



CITY OF REDMOND
Community Development Department

716 SW Evergreen Avenue
Redmond, OR 97756-2242

Phone **541-923-7721**
Fax 541-548-0706

www.ci.redmond.or.us

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.

