



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

Tuesday, October 4, 2011

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

Commissioners Present: Chair Eric Porter, Vice Chair Will Van Vactor, Tory Allman, Bob Bleile, Stan Clark, Katie McDonald (1 position vacant)

City Staff: Heather Richards, *Community Development Director*; James Lewis, *Long-Range Planner*; Cameron Prow, *TYPE-Write II*

Visitors: None

(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. CITIZEN COMMENTS (None)

III. DISCUSSION/DELIBERATION

A. Wireless and Broadcast Communication Facilities (TA 11-06)

Mr. Lewis presented a report (October 4, 2011, memo; PowerPoint) on the results of staff and legal counsel research and explained the rationale behind staff changes to the draft code.

Following extensive discussion, Commissioners agreed **by consensus** to the following changes:

- * 8.0410: “**Enclosure** means an area, fenced or otherwise, around the perimeter on which the equipment building, shelter, cabinet, or other ancillary facilities are located.” “**Facility** means the conglomeration of all the elements that comprise a cell tower unit.” Replace the word “facility” with “element” when the text is about part of the total facility. Verify that the definition of “**screened**” is consistent with the design criteria.
- * 8.0415(2): Remove.
- * 8.0420(8)(H) to read: “Parking. Provide a site plan showing the vehicular driveway and circulation pattern adequate for the number of maintenance vehicles and equipment.”
- * 8.0425(2), Sentence 1: Reword to make references to the height of a tower consistent.
- * 8.0430(7): Change the word “regime” to “regimen” in Sentence 2.
- * 8.0430(9) to read: “A paved access driveway a minimum of 10 feet wide and a paved vehicular parking area suitable to accommodate anticipated service vehicles and turnaround shall be provided between public rights-of-way and the site in residential zones. Access driveways and turnarounds can be unpaved in industrial zones.”
- * 8.0430(13)(E): Retain with red-underlined text.

Commissioners also agreed to continue their deliberations on October 18, 2011. Topics to address at the next meeting included communication facilities in the UH-10 zone and capitalization consistency throughout the draft.

IV. WORK SESSION

A. Redmond Development Commission – Strategic Plan Comments

Mr. Lewis presented his staff report (October 4, 2011, memo) plus a new draft which included PC comments from the last meeting. The Strategic Planning review and development process will continue for the next few months through City Council review and adoption.

Chair Porter said that PC comments to the draft should represent a consensus of Commissioner opinions about things within the Planning Commission's jurisdiction. Individual Commissioner opinions should be provided directly to staff.

Individual Commissioner concerns included Business Strategy 4 – Action Plan A: Add "Housing Works" and "Neighbor Impact" nonprofit agencies to those already listed. Update Redmond Comprehensive Plan Chapter 10 (Housing).

Following discussion, Commissioners agreed **by consensus** that staff make the following changes in the draft:

- * **Business Development:** Strategy 2, Action A: Staff and Planning Commission to evaluate mixed-use zones for adequacy. Action B: Low land costs contradict the concept of enhanced-value neighborhoods. Action C: Retain red PC text as "Planning Commission" comment. Strategy 4, Action D: Reword to read – "Promote Redmond through displaying marketing collateral at destination resorts, the Airport, and other venues within the tourism industry." Strategy 5, Action B: Add updating the Buildable Lands Inventory to determine the rate of expansion for C-3 properties.
- * **Airport:** Goal – Delete red PC text. Strategy 1 – Delete red PC text. Action B: Delete red PC text. Action E: Retain red PC text as "Planning Commission" comment. Strategy 2, Action A, and Strategy 3, Action B: Delete red PC text.
- * **Infrastructure:** Strategy 1 – Retain red PC text as "Planning Commission" comment. Action A: Continually update Buildable Lands Inventory. Action C: Replace "quarterly" with "regularly." Strategy 3, Action A: Establish good relationship with Burlington Northern Santa Fe Railroad, Oregon Department of Transportation, and Central Oregon Intergovernmental Council. Action B: Revise to read – "Connect the planned overpass at O'Neil Junction with Highway 97." Action D: Retain red PC text as "Planning Commission" comment. Strategy 4 – Action Plans B and C: Retain red PC text as "Planning Commission" comment.
- * **Livability-Housing:** Strategy 1, Action B: Retain red PC text as "Planning Commission" comment. Action C: Retain red PC text as "Planning Commission" comment. Strategy 2 – Action D: Review housing data for validity. Update Buildable Lands Inventory. Action E: How can this be managed when the city boundary is ever-changing? Encourage higher-density development in the urban core.
- * **Livability-Attractiveness:** Strategy 1, Action B: Implement and enforce weed abatement procedures along 19th Street corridor. Implement Highway 97 reroute beautification plan.

Chair Porter postponed further discussion to the next Planning Commission meeting.

V. APPROVAL OF MINUTES

Motion 3 (4/0/2): Commissioner Allman moved to approve the August 16, 2011, minutes as written. Commissioner Bleile seconded the motion which passed with Commissioners Allman, Bleile, Porter, and Van Vactor voting in favor and Commissioners Clark and McDonald abstaining.

Motion 4 (4/0/2): Commissioner McDonald moved to approve the September 6, 2011, minutes as written. Commissioner Allman seconded the motion which passed with Commissioners Allman, McDonald, Porter, and Van Vactor voting in favor and Commissioners Bleile and Clark abstaining.

Motion 5 (3/0/3): Commissioner Allman moved to approve the September 20, 2011, minutes as written. Commissioner Bleile seconded the motion which passed with Commissioners Allman, Bleile, and Van Vactor voting in favor and Commissioners Clark, McDonald, and Porter abstaining.

VI. CITY COUNCIL LIAISON COMMENTS (None)

VII. STAFF COMMENTS

Mr. Lewis reminded Commissioners that October 18 agenda topics included deliberation on Wireless and Broadcast Communication Facilities and a work session on the draft Strategic Plan.

Ms. Richards reported receiving two applications for the vacant Commissioner position and asked Commissioners to help recruit. The Regional Economic Opportunity Analysis (REOA) committee recommended six large-lot industrial sites in three counties. Two of these sites are in Redmond: 465 acres on the east side owned by Oregon Parks and Recreation Department and 900 acres on the south side owned by the Oregon Division of State Lands. 1000 Friends of Oregon testified against the county’s proposed comprehensive plan amendment. The Board of County Commissioners requested that REOA collaborate with 1000 Friends to develop a proposal that will work for everyone.

VIII. COMMISSIONER COMMENTS

Chair Porter asked about changing the starting time for meetings. Following discussion, Commissioners agreed **by consensus** to meet at 6:30 p.m. from October 18, 2011, forward.

Commissioner Clark requested an update on the Mixed Use Live/Work Zone. Mr. Lewis said that the City Council public hearing has been continued to November 8, 2011. Councilors are split on whether to include offices. They also want to consider adding back the R-4 area that Planning Commission recommended excluding.

IX. ADJOURN

With no further business, Chair Porter adjourned the meeting at 9:14 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 17th day of January , 2012.

ATTEST:

/s/ Eric Porter
Eric Porter, Chair