



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION

Minutes

Monday, January 18, 2011
City Hall, Conference Room A
716 SW Evergreen Avenue, Redmond, Oregon

COMMISSIONERS PRESENT: Chair Eric Porter, Vice Chair Will Van Vactor, Tory Allman, Bob Bleile, Stan Clark, Katie McDonald, John Nastari

GUESTS PRESENT: George Endicott, *Mayor*; Ed Boero, *City Councilor*; Margie Dawson, *City Council liaison*; John Deardorff, Terri Hansen Payne, *Deschutes County Planner*;

CITY STAFF: Sean Cook, *Senior Planner*; Mike Viegas, *City of Redmond Risk Management*; 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 Porter opened the meeting at 7:03 p.m. with a quorum present.

II. CITIZEN COMMENTS (None)

III. PRESENTATION

Ms. Payne summarized the steps that County staff have been taking to update Deschutes County's comprehensive plan for the past 2½ years. Following extensive public involvement, the latest draft was released in the fall of 2010. On January 13, 2011, the County Planning Commission voted to recommend that the Board of County Commissioners approve the draft comp plan. She reviewed the timeline for adoption of the updated comp plan which is expected in June/July 2011.

Commissioner concerns included *county policies related to Redmond, mitigating transportation impacts of destination resorts, and criteria for remapping of destination resorts.*

The Deschutes County Planning Commission will hold a public hearing on changes to the destination resort map on January 27, 2011.

Mayor Endicott asked how the Land Use Board of Appeals remand will impact the second access to Pronghorn.

IV. WORKSHOPS

A. Ethics Discussion

Mr. Cook said that the League of Oregon Cities will be conducting a seminar in Redmond on February 16, 2011, entitled "Government Ethics in Oregon." Commissioners wishing to attend should let him know via e-mail. Registration fees will be paid by the City.

B. Development Code Amendments – Article II, 8.1620, Land Use Procedures

Mr. Cook summarized the history of this issue (Exhibit 1). City Council amended the Redmond Development Code in 2009 to allow an automatic extension of land-use approvals to July 1, 2011. The current recession has severely curtailed construction activity in Redmond. Turnaround of the local market will probably take longer than that predicted for the national economy (late 2011 or 2012) due to Central Oregon's overbuilt status. Granting an additional legislative time extension for land-use permits to July 1, 2012, will give property owners, banks, developers, and the City time to address economic and related issues. Staff recommends adoption of this amendment.

Commissioner Bleile recused himself from discussion due to a potential conflict of interest (he is one of the subdivision owners who would be affected by this amendment).

Commissioners identified potential impacts including "*grandfathering*" older-code developments in current zones (commercial, residential, industrial), *capacity of City infrastructure* (sewer, water, road rights-of-way), *allowing new owners of foreclosed properties to waive the automatic extension in writing*, and *length of extension*.

By consensus, Commissioners recommended that the legislative extension be continued for two years to July 1, 2013.

C. Development Code Amendment – Article V, 8.4250, Signage Standards

Mr. Cook summarized the background of this issue (Exhibit 2). The City's insurance broker and insurance consultant have recommended that the "additional insured" provision be removed from daily sign display requirements. Benefits to the proposed change included providing insurance for unforeseen claims, holding the City harmless from liability associated with the display sign, and providing a more streamlined system to process applications and support businesses drawing customers to their locations.

Mr. Viegas explained the City's concern from a risk management perspective. To protect the City's interests, business owners using daily display signs will be required to verify that they carry general liability insurance and to sign City indemnification agreements.

By consensus, Commissioners recommended that Sentences 2 and 3 under Item 13 be deleted, that Item 14 be retained, and that the City attorney review the legality of the word "exempting" under Item 16 and use the phrase "hold harmless" instead.

V. COUNCIL LIAISON COMMENTS

Ms. Dawson commended the Planning Commission for considering ways to reduce the burden on business owners, especially during the economic downturn. She welcomed new Commissioners Allman, Nastari, and Porter.

VI. STAFF COMMENTS

Mr. Cook asked if staff changes to the Planning Commission's work plan for 2011 need to be vetted by the entire Commission or just by Chair Porter.

By consensus, Commissioners asked that changes in the work plan be e-mailed to all members.

Mr. Cook reported that the City has postponed filling the long-range planner position at this time.

VII. APPROVAL OF MINUTES

Motion 1 (4/0/3): Commissioner Bleile moved to approve the December 7, 2010, minutes as presented. Commissioner Van Vactor seconded the motion which passed with Commissioners Bleile, Clark, McDonald, and Van Vactor voting in favor and Commissioners Allman, Nastari, and Porter abstaining due to their absence from that meeting.

VIII. COMMISSIONER COMMENTS

Chair Porter commended Commissioner Allman on his appointment as the 2011 chair of the Downtown Urban Renewal Advisory Committee. Chair Porter and Vice Chair Van Vactor met with staff a week ago regarding opportunities to improve the effectiveness of the Planning Commission. Topics discussed included City Council goals, consolidating code amendments, how to make the best use of staff time, and 2011-2012 budget expectations.

ADJOURN

With no further business, Chair Porter adjourned the meeting at 8:27 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