



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION

Minutes

Monday, June 21, 2011

City Hall Conference Room A, 716 SW Evergreen Avenue, Redmond, Oregon

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

CITY COUNCIL LIAISON: Margie Dawson

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. WORK SESSION: Mixed Use Live/Work Zone, TA 11-02 and TA 11-01

Mr. Lewis, per his June 21 memo (Exhibit A), summarized the history of this issue and discussed the pros and cons of concerns raised by the public at the hearing on June 7, 2011. Opponents' primary concerns were (1) changing the residential character of the R4-zoned area included in the overall proposal, (2) continued ability to build new, standalone, single-family homes in the MULW zone, and (3) new ability to build limited-size standalone offices in limited areas in the MULW zone. Planning Commission has been working since 2009 to beautify and revitalize the Highway 126/Evergreen Avenue corridor. Commissioners have repeatedly emphasized the importance of stimulating new economic and physical development in the eastern gateway area while acknowledging its historic uses. **Staff recommends** that Planning Commission move forward with the MULW zone plus the Special District Overlay as proposed, which will balance current uses with new ones, resulting in a slower evolution of this area.

Commissioner discussion points covered *current parking problem on Jackson, oral commitments made by Planning Commission 10 years ago to maintain the integrity of the R4-zoned area, impact of freestanding offices on surrounding properties, availability of C1, C2, and Professional Office Overlay zones for standalone offices, timing of redevelopment, effects of residential "islands" on traffic patterns, allowing standalone offices as conditional uses, effects of downzoning properties, and Measure 49 consequences.*

Visitor comments included *effect on property values of siting standalone offices in mixed-use industrial zones, preserving industrial lands especially large lots, public safety (higher traffic volumes and increased business activity causing higher crime), flexibility in types of uses allowed, lot size determining cost and type of use, and impact of live/work uses on residential character.*

Commissioner McDonald left at 8:06 p.m.

By consensus, Commissioners asked staff to research (1) Planning Commission minutes and staff records regarding oral “promises” made 10 years ago about the R4-zoned area, (2) dates of original R4 and industrial zoning, and (3) Measure 49 consequences.

Mr. Lewis requested that Commissioners e-mail additional comments, questions, and wordsmithing suggestions to him, so he can scan and e-mail them to all Commissioners before the next hearing on July 5, 2011.

IV. APPROVAL OF MINUTES

Motion 1 (3/0/2): Commissioner Allman moved to approve the April 19, May 3, and May 17, 2011 (Exhibit B) minutes subject to making the following changes:

- * April 19: Page 2, Section IV.C (TA 11-04, Redmond Historic Landmarks Commission), Paragraph 2, Sentence 3 should read: "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."
- * May 3: Page 3, Section VIII (ADJOURN), should read: "With no further business, Vice Chair Van Vactor adjourned the meeting at 9:07 p.m."

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

V. CITY COUNCIL LIAISON COMMENTS

Ms. Dawson reported that Council, at its last meeting, adopted the Fiscal Year 2011-2012 budgets for both the City and the urban renewal agency. The top three winners in the “If I Were Mayor” contest made presentations and will be competing at a regional level.

VI. STAFF COMMENTS

Upcoming events:

- * June 22: Historic Preservation 101 workshop
- * June 23: Mayor Endicott speaking to realtors in Sisters
- * June 23: “Pub Talk” (RSVP to 541-388-3236 or events@edcoinfo.com).
- * June 25: Eastern Y planting
- * July 5: code changes for cell towers & broadcast facilities

VII. COMMISSIONER COMMENTS (None)

VIII. ADJOURN

With no further business, Chair Porter adjourned the meeting at 8:30 p.m.

APPROVED BY THE REDMOND URBAN AREA PLANNING COMMISSION AND SIGNED BY ME
THIS 19th DAY OF July, 2011.

ATTEST:

/s/ Eric Porter
Eric Porter, Chair