



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
716 SW Evergreen Ave Conference Room A
Monday, April 20, 2015
6:30 PM
Agenda

**UAPC
Members**

**Evan
Dickens,
Chair**

**Dean
Lanouette,
Vice-Chair**

**David
Allen**

**William
Hilton**

**Lori
McCoy**

**Eric
Porter**

Vacant

**Vacant
Youth Ex Officio**

- 6:30PM CALL TO ORDER**
- 6:35PM SWEAR IN NEW MEMBER - WILLIAM HILTON**
- 6:35PM CITIZEN COMMENTS**
- 6:40PM APPROVAL OF MINUTES**
 - a. April 6, 2015**
- 6:45PM WORK SESSION**
 - a. Update 2015/2016 Work Plan**
 - b. Other Items as Time Allows**
- 8:15PM COUNCIL LIASION COMMENTS (if present)**
- 8:20PM COMMISSIONER COMMENTS**
- 8:25PM STAFF COMMENTS**
- 8:30PM ADJOURN**

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REDMOND URBAN AREA PLANNING COMMISSION

Minutes

Monday, April 6, 2015

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

Commissioners Present: Vice-Chair Dean Lanouette, David Allen, William Hilton, Lori McCoy, Eric Porter (excused: Evan Dickens, absent: Eric Porter; 2 vacancies)

Youth Ex Officio: Vacant

City Staff: Deborah McMahon, *Principal Planner*; Cameron Prow, *TYPE-Write II*

Visitors: Tory Allman, *City Councilor*

Media: None

(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/opposed/abstaining.)

CALL TO ORDER

Vice-Chair Lanouette opened the meeting at 6:08 p.m. with a quorum of commissioners (4 of 5) present. He noted that Chair Dickens did not attend due to a schedule conflict.

Councilor Allman was unable to swear in Mr. Hilton as preparations for that task had not been made.

CITIZEN COMMENTS

None.

COUNCIL LIAISON COMMENTS

Councilor Allman requested moving this section to the end of the agenda for future meetings to accommodate his schedule.

APPROVAL OF MINUTES

Motion 1 (3/0/1): Commissioner Allen moved to approve the March 16, 2015, minutes. Commissioner McCoy seconded the motion which passed with Mr. Allen, Mr. Lanouette, and Ms. McCoy voting in favor and Mr. Hilton abstaining due to his not being sworn in.

WORK SESSION

A. Amendments to Development Code – Commercial Uses

Ms. McMahon presented her staff report and reviewed (PowerPoint) common themes of desirable design for commercial uses needed to serve existing and new neighborhoods as the City grows. According to the City's framework plan, each of the two areas outside the City that will be master-planned must have a commercial node of at least three acres. She requested direction from the Planning Commission about what the City is trying to accomplish in neighborhood zones, citizen concerns raised in the Southwest Area Plan land use hearings, and developer concerns about the size and timing of commercial nodes.

Commissioner concerns included pedestrian safety, ratio of commercial development to the number of surrounding residential units, impact of standard block spacing on commercial development, walking and biking distances, business types allowed and encouraged, and the amount of commercial development needed to make a neighborhood successful.

Following discussion, Commissioners agreed by consensus to direct staff to research and analyze the appropriate size for required commercial nodes.

- B. Other Items as Time Allows
None.

STAFF COMMENTS

Ms. McMahon reported that applications are starting to come in for new residential and industrial developments, though commercial development is slow. She outlined agenda topics for upcoming meetings and said she wants to keep moving forward with Residential Design Standards.

COMMISSIONER COMMENTS

Ms. McCoy expressed interest in the Sam Johnson Park construction timeline which she thought was going to be completed by Memorial Day this year, aligning commercial development in Central Oregon with the climate, and what it takes to convert community visions to reality. Ms. McMahon replied that the current Sam Johnson Park project is expected to be completed in the fall of 2015.

Mr. Lanouette noted the new Bend Memorial Clinic near Fred Meyer has residential uses on its top floor and asked about the status of the Evergreen Elementary remodeling project. Mr. Allman responded that the current activity is asbestos abatement.

Mr. Allen asked what was happening in the old Parr Lumber building and said he has been monitoring Rite Aid's compliance with Redmond's sign ordinance.

ADJOURN

The next meeting is scheduled for 6 p.m., Monday, April 20, 2015.

With no further business, Vice-Chair Lanouette adjourned the meeting at 7:30 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this _____ day of _____, 2015.

ATTEST:

Evan Dickens
Chair

Heather Richards
Community Development Director

REDMOND PLANNING COMMISSION – WORK PROGRAM, F.Y. 2014/2015



I. Comprehensive Plan/Development Code Amendments: Goal is two major Redmond Comprehensive Plan/Development Code amendments per year.

- 1) Commercial Design Review Code – new Code (July 2014 through end of 2014/early 2015)
 - Draft new code text and conduct public stakeholder process – including revisions – 2-3 months
 - Planning Commission review process – work sessions and public hearings - approx. 4 meetings (2-3 months)
 - City Council work session and public hearing – 1-2 months
- 2) South Highway 97 Corridor Plan – new implementing Code/text amendments (Beginning July 2014 through December 2014)
 - ???
- 3) Master Plan/Annexation/Large Lot Industrial Zone – revised Code and Policies (January 2015 through June 2015)
 - Draft new/revised code text 1-2 months
 - Planning Commission review process – work sessions and public hearings - approx. 4 meetings (1-2 months)
 - City Council work session and public hearing – 1-2 months

II. Long Range Planning Projects: Goal is two major long range planning projects per year.

- 1) Redmond Neighborhood Audit and Revitalization Plan – A review and audit of Redmond to determine necessary public amenities, facilities and land use patterns that are missing, including a neighborhood prioritization and implementation plan – This project may begin in early 2014, prior to the beginning of 2014/15 fiscal year, due to opportunities to collaborate with the Portland State University Graduate Studies program to complete much of the audit work. (Anticipated timeline March 2014 through December 2014).
- 2) Transportation System Plan (TSP) Update (new) – Done with coordinated efforts of Planning and Engineering staff, including a consultant for much of the finished document. (Entirety of 2014/15 fiscal year)
- 3) Explore the City Code for opportunities to add measures to encourage higher end housing development in the City. (January 2015 through March 2015 – Code amendments will follow through the end of June 2015).

III. Review and Recommendation of Planning Efforts Underway: The following plans are either underway or have been drafted for consideration by the Planning Commission for recommendation. In this regard, some of the listed projects are included on the work plan of other appointed City commissions. They will be interspersed into the work plan based upon their completion date and need for review and evaluation. A work session with the Planning Commission will commence mid-way through the planning process and then again after the final draft is recommended by the relevant commission/agency. At that time, the Planning Commission will evaluate the plan and make a recommendation to the City Council for

adoption. Below is a list of the plans in the chronological order of when they are expected to be reviewed by the Planning Commission.

- 1) City Center Housing Density Study (DURAC)
- 2) South US 97 Highway Corridor Plan (RDC) – implementation Code for 2014/15 F.Y.
- 3) City Center Circulation Study (DURAC)

IV. Backlog of Projects to Be Considered, Time Permitting:

- 1) Professional Office Overlay District, M1 Zone
- 2) Industrial Zone Standards Amendments