



**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, July 3, 2012**  
**6:30 PM**

**Work Session Agenda**

**UAPC**  
**Members**  
Eric Porter,  
Chair  
  
Bob  
Bleile  
  
Stan  
Clark  
  
Anne  
Graham  
  
Katie  
McDonald  
  
Vacant  
Position  
  
Vacant  
Position

- I. CALL TO ORDER**
- II. CITIZEN COMMENTS**
- III. WORK SESSION**
  - a. Land Division (Subdivision/Partition) Standards cont'd (Exhibit 1)**
- IV. APPROVAL OF MINUTES**
  - a. June 5, 2012 (Exhibit 2)**
- V. COUNCIL LIASON COMMENTS (if present)**
- VI. STAFF COMMENTS**
- VII. COMMISSIONER COMMENTS**
- VIII. ADJOURN**

\*Please note that these documents are also available on the City's website [www.ci.redmond.or.us](http://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](mailto:KellyM@ci.redmond.or.us)

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## EXHIBIT 1

**DATE:** July 3, 2012  
**TO:** Redmond Urban Area Planning Commission  
**FROM:** James J. Lewis, Senior Planner, Long Range/Economic Planning  
**SUBJECT:** Land Division (Subdivision/Partition) Code Text – 3<sup>rd</sup> Work Session

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### **Report in Brief:**

This is a third 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 two Planning Commission meetings on June 5<sup>th</sup> and 19<sup>th</sup>, the Planning Commission began the initial review of the Draft Code. At the July 3<sup>rd</sup> meeting, the discussion will continue at the point where the discussion left off at the last meeting – Section 8.2400, Design Standards. 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, June 5, 2012

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

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

**City Staff:** James Lewis, *Long-Range Planner*, Cameron Prow, *TYPE-Write II*

**Visitors:** Pam Hardy; 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

Chair Porter opened the meeting at 6:32 p.m. with a quorum present. Commissioner McDonald arrived at 6:39 p.m.

#### II. CITIZEN COMMENTS

Ms. Hardy commended Commissioners for their public service to the Redmond community.

#### III. WORK SESSION

##### B. Proposed C-4A Zoning Standards

Mr. Lewis presented the June 5, 2012, staff report and a new draft of the C-4A Zoning Standards, containing Commissioner changes from the May 15, 2012, meeting. A public hearing is scheduled for July 17, 2012.

Ms. Hardy agreed with Commissioners' decision to remove "truck stops" from the proposed zone, but questioned the amount of C-4A uses needed across the street from existing C-5 uses.

Commissioner McDonald questioned the need for a 50-foot setback requirement along arterial streets if a frontage road will be available.

##### A. Land Division (Subdivision/Partition) Standards

Mr. Lewis presented the June 5, 2012, staff report including Commissioner changes from the last meeting. Additional workshops will be held before the public hearing on July 17, 2012.

Ms. Hardy suggested putting all definitions in one place for ease of use.

Commissioners reviewed Sections 8.2000-8.2100 of the draft Land Division code. Discussion points included *alternate energy vs. solar energy*, *adding private utility examples to public utility examples*, *grouping General Conditions/Provisions/Requirements in one place*, and *authority/need for pre-application meetings*.

**By consensus**, Commissioners requested that staff make the following changes:

- \* **Delete:** duplicate definitions and unneeded terms.
- \* **Replace:** “City of Redmond Subdivision & Partition Standards” with “City of Redmond Land Division Standards.” “= (equal sign)” with “apostrophe.”
- \* **8.2005(7):** Reword as discussed.
- \* **8.2005(8):** Move to 8.2010 as Sentence 2.
- \* **8.2010:** Delete “as deemed necessary through the land use review and decision process.”
- \* **8.2020 – Definitions:** Replace “these standards” with “Article III” in Sentence 1. Replace multiple terms (**Abut, Adjacent, Adjoining, Contiguous, Contiguous Land**) with one term that includes where lot corners touch. **Block** – Replace “corporate Boundary lines of a city” with “city limits” or “urban growth boundary.” **Hearings Body** – Delete “Community Development Director or designee.” **Land Division** – Delete “or the creation of lots or parcels for the purpose of sale or lease.” **Utilities** – Add private utility examples. Add definitions for **Egress, Flag Lot, Solar Easement, and Unit.** Don’t use one form of a word to define another form of the same word (example: Partition).

Topics deferred for later discussion included streamlining the entire Development Code, updating overall format for ease of use by nonplanners, and putting all definitions in one place versus retaining the current structure of definitions in multiple sections.

Mr. Lewis thanked Commissioners for the thoroughness of their review of the Land Division update. The intent of his comments was to provide historical context.

#### **IV. APPROVAL OF MINUTES**

**Motion 1** (3/0/2): Commissioner McDonald moved to approve the May 1, 2012, minutes, subject to amending them by deleting the words “Vice Chair” from the list of Commissioners present. Commissioner Graham seconded the motion which passed with Commissioners Graham, McDonald, and Porter voting in favor, Commissioner Van Vactor abstaining due to his absence from that meeting, and Commissioner Bleile abstaining.

#### **V. COUNCIL LIAISON COMMENTS** (None)

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

Mr. Lewis said that the Redmond Development Commission has moved into the implementation phase of its plan through four subcommittees: *Airport Lands, South Highway 97 Revitalization, Livability/Safety, and Single-Point Contact for Information.* In addition to updating community groups and getting additional input on the Action Plan, the RDC has recommended an annual “summit” meeting of all City Commission chairs and vice chairs. The purpose would be an update of what each Commission is doing and how that may impact other Commission work plans. The next RDC meeting will be on June 7, 2012.

In response to Chair Porter’s request, Mr. Lewis said that staff are continuing to recruit new members for the Planning Commission, Downtown Urban Renewal Advisory Committee, and RDC. Commissioner assistance is welcome.

#### **VII. COMMISSIONER COMMENTS**

Commissioners Bleile, Graham, and Van Vactor asked to receive a hard copy of the meeting packet a week before each meeting for ease of review. Commissioner Graham said she was willing to pick up her copy at City Hall to save postage.

Chair Porter said he sent suggestions for cost-saving measures to Community Development Director Heather Richards. He did not intend to change meeting packet delivery from hard copy to e-mail, but did suggest black-and-white printing instead of color.

Mr. Lewis said Jackie Abslag will e-poll Commissioners regarding packet distribution preferences.

**VIII. ADJOURN**

With no further business, Chair Porter adjourned the meeting at 8:35 p.m.

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

ATTEST:

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Eric Porter, Chair