



**CITY OF REDMOND**  
Community Development Department

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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 20th day of April, 2015.

ATTEST:

/s/ Dean Lanouette  
Evan Dickens  
Chair

/s/ Heather Richards  
Heather Richards  
Community Development Director