



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
Minutes

Monday, May 4, 2015

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

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

Youth Ex Officio: Vacant

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

Visitors: Geoff Harris, *Hayden Homes*

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

Chair Dickens opened the meeting at 6:33 p.m. with a quorum of commissioners (6 of 6) present.

APPROVAL OF MINUTES

Motion 1 (4/0/2): Commissioner Lanouette moved to approve the April 20, 2015, minutes. Commissioner McCoy seconded the motion which passed with Commissioners Hilton, Lanouette, McCoy, and Porter voting in favor and Commissioners Allen and Dickens abstaining due to their absence from the April meeting.

PUBLIC HEARING

City File 711-15-000029-TA – Text Amendments to the Redmond Development Code

Chair Dickens read aloud a statement summarizing the issue and outlined the hearing procedure. No commissioner disclosed any pre-hearing contacts, ex parte observations, or conflicts of interest. There were no audience challenges for commissioner bias, prejudice, or personal interest. He opened the public hearing at 6:40 p.m.

Ms. McMahon presented the staff report (PowerPoint). The proposed text amendments are intended to modify and streamline the Design Review Standards in Chapter 8.0141 – Residential, clarify uses and add Assisting Living as a Conditional Use to the R-4 and R-5 zones in Chapter 8.0135; correct chapter titles for Commercial Uses, clarify acronyms for zoning tables, and delete obsolete standards for schools in Chapter 8.0615.

Chair Dickens invited testimony from the public.

Geoff Harris, Regional Director for Hayden Homes in Central Oregon, spoke in favor of the proposed text amendments and responded to commissioner questions.

Chair Dickens inadvertently closed the public hearing on City File 711-15-000029-TA when Mr. Harris finished his testimony but immediately reopened the hearing to receive more information.

Following additional staff information about the proposed amendments and with no further testimony offered, Chair Dickens closed the public hearing on City File 711-15-000029-TA at 7:21 p.m.

Commissioners clarified their understanding of the proposed text amendments. Additional concerns included wall design treatments similar to T-111, feedback from Central Oregon Builders Association, if “assisted living” should be an outright or conditional use in the R-5 zone, and definition of “nursery school.” Following discussion, Commissioners requested the following:

- * 8.0141(5)(B)(3): Include “T-111-looking treatments” in any reference to “T-111.” Correct number of wall design elements required on the sides that front onto public spaces and rear elevations of the structure from “three (3)” to “four (4).”
- * 8.0166: Correct title to read: “Except as provided in 8.0190 and 8.0195, the standards and criteria for development in the C-4 Zone shall apply to development in the C-4A Zone.”
- * 8.0615, 16. Nursery Schools: Delete “A” in front of paragraph.

Motion 2 (6/0/0): Commissioner Allen moved to recommend the proposed changes to the Redmond Development Code set forth in City File 711-15-000029-TA as modified. Commissioner McCoy seconded the motion which passed unanimously

Ms. McMahan said she would e-mail the date of the Council meeting when this issue will be presented.

COUNCIL LIAISON COMMENTS

None.

STAFF COMMENTS

Ms. McMahan discussed potential topics for future meeting agendas and the 2015-2016 work plan. Planning Commission will not hear marijuana ordinances, since changes to the municipal code go directly to City Council. She is working to bring in speakers on issues of interest to commissioners. Staff is continuing efforts to recruit a seventh commissioner as well as a youth ex officio member.

COMMISSIONER COMMENTS

Chair Dickens discussed quorum concerns and directed commissioners to notify staff and him if they will be unable to attend a meeting. He would prefer to hold public hearings at 7 p.m. on the first Monday of a month and work sessions at 6 p.m. on the third Monday, and to cancel meetings if the agenda is not full. He asked why a “For Sale” sign was still posted at Redmond Greenhouse now that the property is off the market.

Vice-Chair Lanouette asked Ms. McMahan to e-mail the project list from the April 20, 2015, meeting, requested “heads-up” notification when meeting times vary from Chair Dickens’ preferred schedule, expressed concern that rock and asphalt dumping at the Maple Avenue/19th Street intersection violated good neighbor principles, and requested a status report on the Dry Canyon. Ms. McMahan responded that updates to the Dry Canyon plan will be incorporated as amendments to the Parks Master Plan.

CITIZEN COMMENTS

Mr. Harris expressed concern about the ability of code enforcement staff to administer the sign code in residential areas, particularly real estate selling, as this code was written mostly for commercial needs.

Ms. McMahan asked Mr. Harris to submit a written summary of his concerns about the sign code.

ADJOURN

The next meeting is scheduled for 6 p.m., Monday, May 18, 2015.

With no further business, Chair Dickens adjourned the meeting at 7:44 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 18th day of May, 2015.

ATTEST:

/s/ Evan Dickens
Evan Dickens
Chair

/s/ Heather Richards
Heather Richards
Community Development Director