



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
MINUTES

October 19, 2015

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

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

Youth Ex Officio: Vacant

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

Council Liaison: None

Visitors: Garry Finley

Media: None

(The 3 digits after a motion title show 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 6) present.

II. CITIZEN COMMENTS

None.

III. APPROVAL OF MINUTES

Motion 1 (4/0/2): Commissioner Lanouette moved to approve the September 21, 2015, minutes. Commissioner Allen seconded the motion which passed with Commissioners Allen, Dickens, Lanouette, and McCoy voting in favor and Cook and Hilton abstaining due to their absence from the September 21 meeting.

IV. PUBLIC HEARING

- A. Obsidian Trails Master Development Plan, Amendment to the Zoning Map, Planned Unit Development, Final Development Plan, Conditional Use, and Tentative Subdivision Plat (City File 711-15-000099-PUD)

Ms. McMahon presented the staff report. Staff and the applicant are asking to continue this hearing to November 16, 2015. Additional time is needed to determine the appropriate mitigation of the project's traffic impacts to the intersection at 35th Street and Highland Avenue (Highway 126). This is the second request for continuation of the public hearing.

Following discussion, Chair Dickens directed that the public hearing on City File 711-15-000099-PUD be continued to December 7, 2015, 7 p.m., to return the Planning Commission to a 1st Monday schedule for public hearings. He advised commissioners to refrain from ex parte contacts during the interim.

V. ACTION ITEM

A. Update on Upcoming Code Changes

Ms. McMahon presented a summary of proposed legislative updates to the Redmond Development Code and explained why the changes were needed. Affected sections included the Downtown Overlay District, Exceptions, subdivision code (pocket parks), Airport Zone (exempt signs), Public Facilities and Fairgrounds zones (sign code provisions), minor site plans, zoning table, and accessory dwelling units. These updates are intended to facilitate administration and improve customer service.

Commissioner discussion covered whether cows are allowed in the Downtown Overlay District, variance decision process, difference between a variance and an exception, and definition of a “tot lot.”

Ms. McMahon reported the City held a commercial design review charrette. The intent of commercial design review for areas outside downtown is to encourage construction of buildings with enduring value that give Redmond a sense of place (avoiding the “Anywhere USA” look). She requested feedback on the sample guidelines.

Commissioner Allen said the charrette was helpful and the public offered good ideas. Commissioners expressed concern about whether City Council was on board with this approach, cost of implementation, and defining acronyms and technical terms.

VI. COUNCIL LIAISON COMMENTS

None.

VII. COMMISSIONER COMMENTS

Chair Dickens commended City staff for their hard work on Sam Johnson Park. The Hope Playground ribbon-cutting was attended by over 250 people. He reminded commissioners to avoid using “reply all” when responding to e-mails from City staff.

VIII. STAFF COMMENTS

Ms. McMahon invited commissioners to attend a refresher course on master development plans in City Council Chambers on Tuesday, November 3, 2015, 7 p.m.

Upcoming Planning Commission meetings:

- * Monday, November 16: work session, 6 p.m.
- * Monday, December 7: public hearing, 7 p.m.

ADJOURN

With no further business, Chair Dickens adjourned the meeting at 7:35 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 16th day of November, 2015.

ATTEST:

/s/ Dean Lanouette, Vice Chair
For Evan Dickens
Chair

/s/ Heather Richards
Heather Richards
Community Development Director