



**CITY OF REDMOND**  
Community Development Department

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

**February 5, 2018**

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

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

**Youth Ex Officio:** Brandon Roberts

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

**Visitors:** Jayne and Lindsay Simmons

**Media:** Allie Colosky, *The Bulletin*

*(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 6:30 p.m. on Monday, February 5, 2018, with a quorum of commissioners (6 of 7) present.

Mr. Roberts introduced himself as a sophomore student at Redmond Proficiency Academy. He said he was recommended for this position by the Government teacher, Matt Killpack.

Ms. McMahon welcomed Mr. Roberts and promised to provide a binder with appropriate materials.

Chair Cook asked how Mr. Roberts should participate in discussions. Ms. McMahon responded that she would review Mr. Roberts' level of participation during her orientation session with him.

**II. CITIZEN COMMENTS**

Ms. Simmons read a statement about her and her husband's concerns about an application for a marijuana growing and processing facility near her property at 4800 SW Highway 126 (Highland Avenue). Deschutes County initially approved the application by Evolution Concepts but later denied it, following an appeal by neighbors. Evolution Concepts could reapply a year after the Notice of Decision which was mailed on January 2, 2018. She asked the City to consider expanding the reserve urban growth boundary (UGB) on the south side of Highway 126 west of Helmholtz to match the north side of the highway. She stated her belief that doing so would prevent Evolution Concepts from reapplying successfully, since the City of Redmond has said no to pot within the city limits or urban reserve.

Commissioner Centers asked about the UGB expansion process. Ms. McMahon summarized the process she would use to determine if UGB expansion in this area was warranted and asked Ms. Simmons to stay in contact. Commissioner Zika further clarified that Ms. Simmons was asking the City to change the UGB to prevent her neighbor from engaging in a lawful use of his land.

### III. APPROVAL OF MINUTES

#### A. November 20, 2017

**Motion 1** (6/0/0): Commissioner Centers moved to approve the November 20, 2017, minutes as submitted. Commissioner Zika seconded the motion which passed unanimously.

### IV. DISCUSSION ITEMS

#### A. Vote on Selection of Chair and Vice-Chair

Commissioner Allen nominated Commissioner Cook to serve as Chair for calendar year 2018. Commissioner Wobbe seconded the nomination. Commissioners voted unanimously (6/0/0) for Commissioner Cook.

Commissioner Centers nominated Commissioner Allen to serve as Vice-Chair for calendar year 2018. Commissioner Wobbe nominated Commissioner Clark-Endicott. Commissioner Clark-Endicott seconded Commissioner Wobbe's nomination. Commissioner Allen declined serving as Vice-Chair. Commissioner Cook seconded Commissioner Centers' nomination. Commissioners voted unanimously (6/0/0) for Commissioner Clark-Endicott as Vice-Chair for 2018. Commissioner Allen received no votes.

#### B. Oral Report on ADU Refinements

Ms. McMahon summarized the background of this issue and its impact on Redmond's ability to encourage building of accessory dwelling units (ADUs). She said the purpose of doing this now was to encourage more affordable housing and remove a barrier to fair housing.

Chair Cook requested a work session before the Planning Commission's public hearing on this issue.

Commissioner concerns included maximum height of a second-story, impact on neighboring yards, notice requirements, minimum lot sizes, City regulations about short-term rentals of ADUs, current SDCs (system development charges) on ADUs, purpose of 20-foot rear-yard setbacks, if apartments would be allowed over a garage on a rear alley, zoning restrictions, preventing ADUs from being built on every lot, and reducing the 800-square-foot maximum size of ADUs.

#### C. Oral Report on HB 4079

Ms. McMahon said Oregon House Bill 4079 created an affordable housing pilot program. Cities over 25,000 in population will compete for the right to expand the UGB by parcels fewer than 50 acres for purposes of affordable housing. She provided copies of Oregon Administrative Rule 660-039-0000 and a timeline of steps Redmond will take to submit its formal application by the June 1, 2018, deadline. The City has completed the state's preapplication process. She outlined the final application requirements. Redmond is negotiating purchase of a 40-acre county-owned parcel in an area in the Eastside Framework Plan designated for medium-to-high-density development. The concept is to create a mixed-income neighborhood of 400-500 dwelling units in a variety of housing types; market-rate housing will be included. The City would not develop the land but would control the outcomes through homeowner associations and CC&Rs. She is researching what cities with experience in this type of development have done. Redmond is competing with Bend and Eugene. If selected, Redmond's project could be used as a template for other communities. She pointed out affordable housing was a community issue that crossed UGB lines and said Redmond's affordable housing problem wasn't going away.

Commissioners discussed when the state's decision would be made, who would develop the parcel, number of staff hours needed to complete the formal application, criteria for selecting

