



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
Minutes

Monday, August 18, 2014

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

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

Youth Ex Officio: Jennifer Cort

City Staff: Heather Richards, *Community Development Director*; Deborah McMahon, *Principal Planner*; Scott Woodford, *Associate Planner*; Cameron Prow, *TYPE-Write II*

Visitors: Leslie Pugmire Hole, *Western Communications*

(scribe CP's note: The minutes were created from an audio record and notes taken at the meeting. The three digits after a motion title show the number of Commissioners voting in favor/against/abstaining.)

I. CALL TO ORDER

Chair Dickens opened the meeting at 6:10 p.m. with four of seven commissioners present, establishing a quorum. Vice-Chair Lanouette arrived after the minutes were approved.

II. APPROVAL OF MINUTES

Motion 1 (4/0/0): Commissioner Graham moved to approve the July 7, 2014, minutes as amended to correct the spelling of Jennifer "Court" to "Cort" and correct Sentence 2 under CITIZEN COMMENTS to read: "He claimed the new antenna installed the week of Memorial Day 2014 is taller than the one it replaced and cables were wrapped around the pole instead of being put inside." Commissioner Allen seconded the motion which passed unanimously.

III. CITIZEN COMMENTS (None)

IV. WORK SESSION

A. Livability Goals and Policies

Ms. Richards reported (PowerPoint) the City is working with a consultant to clean up the Redmond Comprehensive Plan and Redmond Development Code for master-planning and annexation processes and to resolve some confusion related to the mixed-use neighborhood zone. She referenced the City's mission, vision statement, City Council goal, and Redmond Development Plan. The comp plan and development code refer to livability as a desired goal and primary driving force in decision-making but lack definitions, policies, or strategies. She presented a draft Chapter 15 for the comp plan.

Ms. McMahon said studies and comments from agency partners indicate that, to be competitive economically, Redmond needs better choices for housing, transportation, and all the other things that drive people to Bend.

Commissioner comments on the proposed draft Chapter 15 – Livability Element included:

- * Policy 3 to read: “Redmond shall create well-balanced and aesthetically pleasing neighborhoods that provide a variety of housing types for all income levels.”
- * Policy 8 to read: “Redmond shall develop a variety of safe, reliable, and economical transportation choices to decrease household transportation costs, improve air quality , reduce greenhouse gas emissions, and promote public health.”
- * Policy 13 to read: “Redmond shall provide well-planned and maintained high-quality infrastructure to provide a competitive advantage for business and community growth.”
- * Policy 14 to read: “Redmond shall work to attract and retain an educated , skilled, and competitive workforce capable of fulfilling a variety of 21st century employer needs.”
- * Policy 17 to read: “Downtown Redmond shall offer diverse districts with mutually supportive functions, including a pedestrian-focused core that attracts residents and visitors for entertainment, shopping, dining, civic activities, and community events.”
- * Policy 18: Move near Policy 3.
- * Policy 19: Combine with footnote on Page 1 of draft Chapter 15.

Ms. Richards said a Planning Commission public hearing on draft Chapter 15 was scheduled for September 15, 2014.

B. Residential Design Standards

Ms. Richards summarized (PowerPoint) the background including Planning Commission efforts to date. She noted Vice-Chair Lanouette’s eloquence in representing Planning Commission’s dialogue at Council’s public hearing on this issue. Council adopted Planning Commission’s proposed amendments verbatim. In response to lobbying efforts of the development community, Council directed staff to work with commissioners to develop an approach to assure enduring value of long-term, quality housing in Redmond for all income levels. Staff reviewed and analyzed historic neighborhoods in Redmond, Sisters, and Bend and Summitcrest Subdivision in Redmond. Based on that review, staff is proposing minimum base standards (primary elements) and a menu of other architectural (secondary) elements to encourage variety in housing products.

Commissioner discussion covered number of primary elements vs. secondary elements, adding a band course to the exterior house parts illustration, limiting percentage of front façade allocated to the garage, experience of other jurisdictions (Albany, Bend, Canby, Corvallis, Dallas, Grants Pass, The Dalles, Tualatin), flexible guidelines vs. prescriptive menus, appeal process from the Community Development Director’s decision, approval process, restoring Track 1 and Track 2 procedures, restoring deleted language, striking elements without the enduring value that Council wants (shutters, plant shelves), restricting public comments during Planning Commission work sessions, need for more resources for Planning Commission, and addressing side-view improvements, and need for discussion of this issue by all commissioners.

Ms. Richards said staff will revise the draft language based on tonight’s discussion and feedback from homebuilders who will not be doing this type of production housing, and present a new draft to Commissioners at their October 6 meeting.

C. Sign Code

Ms. Richards presented (PowerPoint) development code amendments which staff drafted to clean up the sign code, set up standards for the public facilities zone, and address community concerns about electronic billboards. Based on the 2020 Redmond vision, there was never an intent to allow electronic billboards. She stated that, according to a legal opinion, changes proposed to sign infrastructure will not impact 1st Amendment rights

because there is no intent to regulate content. A public hearing has been scheduled for the Planning Commission meeting on September 15.

Commissioner concerns included the potential for a Council moratorium on billboards, public safety (traffic hazard), 1st Amendment issues, and if sign owners are required to apply for permits to convert nonelectronic billboards to electronic billboards.

V. COUNCIL LIAISON COMMENTS (None)

VI. STAFF COMMENTS (None)

VII. COMMISSIONER COMMENTS

Commissioner Graham said she would be absent from the September 15 meeting.

Chair Dickens reported that his wife will be the new Community Development Block Grant Coordinator for the City of Redmond, starting August 25, 2014. He discussed this situation with Ms. Richards before his wife applied for the position. He stated his confidence that none of the issues his wife will be involved in will come before the Planning Commission. Should a conflict arise, he will take appropriate action.

Chair Dickens requested an update on regulations for home occupations.

VIII. ADJOURN

The September 1 meeting is canceled due to its occurrence on Labor Day. The next meeting is scheduled for Monday, September 15, 2014, 7 p.m., in City Council Chambers at 777 SW Deschutes Avenue, Redmond, Oregon.

With no further business, Chair Dickens adjourned the meeting at 7:50 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 6th day of October, 2014.

ATTEST:

/s/ Evan Dickens
Evan Dickens, Chair