



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
Redmond City Hall - Conference Room A
716 SW Evergreen Avenue

Tuesday, May 15, 2012
6:30 PM

Work Session Agenda

UAPC Members	
Eric Porter, Chair	I. CALL TO ORDER
Will Van Vactor, Vice Chair	II. CITIZEN COMMENTS
Bob Bleile	III. WORK SESSION a. Proposed Limited Service Commercial C-4A Zone (Exhibit 1)
Stan Clark	IV. APPROVAL OF MINUTES a. April 3, 2012 (Exhibit 2) b. April 17, 2012 (Exhibit 3)
Anne Graham	V. COUNCIL LIASON COMMENTS (if present)
Katie McDonald	VI. STAFF COMMENTS
Vacant Position	VII. COMMISSIONER COMMENTS
	VIII. ADJOURN

*Please note that these documents are also available on the City's website www.ci.redmond.or.us; click on City Government, hover on Commissions and Committees, click on Urban Area Planning Commission. You may also request a copy from City Records Office 923-7751 or email KellyM@ci.redmond.or.us

Anyone needing accommodation to participate in the meeting must notify Mike Viegas, ADA Coordinator, at least 48 hours in advance of the meeting at (541) 504-3032, or through the Telecommunications Relay Service (TRS) which enables people who have difficulty hearing or speaking in the telephone to communicate to standard voice telephone users. If anyone needs Telecommunications Device for the Deaf (TDD) or Speech To Speech (STS) assistance, please use one of the following TRS numbers: 1-800-735-2900 (voice or text), 1-877-735-7525 (STS English) or 1-800-735-3896 (STS Spanish). The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities.



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EXHIBIT 1

DATE: May 15, 2012
TO: Redmond Urban Area Planning Commission
FROM: Heather Richards, Community Development Director
SUBJECT: Work Session – Limited Service Commercial Zone, C-4A

Report in Brief:

This is a work session to discuss the proposed Limited Service Commercial Zone C-4A associated with the East Redmond Industrial Site

Background:

This zone is being developed in response to SB 1544 which provides a process to rezone 465 OSPR acres within the City of Redmond city limits to industrial zoning per the Eastside Framework Plan. Please see map below.

In order to contain trips by employees to the East Side of Redmond and adjacent to the 465 acre site, a modification of Redmond's current C-4 Limited Service Commercial Zone is being proposed to respond to the commercial zoning reflected in the Eastside Framework Plan. This C-4A zone should provide the appropriate services for a large workforce but not serve as a commercial destination center.

Discussion:

Attached is proposed land-uses for the Limited Service Commercial Zone C-4A Zone. These land-uses represent an evaluation of the existing C4 Zone and M1 Zone.

For the most part all retail uses are limited to 10,000 square feet, except for a grocery store, which, when a neighborhood store, is typically 20,000 square feet.

Heather Richards,
Community Development Director

COMMERCIAL USE ZONES

8.0150 Strip-Service Commercial C-1 Zone.

8.0155 Central Business District Commercial (CBD) C-2 Zone.

8.0160 Special-Service Commercial C-3 Zone.

8.0165 Limited Service Commercial C-4 Zone.

8.0166 Limited Service Commercial C-4A Zone: Except as provided in 8.0190 and 8.0195, the standards and criteria for development in the C-4 Zone shall apply to development in the C-4A Zone.

8.0170 Tourist Commercial C-5 Zone.

8.0190 Table C, Uses Permitted. The following uses are allowed outright or conditionally in each of the Commercial and Industrial zones as follows:

Residential:	C-1	C-2	C-3	C-4	C-4A	C-5	M-1	M-2	DOD	Restrictions and Requirements
Apartments										See Multi family dwellings and complexes
Assisted Living Facility	C	C	C	C					C	
Bed and Breakfast	C	C	C	C	C				C	
Boarding House	C	C	C	C	C	C				
Caretaker / Watchman	C			C		C	C	O		Must live on site
Condominium										State regulated
Homeless Shelter	O	C					O			
Manufactured Home	C			C						
Park										
Multi Family Complex	C	O	C	C					O	
Multi Family Dwelling	C	O	C	C					O	
Planned Unit Development										
Res. Use above ground floor		O		O					O	
Res. Use on ground floor < 25%		O		O					O	Not in front of bldg, or as non-watchman
Residential care facility		C	C	C					C	Only permitted where MFR's are allowed
Residential care home			O							Only permitted where SFR's are allowed
Single Family and Duplex		O*							O*	*Only permitted for those uses pre-dating the adoption of the C-2 Zone Amendments and Downtown Overlay District on August 12, 2008
Resumption of a residential use	C		C	C					C	Only as previously established residential use
Eating and Drinking	C-1	C-2	C-3	C-4		C-5	M-1	M-2	DOD	Restrictions and

										Requirements
Bakery (retail / sit down) Bar, Lounge, Tavern, Nightclub,	O O	O O	O C	O O	O O	C C	O O	O O	O O	
Café, Restaurant (sit-down), Diner, Brew Pub	O	O	O	O	O	O	O	O	O	Deli's are listed under "retail uses"
Café, Restaurant, Espresso (Drive-through)	O	O	O	O	O	O	O	O	O	Deli's are listed under "retail uses"
Entertainment	C-1	C-2	C-3	C-4	C-4A	C-5	M-1	M-2	DOD	Restrictions and Requirements
Amusement Park Arena for Indoor Sport Events	C O	C		C		C C			C	Larger than indoor commercial recreational use
Driving Range	O					O				
Golf Course Indoor Commercial Recreation Miniature Golf, "Pitch & Putt"	O O	O		O		O O	C	C	O	
Outdoor Commercial Recreation Walk-in Movie Theater	C O	C C		C O		C C			C O	
Automobile, Trucks, RV's:	C-1	C-2	C-3	C-4		C-5	M-1	M-2	DOD	Restrictions and Requirements
Auto Detailing	O	C		O	O		O		C**	No auto body work permitted as "detailing". ** Grandfathered as a Conditional Use for existing businesses prior to August 12, 2008
Auto Painting, Auto Body Work	O				O		O	O		
Auto Repair	O	C		C	O		O	O	C**	Defined in part by some on-site auto storage. ** Grandfathered as a Conditional Use for existing businesses prior to August 12, 2008
Auto Sales (new and used); Auto Rentals	O	C		O					C**	** Grandfathered as a Conditional Use for existing businesses prior to August 12, 2008
Auto Service	O	C		O	O			O	C**	Includes auto lube shops

Boat or RV Sales and Service	O			O						(‘same day’ service). ** Grandfathered as a Conditional Use for existing businesses prior to August 12, 2008 Includes motorcycles, ATVs, other recreational vehicles
Car Wash	O	C		O	O	O	O	O	C**	Steam cleaning permitted in the industrial zones. ** Grandfathered as a Conditional Use for existing businesses prior to August 12, 2008
Card Lock Gas Station Gas Station	O O	C		C	O O	O	O	O	C**	** Grandfathered as a Conditional Use for existing businesses prior to August 12, 2008
Tire Sales and Service Truck Stop	O O	C		O	O O		O	O		
Truck Terminal Vehicle Storage / Towing Yard							O O	O O		Includes impound yards, auto fleets
Industrially Related Uses	C-1	C-2	C-3	C-4	C-4A	C-5	M-1	M-2	DOD	Restrictions and Requirements
Aircraft Service, Maintenance Auto Wrecking, Recycling Bakery, Wholesale Distribution	C						O C O	O O O		
Batch Plants (Asphalt / Concrete) Commercial Manufacturing (Retail Support, Craftsmen) Concrete & Conc. Products, Stone-cutting	O	O		O	O*		O	O O	O	Must be fully enclosed in “C” zones that permit this use
Distribution Center							O	O		
Dump, Landfill Enclosed Warehousing and Manufacturing Junkyard							O	C O O		Up to 50% retail allowed in Industrial zones ‘Auto Wrecking

Parking Garage, Public or Private	O	O	O	O	O	O			O	
Public Transportation Station	O	O	O	O	O	O	C	C	O	
RV Park, Public or Private	O			C		O				
Schools, Public or Private	C	C	C	C		C	C		C	
Utility Facility	C	C	C	C	C	C	C	C	C	
Retail Uses	C-1	C-2	C-3	C-4		C-5	M-1	M-2	DOD	Restrictions and Requirements
Bicycle Sales and Service	O	O		O		O			O	Excludes Equipment and Heavy Equipment Also called Building Supplies (non-landscaping)
Bulky Retail (including furniture)	O	O		O					O	
Contractor Supplies (enclosed)	O	O		O					O	
Contractor Supplies (outdoors)	O	C		C					C	
Delicatessen	O	O	O	O	O	O			O	
Drug Store, Pharmacy	O	O	O	O	O*	O			O	
Equipment Sales, Service & Rental	O	C		C					C	Excludes Heavy Equipment Sales and Service
Florist	O	O	O	O		O			O	
Gallery, Studio	O	O		O		O			O	
General Retail	O	O		O	O*	O			O	
Gift / Card Shop	O	O	O	O	O*	O			O	
Grocery Store, Market	O	O		O	O**	O			O	
Hardware Store	O	O		O	O*	O			O	Only permitted w/primary service use in M zones
Heavy Equipment Sales	O						O	O		
Heavy Equipment Service	C						C	O		
Heavy Equipment Storage (outdoor)								O		
Medical Supplies (Retail)	O	O	O	O					O	
Mobile / Mfr'd Home Sales & Service	O			C						
Novelty, Specialty, Variety Store	O	O	C	O	O*	O			O	Incl. music, art supply, electronic equipment, sporting goods Non storage-related; for retail sales
Outdoor Merchandise Display, Other	O	C		O					C	
Pet Shop	O	O		O		O			O	
Plant Nursery	O			O		O				
Thrift Store – ¹	O	O	O	O		O			O	
Service Commercial Uses	C-1	C-2	C-3	C-4	C-4A	C-5	M-1	M-2	DOD	
Appliance and Computer	O	O		O	O				O	Includes stereos,

Repair										electronic equipment, residential appliances
Bank, Financial Institution	O	O		O	O	C			O	
Beauty & Barber Shops and Salons	O	O	O	O	O	O			O	
Contractor Service	O			O			O	O		Enclosed within a building (except in M2 zone); includes equipment rentals and sale Incl. outdoor storage of equipment and building supplies Formerly "Day Nursery"
Contractor's Yard	C						C	O		
Child Care Home, Center	C	C	C	C	C	C	C	C	C	
Dry Cleaner (drop off only)	O	O		O		O			O	
Dry Cleaner (full service)	O	C		C	O				C	
Gym, Fitness Center, Spa	O	O		O	O	O			O	
Kennel	C			C			O	O		
Laundromat	O	O		O		O			O	
Mini Storage	O			O			O			
Mortuary, Funeral Home	O	O	O			O			O	
Motel, Hotel	O	O		O	O	O	C		O	
Printing and Copying Store	O	O		O	O	O			O	
Veterinarian	O			O				O	C	Fully enclosed in C zones; no outdoor kennels

O Maximum size = 10,000 square feet.*

*O** Maximum size = 20,000 square feet.*



DRAFT – EXHIBIT 2

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REDMOND URBAN AREA PLANNING COMMISSION

Minutes

Tuesday, April 3, 2012

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

Commissioners Present: Vice Chair Will Van Vactor, Anne Graham, Bob Bleile, Katie McDonald, Stan Clark, Tory Allman (absent: *Eric Porter*)

City Staff: Heather Richards, *Community Development Director*; Cameron Prow, *TYPE-Write II*

Visitors: Karen Friend, *Cascades East Transit (CET)*; Scott Aycock, *Central Oregon Intergovernmental Council (COIC)*; Trish Pinkerton, *Redmond Spokesman*

(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

Vice Chair Van Vactor opened the meeting at 6:32 p.m. with a quorum present. Commissioner McDonald arrived at 6:43 p.m.

II. CITIZEN COMMENTS (None)

III. ACTION/DISCUSSION ITEMS

B. Review Draft Transit Master Plan

Ms. Richards presented her April 3, 2012, staff report to facilitate discussion on the decision-making framework of this 20-year plan. The plan was created to comply with a state mandate when Redmond's population increased to 25,000. She reviewed (via PowerPoint) goals, history, methodology, demographics, current services, community needs, bus stops, ADA (Americans with Disabilities Act) guidelines, marketing, and service scenarios/trade-offs. Redmond cannot qualify for transit grants because City Council never adopted the 2009 draft TMP.

Mr. Aycock said COIC oversees transit for Deschutes, Jefferson, and Crook Counties and he handed out current Rider Guides. COIC is starting a regional transit planning process and will meet with ridership communities to determine current needs and service priorities. Data collected during the study will be shared with Redmond. COIC wants to stabilize its funding so it can spend more time on service delivery.

Ms. Friend, CET Manager and COIC Deputy Director, presented a CET Monthly Management Report. The report contained financial data and statistics on ridership, service delivery, safety/security, complaints/compliments, and customer service. COIC is looking for a cost-neutral way to improve service. Changing to a fixed-route transit system would increase ridership and reduce the cost of the 6,908 on-demand rides provided to Redmond in January 2012.

Ms. Richards suggested updating current conditions and ridership data before the TMP is added to the Redmond Transportation System Plan (TSP) and waiting until COIC finishes its study before starting a public hearing process. Adopting the draft TMP in summer 2012 would qualify the City to participate in the fall grant application process.

Commissioner concerns included *validity of the draft TMP's financial and ridership data, fares (urban vs. rural), funding, bus stop advertising, community needs, and review process timeline.*

Commissioners agreed **by consensus** that the draft plan should be updated with current operational data before being presented for public review.

A. Review Bicycle Refinement Plan

Ms. Richards presented her April 3, 2012, staff report. The BRP was drafted in 2011 by a team of graduate students to increase ridership by implementing strategic actions. A local Technical Advisory Committee recommended adopting the BRP as a reference document in the TSP Bicycle Master Plan. She reviewed the proposed amendments and timelines for implementation.

Following discussion of the *validity of bicycle ridership data, public safety (bike lane locations), action plan priorities, and cost estimates*, Commissioners agreed **by consensus** to schedule a public hearing on the draft Bicycle Refinement Plan for April 17, 2012.

IV. CITY COUNCIL LIAISON COMMENTS (None)

V. APPROVAL OF MINUTES

Motion 1 (5/0/1): Commissioner Allman moved to approve the February 7, 2012, minutes, subject to correcting Section VI, COMMISSIONER COMMENTS, as follows: "Commissioner McDonald asked about the type of disc golf baskets to be installed in the canyon." and "Commissioner Allman said that, as chair of the Downtown Urban Renewal Advisory Committee, he would attend the Council meeting when staff present DURAC's achievements for 2011." Commissioner Graham seconded the motion which passed with Commissioners Allman, Bleile, Graham, McDonald, and Van Vactor voting in favor and Commissioner Clark abstaining.

Motion 2 (3/0/3): Commissioner Allman moved to approve the February 21, 2012, minutes as written. Commissioner Graham seconded the motion which passed with Commissioners Allman, Graham, and Van Vactor voting in favor and Commissioners Bleile, Clark, and McDonald abstaining.

Motion 3 (3/0/3): Commissioner McDonald moved to approve the March 6, 2012, minutes as written. Commissioner Graham seconded the motion which passed with Commissioners Allman, Graham, and McDonald voting in favor and Commissioners Bleile, Clark, and Van Vactor abstaining.

VI. STAFF COMMENTS (None)

VII. COMMISSIONER COMMENTS

Commissioner Graham said that she would be absent from the April 17 meeting.

Commissioner McDonald said that the lack of sidewalks on Veterans Way east of Walgreen's is a public safety hazard for pedestrians and people in wheelchairs.

VIII. ADJOURN

With no further business, Vice Chair Van Vactor adjourned the meeting at 8:07 p.m.

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

ATTEST:

Will Van Vactor, Vice Chair



DRAFT – EXHIBIT 3

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REDMOND URBAN AREA PLANNING COMMISSION
Minutes

Tuesday, April 17, 2012

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 (absent: *Anne Graham*)

City Staff: Heather Richards, *Community Development Director*, 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 Commissioners voting in favor/against/abstaining.)

I. CALL TO ORDER

Chair Porter opened the meeting at 6:42 p.m. with a quorum present.

II. CITIZEN COMMENTS (None)

III. PUBLIC HEARING

Redmond Transportation System Plan Amendment – Chapter 7, Bicycle Master Plan (PA 12-01)

Chair Porter read the legislative hearing procedures into the record. No Commissioner disclosed pre-hearing contacts, ex parte observations, or a conflict of interest. No one challenged the Planning Commission on the basis of bias or personal interest. Chair Porter opened the hearing at 6:45 p.m.

Ms. Richards presented her April 17, 2012, staff report, Bicycle Master Plan, and “Reinventing the Wheel” Bicycle Refinement Plan. She summarized the intent of the proposed amendment and the review process to date. The refinement plan was developed last year to enhance the Bicycle Master Plan through strategic network development, educational programs, signage, and promotion. Adopting the refinement plan as a reference document to the City’s TSP will enable the City to apply for grants to help fund the Bicycle Action Plan. Comments received during the comprehensive public process in 2011 (including stakeholder and technical advisory committees) indicated community support for increasing ridership by focusing on educational programming and safety. No adverse comments were received from agencies or citizens prior to this hearing.

Chair Porter invited testimony at 7:02 p.m., then closed the hearing as no citizens were present.

Commissioner concerns included *adequacy of bike lanes on Helmholtz Way, City policy on legal counsel review of ordinance amendments, staff workload, and conflict with other adopted plans.*

Motion 1 (6/0/0): Commissioner McDonald moved that Planning Commission recommend that City Council adopt the proposed Redmond Bicycle Refinement Plan as a reference document to

the Redmond Transportation System Plan, Chapter 7, Bicycle Master Plan (PA 12-01), subject to elevating the priority from “low” to “high” for bike lanes on SW Elkhorn Avenue between Helmholtz Way and the new high school opening in fall 2012. Commissioner Clark seconded the motion which passed unanimously.

IV. ACTION/DISCUSSION ITEMS

A. Sidewalk Improvement Agreements

Ms. Richards said that this issue was initiated by Gary Strucker’s complaint about public safety due to disconnected sidewalks. She summarized (via PowerPoint) the impact of the current economic recession on subdivision developments, City policy on completing sidewalk segments, historical policy practice, and the status of improvement agreements per Redmond Code 8.2225. Staff are working through multiple legal issues. Calling in bonds will significantly impact staff workload. City Council has directed staff to work within the existing agreements to install sidewalks in neighborhoods that are mostly built out. Councilors are concerned about how to balance development concerns with citizen needs in future subdivisions. Staff will be researching other communities to determine how they are coping with this issue.

Commissioner discussion covered *security, enforcing sidewalk agreements in stagnant subdivisions, prioritizing sidewalk completion by street classification, staff recommendations on how to resolve agreements in default, mobility and connectivity for current residents, funding, timing of sidewalk installation, and what triggers sidewalk installation with infill developments.*

By consensus, Commissioners recommended review of fence standards during the subdivision code update.

B. Fencing Standards

Ms. Richards said that staff have received multiple complaints from citizens and fence companies that the existing fence code is hard to understand and apply. This situation is causing a lot of noncompliance and making it difficult for staff to enforce the code. Examples of clarifications needed included intent vs. application, definitions (“front yard” vs. “fronting”), and fence heights.

Commissioner concerns included the *need for a clearer definition of a “front yard,” legality of requiring property owners to maintain landscape and street trees within the public right-of-way, and stronger subdivision CC&Rs that address yard and fence maintenance.*

V. APPROVAL OF MINUTES

Motion 2 (3/0/3): Commissioner Allman moved to approve the March 20, 2012, minutes as written. Commissioner McDonald seconded the motion which passed with Commissioners Allman, McDonald, and Porter voting in favor and Commissioners Bleile, Clark, and Van Vactor abstaining.

VI. CITY COUNCIL LIAISON COMMENTS (None)

VII. STAFF COMMENTS

Ms. Richards provided refreshments to honor Commissioners during National Volunteer Week.

VIII. COMMISSIONER COMMENTS (None)

IX. ADJOURN

With no further business, Chair Porter adjourned the meeting at 7:48 p.m.

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

ATTEST:

Eric Porter, Chair