



CITY OF REDMOND
Community Development Department

411 SW 9th Street
Redmond, OR 97756-2213

Phone **541-923-7724**
Fax 541-548-0706

www.ci.redmond.or.us

REDMOND URBAN AREA PLANNING COMMISSION
MINUTES

April 15, 2019

Redmond City Hall – Council Chambers, 411 SW 9th Street, Redmond, Oregon

Commissioners Present: Chair Teri Jansen, Vice-Chair Cat Zwicker, Ross Centers, Heather DeWolf, Michael Kusinska, Nelson Rivers (*absent: David Allen*)

Youth Ex Officio: *Brandon Roberts absent*

City Staff: Deborah McMahon, *Planning Manager*; Cameron Prow, *TYPE-Write II*

Visitors: Dan Kemp, *Compass Commercial Real Estate Services*

Media: None

(Agenda items appear in discussion order. The 3 digits after a motion title show the number of commissioners voting in favor/opposed/abstaining.)

I. CALL TO ORDER – INTRODUCTIONS

Chair Jansen called the regular meeting of the Redmond Urban Area Planning Commission (PC) to order at 6:32 p.m., Monday, April 15, 2019, with a quorum present (5 of 7 commissioners). Commissioner Centers arrived at 7:07 p.m.

II. CITIZEN COMMENTS

Mr. Kemp said he had been working with several landowners involved in the West Redmond Area Plan who were interested in making this plan happen. He stated they were supportive of what the Planning Commission was doing.

III. APPROVAL OF MINUTES

None.

IV. WORK SESSION

- A. Review Current Framework Plan Map
- B. Review Existing Code Sections
- C. Begin Concept Review for Gateway Concepts

Ms. McMahon presented the West Redmond Area Plan Study Area map and draft City of Redmond Framework Plan map. She outlined how the City intended the MUE (Mixed Use Employment) zone to function, why the MUE needed updating, and Redmond Development Code Chapter 8 (development uses). Desirable aesthetic values included signage, traffic control, and balance between structures and vegetation. *Next steps:* determining if the MUE will produce what commissioners want Redmond's western entrance to look like. The City will talk with stakeholders (property owners) at a later date. She will provide trend information on developing mixed use.

Commissioner concerns included reviewing the consultant's recommendations on MUE zones from the 2004-05 update to the 2020 comprehensive plan, if the City TSP (Transportation System Plan) included this area, and utility capacity.

V. STAFF COMMENTS

- A. Upcoming Code Updates Homework
- B. Housing Issues/Policy Reviews

Ms. McMahon presented a list of key areas where changes to the Redmond Development Code were needed, such as housing/housing design, continued removal of housing barriers, general clean-up, parking standards, street standards, content-neutral sign code, solar code, and code enforcement issues. She also provided a handout entitled "Hot Trend for 2018: Mixed-use Villages, January 3, 2018. Her summary of the review process included housing policies recommended by Beth Goodman (City consultant) at Redmond Housing Needs Analysis Project Advisory Committee Meeting #4 on April 8, 2019.

Commissioner concerns covered impact of reduced parking standards in MUN (Mixed Use Neighborhood) and MUE zones, encouraging more walking/rolling/biking, the consultant's rationale for commercial uses, and SDC (system development charges) methodology in other Oregon communities (Newport, Prineville).

VI. COMMISSIONER COMMENTS

None.

VIII. ADJOURN

Next Regular Meeting: Monday, May 6, 2019, 6:30 p.m.

With no further business, Chair Jansen adjourned the meeting at 7:25 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 17th day of June, 2019.

ATTEST:

/s/ Teri Jansen
Teri Jansen
Chair

/s/ Deborah McMahon
Deborah McMahon
Planning Manager