



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
Minutes

Monday, March 3, 2014
Council Chambers, 777 SW Deschutes Avenue, Redmond, Oregon

Commissioners Present: Chair Evan Dickens, Vice-Chair Dean Lanouette, David Allen, Anne Graham, Lori McCoy, Eric Porter (absent: *Bea Leach*)

Youth Ex Officio Member Present: Jennifer Cort

City Staff: James Lewis, *Planning Director*; Keith Witcosky, *City Manager*; Cameron Prow, *TYPE-Write II*

Visitors: George Endicott, *Mayor*; Leslie Pugmire Hole, *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 show the number of Commissioners voting in favor/against/abstaining.)

I. CALL TO ORDER

Chair Dickens opened the meeting at 7 p.m. with six of seven Commissioners present, establishing a quorum.

II. CITIZEN COMMENTS (None)

III. PUBLIC HEARINGS

A. Development Code Amendment/Violation of State and Federal Law, File TA-14-1

Chair Dickens read aloud a statement summarizing the issue and the legislative hearing procedures. None of the commissioners disclosed prehearing contacts, ex parte observations, or conflicts of interest. There were no audience challenges for bias, prejudice, or personal interest. He opened the public hearing at 7:05 p.m.

Mr. Lewis presented his staff report, containing new Section 8.0026 which reflected the changes requested by the Planning Commission at their February 3 and February 24 work sessions. The proposed amendment, if adopted, will give the City the legal ability to regulate land uses which violate state or federal law. The proposed amendment mirrors the City's existing municipal code language concerning business licenses. He discussed potential consequences of adopting/not adopting the proposed amendment. There is no fiscal impact for this proposed amendment to the Development Code.

Chair Dickens invited public testimony on File TA-14-1 at 7:08 p.m.

George Endicott spoke in support of the proposed amendment which would better align City land use and business laws. He discussed the status of an Oregon House bill, submitted earlier in the 2014 Session, which is intended to clarify ambiguities in the current law about who is authorized to regulate medical marijuana dispensaries within city limits. He reported

meeting with two State Senators and the League of Oregon Cities counsel today on this topic. Redmond Code has had language to restrict business licenses since 1989.

Chair Dickens closed the public hearing at 7:11 p.m., when no one else offered testimony.

Commissioner concerns included impact of pending State legislation on Redmond City Code and push-back from Redmond citizens.

Mr. Lewis reported that, other than the media, he has received no phone calls, e-mails, questions, or comments on this issue.

Motion 1 (6/0/0): Commissioner Graham moved to recommend approval of TA-14-1, an amendment to the City of Redmond Development Code, to Redmond City Council. Commissioner McCoy seconded the motion which passed unanimously.

B. Development Code Amendment/Administrative Citation Process, File TA-14-2

Chair Dickens read aloud a statement summarizing the issue and dispensed with reading the hearing procedures. None of the commissioners disclosed prehearing contacts, ex parte observations, or conflicts of interest. There were no audience challenges for bias, prejudice, or personal interest. He opened the public hearing at 7:13 p.m.

Mr. Lewis presented his staff report, noting that Associate Planner Scott Woodford reviewed this issue at the Planning Commission's work session on February 24, 2014. The proposed amendment would add the option of an administrative citation to existing code enforcement methods that include a civil court process. An administrative process would be more efficient, allowing the Code Enforcement Officer to monitor the situation, drop the citation if the complaint is addressed, and get a ruling from a City-designated Hearings Officer if needed. The proposed code language was modified from code language in Clackamas and Lane Counties in Oregon and is more standard with other, larger communities. The majority of the proposed text amendment impacts other parts of Redmond City Code and will be reviewed by City Council.

Chair Dickens closed the public hearing at 7:15 p.m., when no one offered testimony.

Commissioner concerns included why the "and or" phrase was included when Commissioners agreed to drop the "and," correcting "and or" to "and/or," and why violations of temporary sign provisions (8.4710 Penalties) were considered Class B rather than Class A Civil Infractions.

Mr. Lewis said that staff decided the "and or" phrasing was fine as it was. He noted that the Redmond Sign Code has its own penalties, but said he would review the sign code.

Motion 2 (6/0/0): Commissioner McCoy moved to recommend that Redmond City Council approve text amendments (City File TA-14-2) to the City of Redmond Development Code to add an administrative citation process. Commissioner Lanouette seconded the motion which passed unanimously.

C. Comprehensive Plan Amendment/Transit Supportive Policies, File PA-14-1

Chair Dickens read aloud a statement summarizing the issue and dispensed with reading the hearing procedures. None of the commissioners disclosed prehearing contacts, ex parte observations, or conflicts of interest. There were no audience challenges for bias, prejudice, or personal interest. He opened the public hearing at 7:19 p.m.

Mr. Lewis presented his staff report and summarized the background of this issue. The purpose of the proposed plan amendments is to add new policies to Chapter 12, Transportation, of the Redmond Comprehensive Plan. The new policies will address how land use (density patterns, pedestrian connectivity to transit stops, and related concerns) impacts transit viability. The Planning Commission held three work sessions in 2013, reviewing a draft Transit Master Plan, legal requirements for transit planning, and what makes sense policywise in the comprehensive plan. The Planning Commission did not recommend moving toward adoption of the draft Transit Master Plan, since it is not a legal requirement. The Commission indicated it would be premature to adopt changes to the 2008 Redmond Transportation System Plan until the type and degree of transit service is better known. There is no fiscal impact for this amendment to the comprehensive plan.

Chair Dickens closed the public hearing at 7:21 p.m., when no one offered testimony.

Motion 3 (6/0/0): Commissioner Porter moved to recommend approval of PA-14-1, an amendment to the City of Redmond Development Code and Redmond Comprehensive Plan, to Redmond City Council. Commissioner McCoy seconded the motion which passed unanimously.

IV. COUNCIL LIAISON COMMENTS (None)

V. STAFF COMMENTS

Mr. Lewis announced that Associate Planner Scott Woodford will be starting a medical leave of absence on March 5, 2014, and is expected to be unavailable for the next couple of months.

Upcoming meetings

- * March 17, 6 p.m., City Hall – work session on Southwest Area Plan (SWAP)
- * March 19, 6 p.m., City Hall – SWAP public meeting
- * April 7, 7 p.m., Council Chambers – Planning Commission public hearing on SWAP

Vice-Chair Lanouette explained his reasons for inviting advisory committee members to attend Planning Commission meetings on the SWAP.

VI. COMMISSIONER COMMENTS

Chair Dickens announced that he will be absent from the April 7, 2014, meeting, so Vice-Chair Lanouette will administer the public hearing.

VII. ADJOURN

The next meeting is scheduled for 6 p.m., Monday, March 17, 2014.

With no further business, Chair Dickens adjourned the meeting at 7:27 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 21st day of April, 2014.

ATTEST:

/s/ Evan Dickens
Evan Dickens, Chair