



CITY OF REDMOND

Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
411 SW 9th Street—COUNCIL CHAMBERS Redmond, OR 97756
Monday, May 20th, 2019 - 6:30 PM

Agenda

UAPC Members

Teri
Jansen,
Chair

Cat
Zwicker,
Vice-Chair

David
Allen

Ross
Centers

Heather
DeWolf

Michael
Kusinska

Nelson
Rivers

Brandon
Roberts
Youth Ex
Officio

I. CALL TO ORDER / INTRODUCTIONS

II. CITIZEN COMMENTS

III. APPROVAL OF MINUTES

- a. March 18, 2019
- b. Redistribution of Meeting Notes from Beth Goodman, ECONW Housing Needs Analysis (4)

III. WORKSESSION

- a. Continued dialog and sketching of WRAP options (we will run through a constraints analysis at the meeting)

IV. UPDATES/COMMENTS

- a. Staff/Commissioners

V. ADJOURN

Next Planning Commission Meeting TBD

*Please note that these documents are also available on the City's website www.ci.redmond.or.us; click on City Government, hover on Commissions and Committees, click on Urban Area Planning Commission. You may also request a copy from City Records Office 923-7751 or email KellyM@ci.redmond.or.us

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REDMOND URBAN AREA PLANNING COMMISSION
MINUTES

March 18, 2019

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

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

Youth Ex Officio: Brandon Roberts

City Staff: Joshua Hoff, *Assistant Planner*; Deborah McMahon, *Planning Manager*; John Roberts, *Deputy City Manager*; Cameron Prow, *TYPE-Write II*

Visitors: Beth Goodman, *ECONorthwest* (City consultant); Krisanna Endicott, *Council Liaison*

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 to order at 6:30 p.m., Monday, March 18, 2019, with a quorum present (5 of 7 commissioners). She announced agenda changes, renumbering the Public Hearing as Section IV and Redmond Housing Needs Analysis as Section V.

II. CITIZEN COMMENTS

None.

SWEAR IN NEW COMMISSIONERS

Councilor Clark-Endicott administered the Oath of Office to new Planning Commissioners Teri Jansen, Michael Kusinska, Nelson Rivers, and Catherine Zwicker and new Youth Ex Officio Brandon Roberts.

III. APPROVAL OF MINUTES

A. December 3, 2018

Motion 1 (5/0/0): Commissioner Zwicker moved to approve the December 3, 2018, minutes as written. Commissioner Allen seconded the motion which passed unanimously.

B. December 17, 2018

Motion 2 (5/0/0): Commissioner Zwicker moved to approve the December 17, 2018, minutes as written. Commissioner Allen seconded the motion which passed unanimously.

IV. PUBLIC HEARING

A. Montoya LUCS Appeal (City File 711-19-000019-A)

Chair Jansen read the hearing procedures into the record. No commissioner declared any pre-hearing contacts, ex parte observation, or conflict of interest. No one challenged the

qualifications of any planning commissioner based on bias, prejudice, or personal interest. Chair Jansen opened the public hearing at 6:37 p.m.

Staff report: Mr. Hoff and Ms. McMahon discussed (PowerPoint) the history, applicable code criteria, who the appellant's (Julian Montoya, Green Solutions Garden Supply Inc.) "bulk" customers were, and staff's rationale for recommending denial of the appellant's appeal. The appellant's property at 628 SW Glacier Avenue, Suite C, is in the C-2 (Central Business District Commercial) and DOD (Downtown Design Overlay District) zones. The LUCS (Land Use Compatibility Statement) must comply with Redmond Development Code as well as applicable state and federal laws and regulations. The proposed *Plant Nursery, Landscaping Supplies (Bulk), and Manufacturing, Light Industrial*, land uses aren't allowed in C-2 and DOD zones. As confirmed with the City Attorney, hemp is subject to current USDA (U.S. Department of Agriculture) regulation, which highly restricts cultivation and makes processing illegal under federal law. The appellant's burden of proof did not contain any information to support approval of the submitted LUCS. Any proposed land use action in the City of Redmond involving hemp would violate federal law at this time.

Ms. McMahon confirmed, for the record, that the doors to Council Chambers were open.

Appellant's presentation: None. The appellant was not present.

Public testimony: None. No members of the public were present.

Appellant's rebuttal presentation: None. The appellant was not present.

Staff closing comments: None.

Chair Jansen closed the public hearing at 6:50 p.m.

Commissioner deliberations covered why seed and fertilizer uses were denied when these uses are allowed in the DOD and C-2 zones, definition of "bulk" landscaping supplies, unlikelihood of City approval as long as current federal hemp regulations remain in place, potential odor issue with raw hemp flowers and seed rolls, inapplicability of a manufacturing or industrial application in the C-2 (retail) zone, City zoning not meeting the needs applied for, and a procedural issue due to the appellant's lack of rebuttal to the City's *prima facie* case that the appeal should be denied.

Ms. McMahon responded to commissioner concerns about bulk landscaping supplies.

Mr. Roberts agreed with Commissioner Rivers' comments about the procedural issue. He noted the appeal didn't follow federal code, was not in compliance with City code, and the appellant was not present to explain his position.

Motion 3 (5/0/0): Commissioner Rivers moved to affirm the planning division's decision, thus denying the appeal. Commissioner Zwicker seconded the motion which passed unanimously.

V. REDMOND HOUSING NEEDS ANALYSIS

A. Project Advisory Committee Meeting #3 (Housing Public Meeting #1)

Ms. Goodman presented (PowerPoint) her March 11, 2019, memo on draft Redmond Housing Policies and Actions. She reviewed updated maps: Residential Development Status, Residential Constraints, Master Planned Areas, Vacant and Partially Vacant Lands,

and Comprehensive Plan Designations. Her discussion covered population growth over the 20-year planning horizon and potential areas for more residential development.

Commissioner concerns included infrastructure capacity, potential for more residential development on the east side of town closer to employment opportunities, east-west transportation options, impact of eastside industrial lands on residential development patterns, if future annexation would be driven by applicants or the City, and impact of the South Highway 97 Corridor Plan on eastside development. Commissioner Kusinska reported Central Electric's CEO (Chief Executive Officer) was willing to meet with the City regarding power capacity for future Redmond development.

Mr. Roberts asked about expansion potential south of Deschutes County Fairgrounds.

Ms. McMahon discussed the impact of the Eastside Framework Plan on future development. More information will be available upon completion of the EOA (Economic Opportunities Analysis) and the City TSP (Transportation System Plan) update.

Housing Public Meeting #2: Monday, May 13, 2019

VI. STAFF COMMENTS

Next Regular Meeting: Monday, April 1, 2019, 6:30 p.m.

VII. COMMISSIONER COMMENTS

Chair Jansen said starting time of regular meetings in Council Chambers would return to 6:30 p.m.

VIII. ADJOURN

Motion 4 (5/0/0): Commissioner Rivers moved to adjourn the meeting. Commissioner Kusinska seconded the motion which passed unanimously.

With no further business, Chair Jansen adjourned the meeting at 7:27 p.m.

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

ATTEST:

Teri Jansen
Chair

Deborah McMahon
Planning Manager

DATE: January 18, 2019
TO: Project Advisory Committee
CC: Deborah McMahon, City of Redmond
FROM: Beth Goodman, ECONorthwest
SUBJECT: PAC 1: MEETING NOTES

The City of Redmond is developing a Housing Needs Analysis (HNA). The purpose of the HNA is to provide information to the City about Redmond's housing market and provide a basis for updating the city's Comprehensive Plans' Housing Element and housing policies. The geographic focus of the HNA is the Redmond Urban Growth Boundary (UGB).

This memorandum presents notes from the first Project Advisory Committee (PAC) meeting that occurred on January 14, 2019.

Attendees

The PAC is composed of the Redmond Planning Commission. The PAC members in attendance were: Michael Kusinska, Nelson Rivers, Heather DeWolf, David Allen, Cat Zwicker, Teri Jansen, Ross Centers, and Brandon Roberts (youth ex-officio member of the Planning Commission).

Also present at the meeting were Deborah McMahon (Planning Manager for the City of Redmond), John Roberts (Deputy City Manager), and Beth Goodman (consultant from ECONorthwest).

Discussion

The focus of the meeting was presentation and discussion about housing needs analysis, focusing on housing projection and background data. The following summarizes requests in key areas of discussion among the PAC members.

- PAC members would like to see more information about cost burden among Redmond households, especially severe cost burden.
- PAC members requested that ECONorthwest revisit the existing data about housing prices, using information available to realtors from the MLS.
- On the issue of housing types needed in Redmond, PAC members expressed the following opinions:
 - The proposed mix of 60% single-family detached, 15% single-family attached, and 25% multifamily seemed reasonable to several PAC members. They discussed the need for more attached housing than Redmond has historically had, both to provide housing that's affordable for more households and to ensure that the city is getting the density it expects to get new development.

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- Other PAC members discussed the fact that a more reasonable assumption may be that 65% of new housing is single-family detached. That Redmond is a city with many families, and they want to ensure opportunity for continued presence of families and housing that's relatively affordable and that provides the lifestyle and amenities currently present in Redmond.
 - Some PAC members wanted to make sure that the housing needs analysis considers the needs of lower income households in Redmond and made the point that the city will continue to have lower income households in the future.
 - PAC members discussed parking standards in the zoning code in Redmond and observed that the current standards for garage depth and length of driveways did not provide opportunities for parking 20 foot long trucks. These trucks are instead parked on the street, creating concerns about safety. PAC members observed that many residents of Redmond have recreational vehicles such as sleds, all-terrain vehicles, or RVs. These recreational vehicles require sufficient space for storage.
 - The PAC discussed the importance of livability in Redmond. They want to ensure that the recommendations that come out of the housing needs analysis support the current livability and enhance future livability.
 - Deputy City Manager John Roberts emphasized that the outcome of this project, including the recommendations for changes to policies and actions, would be folded into the city's broader Comprehensive Plan Update project.
 - With regards to the upcoming public meeting, PAC members suggested that the materials presented at the meeting be largely informational, providing opportunity for questions and answers by the public about the project. The PAC suggested that we should reserve questions for the public about potential policies and actions for the second public meeting, in May 2019.
 - The presentation and concluded with a discussion of next steps, including the upcoming PAC meeting on February 11, with the first public meeting that evening.

DATE: February 11, 2019
TO: Project Advisory Committee
CC: Deborah McMahon, City of Redmond
FROM: Beth Goodman, ECONorthwest
SUBJECT: PAC 2: MEETING NOTES

The City of Redmond is developing a Housing Needs Analysis (HNA). The purpose of the HNA is to provide information to the City about Redmond's housing market and provide a basis for updating the city's Comprehensive Plans' Housing Element and housing policies. The geographic focus of the HNA is the Redmond Urban Growth Boundary (UGB).

This memorandum presents notes from the second Project Advisory Committee (PAC) meeting that occurred on February 11, 2019.

Attendees

The PAC is composed of the Redmond Planning Commission. The PAC members in attendance were: Nelson Rivers, Heather DeWolf, David Allen, Cat Zwicker.

Also present at the meeting were Deborah McMahon (Planning Manager for the City of Redmond), Beth Goodman (consultant from ECONorthwest), and Denise Chin (ECONorthwest).

Discussion

The focus of the meeting was a presentation of Redmond's Buildable Land Inventory (BLI) and a preliminary discussion of housing policies.

The following summarizes key issues and areas of discussion among the PAC member about the BLI.

- The following had not been captured:
 - There is a land constraint in SW quadrant of Redmond (Forked Horn Butte). It does not show as steep slopes but ECO will check to make sure this butte is in the data and confirm that there are no steep slopes (or correct the analysis if there are steep slopes) there.
 - Staff will send ECO information about construction currently underway, including construction high density residential development.
- At a high-level, PAC members agreed the BLI looks largely correct. ECO will send staff PDF maps to distribute to PAC members for further comments. Staff will return comments on the BLI to ECO by Feb 19.

The following summarizes key issues and areas of discussion among the PAC member about existing and future policies.

- PAC members noted that they wanted to ensure the comprehensive plan does not lead to a concentration of poverty, or any fair housing issues.
- PAC members expressed concern about the redundancy in Comprehensive Plan i.e. phrasing, intent. PAC members agreed that throughout this process, a more concise document should be developed and brought to City Council for approval.
- PAC members discussed the importance of the Comprehensive Plan as an aspirational document to manage growth in the next few decades, while also recognizing the need for actionable decisions in order to move forward with housing priorities.
- Garages: Concern for faceless buildings with prominent garages—PAC members noted the need to seek design standards around housing with garages and if this should be an issue for zoning instead of comprehensive plan.
- PAC members expressed concern for how the outcome of current legislative session on housing policies could affect Redmond’s housing priorities.
- Some PAC members discussed the involvement of developers and other real estate stakeholders in housing policies and development code. PAC members discussed having an open house with stakeholders.
- The meeting concluded with a discussion of next steps, including the upcoming PAC meeting on March 18.

DATE: March 29, 2019
TO: Project Advisory Committee
CC: Deborah McMahon, City of Redmond
FROM: Beth Goodman, ECONorthwest
SUBJECT: PAC 3: MEETING NOTES

The City of Redmond is developing a Housing Needs Analysis (HNA). The purpose of the HNA is to provide information to the City about Redmond's housing market and provide a basis for updating the city's Comprehensive Plans' Housing Element and housing policies. The geographic focus of the HNA is the Redmond Urban Growth Boundary (UGB).

This memorandum presents notes from the second Project Advisory Committee (PAC) meeting that occurred on March 18, 2019.

Attendees

The PAC is composed of the Redmond Planning Commission. The PAC members in attendance were: Nelson Rivers, Heather DeWolf, David Allen, Cat Zwicker, Michael Kusinska, and Brandon Roberts.

Also present at the meeting were Deborah McMahon (Planning Manager for the City of Redmond) and Beth Goodman (consultant from ECONorthwest).

Discussion

The meeting started with a presentation about the residential land needs. Discussion focused on the need for residential land and availability of agricultural land to be re-zoned.

The remainder of the meeting was a discussion of housing policies. The PAC gave specific comments on the housing policies. Those changes are reflected in the updated housing policies. Broadly speaking, the following issues were discussed and will be reflected in the next version of the housing policy document:

- When the City updates its Comprehensive Plan, it should revise the names of the Comprehensive Plan Designations to better reflect the densities allowed in each designation. The High Density overlay zone should be represented as a Designation for multifamily higher density housing.
- There was direction to go ahead and propose increased densities in Redmond's zoning, making sure to keep increases appropriate to the zones.
- There was significant discussion of parking standards and the need to continue require parking sufficient for two cars per household, even in multifamily housing. The City allows for a requirement of 1.5 parking spaces per unit under some conditions in multifamily housing.

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- There was discussion to allow a wider range of housing types in Redmond, consistent with the housing policy draft document.
 - There was discussion of ways to lower development costs, such as tax incentives or scaling SDCs to the size of new housing.
 - There was discussion of need to increase coordination between land use planning and the Capital Improvement Planning process.
 - There was discussion of a wider range of funding sources to support affordable housing development and infrastructure development, such as bonds and use of other tax revenues.

DATE: April 15, 2019
TO: Project Advisory Committee
CC: Deborah McMahon, City of Redmond
FROM: Beth Goodman, ECONorthwest
SUBJECT: PAC 4: MEETING NOTES

The City of Redmond is developing a Housing Needs Analysis (HNA). The purpose of the HNA is to provide information to the City about Redmond's housing market and provide a basis for updating the city's Comprehensive Plans' Housing Element and housing policies. The geographic focus of the HNA is the Redmond Urban Growth Boundary (UGB).

This memorandum presents notes from the second Project Advisory Committee (PAC) meeting that occurred on April 8, 2019.

Attendees

The PAC is composed of the Redmond Planning Commission. The PAC members in attendance were: Nelson Rivers, Heather DeWolf, David Allen, Cat Zwicker, Michael Kusinska, and Brandon Roberts.

Also present at the meeting were Deborah McMahon (Planning Manager for the City of Redmond), Scott Edelman (DLCD), and Beth Goodman (consultant from ECONorthwest).

Discussion

The meeting was a discussion of housing policies. The PAC gave specific comments on the housing policies. Those changes are reflected in the updated housing policies. Broadly speaking, the following issues were discussed and will be reflected in the next version of the housing policy document:

- There was discussion about switching the City's zoning standards from minimum lot sizes to focusing on average lot sizes, to allow a wider range of development types.
- There was discussion of the City considering applying for a grant from the State to address barriers to development in the zoning code.
- There was discussion about the area planning and master planning requirements for parkland, with PAC members asking whether the parkland requirements make development less efficient than it might otherwise be. The PAC recommended evaluation of these standards.
- There was discussion about alley requirements, with PAC members asking whether the alley access requirements make development less efficient and more expensive than it might otherwise be. The PAC recommended evaluation of these standards.

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- There was discussion about removing barriers to housing in downtown, including allowing more density in downtown.
 - There was discussion about the Planning Commission receiving a report about the CIP to help with coordination of infrastructure planning and area planning.
 - There was discussion about evaluating using a tiered structure for systems development charges.

The next meeting is the second public meeting on May 13 at 6:30 PM. The final PAC meeting will be on June 3, 2019.