



**CITY OF REDMOND**  
Community Development Department

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## **REDMOND URBAN AREA PLANNING COMMISSION**

### **Minutes**

Monday, January 4, 2011  
City Hall, Conference Room A  
716 SW Evergreen Avenue, Redmond, Oregon

**COMMISSIONERS PRESENT:** Chair Stanley Clark, Vice Chair Bob Bleile, Tory Allman, John Nastari, Eric Porter

**GUESTS PRESENT:** George Endicott, *Mayor*; Margie Dawson, *City Councilor-Liaison*; Trish Pinkerton, *Redmond Spokesman*

**CITY STAFF:** Heather Richards, *Community Development Director*, Sean Cook, *Senior Planner*, Cameron Prow, *TYPE-Write II*

*(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 Clark opened the meeting at 7:04 p.m. with a quorum present.

#### **II. CITIZEN COMMENTS (None)**

#### **III. FIRST MEETING OF THE YEAR BUSINESS**

##### A. Welcome/Introduction of New Commissioners

Mayor Endicott administered the oath of office to new Commissioners Allman, Nastari, and Porter and summarized their scope of responsibilities.

Chair Clark welcomed new Commissioners Allman, Nastari, and Porter. All Commissioners and City Councilors introduced themselves and summarized their backgrounds. Ms. Dawson will serve as the City Council liaison for 2011.

##### B. Election of Chair and Vice Chair

**Motion 1** (5/0/0): Commissioner Bleile nominated Commissioner Porter to serve as Chair for 2011. Mr. Porter agreed to serve as Chair. Commissioner Clark moved to close the nominations and cast a unanimous ballot for Commissioner Porter. Commissioner Bleile seconded the motion which passed unanimously.

**Motion 2** (5/0/0): Commissioner Bleile nominated Commissioner Van Vector to serve as Vice Chair for 2011. Commissioner Clark seconded the motion which passed unanimously.

##### C. Planning Commission Work Plan 2011 (Exhibit A)

Ms. Richards reviewed upcoming topics. New tasks included establishing a Redmond Historic Landmarks Commission, amendments to cell tower/antenna standards, and extending land use

approvals. The Planning Commission's standard practice is to hold a workshop prior to each public hearing.

Chair Porter suggested inviting City Council to attend the Deschutes County Comprehensive Plan update. He expressed concern about the amount of work on the calendar.

Mayor Endicott said that the Planning Commission will be updated on Oregon legislative code changes and the Transportation Planning Rule as its calendar allows.

#### **IV. DEVELOPMENT CODE AMENDMENT**

Ms. Richards presented her staff report (Exhibit B) and summarized its contents. On January 11, 2011, City Council will be considering an ordinance to establish a Redmond Historic Landmarks Commission (RHLC) to review land use applications involving preservation of historic resources. The RHLC must be a separate organization from the Planning Commission to qualify for Certified Local Government status. CLG status will make it easier to access grant funding to help move projects forward. The proposed amendments will change who reviews historic land use applications from the Deschutes County Historical Landmarks Commission to RHLC and will add definitions to correspond with those in the enabling ordinance. State law requires that a landowner be notified if his property is designated as a landmark. The proposed code amendments included comments from the State Historic Preservation Office. SHPO would prefer that Redmond's historic preservation code be rewritten, which can be done by either the Planning Commission or the proposed RHLC.

Commissioner discussion points included *landowner veto power, source of CLG funding, review fees, jurisdiction for site and design review, updating the City's Goal 5 Local Landmarks List of Historic and Cultural Resources, triggers for RHLC review, confusion between definitions of historic landmarks and those for other development issues (8.0830), clarifying who is responsible (8.0835[2]), jurisdiction of historic sites outside city limits but within the urban growth boundary (8.0845[5]), capitalization corrections, and staffing requirements.*

**By consensus,** Commissioners recommended giving City Council the authority to designate historic sites younger than 50 years and directed that the RHLC rewrite the code and present a draft to the Planning Commission for review.

#### **V. PROFESSIONAL OFFICE OVERLAY DISTRICT (cont.)**

Mr. Cook did a quick walk-through of the development code binders for the benefit of the new Commissioners, summarizing progress to date such as review of M-1/M-2 industrial zones and the proposed Mixed Use Live/Work Zone (MULW). He then reviewed the text changes to the proposed PO Overlay District that Commissioners requested on December 7, 2010 (Exhibit C).

Commissioner discussion points covered *adding language to the Purpose statement to "bless what's out there now," access restrictions, 19<sup>th</sup> Street connection to Deschutes Market Road, upzoning impacts, energy conservation, solar panels, underlying zone, review by the airport business park, how professional offices are handled in other cities, incentive-based design (8.3200[9]), and structural soundness of a wall with 40% transparency.*

**By consensus,** Commissioners agreed to discuss incentive-based design at their next meeting.

#### **VI. CARGO CONTAINER DISCUSSION**

As requested by the Planning Commission in December 2010, Mr. Cook presented illustrations of containers that had been modified to serve as residential units (Exhibit D). Most of the units illustrated were built in large metropolitan areas outside the United States. Reusing cargo

containers, of which there is a huge surplus, is perceived by the public as a “green” building practice. Cargo containers are listed in the “prohibited materials” sections of the site and design review criteria for the proposed MULW zone. Based on concern about the level of container development that is likely to occur in the Evergreen project area, staff do not support using containers as housing units but would appreciate direction from the Planning Commission.

Commissioner concerns included *feedback from building officials, cost of conversion, neighborhood compatibility, difference between cargo containers and modular home construction, legal impediments to prohibiting use of cargo containers, legality of regulating design for cargo containers, and applicability of the Uniform Building Code.*

**By consensus,** Commissioners decided to table discussion until they could get feedback from the City building official, City legal counsel, and Commissioners McDonald and Van Vactor.

Mr. Cook said that he would research and report at the next meeting about the legality of regulating use of cargo containers and implementing design guidelines.

**VII. CITIZEN COMMENTS** (None)

**VIII. STAFF COMMENTS**

**IX. COMMISSIONER COMMENTS** (None)

**ADJOURN**

With no further business, Chair Porter adjourned the meeting at 9:15 p.m.

APPROVED BY THE REDMOND URBAN AREA PLANNING COMMISSION AND SIGNED BY ME  
THIS 19TH DAY OF April, 2011.

ATTEST:

/s/ Eric Porter

Eric Porter, Chair