



**CITY OF REDMOND**  
Community Development Department

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## **REDMOND URBAN AREA PLANNING COMMISSION**

### **Minutes**

Monday, February 1, 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:** Heather Richards, *Community Development Director*; Mike Caccavano, *City Engineer*; Sean Cook, *Senior Planner*; Mike Pilling, *City Engineering Department*; Cameron Prow,  
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*(scribe CP's note: The minutes were created from notes taken at the meeting and an audio record. 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 p.m. with a quorum present.

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

#### **III. COUNCIL LIAISON COMMENTS (None)**

#### **IV. PRESENTATIONS**

##### A. City of Redmond Public Works – 2010 Standards and Specifications

Mr. Caccavano made a PowerPoint presentation to facilitate discussion on why the City needs to update its Public Works Standards and Specifications. Also presented was the City's staff report (Exhibit 1). The amendment was proposed to address changes in design and construction requirements, materials, methods, and references to other documents since the plan was last updated in 2003. This manual addresses longevity concerns regarding the City's infrastructure investment. Public hearings will be held before the Planning Commission on March 1, 2011, and City Council in late March/early April 2011. He asked that Commissioner comments after tonight's meeting be e-mailed to him by February 15, 2011.

Commissioner concerns included *road construction cost per linear foot, road surface longevity, comparative cost analysis, City Council direction for right-of-way width, alternate paving materials (synthetic concrete), and reduced setbacks along Airport Way in industrial zones.*

Chair Porter called a short break at 7:50 p.m. and reopened the meeting at 8 p.m.

B. Redmond Urban Renewal Agency – 12<sup>th</sup> Amendment to Downtown Urban Renewal Plan

Ms. Richards made a PowerPoint presentation and presented her staff report (Exhibit 2), summarizing the background information, analysis, and strategy used to develop the proposed Plan Amendment. This amendment would expand the district by 102 acres, add 18 projects, allow purchase of the Evergreen Elementary School site, increase the maximum indebtedness to \$120,717,081, and extend the 1995-2025 plan to 2031. The proposed projects were evaluated based on blight, tax increment creation, job creation, connection to other projects, leverage, community support, developer interest, planning, and family amenity. The financial feasibility analysis indicated that all bonded indebtedness incurred by the amendment will be paid off by June 30, 2031, and that adopting the amendment will not increase taxes paid by City taxpayers. The Planning Commission's public hearing will be held on March 1, 2011.

Commissioner concerns included *size of the incoming urban reserve area, effect of redirecting tax revenues, effect on assessed property values, citizen interest in urban density, and potential downtown amenities* (putting green, grocery store).

**V. STAFF COMMENTS**

Ms. Richards said the City has contracted with Portland State University to develop a Bicycle Facilities Framework Plan. A stakeholder advisory group will be working with the students monthly over the next five months. *(Commissioner McDonald volunteered to represent the Planning Commission.)*

City Council has requested that the Planning Commission reconsider the definition of home occupations to protect residential areas from direct-selling (retail) enterprises. This issue was raised by citizens objecting to an application for an off-premise Oregon Liquor Control Commission license to hold monthly wine-tasting events in their neighborhood. Staff worked with that applicant who has decided to relocate the wine-tasting activity to a commercial zone. Ms. Richards said her research has indicated that other Oregon planning commissions classify wine-tastings as a home occupation. *(Commissioner comments included the effect of a special-use permit, first-amendment rights, and the motivation for the citizens' complaint.)*

Ms. Richards reported that the City has decided to not hire a permanent long-range planner at this time, but to contract for these services as needed.

**VI. COMMISSIONER COMMENTS**

Commissioner McDonald asked staff to check on the legality of Commissioners receiving e-mailed notices of the City's administrative land-use decisions.

Commissioner Clark expressed concern about adding another item to the Planning Commission's work plan which is already packed.

**VII. ADJOURN**

With no further business, Chair Porter adjourned the meeting at 9:13 p.m.

APPROVED BY THE REDMOND URBAN AREA PLANNING COMMISSION AND SIGNED BY ME  
THIS 3rd DAY OF May, 2011.

ATTEST:

/s/ Eric Porter  
Eric Porter, Chair