



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION

MINUTES

July 6, 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 (excused: *James Cook*)

Youth Ex Officio: Vacant

City Staff: Heather Richards, *Community Development Director*; Cameron Prow, *TYPE-Write II*

Visitors: None

Media: Dave Morgan, *Redmond News Today*

(scribe CP's note: The minutes were created from an audio record and notes taken at the meeting.

The 3-digit number after a motion title shows the number of commissioners voting in favor/opposed/abstaining.)

I. CALL TO ORDER

Chair Dickens opened the meeting at 7:02 p.m. with a quorum of commissioners (6 of 7) present.

II. CITIZEN COMMENTS

None.

III. APPROVAL OF MINUTES

Motion 1 (6/0/0): Commissioner Lanouette moved to approve the May 18, 2015, minutes. Commissioner McCoy seconded the motion which passed unanimously.

Chair Dickens directed that references to his chairing the June 15 minutes be corrected since he was excused from that meeting and that Mr. Cook be shown as excused from that meeting.

Motion 2 (5/0/1): Commissioner Porter moved to approve the June 15, 2015, minutes as amended. Commissioner Allen seconded the motion which passed with Commissioners Allen, Hilton, Lanouette, McCoy, and Porter voting in favor and Commissioner Dickens abstaining due to his absence from the June meeting.

IV. PUBLIC HEARING

A. City File 711-15-000065-TA

Chair Dickens read aloud a statement summarizing the issue (a recommendation to Redmond City Council to adopt development code text amendments adding Section 8.0186, Large Lot Industrial Zone) and outlined the hearing procedures. 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 7:08 p.m.

Ms. Richards presented the staff report. Her summary included challenges, obstacles, project purpose/objective, project partners, history of discussion, project products, and public outreach efforts. City Council will hear this issue at its first meeting in September.

Chair Dickens requested that Section 8.0186.1.C.3 be amended to read: "Retail uses are allowed only as an accessory to a traded sector use and shall be limited to 5000 square feet per use and not more than 5% of the net developable area of the site in combination with service commercial uses."

Commissioners also expressed concern about how the rezoning process would work after adoption of this language, locations of associated residential lands, impact on the City's transportation system plan (TSP), effect of negotiation by 1000 Friends of Oregon, and timing of TSP infrastructure improvements.

Chair Dickens closed the public hearing at 7:36 p.m. when no one offered testimony.

Motion 3 (6/0/0): Commissioner Porter moved to recommend adoption of the proposed development code text amendments adding Section 8.0186, Large Lot Industrial Zone, as amended, to the Redmond City Council for consideration. Commissioner Allen seconded the motion which passed unanimously.

COUNCIL LIAISON COMMENTS

None.

COMMISSIONER COMMENTS

Commissioner Porter announced his resignation effective at the end of this meeting due to health concerns and a change in his employment status. Chair Dickens thanked Commissioner Porter for his years of service to the Redmond community (former planning staff; Planning Commission member; Planning Commission Chair, 2 years).

Commissioner Allen said he attended the commercial design review charrette two weeks ago and found it helpful.

Commissioner Lanouette requested information about where to file a complaint regarding cancellation of the Madras community connector route without advance notice to the riders. Ms. Richards suggested he write to Andrew Spreadborough, executive director of Central Oregon Intergovernmental Council which operates Cascades East Transit. Commissioner Lanouette also expressed concern about illegal fireworks.

Commissioner Dickens stated his appreciation of Redmond's law enforcement and fire department staff and asked about the old Dairy Queen site. Ms. Richards said Chan's was moving there.

Chair Dickens said he was unable to attend the July 20 and August 3 meetings. Following discussion of their workload, commissioners decided to cancel the July 20 meeting. Due to the schedule changes, Chair Dickens asked staff e-mail a reminder to commissioners about the August 17 public hearing.

Upcoming meetings:

- * August 3, 6:30 p.m., City Hall Conference Room A: work session
- * August 17, 7 p.m., City Council Chambers: public hearing

STAFF COMMENTS

None.

ADJOURN

With no further business, Chair Dickens adjourned the meeting at 7:50 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 3rd day of August, 2015.

ATTEST:

/s/ Dean Lanouette, Vice Chair
Evan Dickens
Chair

/s/ Heather Richards
Heather Richards
Community Development Director