



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
Minutes

Monday, October 6, 2014
Council Chambers, 777 SW Deschutes Avenue, Redmond, Oregon

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

Youth Ex Officio: *Jennifer Cort* (absent)

City Staff: Deborah McMahon, *Principal Planner*; Chelsea Dickens, *Grant Program Coordinator*, Cameron Prow, *TYPE-Write II*

Visitors: Peter Carlson, *Carlson Sign*; John Lehman, *Meadow Outdoor Advertising*

(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 7 p.m. with all seven commissioners present, establishing a quorum.

II. APPROVAL OF MINUTES

Motion 1 (5/0/2): Commissioner Graham moved to approve the August 18, 2014, minutes. Commissioner Lanouette seconded the motion which passed with Commissioners Allen, Dickens, Graham, Lanouette, and Porter voting in favor and Kemper and McCoy abstaining due to their absence from the August 18 meeting.

III. CITIZEN COMMENTS (None)

IV. PUBLIC HEARING

A. Proposed Comprehensive Plan Amendment – New Plan Chapter 15, Livability Element, City File 711-14-000185-PA

Chair Dickens read aloud a statement summarizing the issue and the legislative hearing procedures, noting that the entire record was available for public review. None of the commissioners disclosed any prehearing contacts, ex parte observations, or conflicts of interest. No one challenged any commissioner for bias, prejudice, or personal interest.

Chair Dickens opened the public hearing on File 711-14-000185-PA at 7:08 p.m.

Ms. McMahon presented the staff report, stating that the purpose of the proposed amendments was to initiate vision statements in the Redmond Development Plan and incorporate compatible statements from the 2020 Redmond Comprehensive Plan Addendum. The amendments, if approved by City Council, will strengthen the City's ability

to write findings on discretionary criteria about livability. Planning Commission held two work sessions (August 18 and September 15, 2014) on the proposed amendments.

Commissioners reviewed the proposed amendments and expressed concern about the similarity of Policies 8 and 10, consistency of reference to the city (Redmond, Downtown Redmond, City of Redmond), unenforceable language in Policy 19, completeness of applicable code sections/criteria listed in the Findings, and correcting the duplicate Chapter 12 reference in the Findings.

Ms. McMahon reported receiving no calls on this issue.

Chair Dickens closed the public hearing on File 711-14-000185-PA at 7:21 p.m. when no one offered testimony.

Motion 2 (7/0/0): Commissioner Kemper moved to recommend the proposed Redmond Comprehensive Plan amendments to add new Plan Chapter 15 – Livability Element to Redmond City Council for adoption with the following changes: Reword Policy 19 to read: “The City of Redmond shall include a pedestrian-focused core that attracts residents and visitors for entertainment, shopping, dining, civic activities, and community events.”; start each policy with the phrase: “The City of Redmond”; add “Redmond Development Code Chapter 8.0750-8.0775” to the bulleted list under I. APPLICABLE CODE SECTIONS AND CRITERIA on Page 7 of the staff report (Page 1 of Findings); and correct “Chapter 12 – Urbanization” to read “Chapter 14 – Urbanization” on Page 14 of the staff report. Commissioner Lanouette seconded the motion which passed unanimously.

Chair Dickens asked staff to notify the Planning Commission about when City Council will hear this issue.

- B. Proposed Development Code Amendments – Signs/Billboards, City File 711-14-000184-TA
Chair Dickens read aloud a statement summarizing the issue. With permission of the Planning Commission and the audience, he dispensed with a second reading of the legislative hearing procedures. None of the commissioners disclosed any prehearing contacts, ex parte observations, or conflicts of interest. No one challenged any commissioner for bias, prejudice, or personal interest.

Chair Dickens opened the public hearing on File 711-14-000184-TA at 7:24 p.m.

Ms. McMahon presented the staff report. The proposed revisions (tune-ups) are part of the City’s review of the zoning ordinance and Redmond Development Code. She stated the purpose of the proposed amendments was to clarify current code language regarding billboards and digital signage. Consideration of this issue was prompted by citizen comments in response to a digital billboard installed by Lamar in Bend, Oregon, this spring. The proposed amendments were reviewed by the Planning Commission during two work sessions (August 18 and September 15, 2014).

Peter Carlson, Carlson Sign, reported attending the September 15, 2014, work session. He described his business, noting that his company owns 9 of the 15 billboards allowed in Redmond. He stated concerns about the impact of the proposed changes on his 22 employees; basing safety concerns on specific facts; his company’s record of charitable contributions; conflict between Livability Policies 9 and 13; why LED (light-emitting diode) lighting was allowed on signs for Wilson’s, Walgreen’s, and Deschutes County Fairgrounds but not for billboards; being unaware of the billboard elimination provision, keeping tri-vision

signs, restriction on source of electric power, citizen support for the visioning statement that “this type of business is not welcome in Redmond”; and limiting signs hurts Redmond businesses. The Redmond Sign Code is more restrictive and more expensive to comply with than sign codes in other communities. The conditional-use permit (CUP) fee is an expensive. Bend, Madras, and Prineville sign codes do not require a CUP fee.

John Lehman, Meadow Outdoor Advertising, said he attended the September 15, 2014, work session. He summarized the history of this family-owned/operated business where he has been employed since 1991. Meadow Outdoor Advertising owns 6 of the 15 billboards allowed in Redmond. He stated concerns about 1981 ads in Redmond to help local businesses; Redmond being too small to need “no digital” language in its sign code; Meadow Outdoor Advertising’s lack of plans to install digital billboards due to the \$400,000 cost; sign code restrictive enough so don’t eliminate future advertising possibilities; CUP process is strong enough to manage billboards, and billboards being needed to inform through traffic about shopping at local businesses, especially with the re-route (bypass) in place. The Redmond Sign Code is more restrictive and expensive to comply with than sign codes in other communities.

Commissioner concerns included the date that notice of this public hearing was sent to the Oregon Department of Land Conservation and Development, how Redmond’s sign code compared to those in other communities, rationale for removing tri-vision billboards, clarifying language in Section 8.4110(2) Prohibited Signs on Page 2 of the staff report, clarifying whether the proposed change to Section 8.4240(9) Billboards applies to new or existing billboards, applicability of Section 8.4110(2) to signs like those already installed for Wilson’s and Walgreen’s, moving the last two sentences of 8.4110(2) to the billboard section, definition of “modified billboards,” excluding digital billboards based on the 2001 vision statement about eliminating all billboards, source of citizen dissatisfaction with tri-vision billboards, if proposed amendments comply with the City’s livability goals or are a knee-jerk reaction to *The Bulletin* article, including in the staff report the specific comments that generated concern about digital billboards, tri-vision text needs more work, requirement for underground electricity should be limited by distance, why billboards are allowed to be relocated if the goal is to eliminate them, and if Measure 56 notices were sent.

Chair Dickens closed the public hearing on File 711-14-000185-PA at 7:59 p.m. when no further testimony was offered.

Following additional discussion, Chair Dickens reopened the public hearing on File 711-14-000184-TA at 8:31 p.m. and continued it to November 3, 2014, 7 p.m.

Ms. McMahon pointed out that sign code provisions are the most difficult issues that planning commissions and communities have to face.

V. COUNCIL LIAISON COMMENTS (None)

VI. STAFF COMMENTS (None)

VII. COMMISSIONER COMMENTS

Vice-Chair Lanouette thanked staff for providing water. He requested a status report on the legality of businesses using automobiles as advertising space on commercial properties. Ms. McMahon said she reported this situation to Code Compliance Officer Jacob Smith who is working on it.

Vice-Chair Lanouette questioned why "Road Construction, Street Closed Ahead" signs were posted on 5th Street when the street is not closed. Ms. McMahon said she would request information from Public Works.

VIII. ADJOURN

The next meeting is scheduled for Monday, October 20, 2014, 6 p.m., at 716 SW Evergreen Avenue, Redmond, Oregon.

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

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 17th day of November, 2014.

ATTEST:

/s/ Evan Dickens, Chair
Evan Dickens, Chair