



CITY OF REDMOND
Community Development Department

411 SW 9th Street
Redmond, OR 97756-2213

Phone **541-923-7724**
Fax 541-548-0706

www.ci.redmond.or.us

REDMOND URBAN AREA PLANNING COMMISSION
MINUTES

June 11, 2018

Redmond City Hall, 411 SW 9th Street – Council Chambers, Redmond, Oregon

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

Youth Ex Officio: Brandon Roberts

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

Visitors: Anais Mathez, *3J Consulting*; 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, June 11, 2018, with a quorum of commissioners (4 of 7) present. Commissioner Wobbe arrived at 6:33 p.m. Vice-Chair Clark-Endicott at 6:55 p.m. after approval of the minutes.

II. CITIZEN COMMENTS

None.

III. APPROVAL OF MINUTES

A. April 16, 2018

B. May 7, 2018

C. May 21, 2018

Motion 1 (5/0/0): Commissioner Centers moved to approve the April 16, May 7, and May 21, 2018, minutes as presented. Commissioner Hilton seconded the motion which passed unanimously.

IV. PUBLIC HEARINGS

A. Neighborhood Revitalization Plan

Staff report: Ms. McMahon reviewed (PowerPoint) the project background and purpose. The study boundary encompassed five areas within the urban growth boundary west of US Highway 97 that were developed before 2010. Project goals were to (1) identify the missing elements that create vibrant, healthy places and have the potential to improve human health and (2) develop an implementable comprehensive neighborhood revitalization plan that identifies needed features, new policies, and proposed regulations. This plan is intended to set the tone and provide an overview of what staff would like to explore further in the comprehensive plan process.

Ms. Mathez summarized (PowerPoint) the plan process, community outreach, refined list of neighborhood improvement projects, project categories, proposed code and policy changes, concept-level cost estimate, and a potential funding strategy to address the \$4,690,300 financing gap.

Public testimony: None.

Commissioner deliberation covered project priorities, which dwellings could be converted to multi-family use, and square footage requirements.

Ms. McMahan assured commissioners no changes were made to the draft document since last month's joint City Council/Planning Commission work session (May 15, 2018).

Motion 2 (6/0/0): Commissioner Zika moved to recommend approval to City Council of the draft Redmond Neighborhood Revitalization Plan. Commissioner Hilton seconded the motion which passed unanimously.

B. Phase 2 Code Update

Staff report: Ms. McMahan said this was a continued public hearing for the Phase 2 Development Code Update, primarily focused on reducing barriers to affordable housing and other code tune-up items. She noted the City had received some information from interested parties and a citizen in the audience about the need for additional pre-application meetings for larger projects. She will have the necessary language ready for the City Council public hearing on the Phase 2 Code Update.

Ms. McMahan continued reviewing proposed code changes for Accessory Dwelling Units (ADUs). Highlights included opportunities for more density in underused areas, minimum density standard, street standards, and parking flexibility in multi-family developments. She said the City required more flexibility to allow building of the 1,000 affordable housing units needed over the next 5 years.

Public testimony: Mike Reinemer expressed concern about creating more burdens for homeowners who want to build one house on a large property in Urban Area Reserve lands.

Commissioner deliberation covered ADU requirements (setbacks, minimum size, parking), compatibility of commercial development in a park with the park's purpose, shadow plat requirements and definitions, clear-vision requirements, adding "Bike Lane No Parking" signs to improve enforcement, and making multi-family developments more family-friendly by providing areas for kids and pets.

Motion 3 (6/0/0): Commissioner Wobbe moved to recommend City Council approve the proposed Phase 2 code update and direct staff to add new language for mandatory pre-application meetings for development of property larger than one-half acre. Commissioner Hilton seconded the motion which passed unanimously.

V. STAFF COMMENTS

None.

VI. COMMISSIONER COMMENTS

Commissioner Wobbe said she would miss the July 2 meeting. Chair Cook said he would miss the July 16 meeting. Following discussion about quorums for upcoming meetings, commissioners

agreed to cancel the June 18 and July 2 meetings. Ms. McMahon said she would inform commissioners if they needed to meet on July 2.

Commissioners Cook (23rd Street) and Wobbe (27th Street) reported bike lanes being blocked by trash cans on pickup days. Ms. McMahon said she would research this issue.

Mr. Roberts reported trash cans were often left in the bike lane along 19th Street for several days and asked if the cans could be put on the sidewalk instead. Commissioner Hilton said putting trash cans on sidewalks would obstruct the ADA (Americans with Disabilities Act)-accessible path.

Commissioner Zika said residents on 35th Street were concerned about parking in the bike lane when they pick up mail from their boxes. Commissioner Hilton said doing that was illegal.

Commissioner Zika reported a lack of dust mitigation from construction of new apartments on the west side of 35th just south of Highland Avenue. Ms. McMahon said she would forward this concern to City Engineer Mike Caccavano.

Next PC meeting: Monday, July 16, 2018, 6:30 p.m.

VIII. ADJOURN

With no further business, Chair Cook adjourned the meeting at 8:08 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 17th day of September, 2018.

ATTEST:

/s/ James Cook
James Cook
Chair

/s/ Deborah McMahon
Deborah McMahon
Planning Manager