



**CITY OF REDMOND**  
Community Development Department

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

**October 2, 2017**

Redmond City Hall, 411 SW 9<sup>th</sup> Street – Council Chambers, Redmond, Oregon

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

**Youth Ex Officio:** Vacant

**City Staff:** Deborah McMahon, *Planning Manager*; Cameron Prow, *TYPE-Write II*

**Visitors:** Garry Finley; Geoff Harris, *Hayden Homes*; Tory Allman, *City Councilor*

**Media:** None

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

**I. CALL TO ORDER – INTRODUCTIONS**

Chair Cook called the regular meeting of the Redmond Urban Area Planning Commission (PC) to order at 6:33 p.m. with a quorum of commissioners (4 of 6) present.

**II. CITIZEN COMMENTS**

None.

**III. APPROVAL OF MINUTES**

A. August 17, 2017

Commissioners were unable to provide visitor information missing from the August 17 minutes. Ms. Prow said she would remove blanks left for the missing information.

**Motion 1** (4/0/0): Commissioner Zika moved to approve the August 17, 2017, minutes. Commissioner Allen seconded the motion which passed unanimously.

**IV. BEGIN DIALOGUE ON PLANNED UNIT DEVELOPMENT STANDARDS AND CONCEPTS**

A. Review Older PUD Standards

B. Compare to Current PUD Standards

Ms. McMahon reminded commissioners they agreed to modify the work plan to assign a higher priority to review of PUD standards. The original PUD concept was to preserve natural areas, open space, and flexibility for home development around such features. She discussed problems with the current PUD standards.

Commissioner discussion covered:

- **Development history/philosophy:** How did subdivisions develop in the past compared to now? Does the PUD process deliver a better product than a non-PUD process? Market-driven vs. regulation. What's built now is driven more by what builders want to do. Developers need to be clear on what they want to achieve. Neither the Planning Commission nor the City should attempt to regulate the market. How can the City assure that three generations of people can live close together? How can staff be empowered to achieve the Planning Commission's vision? Relying on market forces to achieve the goal of providing a housing mix might not yield the desired result. Impact of density requirements on innovation. Do built-out PUDs exist that demonstrate how density requirements were met? What incentives would encourage developers to build different housing types in earlier phases? Timing of commercial development.
- **Master plan build-out:** Assure the areas outside a PUD in an approved master plan will be built. What would the City do if the balance of a master plan were not built? Focus on solutions to Master Plan concerns before addressing PUD issues. Can the City veto homeowner association rule changes in CC&Rs (covenants, conditions & restrictions)? Redmond can't rely on private contracts to meet City needs.
- **Marketing studies:** Validity of consultant studies. Why would the City require market studies from developers? Why should developers be responsible for telling the City what type of housing is needed at any particular time?
- **Outreach:** Invite nonprofit organizations (Habitat for Humanity, Neighbor Impact) to work with market-rate developers. Can planning commissioners attend COBA (Central Oregon Builders Association) meetings and visit with developers outside commission meetings?
- **Better information needed:** Dialogue with the housing industry including COBA, Housing Works, and Community Development Block Grant staff. How can the City get more housing built? What barriers need to be reduced or removed? What incentives would drive builders to construct the type of housing Redmond needs?

Ms. McMahon recommended the Planning Commission schedule a work session with interested parties before meeting with them individually.

#### V. STAFF COMMENTS

Next meeting: Monday, October 16, 2017, 6:30 p.m.

#### VI. COMMISSIONER COMMENTS

Commissioner Zika said an appreciation meeting for all City commissions and committees was scheduled for October 11, not October 17.

#### VII. ADJOURN

**Motion 2** (4/0/0): Commissioner Allen moved to adjourn. Commissioner Wobbe seconded the motion which passed unanimously.

With no further business, Chair Cook adjourned the meeting at 8:36 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 16th day of October, 2017.

ATTEST:

    /s/ James Cook      
James Cook  
Chair

    /s/ Deborah McMahon      
Deborah McMahon  
Planning Manager