north on Highway 97. Chair Porter reported that this is unlikely for some time due to lack of State funding, but noted that St. Charles Medical Center-Redmond is planning to expand across Kingwood Avenue. Mr. Lewis said that the Professional Medical District Plan calls for relocating the current right-in/right-out access to Highway 97.

VIII. ADJOURN

The next meeting is scheduled for Tuesday, December 18, 2012.

With no further business, Chair Porter adjourned the meeting at 8:30 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 14th
day of January, 2013.

ATTEST:

/s/ Anne Graham
Eric Porter, Chair