



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
MINUTES

October 15, 2018

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

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

Youth Ex Officio: Brandon Roberts

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

Visitors: None

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 6:31 p.m., Monday, October 15, 2018, with a quorum of commissioners present (5 of 7).

II. CITIZEN COMMENTS

A. Day Care Restrictions

Commissioner Zika reported three day care facilities and NeighborImpact were excited by the Planning Commission’s intent to review City zoning requirements for day care facilities. Based on his research, barriers to expanding day care facilities included state requirements, cost, and lack of training on how to implement new regulations.

Ms. McMahon said she would schedule a public hearing before the Planning Commission on proposed zoning code changes. Public testimony can be provided orally and/or in writing. Redmond Economic Development, Inc., has also expressed concern about the impact of inadequate day care facilities.

Commissioner concerns included ability to and impact of waiving the application fee and what triggers more intensive day care rules.

III. APPROVAL OF MINUTES

A. September 17, 2018

Motion 1 (5/0/0): Commissioner Zika moved to approve the September 17, 2018, minutes as presented. Commissioner Clark-Endicott seconded the motion which passed unanimously.

IV. STAFF COMMENTS

A. Planned Unit Developments – Oral Report and Draft Concepts

Ms. McMahon presented (PowerPoint) draft language and design concepts to improve the quality of PUDs (Planned Unit Developments) in Redmond. The PUD approach is expected to yield results superior to those obtained through ordinary lot-by-lot development, not merely circumvent conventional land use regulations. Based on the City’s experience, small lots with garage-dominant driveways in front and little separation between homes leave inadequate room for open space. She outlined next steps in the review process which included a Planning Commission public hearing.

Commissioner discussion covered the cost of land transfers between Deschutes County and the City, target demographics, homeowner associations, PUD density controls, rationale for allowing a 20% density bonus only in PUDs, which zones are appropriate for PUDs, risk to the City of discretionary design standards, developer incentives to do PUDs, minimum PUD size, minimum lot size in a PUD, who determines siting of 80% AMI (Area Median Income) lots, difference between AMI and Redmond Median Income, holding a work session separate from the public hearing, and informing COBA (Central Oregon Builders Association) and others about the work session as well as the public hearing.

B. Murals: Ms. McMahon said RCAPP (Redmond Committee for Art in Public Places) has indicated interest in painting murals on buildings which the City sign code does not allow.

Next PC meeting: Monday, November 5, 2018, 6:30 p.m.

V. COMMISSIONER COMMENTS

Commissioner Wobbe expressed concern about the impact of upcoming roster changes on the Planning Commission’s ability to move projects forward. Ms. McMahon asked commissioners to help recruit applicants and said she would talk with Leadership Redmond this week.

VIII. ADJOURN

With no further business, Chair Cook adjourned the meeting at 7:36 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 3 day of December , 2018.

ATTEST:

 /s/ James Cook
James Cook
Chair

 /s/ Deborah McMahon
Deborah McMahon
Planning Manager