



CITY OF REDMOND
Community Development Department

716 SW Evergreen Avenue

Redmond, OR 97756-2242

Phone **541-923-7721**

Fax **541-548-0706**

www.ci.redmond.or.us

REDMOND URBAN AREA PLANNING COMMISSION

Minutes

Monday, March 15, 2011

City Council Chambers

777 SW Deschutes Avenue, Redmond, Oregon

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

GUESTS PRESENT: Margie Dawson, *City Councilor-Liaison*; Wynn and Larry Larson; Trish Pinkerton, *Redmond Spokesman*

CITY STAFF: 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 Porter opened the meeting at 7 p.m. with a quorum present.

III. CITIZEN COMMENTS

Wynn and Larry Larson said they were unable to refinance their home due to the M-2 zoning of their residential lot which is contained within the proposed Mixed Use Live/Work Zone.

IV. MIXED USE LIVE/WORK ZONE (cont.)

A. MULW Code

Mr. Cook presented the staff report and reviewed changes made at the last Planning Commission meeting on this issue.

Commissioner discussion points included *modification provisions, impact of a change in ownership, better definition for "cessation of use," and expansion of homes and businesses.* Commissioners agreed **by consensus** to make the following revisions to new Section 8.0285:

- * Change (b) to read: "The purpose of this Special District Overlay is to allow uses which exist at the effective date of the adoption of this ordinance as special outright-permitted uses." The Special District Overlay will allow existing uses and businesses to continue their operations in perpetuity."
- * Change (d) to read: "Valid evidence of the presence of a legal use that exists at the effective date of the adoption of this ordinance, if required, may include the following:"
- * Relabel (d.5) to (d.6).
- * Insert new (d.5): "Utility billings."
- * Relabel (e) to (f).

- * Insert new (e): “Existing businesses may modify up to 50% of the footprint that exists at the effective date of the adoption of this ordinance including expansion onto an adjoining property.”

B. Site and Design Review for Live/Work Units

Mr. Cook presented the staff report and summarized his research into cargo container conversions. Based on surrounding local conditions and the current economy, staff do not support cargo container development. If allowed by the Planning Commission, these containers would need a very high level of design review.

Commissioner discussion covered *modification provisions, impact of changes in ownership, defining “cessation of use,”* and *expansion of homes and businesses.* Commissioners agreed **by consensus** to the following sections:

- * Permanent occupancy is required.
- * No permit revocation procedure for noncompliance.
- * Cargo containers may be used in the “work” part of the MULW zone for storage but not as living quarters.
- * 8.3100, Definitions, Paragraph 3, to read: “Roof treatment are any additions to a roof that breaks it up. Examples of roof treatments are dormers, cupolas, or multi-pitched roofs.”
- * 8.3170(3.g) to read: “Conversion of metal cargo shipping containers for residential use is prohibited.”
- * 8.3170(5.c9) to read: “Conversion of metal cargo shipping containers for residential use is prohibited.”
- * 8.3170(6.d4) to read: “Conversion of metal cargo shipping containers for residential use is prohibited.”

V. APPROVAL OF MINUTES

Motion 1 (4/0/2): Commissioner Clark moved to approve the January 4, 2011, minutes as presented. Commissioner Bleile seconded the motion which passed with Commissioners Bleile, McDonald, Nastari, and Porter voting in favor and Commissioners Clark and Van Vactor abstaining.

Motion 2 (5/0/1): Commissioner Clark moved to approve the January 18, 2011, minutes subject to correcting “Chair Clark” to “Chair Porter” under CALL TO ORDER. Commissioner Bleile seconded the motion which passed with Commissioners Bleile, McDonald, Nastari, Porter, and Van Vactor voting in favor and Commissioner Clark abstaining.

Motion 3 (4/0/2): Commissioner Clark moved to approve the March 1, 2011, minutes as presented. Commissioner Nastari seconded the motion which passed with Commissioners Bleile, Nastari, Porter, and Van Vactor voting in favor and Commissioners Clark and McDonald abstaining.

II. CITY COUNCIL LIAISON COMMENTS

Ms. Dawson summarized progress on the proposed 12th Amendment to the Downtown Urban Renewal District and US Highway 97 re-route beautification.

VI. STAFF COMMENTS (None)

VII. COMMISSIONER COMMENTS

Commissioner Nastari expressed appreciation of the between-meeting staff support.

Chair Porter said he would be absent from the next two meetings.

Commissioners agreed **by consensus** that their meetings should continue to start at 7 p.m.

VIII. ADJOURN

With no further business, Chair Porter adjourned the meeting at 8:32 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