



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, June 19, 2012
6:30 PM

Work Session Agenda

UAPC Members	
Eric Porter, Chair	I. CALL TO ORDER
	II. CITIZEN COMMENTS
	III. WORK SESSION
Bob Bleile	a. Proposed C4A Zoning Standards
	b. Land Division (Subdivision/Partition) Standards (Exhibit 1)
Stan Clark	IV. APPROVAL OF MINUTES
	a. May 15, 2012 (Exhibit 2)
Anne Graham	V. COUNCIL LIASON COMMENTS (if present)
	VI. STAFF COMMENTS
Katie McDonald	VII. COMMISSIONER COMMENTS
Vacant Position	VIII. ADJOURN
Vacant Position	

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EXHIBIT 1

DATE: June 19, 2012
TO: Redmond Urban Area Planning Commission
FROM: James J. Lewis, Senior Planner, Long Range/Economic Planning
SUBJECT: Land Division (Subdivision/Partition) Code Text – 2nd Work Session

Report in Brief:

This is a second work session to further discuss draft text amendments for the regulation of Land Divisions (Subdivisions and Partitions). The Draft Code is a re-write of Article III, Chapter 8.2000 of the City Development Code – Subdivision and Partition Standards. The new Chapter will be entitled “Land Division Standards”, and is intended to: respond to community concerns about improving the quality and livability of neighborhoods; provide a legally current update to the existing code; incorporate new residential development standards for complete neighborhoods; ensure necessary amenities are included with new development for all forms of transportation; and, modify the code format for clarity and ease of use.

Background:

In the early part of the past decade residential development and growth exploded in Redmond. New subdivisions were developed, homes were built and the population grew. As Redmond is projected to continue to grow over the next 20 years, a key component to ensuring that all new development results in neighborhoods where people want to live, where property values are maintained and that become assets to the community, are the rules governing land divisions, especially the residential components.

Discussion:

At the last Planning Commission meeting on June 5th, the Planning Commission began the initial review of the Draft Code. At the June 19th meeting, the discussion will continue at the point where the discussion left off at the last meeting. Upon a full or substantial review of the first Draft by the Planning Commission, a revised version will be prepared for public review through a public hearing to be scheduled at a later date.

Alternative Courses of Action:

Continue to work with Staff to revise the draft text through work sessions while also beginning the public involvement process

Recommendation/Suggested Motion:

Not applicable.

James J. Lewis, Senior Planner, Long Range/Economic Planning



DRAFT Exhibit 2

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REDMOND URBAN AREA PLANNING COMMISSION Minutes

Tuesday, May 15, 2012

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

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

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 members voting in favor/against/abstaining.)

I. CALL TO ORDER

Chair Porter opened the meeting at 6:31 p.m. with a quorum present.

II. CITIZEN COMMENTS (None)

III. WORK SESSION

Proposed Limited Service Commercial C-4A Zone

Ms. Richards presented the May 15, 2012, staff report (PowerPoint). This zone was developed in response to Senate Bill 1544, so the City can rezone 465 acres in Redmond's Eastside Framework Plan to industrial use without violating the Oregon Transportation Planning Rule. The property is split among three owners – Deschutes County, Central Oregon Irrigation District, and Redmond School District – which will be submitting a master plan. The proposed C-4A zone is intended to provide commercial services to the industrial improvements, containing trips on the east side of U.S. Highway 97 and encouraging employees to access US97 via Yew Avenue. The City is doing a new Transportation Impact Analysis for this property.

Commissioner concerns included *stakeholder buy-in, spot zoning, expanding C-5 to include proposed C-4A uses, City liability from SB 1544 superseding the Oregon Transportation Planning Rule, rezone vs. overlay, internal road system, view corridors, and impact of 60-foot maximum building height on traffic model.* Commissioners asked staff to provide draft road networks for the next workshop.

Commissioners agreed **by consensus** to request that staff change the uses proposed for Section 8.0190, Table C, as follows:

- * **Delete:** "Boarding House" and "Truck Stop."
- * **Add:** Add "Bicycle Sales/Service," "Florist," "Dry Cleaner (drop off only)," "Laundromat," "Contractor Supplies," and "Equipment Service/Sales/Rentals."
- * Amend the definition of "Motel/Hotel" to a minimum of four guest rooms.
- * Check the ITE manual for trip impacts of the proposed uses.

* Review architectural requirements, design standards, and signage standards.

IV. APPROVAL OF MINUTES

Motion 1 (4/0/2): Commissioner Bleile moved to approve the April 3, 2012, minutes as written. Commissioner Graham seconded the motion which passed with Commissioners Bleile, Graham, McDonald, and Van Vactor voting in favor, Commissioner Porter abstaining due to his absence from that meeting, and Commissioner Clark abstaining.

Motion 2 (4/0/2): Commissioner Bleile moved to approve the April 17, 2012, minutes as written. Commissioner Van Vactor seconded the motion which passed with Commissioners Bleile, McDonald, Porter, and Van Vactor voting in favor, Commissioner Graham abstaining due to her absence from that meeting, and Commissioner Clark abstaining.

V. CITY COUNCIL LIAISON COMMENTS

Ms. Richards reported that City Council has decided to review the draft minutes and participate in PC meetings only when Commissioners or staff feel that Council presence is necessary.

VI. STAFF COMMENTS

Ms. Richards said that a new Associate Planner position, included in the Community Development Department budget proposal, is now awaiting City Council approval. This new position would be shared with the Redmond Area Park and Recreation District.

VII. COMMISSIONER COMMENTS

Commissioner McDonald asked about the status of Mike Caccavano's accessibility plan. Ms. Richards said she would check.

Commissioner Graham referenced a May 14, 2012, article in *The Bulletin* about biking for fun in Bend. Can bike demographic data from the American Community Survey be used for Redmond? What impact will this have on Redmond's Bicycle Refinement Plan? Ms. Richards said that the American Community Survey did not sample Redmond, so there is no baseline data for evaluation. The refinement plan leans toward supporting recreational bicycle use, focusing on education rather than bicycle commuter lanes.

Chair Porter acknowledged former Commissioner Tory Allman's service to the Redmond Planning Commission. Following brief discussion, Commissioners agreed **by consensus** to issue a Certificate of Appreciation.

VIII. ADJOURN

With no further business, Chair Porter adjourned the meeting at 7:55 p.m.

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

ATTEST:

Eric Porter, Chair