



**CITY OF REDMOND**  
Community Development Department

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

**February 27, 2017**

777 SW Deschutes Avenue, City Council Chambers, Redmond, Oregon

**Commissioners Present:** Chair James Cook, Vice-Chair William Hilton, David Allen, Ross Centers, Kevin Seibold, Alicia Wobbe, Joseph "Jack" Zika III

**Youth Ex Officio:** Vacant

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

**Visitors:** Tory Allman, *City Council Liaison*; Dean Lanouette

**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. Commissioners Centers and Zika introduced themselves including a brief summary of their backgrounds and interests in serving on the Planning Commission. Commissioner Wobbe arrived at 6:34 p.m. before approval of the minutes.

**II. CITIZEN COMMENTS**

Former Commissioner Lanouette said he missed saying goodbye to fellow planning commissioners at the December 2016 meeting because he assumed he would be back. He stated he enjoyed his time on the commission and would miss being a part of the City's advancement of goals and dreams. He wished all commissioners the very best this year.

Chair Cook thanked Mr. Lanouette for his years of service to the Planning Commission.

**III. APPROVAL OF MINUTES**

A. February 6, 2017

**Motion 1** (7/0/0): Commissioner Seibold moved to accept the February 6, 2017, minutes. Commissioner Zika seconded the motion which passed unanimously.

**IV. PRESENTATIONS**

A. Bike and Pedestrian System Planning Efforts

Mr. Woodford outlined the role of the Redmond Bicycle and Pedestrian Advisory Committee and presented a map which BPAC created to show existing and planned trails and bike lanes. He discussed activities, priorities, upcoming projects, and impacts of BPAC efforts on other planning projects.

Commissioner concerns included the timeline for bike boulevard connections to Homestead Canal Trail, map media (paper, digital), separating bike paths from motorist routes (safer for family riders, fewer conflicts), potential conflicts between cyclists and motorists from removing stop signs on bike boulevards, potential routes and connections for multi-use paths, overcoming challenges posed by grade separations, traffic flow on Helmholtz Avenue, potential of bike boulevards to revitalize downtown at relatively low cost, east-west connectivity barriers (Highway 97, railroad tracks), potential danger of biking downtown during community events, and siting bike racks and corrals near restrooms and benches.

Commissioner Wobbe asked how she could become more involved in the City's TSP (Transportation System Plan) update process.

B. Master Plan Variances

Ms. McMahon presented her staff report. Council has asked the Planning Commission to review language in Redmond Development Code Section 8.0700. She discussed potential consequences of allowing individual variances to minimum lot sizes from those originally approved in a master plan.

Commissioner concerns included clarifying when variances to minimum lot sizes should be allowed and allowing staff some discretion.

**Motion 2** (7/0/0): Commissioner Seibold moved to remove the added language of “**and approved Master Plans**” in the last sentence of Section 8.0700 and to close the parentheses after the phrase “(unless accepted by RDC Section 8.0575(2).” Commissioner Allen seconded the motion which passed unanimously.

C. Updates – Ongoing Projects

1. **Update on PSU Charrette:** Ms. McMahon presented her staff report and outlined City projects Portland State University graduate students will focus on during the design workshop on March 11, 2017 (Saturday): “Western Gateway Design Workshop,” “Smart Sustainable Redmond,” videos, downtown aerial photography and photosimulations. Student reports are expected to offer ideas on how the community could develop in key areas of town. Costs are minimal: a room for the workshop and lunch for the participants. She requested commissioner participation during the all-day workshop. Materials will be provided to commissioners.

2. **Update on Alley Dialogue with COBA:** Ms. McMahon presented her staff report. She requested volunteers to work with staff and Central Oregon Builders Association to develop options for Planning Commission consideration.

Commissioners Centers, Cook, and Wobbe indicated interest in day meetings. Commissioner Hilton said he preferred evening meetings. Chair Cook recommended consulting with the City Fire Marshal. Ms. Porsche agreed and added that the Redmond Police Department would also be invited.

3. **Begin Tree Review Thoughts and Schedule COBA Dialogue About Number and Placement:** Ms. McMahon presented her staff report and said the City needed to have a more comprehensive process for determining the right tree in the right place. COBA has expressed concern about requirements for number of trees and placement. Related topics for discussion included how to incorporate more trees in Redmond, free tree programs, utilizing effluent from the sewage treatment plant, creating a tree

nursery to revegetate with the correct species for long-term community value. Ms. Porsche summarized how the free street tree program worked in Albany, Oregon.

Commissioner concerns included working with the Redmond Tree Board (Parks Committee), citizen education (tree clinics), and the opportunity for community involvement (older and newer neighborhoods, potential partners).

## V. STAFF COMMENTS – UPCOMING ITEMS

### A. Work Session for Greg Service Master Plan – North Canyon

Ms. McMahon said the applicant had requested the PC work session and public hearing occur on the same night as Mr. Service was not well. She noted the commission's best results on larger projects have occurred from keeping these two processes separate.

Following discussion, commissioners agreed by consensus to keep the work session and public hearing processes separate for the Greg Service Master Plan.

### B. Schedule Goal-Setting

Ms. McMahon explained the value of synchronizing PC goals with City Council goals. She recommended commissioners bring their binders to every meeting.

Commissioner Zika asked when the comprehensive plan would be updated. Ms. Porsche said the City would start the comp plan update process this year.

### C. Schedule Visioning

Ms. McMahon suggested combining the visioning process with goal-setting.

Commissioner Wobbe asked if the Redmond Development Commission's plan was online. Ms. McMahon said she would send it to commissioners along with comp plan sections missing from commissioner binders.

### D. Schedule City Tours

Ms. McMahon recommended touring Redmond to increase awareness of potential issues.

Commissioners discussed travel modes (walking, biking, van) and desired tour locations (Division of State Lands' property).

### E. Next Meeting Date

Ms. McMahon summarized logistical challenges related to moving city hall. She suggested moving the goal-setting/visioning process to the March 20 meeting.

Chair Cook recommended holding the Greg Service Master Plan work session first.

**Motion 3** (7/0/0): Commissioner Allen moved to cancel the tentatively scheduled March 6, 2017, 6:30 p.m., Civic Room 208, meeting for the City of Redmond Urban [Area] Planning Commission. Commissioner Hilton seconded the motion which passed unanimously.

### F. Joint Planning Commission/City Council Meeting

Ms. Porsche said a joint meeting of the Planning Commission and City Council had been scheduled for May 16, 2017, 6 p.m.

Chair Cook requested direction on topics for discussion at the May 16 meeting.

**VI. COMMISSIONER COMMENTS**

Commissioner Cook asked how today’s neighborhood revitalization meeting related to Planning Commission activities. Ms. McMahon summarized the background and purpose.

Commissioner Allen asked staff to alert commissioners about major projects the City is doing or make the information available on the City website. Commissioner Hilton asked if this could be done on an interactive map.

Next meeting: Monday, March 20, 2017, 4 p.m.

**VII. ADJOURN**

**Motion 4** (7/0/0): Commissioner Centers moved to adjourn. Commissioner Zika seconded the motion which passed unanimously.

With no further business, Chair Cook adjourned the meeting at 8:27 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 20th day of March, 2017.

ATTEST:

/s/ James Cook  
James Cook  
Chair

/s/ Deborah McMahon  
Deborah McMahon  
Planning Manager