



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
MINUTES

October 17, 2016

Council Chambers, 777 SW Deschutes Avenue, Redmond, Oregon

Commissioners Present: Chair Evan Dickens, Vice-Chair Dean Lanouette, David Allen, James Cook, William Hilton, Lori McCoy, Kevin Seibold

Youth Ex Officio: (*absent: Elizabeth Pendergrass*)

City Staff: Deborah McMahon, *Principal Planner/Planning Manager*; Katie McDonald, *Assistant Planner*; Kate Porsche, *Community Development Director*; Cameron Prow, *TYPE-Write II*

Visitors: Frank Graham; Geoff Harris, *Hayden Homes*

Media: None

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

I. CALL TO ORDER – INTRODUCTIONS

Chair Dickens opened the meeting at 7:01 p.m. with a quorum of commissioners (7 of 7) present.

Ms. McMahon introduced new Community Development Director Kate Porsche.

Ms. Porsche summarized her employment background in the public (Economic Development/Urban Renewal Director, City of Albany, Oregon) and private sectors.

II. APPROVAL OF MINUTES

A. October 3, 2016

Motion 1 (6/0/1): Commissioner Cook moved to approve the October 3, 2016, minutes as submitted. Commissioner Allen seconded the motion which passed with Commissioners Allen, Cook, Dickens, Lanouette, McCoy, and Seibold voting in favor, none opposed, and Hilton abstaining due to his absence from the October 3 meeting.

III. CITIZEN COMMENTS

Mr. Graham discussed two issues:

- Public safety due to lack of dust abatement in the Obsidian Trails subdivision. He suggested code changes to require developers to retain vegetation on undeveloped sites and recommended the City require developers to maintain properties during the multiple phases of master-planned projects. He complimented Hayden Homes on the landscaping done in the first block of the project.
- Viability of community due to orphan developments. He recommended that master plans require developers to bond themselves for the entire project or guarantee that contractors are in place to pursue all construction opportunities.

Vice-Chair Lanouette and Chair Dickens assured Mr. Graham that planning commissioners had discussed both his issues which were brought to their attention due to results from some recent master plans.

Commissioner Allen invited Mr. Graham to submit suggested code language regarding dust abatement measures during high-wind conditions. Mr. Graham said City staff would be better suited to craft code language.

Ms. McMahon said the City she would forward Mr. Graham's concerns about dust abatement in the Obsidian Trails subdivision to City Engineering.

IV. PUBLIC HEARING

A. Continuation of Public Hearing to Review Code Changes and Final Revisions Phase 1, City File 711-16-000158-TA

Chair Dickens asked if any commissioner had additional ex parte contacts. No commissioner declared additional ex parte contacts since the September 19, 2016, public hearing.

Staff report: Ms. McMahon recapped the staff report and issues discussed at the first public hearing on Phase 1 of a City code update. She reviewed changes staff made in response to commissioner comments at the September 19 hearing.

Public testimony:

Geoff Harris opposed limiting housing types to alley-loaded based on the added cost to the buyer. He requested the following changes (~~deleted language~~; new language): Section 8.0300.C.13.a – Transportation. Delete Sentence 2 which reads: ~~“Alley-loaded designs are required unless a variance is approved.~~ Section 8.0300.C.13.b – Housing. Contradicts 13.a. Section 8.0300.C.13.e – Diverse mix of activities. Amend Sentence 2 to read: ~~“Amenities including, but not limited to, trails, recreation areas, open spaces, shall be constructed before occupancy of any residential unit, unless an amenity phasing plan is approved.”~~ Insert a new Sentence 3 to read: “For master plans with phasing plans, the timing of the amenities within each phase will be negotiated between staff and the developer based on the impact of the amenities in the overall project.”

Commissioner discussion covered variance criteria, requiring vs. encouraging alley-loaded housing design, flexibility vs. leaving a loophole, timing of amenity construction, better design policy, alley lighting, parking requirements for recreational vehicles, awning size, and City Attorney review of requested changes prior to the City Council public hearing.

Ms. McMahon responded to commissioner concerns and summarized the changes requested by commissioners which included the following (~~deleted language~~; new language):

- Section 8.0300.C.13.a – Transportation. Delete Sentence 2 which reads: ~~“Alley-loaded designs are required unless a variance is approved.~~
- Section 8.2720.4 – Define “significantly” in Sentence 1.
- Section 8.3005 – Change Paragraph 1 to read: ~~“Major Site and Design Review shall be required for any new development/use containing a structure equal to or over 3,500 square feet in aggregate size (includes multiple structures).~~
- Section 8.3035.4.D.4.c – Amend Sentence 1 to read: “Awnings, canopies or structural overhangs shall provide shelter over doors and windows along all street-facing facades and shall be a minimum of three feet in diameter.”
- Public facility signs – changes as discussed.

- Grading requirements – Clarify with City Engineer.

Chair Dickens closed the public hearing on City File 711-16-000158-TA at 8:36 p.m.

Motion 2 (7/0/0): Commissioner Lanouette moved to approve the Development Code changes as presented with the changes as stated for submission to City Council for approval. Commissioner Seibold seconded the motion which passed unanimously.

Ms. McMahon discussed procedural requirements prior to the City Council public hearing on City File 711-16-000158-TA.

Vice-Chair Lanouette asked staff to inform City Council during its public hearing on this issue that the Planning Commission has discussed maintenance of undeveloped areas but has been unable to determine how this provision should be enforced.

V. STAFF COMMENTS

Ms. McMahon outlined upcoming topics for the next Planning Commission meeting.

Upcoming meetings:

- Monday, November 7, 2016
- Monday, November 21, 2016 (*tentative agenda*: update on long-running projects).

VI. COMMISSIONER COMMENTS

Commissioner Cook reported the Parks Committee has discussed potential changes to City code to make City parks “No Smoking” zones and to disallow dogs in sport facilities. He asked if these changes would be included in the Parks master-planning process.

Chair Dickens said his last meeting as a planning commissioner would be on November 7, 2016. Following discussion, he determined that a quorum of commissioners would be available for the November 21, 2016, meeting.

Commissioner Allen reminded staff that City Attorney Steve Bryant previously recommended each planning commissioner be issued a City e-mail address to use for official City business. Planning commissioners were subsequently told the City could not afford to do that. Chair Dickens agreed with Commissioner Allen about planning commissioners’ need to have City e-mail addresses. Ms. Porsche said she would research this issue.

VII. ADJOURN

With no further business, Chair Dickens adjourned the meeting at 8:45 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 5th day of December, 2016.

ATTEST:

/s/ Dean Lanouette
Dean Lanouette
Vice-Chair

/s/ Deborah McMahon
Deborah McMahon
Planning Manager