



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION

Minutes

Monday, April 19, 2011
City Council Chambers
777 SW Deschutes Avenue, Redmond, Oregon

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

GUESTS PRESENT: Margie Dawson, *City Councilor-Liaison*

CITY STAFF: Heather Richards, *Community Development Director*; James Lewis, *Long-Range 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.

II. CITY COUNCIL LIAISON COMMENTS

Ms. Dawson reported that City Council unanimously passed the 12th Amendment to the Downtown Urban Renewal District. Earth Day will be on April 23, 2011.

III. CITIZEN COMMENTS (None)

IV. PUBLIC HEARINGS

A. TA 11-01, Automatic Extension of Land-Use Approvals

Chair Porter read aloud the hearing procedures. No Commissioners disclosed ex parte contact or bias. Commissioner Bleile declared a potential conflict of interest in that one of the land-use approvals due to expire is his. No one present challenged the qualifications of any Commissioner. Chair Porter opened the public hearing at 7:05 p.m.

Ms. Richards introduced James Lewis, the City's new long-range planner.

Ms. Richards presented the staff report (Exhibit 1), summarizing the pros and cons of extending 23 land-use approvals to July 1, 2013. Lack of financing and extreme market depreciation has severely impacted Central Oregon's economy. City Council extended prior land-use approvals in August 2009 to July 1, 2011. Applications and decisions that would be affected by this automatic extension are consistent with Redmond's development code. Based on feedback from City Public Works and Engineering departments, this should be the last extension granted. The long-range forecast is that Redmond's economy will turn around in late 2012 or 2013. Extending the outstanding land-use permit approvals to July 1, 2013, will facilitate Redmond's recovery. Foregoing the \$884.68 cost for each extension will not mean a great difference in the Community Development Department budget, but could create goodwill with developers who are currently

strapped for cash. Determining ownership of some of these properties is complicated by the fact that several are in foreclosure. The City of Bend recently went through the same process. She has communicated (not by letter) with most of the affected parties. Several people asked about an extension but no one provided comments in opposition.

No one present in the audience offered testimony.

Following discussion, Chair Porter continued the hearing to May 3, 2011, to allow staff time to clarify the meaning of the following phrase in the last sentence of Redmond Development Code Article II, Section 8.1620: “. . . a land use permit to which a specific condition of approval that regulates the duration and terms of approval has been attached, or any other City issued permit that is not a land use permit are hereby excluded from this automatic extension of time.”

B. TA 11-03, Insurance Provisions – Daily Display Signs

Chair Porter read aloud the hearing procedures. No Commissioners disclosed bias or conflict of interest. Commissioner Clark reported talking to people who use daily display signs but did not feel his ability to hear this issue had been compromised. No one present challenged the qualifications of any Commissioner. Chair Porter opened the public hearing at 7:27 p.m.

Ms. Richards presented the staff report (Exhibit 2), summarizing current requirements of the Redmond Development Code and reasons for the proposed changes. The current permitting process is onerous for both applicants and City staff. The proposed changes have been reviewed by the City's Risk Manager, insurance broker, and legal counsel.

Chair Porter closed the hearing to public testimony at 7:30 p.m. when no one offered comment.

Motion 1 (6/0/0): Commissioner Clark moved to recommend that City Council approve TA 11-03, subject to correcting Redmond Development Code Section 8.4250(15) to read: “A sign permit application for a Daily Display Sign to be located on public property and/or public right-of-way shall be accompanied by a certificate of insurance showing that the owner has Commercial General Liability coverage as defined in the application, and that the insurance company shall notify the City no less than 10 business days prior to canceling the insurance policy.” Commissioner Nastari seconded the motion which passed unanimously.

C. TA 11-04, Redmond Historic Landmarks Commission

Chair Porter read aloud the hearing procedures. No Commissioners disclosed ex parte contact, bias, or conflict of interest. Commissioner Clark said that he owns a historic building that would be affected by the proposed amendment, even though it is not currently designated as historic, but did not feel this posed a conflict. No one present challenged the qualifications of any Commissioner. Chair Porter opened the public hearing at 7:34 p.m.

Ms. Richards presented the staff report (Exhibit 3), summarizing changes proposed to the Redmond Development Code which have been reviewed by the City attorney. If adopted, all land-use decisions pertaining to historic and cultural resources in the City of Redmond would be administered and evaluated by the Redmond Historic Landmarks Commission (established February 22, 2011). A good historic preservation program serves as a foundation for tourism, encourages sustainability, promotes economic development, defines Redmond as a unique place, and raises awareness of local history. Once populated, the RHLC will review the development code and recommend amendments to the historic review process.

Commissioners recommended the following changes:

- * Property owners should have veto power to “opt out” of a historic designation. The property owner needs to consent to the historic designation process prior to a hearing taking place.
- * **8.0820:** The last sentence should read – “To that end, a program for the identification, evaluation, and designation of historic resources as landmarks and land-use regulations regarding the alteration, moving, or demolition of designated landmarks and historic resources **is** necessary.”
- * **8.0825(3):** Clarify to prevent parallel jurisdictional conflicts.
- * **8.0830(11)(D):** Add “tree” to the list of site examples.
- * **8.0835:** Change title to “Designation of Historic Building, Structure, Object, Site, or District.”
- * **8.0835(2):** Identify “who” will transmit the copy of the request to the RHLC.

Following Commissioner discussion, Chair Porter continued this hearing to May 3, 2011.

V. WORKSHOPS

A. Home Occupations – Definition of Retail

Ms. Richards requested more time for staff to research other communities’ definitions of retail.

By consensus, Commissioners postponed discussion of this topic to May 3, 2011.

B. Signage – Flags

Ms. Richards said that City Council has requested Planning Commission review of how flags are handled in the Redmond Development Code and how they could be allowed in a safe manner. Flags used to identify or advertise a business are currently prohibited. Homeowners may display flags to the maximum height allowed in the residential zone. There are no regulations prohibiting residential use of flags. Of 18 recent enforcement cases involving flags, 14 have been resolved through voluntary compliance. She made a PowerPoint presentation and reviewed definitions of signs and flags. The City attorney’s legal opinion agrees with the current code and reasons for prohibition. Based on public safety and enforcement concerns plus research of how 15 other communities handle flags, staff recommend continuing to prohibit the use of flags as signs.

If City Council decides that flags can be used as signage products, staff recommend allowing only pole-mounted flags and requiring both a sign permit and a building permit in order to reduce signage clutter. Flags higher than 10 feet from the ground, whether or not mounted on a building, should be engineered for “flag drag” and permitted accordingly.

Ms. Dawson said that City Council wants to continue allowing holiday flags, i.e., 4th of July, and those mounted along the streets for special events.

Commissioners’ concerns included *double standards* (regulating some flags but not all), *known safety hazards*, *12-year accident history*, *code enforcement precedents*, and *reviewing proposed language to allow flags to be used as signs safely*. Following discussion, Commissioners agreed **by consensus** to recommend that the City continue to prohibit using flags as signs.

VI. APPROVAL OF MINUTES

Motion 2 (5/0/1): Commissioner Clark moved to approve the February 1, February 15, and March 15, 2011, minutes subject to making the following changes:

- * February 1: Correct Section IV.A (Presentations), Paragraph 1, Sentence 1, to read: “Mr. Caccavano made a PowerPoint presentation to facilitate discussion on why the City needs to update its Public Works Standards and Specifications.”
- * February 15: Correct “Chair Clark” to “Chair Porter” under Section I (Call to Order) and correct Section IV.B (Planning Commission Work Program), Paragraph 2, to read: “Chair Porter

asked about having the Rural Development representative from the U.S. Department of Agriculture make a presentation regarding grant and loan funding available to property owners in Enterprise Zones.”

* March 15: No changes needed.

Commissioner Nastari seconded the motion which passed with Commissioners Allman, Bleile, McDonald, Nastari, and Porter voting in favor and Commissioner Clark abstaining.

VII. STAFF COMMENTS

Ms. Richards reported on the results of research prompted by Commissioner Nastari’s concern about the impact of fence heights on community aesthetics. Staff reviewed the current Redmond code, enforcement complaints, and how other communities handle this issue. The City has not been consistent in enforcing the four-foot maximum height of fences along public streets. About two-thirds of the community has six-foot fences, many of which were built subsequent to the change from six to four feet in 2006. Staff are discussing how best to communicate the change and encourage compliance.

VIII. COMMISSIONER COMMENTS (None)

IX. ADJOURN

With no further business, Chair Porter adjourned the meeting at 8:23 p.m.

APPROVED BY THE REDMOND URBAN AREA PLANNING COMMISSION AND SIGNED BY ME
THIS 5th DAY OF July, 2011.

ATTEST:

/s/ Eric Porter
Eric Porter, Chair