



**CITY OF REDMOND**  
**Community Development Department**

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**REDMOND URBAN AREA PLANNING COMMISSION**  
**777 SW Deschutes Avenue Redmond, OR 97756**  
**Council Chambers**  
**Monday, February 6, 2017**  
**6:30 PM**

**Agenda**

**UAPC  
Members**

**James  
Cook,  
Chair**

**William  
Hilton,  
Vice Chair**

**David  
Allen**

**Ross  
Centers**

**Kevin  
Seibold**

**Alicia  
Wobbe**

**Joseph  
Zika**

**Youth Ex  
Officio  
Vacant**

- I. CALL TO ORDER / INTRODUCTIONS**
- II. CITIZENS COMMENTS**
- III. APPROVAL OF MINUTES**
  - a. January 23, 2017
- IV. PRESENTATIONS**
  - a. Update Presentation on Bike and Trails Plans  
Scott Woodford, Senior Planner
  - b. Powerpoint Presentation and Deliberation on Height  
Calculations, Tree Placement, Alley Design, and Minor Code  
Changes  
Deborah McMahon, Planning Manager
- V. STAFF COMMENTS – Upcoming items**
- VI. COMMISSIONER COMMENTS**
- VII. ADJOURN**

\*Please note that these documents are also available on the City's website [www.ci.redmond.or.us](http://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](mailto:KellyM@ci.redmond.or.us)

Anyone needing accommodation to participate in the meeting must notify ADA Coordinator, at least 48 hours in advance of the meeting at (541) 504-3036, or through the Telecommunications Relay Service (TRS) which enables people who have difficulty hearing or speaking in the telephone to communicate to standard voice telephone users. If anyone needs Telecommunications Device for the Deaf (TDD) or Speech To Speech (STS) assistance, please use one of the following TRS numbers: 1-800-735-2900 (voice or text), 1-877-735-7525 (STS English) or 1-800-735-3896 (STS Spanish). The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities.



**DRAFT**

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**REDMOND URBAN AREA PLANNING COMMISSION**  
**MINUTES**

**December 5, 2016**

777 SW Deschutes Avenue, Council Chambers, Redmond, Oregon

**Commissioners Present:** Vice-Chair Dean Lanouette, James Cook, William Hilton, Lori McCoy, Kevin Seibold (*absent: David Allen; 1 vacancy*)

**Youth Ex Officio:** Vacant

**City Staff:** Scott Woodford, *Senior Planner*; Deborah McMahon, *Planning Manager*; Kate Porsche, *Community Development Director*; Keith Witcosky, *City Manager*; Cameron Prow, *TYPE-Write II*

**Visitor:** Adam Erlandson, *Harper Houf Peterson Righellis Inc.*

**Media:** None

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

**I. CALL TO ORDER – INTRODUCTIONS**

Vice-Chair Lanouette opened the meeting at 6:30 p.m. with a quorum of commissioners (5 of 6) present.

**II. APPROVAL OF MINUTES**

A. October 17, 2016

**Motion 1** (5/0/0): Commissioner Cook moved to approve the October 17, 2016, minutes as submitted. Commissioner Seibold seconded the motion which passed unanimously.

**CITIZEN COMMENTS**

None.

**III. PUBLIC HEARING**

None.

**IV. WORK SESSION**

A. Maple Meadows Master Development Plan, Zoning Map and Comprehensive Plan Amendment, and Planned Unit Development, City Files 711-15-000164-SUB, 711-15-000166-CP, and 711-16-000207-PUD

Ms. McMahon said the applicant (Hayden Homes, LLC) proposed development of 314 units of mixed residential uses and a civic parcel on an undeveloped 58.1-acre property. The subject property is west of the future 23<sup>rd</sup> Street, south of Maple Avenue, north of Hemlock Avenue, and east of the future extension of 27<sup>th</sup> Street. The project lies within the boundaries of the Northwest Area Plan. The applicant has requested a slight zoning map modification to shift the civic area closer to the 27<sup>th</sup> Street intersection. Her presentation (staff report, PowerPoint) covered the proposal specifics, review criteria and process.

Mr. Woodford provided additional details about exceptions the applicant proposed to some code standards.

Commissioner concerns included the 20-foot garage setback (inadequate to park short-bed pickups), bike lane widths, number of lots below City standards for minimum lot size, density standards, providing larger maps in meeting packets, grouping exception justifications together, lack of phasing timeline, multi-family parking needs, phasing requirements before starting next phase, dust/erosion control plan, trail system completion, location of Northwest Way/Maple Avenue roundabout, proposed park locations map, community's need for more multi-family housing now (potential to move multi-family housing proposed for Phase 10 sooner in the construction phasing timeline), proposed CC&Rs should be included in the meeting packet, maintenance of public alleys, when land for public purposes will be available to the City, and applicability of Section 8.2715.7B (Land for Public Purposes).

Ms. McMahon said she would forward the audio record of this meeting to the applicant to facilitate the applicant's responding to commissioner concerns at the Planning Commission public hearing on December 19, 2016.

**V. STAFF COMMENTS**

Ms. McMahon acknowledged Mr. Woodford's recent promotion to Senior Planner.

Next meeting: Monday, December 19, 2016, 6:30 p.m.

**VI. COMMISSIONER COMMENTS**

Commissioner Seibold said he would be absent from the December 19, 2016, meeting.

Vice-Chair Lanouette confirmed that a quorum of commissioners would be present at the December 19 meeting. He asked if anyone had applied for the open commissioner positions. Ms. McMahon replied that one application had been received and two people were in the process of applying; three positions are vacant and Commissioner Allen has reapplied for his position.

Commissioner McCoy said she had been accepted to a graduate program and would step down at the end of her term. She indicated interest in applying again in the future.

**VII. ADJOURN**

With no further business, Vice-Chair Lanouette adjourned the meeting at 7:49 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

ATTEST:

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Dean Lanouette  
Vice-Chair

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Deborah McMahon  
Planning Manager



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**REDMOND URBAN AREA PLANNING COMMISSION**  
**MINUTES**

**January 23, 2017**

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

**Commissioners Present:** David Allen, Ross Centers, James Cook, Kevin Seibold, Alicia Wobbe, Joseph "Jack" Zika III (*absent: William Hilton*)

**Youth Ex Officio:** Vacant

**City Staff:** Scott Woodford, *Associate Planner*; Deborah McMahon, *Planning Manager*; Kate Porsche, *Community Development Director*; Keith Witcosky, *City Manager*; Cameron Prow, *TYPE-Write II*

**Visitors:** George Endicott, *Mayor*; Karna Gustafson, *Central Oregon Builders Association*; Hayes McCoy

**Media:** None

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

**I. CALL TO ORDER – INTRODUCTIONS**

Due to lack of a sitting Chair or Vice-Chair, Ms. McMahon opened the Redmond Urban Area Planning Commission (PC) meeting at 6:32 p.m. with a quorum of commissioners (4 of 7) present. Commissioner Centers arrived at 6:35 p.m.

Commissioners introduced themselves including a brief summary of their backgrounds:

- Commissioner Zika – new (2017) resident, realtor, board member and Government Affairs Committee member for Central Oregon Realtors Association.
- Commissioner Allen – attorney in private practice, current Planning Commissioner.
- Commissioner Wobbe – real estate broker, fund-raising experience, community events.
- Commissioner Centers – small business owner (digital advertising), current Redmond Municipal Airport Advisory Committee member, current Parks Committee member.
- Commissioner Cook – current Parks Committee member, current Planning Commissioner.
- Commissioner Seibold – pastor at Redmond Heights Pentecostal, Redmond Chamber of Commerce member, current Planning Commissioner.

**III. SELECT DATE FOR ORIENTATION – NEW MEMBERS**

Ms. McMahon invited the new planning commissioners (Centers, Wobbe, Zika) to attend an orientation at City Hall at 12 noon, January 30, 2017. Commissioner Cook asked staff to notice the orientation as a public meeting to allow other commissioners the opportunity to attend.

## II. SWEAR IN NEW COMMISSIONERS

Mayor Endicott administered the oath of office to Commissioners Centers, Wobbe, and Zika and thanked them for volunteering to serve.

### Elect New Officers for 2017

Ms. McMahon opened nominations for Chair for 2017. Commissioner Cook nominated himself. Commissioner Seibold nominated Commissioner Allen. Commissioner Allen declined the honor. When no further nominations were offered, Ms. McMahon closed the nominations for Chair. Commissioners voted unanimously for Commissioner Cook.

Ms. McMahon passed control of the meeting to new Chair Cook.

Chair Cook opened nominations for Vice-Chair for 2017. Commissioner Seibold nominated Commissioner Hilton. When no further nominations were offered, Chair Cook closed the nominations for Vice-Chair. Commissioners voted unanimously for Commissioner Hilton.

## IV. CITIZEN COMMENTS

Mayor Endicott provided Council guidance regarding proposed changes to the Redmond Development Code. Council has requested the Planning Commission review its decision about rear-loading homes in new subdivisions with alleys and requiring a variance if an applicant wants to do something different. Council's perspective is that this design requirement would be too onerous and the City should have more flexibility in design of homes. He asked commissioners to consider the different zones, lot sizes, house variance, consistency of building types, and other issues relevant to how houses in Redmond should be built. He clarified that the Council liaison's role is to represent the Council, not speak for the Council. However, the Council liaison can carry commissioner questions forward to Council.

Ms. Gustafson introduced herself as Vice President of Government Affairs for Central Oregon Builders Association (COBA). She congratulated the new commissioners.

## V. APPROVAL OF MINUTES

### A. December 19, 2016

**Motion 1** (6/0/0): Commissioner Cook moved to approve the December 19, 2016, minutes as written. Commissioner Centers seconded the motion which passed unanimously.

## VI. UPCOMING PROJECTS

Ms. McMahon reviewed upcoming agenda items for February. Future meeting agenda items included potential master plans, text amendments, grants, and long-range projects. She will confirm an alternate meeting date for the February 20 meeting since city hall will be closed on President's Day.

Commissioner concerns included access control options in the South Highway Corridor Plan.

Ms. McMahon said she would e-mail the scope of the Transportation System Master Plan project and the scope of the South Highway Corridor Plan to commissioners.

## VII. CONTINUED DIALOGUE ON CODE UPDATE ITEMS

Ms. McMahon outlined concerns by COBA and another citizen about proposed changes to the Redmond Development Code that need more work. She said City Engineer Mike Caccavano would review his final language for grading. Following discussion, commissioners agreed to review the number of street trees and building height calculation before tackling rear alley-loaded subdivisions.

**VIII. STAFF COMMENTS**

Ms. Porsche announced the City will hold a ribbon-cutting ceremony at the new city hall on Tuesday, February 21, 10 a.m.-12 noon. Staff will start moving in on February 13 and meetings will be held starting in late March 2017.

Next meeting: Monday, February 6, 2017, 6:30 p.m.

**VII. COMMISSIONER COMMENTS**

Chair Cook welcomed new commissioners. He directed commissioners to not "Reply All" to staff e-mails and to copy City staff when e-mailing other commissioners. Ms. McMahon said she would review e-mail correspondence procedures during commissioner orientation.

Commissioner Seibold asked Ms. McMahon to discuss separate e-mail addresses during commissioner orientation.

Commissioner Allen asked staff for a brief progress report on master plans and other issues after the planning commission has finished its work. Commissioner Seibold agreed this information would be helpful and asked for a heads-up on what Council does with those issues.

**VIII. ADJOURN**

**Motion 2** (6/0/0): Commissioner Seibold moved to adjourn. Commissioner Allen seconded the motion which passed unanimously.

With no further business, Chair Cook adjourned the meeting at 7:12 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

ATTEST:

\_\_\_\_\_  
James Cook  
Chair

\_\_\_\_\_  
Deborah McMahon  
Planning Manager