



**CITY OF REDMOND**  
Community Development Department

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## **REDMOND URBAN AREA PLANNING COMMISSION**

### **Minutes**

Monday, June 7, 2011

Council Chambers, 777 SW Deschutes Avenue, Redmond, Oregon

**COMMISSIONERS PRESENT:** Chair Eric Porter, Tory Allman, Bob Bleile, Stan Clark, Katie McDonald, John Nastari (*absent: Will Van Vactor*)

**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 approximately 7 p.m. with a quorum present.

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

#### **III. PUBLIC HEARING**

##### A. Mixed Use Live/Work Zone, TA 11-02 and TA 11-01

Chair Porter read aloud the hearing procedures. No Commissioners disclosed ex parte contact, bias, or conflict of interest. No one present challenged the qualifications of any Commissioner.

Mr. Lewis summarized the staff report (Exhibit 1) and presented a map of the affected area. One of the text amendments would add a Mixed Use Live/Work (MULW) zone to the City of Redmond Comprehensive Plan. The new zone would be bounded by Antler Avenue (north), 9<sup>th</sup> Street (east), Evergreen Avenue (south), and the highway and railroad tracks (west). The other text amendment would add a MULW Special District Overlay Zone to part of the larger MULW zone. Planning Commission objectives are to respect what exists now and provide guidelines for redevelopment. Commissioners have been working on this project since the end of 2009. This proposal is consistent with the Planning Commission's work plan as well as City Council, City of Redmond Development Code, and statewide planning goals.

Chair Porter opened the hearing to public testimony at approximately 7:19 p.m.

\* Kenny Larkin, Raymond James Financial Advisors (proponent), read aloud a typed statement that he submitted following his testimony. He asked that standalone offices (1,200-2,500 square feet) be allowed along Evergreen Avenue and that the proposed boundary line be moved so as not to divide his property. Would property values in the MULW be protected if standalone offices were allowed on Evergreen Avenue and 9<sup>th</sup> Street? (*Mr. Lewis: The current map includes Mr. Larkin's entire property within the boundary of the new MULW zone.*)

- \* Tom Bull, Link Electronics (proponent), said he has one of the better-looking commercial properties in the area. Four of his five rentals are commercial properties; the fifth is a house on an M-2 lot. He wants to further develop his property to augment his social security.
- \* John Schimmoller (proponent) thanked the Commissioners for their efforts to date. He owns parcels east of the proposed zoning change and has several parties interested in building in this area. He requested that the Planning Commission allow standalone offices (1,200-2,500 square feet in size) along 9<sup>th</sup> Street and Evergreen Avenue which are high-visibility areas. He recommended moving forward as soon as possible.
- \* Jon Stark, Redmond Economic Development, Inc. (neutral) said he was unable to take an official position on this proposal without full Board approval, which he didn't have at this time. He has worked with Planning Commission on this project since its inception. He cited Redmond's airport business center as an example of how property values will increase in the MULW zone if standalone offices are allowed. Higher land costs could preclude light industrial manufacturers and live/work situations from developing in this area.
- \* Bill Hedegaard (opponent) said that all the proponents have properties outside the orange residential area. Everyone on the board 10 years ago assured him that the orange area would remain residential. Pockets of residential use add flavor and character. His main concerns were higher property taxes, increased traffic, restrictions on new residential construction, and being able to rebuild residential units if something were to happen to the existing ones.
- \* Utah Sullens (opponent) said he agreed with Mr. Hedegaard's concerns about higher property taxes, increased traffic causing hazards for schoolchildren, residential construction restrictions, and rebuilding potential. He has lived at his current address for 45 years and didn't expect the zoning to change. None of the proponents live in this area as he does. He was present at the meeting that Mr. Hedegaard attended 10 years ago. He suggested using empty businesses in the area before creating new ones and removing Casper Mobile Acres from this proposal.
- \* Darci Burns (opponent) said she has lived here nearly 17 years and likes it quiet. Her main concerns were that allowing new businesses, even if restricted to Evergreen and 9<sup>th</sup>, would increase vandalism, increase traffic, decrease safety, and be incompatible. She'd prefer this area to remain residential so that homeowners could improve their properties.
- \* Donald Keith (opponent) said he was a 14-year resident of Casper Mobile Home Estates. He was told 10 years ago that this area would not change for at least 20 years. His main concerns were parking and traffic (safety of children). Jackson now has parking problems.
- \* Kenny Larkin (proponent rebuttal) said he trusted Commissioners to make the right decision.
- \* Bill Hedegaard (opponent rebuttal) reiterated his main concerns were higher taxes, more traffic, discrimination against residential construction, and retaining the current zone.
- \* Utah Sullens (opponent rebuttal) was concerned that his two vacant properties would be worthless unless developed as businesses.

Chair Porter closed the hearing to further testimony at 8:17 p.m., thanked those who had testified, and outlined the next steps in the hearing process.

Commissioner concerns included *location of proposed standalone office uses, historical property value data, subdivision of residential property, reconstruction time limits, and time to consider the new information received during testimony.*

**Motion 1** (6/0/0): Commissioner Clark moved that Planning Commission continue the public hearing on the Mixed Use Live/Work Zone (TA 11-02 and TA 11-01) to 7 p.m., July 5, 2011, and hold a public workshop at 7 p.m., June 21, 2011. Commissioner Bleile seconded the motion which passed unanimously.

Mr. Lewis asked Commissioners to e-mail questions to him within one week so he can prepare for the workshop on June 21.

Chair Porter called a six-minute recess and reconvened the meeting at 8:30 p.m.

#### **IV. PRESENTATION**

##### Bicycle Refinement Plan

Ms. Richards reported that the City partnered with Portland State University's Master in Urban and Regional Planning Program this year to update Redmond's Bicycle Master Plan. Redmond has been working with PSU graduate students and a stakeholder advisory group since February 2011. SAC members include City staff, Planning Commissioner McDonald, and the Deschutes County Bicycle & Pedestrian Advisory Committee. The PSU team will present its final draft to the Planning Commission tonight. She summarized next steps in the refinement process, emphasizing that the primary goal is to increase ridership within the city.

Spencer Williams introduced his partners in *b:spoke planning & design*: Amy Hesse and Reza Farhoodi; a fourth member, April Cutter, was not present. Their PowerPoint presentation, entitled "Reinventing the Wheel," covered the key points of their study including existing conditions, best practices, community outreach, and strategies development. Based on their study, they recommended improvements such as better signage, establishing a Bike Redmond website, developing a Redmond bike trail map, family-oriented biking events, bike routes on low-traffic streets, completing street corridors, and building a pedestrian/bicycle bridge over US Highway 97 and the railroad. They will be making a presentation to City Council on June 14, 2011.

Commissioner concerns included the *location of the proposed pedestrian/bicycle bridge and funding the bicycle refinement plan.*

Chair Porter thanked the students for their efforts on Redmond's behalf.

#### **V. CITY COUNCIL LIAISON COMMENTS**

Ms. Dawson reported that the City has hired a new police chief: Dave Tarbot. City Council also moved forward with the new Redmond Historic Landmarks Commission and Evergreen School.

#### **VI. STAFF COMMENTS**

Ms. Richards said that a form-based code workshop will be held at 7 p.m., June 9, 2011. The focus of this form of planning seems to be the relationship between developed properties and the street system connections.

#### **VII. COMMISSIONER COMMENTS (None)**

#### **VIII. ADJOURN**

With no further business, Chair Porter adjourned the meeting at 9:12 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