



**CITY OF REDMOND**  
Community Development Department

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

**March 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, William Hilton, Alicia Wobbe, Joseph Zika III

**Youth Ex Officio:** Brandon Roberts

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

**Visitors:** Mike Reinemer

**Media:** None

*(Agenda items appear in discussion order. 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., Monday, March 5, 2018, with a quorum of commissioners (6 of 7) present. Commissioner Centers arrived at 6:34 after approval of the minutes.

**II. CITIZEN COMMENTS**

None.

**III. APPROVAL OF MINUTES**

A. January 23, 2018

**Motion 1** (6/0/0): Commissioner Zika moved to approve the January 23, 2018, minutes as presented. Commissioner Wobbe seconded the motion which passed unanimously.

B. February 5, 2018

Commissioner Zika requested correction of the last sentence under CITIZEN COMMENTS to read: "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."

**Motion 2** (6/0/0): Commissioner Clark-Endicott moved to approve the February 5, 2018, minutes as amended. Commissioner Zika seconded the motion which passed unanimously.

**IV. DISCUSSION ITEMS**

A. ADU Setback Issues

Mr. Reinemer said the 20-foot rear setback required was too cumbersome, would destroy the value of his property, and made an ADU undoable. He presented drawings showing a two-foot setback off a rear alley. His rear setback for the existing house is 45 feet and one side is 5 feet. He said most houses on larger lots in older neighborhoods would be conducive to an ADU and many of them had alleys.

Ms. McMahon said the City's Community Development Block Grant (CDBG) Consolidated Plan and the Fair Housing Act encourage removing barriers to affordable housing from City codes. ADUs are currently allowed in every zone. Staff have received numerous comments about the setback challenges. She presented her staff report, minimum standards for ADUs and Guest Houses, and sample setback options to mitigate/minimize compatibility issues with adjoining development. Forcing developers to go through cumbersome and costly changes to create ADUs would create disincentives to affordable housing.

Commissioner concerns included setbacks required in other cities, lot coverage, utilities, driveways, alleys, size difference between ADUs and Guest Houses, why ADUs aren't allowed in front yards, number of ADUs allowed per home on one lot, ADA (Americans with Disabilities Act) access, ADU uses (home, AirBNB), cost of the variance process, if ADUs can be detached or attached, economic impact of having an ADU on the homeowner's property, number of occupants per ADU, and parking. Following discussion, commissioners agreed by consensus to move forward with a public hearing.

Ms. McMahon asked commissioners to forward additional comments to her or discuss them at the hearing.

**B. Removal of Additional Housing Barriers**

Ms. McMahon said the largest barrier to affordable housing was land cost.. Staff would prefer to collaborate with agency partners, such as Central Oregon Builders Association, to address this concern. Options to reduce land costs could include mandating a certain number of units for affordable housing in each development, lowering variance costs for affordable housing units, defining what a full range of housing types in Redmond's Great Neighborhood Principles really means, and other ideas not yet identified. The market-based system is not addressing the need for more affordable homes and this problem is not going away. She would like commissioners to discuss one aspect of this problem at each meeting, which would eventually result in matrix of what Redmond is doing to accommodate affordable housing.

Commissioner concerns included involving developers in the affordability conversation, deed restrictions on individual lots in a development, impact of affordable housing requirements on property values, opportunities for mixed housing, how to assure mixed-housing developments don't segregate AMI (area median income) residents from other owners, price point of AMI housing, what banks will lend, educating homeowners on what to expect, having the City lease land to a homeowner and the owner selling the house only, making affordable homes the smaller homes on smaller lots, examining the assumption all people should live in single-family homes, consequences of socially engineering home prices, how affordability is working elsewhere, incentivizing multi-family housing, impact of major social forces and technological changes, and unintended consequences of Planning Commission decisions.

**V. STAFF COMMENTS**

Ms. McMahon outlined agendas for Planning Commission meetings in April and May. Upcoming issues will include a public hearing on Canyon Ridge Master Plan (cottage development) and meetings on neighborhood revitalization (work session and a public hearing joint with City Council, not on the same day).

Commissioner Hilton said Juniper Golf Course was holding a voting party at 7:30 p.m., Friday, March 9, after its monthly dinner.

- Next PC meeting: Monday, March 19, 2018, 6:30 p.m.

