



**CITY OF REDMOND**  
Community Development Department

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**REDMOND URBAN AREA PLANNING COMMISSION**  
**MINUTES**  
**February 6, 2017**

777 SW Deschutes Avenue, Council Chambers, Redmond, Oregon

**Commissioners Present:** Chair James Cook, Vice-Chair William Hilton, David Allen, Ross Centers, Kevin Seibold, Joseph Zika III (*absent: Alicia Wobbe; 1 vacancy*)

**Youth Ex Officio:** Vacant

**City Staff:** Deborah McMahon, *Planning Manager*; Kate Porsche, *Community Development Director*; Cameron Prow, *TYPE-Write II*

**Visitors:** Karna Gustafson, *Central Oregon Builders Association (COBA)*

**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 Cook opened the Redmond Urban Area Planning Commission (PC) meeting at 6:30 p.m. with a quorum of commissioners (6 of 7) present.

**III. APPROVAL OF MINUTES**

A. December 5, 2016

**Motion 1** (6/0/0): Commissioner Hilton moved to approve the December 5, 2016, minutes. Commissioner Seibold seconded the motion which passed unanimously.

B. January 23, 2017

Commissioner Cook requested a correction to his remarks under Section I/**CALL TO ORDER – INTRODUCTIONS**: He is a “former” not “current” Parks Committee member.

**Motion 2** (6/0/0): Commissioner Centers moved to approve the January 23, 2017, minutes as amended. Commissioner Zika seconded the motion which passed unanimously.

**II. CITIZEN COMMENTS**

None.

**IV. PRESENTATIONS**

A. Update Presentation on Bike and Trails Plans

Chair Cook postponed the presentation due to Senior Planner Scott Woodford’s absence.

Ms. McMahon said the work BPAC (Redmond Bicycle and Pedestrian Advisory Committee) has been doing was absolutely critical to addressing and implementing the Redmond Urban Area Comprehensive Plan, particularly the Transportation System Plan. She outlined the City’s review process for the Bike and Trails Plan.

B. PowerPoint Presentation and Deliberation on Height Calculations, Tree Placement, Alley Design, and Minor Code Changes

**Building height:** Ms. McMahon summarized current code requirements and concerns of City staff, COBA, and City Council. Staff has agreed with COBA's recommendation to calculate the residence height by utilizing the average finished grade, subject to omitting references to slope percentages and pitch. Ms. Porsche noted simplifying the language to one calculation process would be easier to administer.

Following discussion, commissioners agreed by consensus with the staff recommendation.

**Tree placement:** Ms. McMahon reviewed staff-proposed changes and COBA's recommendation to leave the number of trees as originally required, but to change the 30-foot maximum distance to an average distance of 30 feet to allow for driveways and other obstructions. The City Arborist has recommended planting the right tree in the right place. City Public Works is studying urban forest issues. She presented an option for spacing trees by classes: Class I, trees that are 25 feet or shorter (only allowed under overhead power lines), 20-30 feet apart; Class II, 40 feet or shorter, 30-40 feet; and Class III, taller than 40 feet, 40-60 feet apart. She asked the Planning Commission to defer a decision to allow staff more time to work with Public Works, COBA, and other agencies to resolve this issue. Staff will then re-present this issue with new recommendations to the Planning Commission.

Commissioner concerns included why tree spacing was a problem, potential conflicts between the lot-width table and the average-distance proposal, relying on an on-the-ground evaluation based on lot configuration, grow-out time, power-line height in Redmond, and water consumption, and consulting with the Redmond Parks Committee which serves as the Redmond Tree Board.

**Alley design:** Ms. McMahon outlined recommendations by the Planning Commission and staff which were forwarded to Council. Staff will review prior commission minutes to identify additional code update issues for commissioner review.

Ms. Porsche recommended the Planning Commission postpone discussion of alleys to its next meeting to allow staff more time to work with community partners to resolve this issue.

Commissioner concerns included why alleys were the only idea advanced to meet goals of Redmond's comprehensive plan and inviting community partners with concerns about alleys to attend the next Planning Commission meeting on this issue. Commissioners requested clarification of meeting procedures and noticing requirements for "presentations," "work sessions," and "public hearings."

V. **STAFF COMMENTS**

Ms. Porsche discussed how the upcoming move to the new city hall was impacting City operations. Moving will begin on February 13 and is expected to take two weeks. Meetings will be held at the new location starting in late March 2017. A ribbon-cutting ceremony will be held at the new city hall – 411 SW 9<sup>th</sup> Street – on Tuesday, February 21, 2017, 10 a.m.-12 noon. Historic Landmarks commissioners will serve as tour guides.

Following discussion, commissioners agreed to move their regularly scheduled 3<sup>rd</sup> Monday meeting from February 20 (Presidents' Day) to March 27.

Next meeting: Monday, February 27, 2017, 6:30 p.m.

**VII. COMMISSIONER COMMENTS**

Chair Cook requested staff e-mail the scope of the City’s Transportation System Master Plan.

**VIII. ADJOURN**

**Motion 3** (6/0/0): Commissioner Seibold moved to adjourn. Commissioner Hilton seconded the motion which passed unanimously.

With no further business, Chair Cook adjourned the meeting at 7:10 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 27 day of February, 2017.

ATTEST:

/s/ James Cook  
James Cook  
Chair

/s/ Deborah McMahon  
Deborah McMahon  
Planning Manager