



**CITY OF REDMOND**  
Community Development Department

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## **REDMOND URBAN AREA PLANNING COMMISSION**

### **Minutes**

Monday, May 3, 2011

City Council Chambers

777 SW Deschutes 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:** Margie Dawson, *City Councilor-Liaison*; Trish Pinkerton, *Redmond Spokesman*

**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 7:01 p.m. with a quorum present.

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

#### **III. PUBLIC HEARINGS**

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

Chair Porter re-opened the public hearing at 7:03 p.m. No Commissioners disclosed ex parte contact, bias, or conflict of interest except for Commissioner Clark, who said he spoke to the Badger Subdivision folks across the street outside City Council Chambers on May 3, 2011. No one present challenged the qualifications of any Commissioner.

Ms. Richards presented the staff report (Exhibit 1), summarized the history of this issue, explained the application process, and addressed Commissioner concerns raised on April 19, 2011. If adopted, the amendment would automatically extend land-use approvals (previously extended from August 2009 to July 1, 2011) to July 1, 2013. The oldest land-use approvals that would be affected by this extension were first granted in 2006. Building permits will not be impacted. Extending the affected land-use approvals respects the considerable resource investment of the development community which has been unable to move forward with these projects due to Central Oregon's economic downturn. 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.

Chair Porter said the City received a letter of support from John McClure, *Hillwood Capital*, and closed the hearing to further testimony at 7:09 p.m. when no one else offered comment.

**Motion 1 (7/0/0):** Commissioner Clark moved to recommend that City Council approve TA 11-01 as presented in the May 3, 2011, staff report. Commissioner Allman seconded the motion which passed unanimously.

B. TA 11-04, Redmond Historic Landmarks Commission (continued from April 19, 2011)  
Chair Porter re-opened the public hearing at 7:11 p.m. No Commissioners disclosed additional ex parte contact, bias, or conflict of interest. No one challenged Commissioner qualifications.

Ms. Richards presented the staff report (Exhibit 2) and reviewed issues raised by Commissioners at the April 19, 2011, hearing. The intent of the amendment is to shift authority to hear land-use applications pertaining to historic resources from the Deschutes County Historical Landmarks Commission to the RHLC. The City attorney has reviewed the level of authority that the RHLC would have. Staff has added new language to the amendment that would require a property owner's prior approval before a historic designation process could be initiated.

Chair Porter closed the hearing to public testimony when no one offered additional comments.

In response to Vice Chair Van Vactor's concern that allowing property owners to veto historic designation would result in pockets of nondesignated properties within a historic district, Ms. Richards said staff is working on that issue. The City is working to qualify for federal grants by becoming a Certified Local Government. Once populated and trained by the State Historic Preservation Office, the RHLC will review the Redmond Development Code to recommend changes for Planning Commission consideration.

**Motion 2** (7/0/0): Commissioner Clark moved to recommend that City Council approve TA 11-04 as amended in the May 3, 2011, staff report. Commissioner Bleile seconded the motion which passed unanimously.

Chair Porter passed the gavel to Vice Chair Van Vactor, pleading fatigue, and left the meeting.

Vice Chair Van Vactor closed the public hearing on TA 11-04 at 7:17 p.m.

#### **IV. WORKSHOPS**

##### A. Mixed-Use Live/Work Zone

Mr. Lewis presented the staff report (Exhibit 3) including new text to avoid unintended parking impacts and minimize impacts to public infrastructure and other properties. He recommended limiting size as a way to decrease noncompatible uses. The Oregon Departments of Transportation (ODOT) and Land Conservation and Development (DLCD) are concerned about traffic impacts. The City will conduct a neighborhood meeting on May 19, 2011.

Ms. Richards provided examples of existing structure sizes to facilitate discussion about the appropriate size of uses. ODOT is opposed to large retail uses due to concerns about trip generation and compliance with the Oregon Transportation Planning Rule (TPR).

In response to Vice Chair Van Vactor's invitation, John Schimmoller said he supported keeping uses flexible, allowing lot consolidation, allowing a caretaker dwelling unit for industrial uses, and setting a maximum size for retail uses in the live/work zone of 2,500 square feet.

Commissioner concerns included *blessing every legal use that already exists, allowing a broad mix of uses, the danger of a "laundry list" of acceptable uses precluding a nonlisted use that would be appropriate for this zone, type and size of uses, lot sizes, lot consolidation, destination retail impacts on TPR compliance, public safety, limiting the live/work unit footprint, parking requirements, and how other live/work zones address size and parking issues.*

Ms. Richards said that staff will research/recommend language to address Commissioner concerns at the next work session before the June 7, 2011, public hearing.

Commissioner McDonald left at 8:45 p.m.

**B. Home Occupations – Definition of Retail**

Ms. Richards made a PowerPoint presentation and handed out a copy of the March 1, 2011, staff report to facilitate discussion of whether retail uses should be allowed in residential zones and, if so, what performance standards would be appropriate. City Council asked Planning Commission to review the Redmond Development Code to ensure that allowing home occupations does not abuse the intent of preventing retail businesses in residential zones. All communities researched define home occupations as a secondary use in a home that has minimal impact on the residential nature of the neighborhood. Most home occupations must be owned and operated by the resident. Measures employed to mitigate adverse neighborhood impacts included hours of operation, number of employees, types of uses, on-site parking, number of trips generated per hour or per day, number of days per year dedicated to retail sales, maximum floor area dedicated to business purposes, business license, and conditional-use permits. City staff are currently reviewing the application process for home occupations. Enforcement is triggered by a neighbor's complaint. Due to the economic downturn in Central Oregon, staff expect to see more entrepreneurial efforts.

Commissioners asked questions to clarify their understanding of how the City now administers home occupations. Discussion points included *defining commercial vehicles, how to allow more intensive home occupation use (2<sup>nd</sup> tier) without compromising residential integrity, revisiting the application process, compatibility of uses, and code models from other jurisdictions.*

Ms. Richards said staff will bring suggestions to the next workshop on this issue to address Commissioner concerns.

**V. CITY COUNCIL LIAISON COMMENTS (None)**

**VI. STAFF COMMENTS**

Ms. Richards said that the City is working with DLCD to bring a form-based zone workshop to Redmond in mid-June 2011. This approach looks at how a site is built out, rather than specific uses on the site. Staff are interested in how that approach could be incorporated into an existing zoning structure within Oregon land use law.

Ms. Richards requested a Planning Commission workshop to report on progress of the Central Oregon Regional Economic Opportunity Analysis (REOA). All jurisdictions within Deschutes, Jefferson, and Crook Counties have been working for the last year to determine how to bring large-lot industrial land into the Central Oregon inventory to respond to regional and statewide employment needs. Redmond has two sites that would be impacted: (1) 465 acres of Open Space Park Reserve within the city limits and (2) 900 acres south of the city limits owned by the Oregon Division of State Lands. A regional REOA forum will be held at the end of May 2011.

**VII. COMMISSIONER COMMENTS (None)**

**VIII. ADJOURN**

With no further business, Vice Chair Van Vactor adjourned the meeting at 9:07 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