



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION

Minutes

Monday, February 15, 2011
City Hall, Conference Room A
716 SW Evergreen Avenue, Redmond, Oregon

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

GUESTS PRESENT: Margie Dawson, *City Council Liaison*; John Schimmoller

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 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. ACTION/DISCUSSION ITEMS

A. Evergreen Study Area

Mr. Cook presented the staff report (Exhibit 1). Attachment A contained his walk-by survey of existing conditions and analysis of how they are supported by the proposed Live/Work Zone. Topics proposed for discussion included purpose statement analysis, office uses, and site/design review standards for window transparency and prohibited materials (Attachment B).

City staff met with Jim Bryant, Oregon Department of Transportation, on February 11, 2011. ODOT supports the proposed live/work idea but thinks it should be called the "Mixed Use Work Live Zone. ODOT also likes that commercial space will be limited to 2,500 square feet.

Ms. Dawson recommended siting office uses in an office overlay district or commercial areas.

Mr. Schimmoller urged Commissioners to preserve as many uses as possible to make it easier to redevelop this area.

Commissioner discussion points covered *compatibility, definitions for "corporate headquarters" and "legitimate use," increasing land costs by allowing office uses outright, long-term effect on industrial use if office uses are allowed, blessing existing uses, allowing nonconforming uses to*

move or expand, underutilization of existing uses, railroad use, and appropriate utilization of used cargo containers (office, storage, industrial, or residential use).

Commissioners agreed **by consensus** to:

- * Retain the existing “smokehouse & meat market” use.
- * Allow new offices only if they are “live/work offices” or “support industrial use.”
- * Create a new zone, an overlay zone, and the supporting text.
- * 8.0275/Purpose – change the first line to read: “The purposes of this zone are to:”.
- * 8.3170(3.c)/Recessions and Projections – change to read: “Each unit shall have architectural recessions and projections not less than 2 inches in change.”
- * 8.3170(3.d) – keep as written.
- * 8.3170(3.f) – keep as written.
- * 8.3170(3.g, 5.c9, 6.d5) – table discussion of cargo container conversions to next meeting.
- * E-mail comments, questions, and additional changes to Mr. Cook before the next meeting.

Ms. Richards said she will consult ODOT regarding the expansion/move of nonconforming uses.

B. Planning Commission Work Program

Ms. Richards reviewed upcoming issues and possible changes. The Live/Work zone is scheduled for public hearing on May 17, 2011, and should be completed before the public hearing on the M-1/M-2 industrial zones.

Chair Porter asked about having the Rural Development representative make a presentation regarding grant and loan funding available to property owners in Enterprise Zones.

V. STAFF COMMENTS

Ms. Richards said that the City will decide by February 18, 2011, whether to fill the long-range planner position with an outside contractor or an employee.

VI. COMMISSIONER COMMENTS

In response to Commissioner Nastari’s question, Ms. Richards said the person applying for an acupuncture office in the R-5 zone has withdrawn his application and requested conditional-use status for an office (not restricted to acupuncture). Staff are meeting on February 18, 2011, with the neighbors who commented on the original application.

Commissioner Nastari asked who was responsible for maintenance and beautification along the several blocks of fencing on 19th Street. *(Ms. Richards said that structural upkeep is the responsibility of the homeowner. Fencing standards for subdivisions have been upgraded. Abatement of weeds over 10 inches tall is enforced by the City.)*

Chair Porter requested changing the meeting start time to 6 p.m. Following discussion, Commissioners agreed **by consensus** to start the March 15, 2011, meeting at 6:30 p.m.

VII. ADJOURN

With no further business, Chair Porter adjourned the meeting at 9:10 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