



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
Minutes

Monday, April 20, 2015

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

Commissioners Present: Vice-Chair Dean Lanouette, William Hilton, Lori McCoy, Eric Porter
(excused: David Allen, Evan Dickens; 1 vacancy)

Youth Ex Officio: Vacant

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

Visitors: Mayor George Endicott, City Councilor Tory Allman

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 6:33 p.m. without a quorum of commissioners (3 of 6) present.

SWEAR IN NEW COMMISSIONER

Mayor Endicott administered the oath of office to Mr. Hilton, thanked him for serving, and announced that the Planning Commission now had a quorum.

CITIZEN COMMENTS

None.

APPROVAL OF MINUTES

Commissioner Porter said his absence from the April 6 meeting was excused.

Ms. McMahon directed that Commissioner Hilton be listed under Commissioners Present as "appointed, not sworn."

Motion 1 (3/0/1): Commissioner Porter moved to approve the April 6, 2015, minutes as amended. Commissioner Hilton seconded the motion which passed with Commissioners Hilton, Lanouette, and McCoy voting in favor and Commissioner Porter abstaining due to his absence from the April 6 meeting.

WORK SESSION

A. Update 2015-2016 Work Plan

Ms. McMahon reviewed the status of tasks listed on the 2014-2015 work program.

Commissioners discussed commercial design review (motivation, Council priority, precedent, mixed message of encouraging economic development vs. more barriers/levels of review), residential design review (developer incentives to build higher-class homes, incentive sunset dates), different system development charges (SDCs) for infill vs. bareland development, including transit in the City Center Circulation Study, transit changes (converting Dial-A-Ride to fixed-route system), relocation of Redmond transit hub from Redmond Public Library to another site, need for marijuana regulations, and downtown parking.

Following discussion, Commissioners agreed by consensus to rename Items 1 and 2 under IV. Backlog of Projects to be Considered, Time Permitting, to "Exploring Office Uses in Industrial Zones" and add Section V. Code and Policy Updates as a Result of Committee Work."

- B. Other Items as Time Allows
None.

COUNCIL LIAISON COMMENTS

Councilor Allman commented that it was interesting to see how issues cycle through the city. He announced that the old Parr Lumber facility is being converted to the Sports Hub Restaurant.

COMMISSIONER COMMENTS

Vice-Chair Lanouette asked about the status of excavated rock being dumped in the vacant lot across from the Catholic Church at the Maple Avenue/19th Street intersection. Ms. McMahon responded that she forwarded his concerns to the City's Code Enforcement Officer (Jacob Smith).

Commissioner Porter apologized for missing the April 6 meeting. He has spoken with two people interested in the Planning Commission. He talked with City Attorney Steve Bryant, who did not see a problem with Mr. Porter's cousin, a retired escrow officer, serving on the Planning Commission.

STAFF COMMENTS

Ms. McMahon summarized developments under consideration by Central Christian (a high school in the South Highway 97 area), 150 single-family homes in the North Neighborhood, 40-acre manufactured home park, Hayden Homes (Maple Meadows and Obsidian Trails), 150 apartment units, Dr. Pavlicek (Rose Krantz parcel), 40 single-family homes (Badger Road), Palmer Homes, and a group in west Redmond (mixed-use employment lands). Home sales in Redmond are currently running \$229,000-\$299,000. She expressed concern about the lack of commercial and industrial development. The City is moving closer to hiring a new Urban Renewal/Economic Development Project Coordinator.

ADJOURN

The next meeting is scheduled for 7 p.m., Monday, May 4, 2015.

With no further business, Vice-Chair Lanouette adjourned the meeting at 7:36 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 4th day of May, 2015.

ATTEST:

/s/ Evan Dickens
Evan Dickens
Chair

/s/ Heather Richards
Heather Richards
Community Development Director