



**CITY OF REDMOND**  
Community Development Department

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## **REDMOND URBAN AREA PLANNING COMMISSION**

### **Minutes**

Tuesday, January 17, 2012

City Hall Conference Room A, 716 SW Evergreen Avenue, Redmond, Oregon

**Commissioners Present:** Chair Eric Porter, Vice Chair Will Van Vactor, Tory Allman, Bob Bleile, Stan Clark, Anne Graham (*absent:* Katie McDonald)

**City Staff:** Heather Richards, *Community Development Director*; James Lewis, *Long-Range Planner*; Cameron Prow, *TYPE-Write II*

**Visitors:** Margie Dawson, *City Councilor*; Frank Graham; Trish Pinkerton, *Redmond Spokesman*; Jody Porter

*(scribe CP's note: The minutes were created from an audio record and notes taken at the meeting. The three digits after the motion title shows the number of members voting in favor/against/abstaining.)*

#### **I. CALL TO ORDER**

Chair Porter opened the meeting at 6:33 p.m. with a quorum present.

#### **II. CITIZEN COMMENTS (None)**

#### **III. FIRST MEETING OF THE YEAR BUSINESS**

##### A. Introduction/Swearing In of New Commissioners

Councilor Dawson administered the oath of office to new Commissioner Graham.

##### B. Election of Chair and Vice Chair for 2012

**Motion 1** (9/0/0): Mr. Bleile moved to nominate Mr. Porter to serve as Chair for 2012. Mr. Porter agreed to serve. Mr. Clark seconded the motion which passed unanimously.

**Motion 2** (9/0/0): Mr. Bleile moved to nominate Mr. Van Vactor to serve as Vice Chair for 2012. Mr. Van Vactor agreed to serve. Mr. Clark seconded the motion which passed unanimously.

#### **V. CITY COUNCIL LIAISON COMMENTS**

Councilor Dawson reported that Chris Doty has left; City Engineer Mike Caccavano is serving as interim Public Works Director. New Airport Manager Kim Dickey started today and former Airport Manager Carrie Novick will be working another week or two to facilitate the transition.

#### **IV. WORK SESSION**

##### A. Proposed Development Code Amendments, Section 8.3035(4)(E) – Site and Design Review Standards for Multi-Family Dwellings, Complexes

Mr. Lewis presented the staff report (January 17, 2012, memo) and draft code language based on Commissioner feedback at their last meeting. Staff research indicated that the City can be a

party to homeowner CC&Rs but that enforcing development code standards would be a sounder policy. Staff recommended retaining a variety of housing types and tightening standards.

Discussion covered *site use efficiency, second-floor setbacks, building separation, effective open space, long-term maintenance, effect of code changes on master-planned developments, why private streets are allowed within city limits, re-evaluating density citywide, and interim solutions.*

Ms. Graham promised to forward wordsmithing changes on draft code amendments for multi-family developments to staff.

Commissioners agreed **by consensus** to continue discussion at their next meeting. Commissioners asked staff to research private road standards, the effect of all roads inside city limits being built to public standards, and how the City can assure homeowner associations are set up properly.

#### B. Discussion of 2012 Work Plan

Mr. Lewis presented the staff report (January 17, 2012, memo). Many of the projects listed for consideration have been carried forward from previous PC work plans. These included development code amendments (multi-family housing/complex design standards, sign code, subdivision code, sustainability codification, public health), area plan initiatives, comprehensive plan clean-up, and review/recommendations on current planning efforts.

Commissioners agreed **by consensus** to continue their discussion at the next meeting. Prior to the next meeting, Commissioner Bleile will meet with staff, Chair Porter, and Vice Chair Van Vactor to see if his issues (private streets, effectiveness of homeowner associations, R-4 densities, and water meters) can be accommodated in the 2012 work plan.

Mr. Lewis said that he will be scheduling this issue for a public hearing on March 6, 2012, to comply with the 35-day legal notice requirement of the Oregon Department of Land Conservation and Development.

## **VI. APPROVAL OF MINUTES**

**Motion 3** (3/0/3): Commissioner Allman moved to approve the October 4, 2011, minutes as written. Commissioner Bleile seconded the motion which passed with Commissioners Allman, Porter, and Van Vactor voting in favor and Commissioners Bleile, Clark, and Graham abstaining.

**Motion 4** (2/0/4): Commissioner Allman moved to approve the October 18, 2011, minutes as written. Commissioner Van Vactor seconded the motion which passed with Commissioners Allman and Van Vactor voting in favor and Commissioners Bleile, Clark, Graham, and Porter abstaining.

**Motion 5** (4/0/2): Commissioner Allman moved to approve the December 20, 2011, minutes as written. Commissioner Bleile seconded the motion which passed with Commissioners Allman, Bleile, Porter, and Van Vactor voting in favor and Commissioners Clark and Graham abstaining.

## **VII. STAFF COMMENTS**

Ms. Richards said that Senate Bill 186 proposes designating a 456-acre, OSPR-zoned parcel as a site of statewide economic development significance, thus exempting it from the statewide Transportation Planning Rule. A hearing will be held on January 18, 2012, before the Oregon Senate Transportation, Business, and Economic Development Committee. 1000 Friends of Oregon has filed an appeal before the Land Use Board of Appeals on an REOA (Redmond Economic Opportunities Analysis) parcel south of the fairgrounds. 1000 Friends met with

Deschutes County Commissioners last week to explore the possibility of an out-of-court settlement. Staff changes: Kim Dickey, the new airport manager, started today. Current Airport Manager Carrie Novick will work through the end of January 2012 to facilitate the transition. The City has hired Heather Cassaro, formerly with the Redmond Chamber of Commerce, to handle communications and marketing. City Engineer Mike Caccavano has been appointed as the interim Public Works Director and applications are being accepted.

**VIII. COMMISSIONER COMMENTS**

Commissioner Graham said that she was happy to be here and able to contribute.

Chair Porter welcomed Ms. Graham.

Commissioners asked staff to e-mail the “all-comments” and “final” drafts of Redmond Development Commission’s strategic plan.

**IX. ADJOURN**

With no further business, Chair Porter adjourned the meeting at 8:46 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 21st day of February, 2012.

ATTEST:

/s/ Eric Porter  
Eric Porter, Chair