



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION

Minutes

Tuesday, February 7, 2012

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

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

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

Visitors: None

(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 6:30 p.m. with all members present.

Chair Porter requested a moment of silence for the two children who were killed on February 6.

II. CITIZEN COMMENTS (None)

III. WORK SESSION

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

Mr. Lewis presented the February 7, 2012, staff report including Commissioner changes from the last meeting. He summarized staff and developer concerns. Recent proposals for multi-family developments indicate that building separation, upper floor setbacks, and floor size requirements do not allow efficient use of land. The overall mass and scale of individual buildings may be reduced, but the resulting development is not always architecturally interesting or attractive and many projects are not economically feasible. Variances granted to help projects move forward are contributing to an unpredictable development pattern for the City, residents, and property owners. Staff need to have clear, objective standards that are easy to administer.

Commissioner concerns included *fence height along streets; breaking up building masses; alleys; developer feedback; minimum lot size, space requirements for extra bedrooms; interrelationship of lot size, parking, recreational amenities, and open space; penalty for double-frontage lots; and impact of offsets on functional open space.*

Commissioners agreed **by consensus** to add intent statements where appropriate, rewrite Table A/Minimum Standards to specify open-space requirements and delete minimum sizes for additional units, and change Building Orientation and Building Form per discussion.

For the next meeting, Commissioners asked Mr. Lewis to provide visual examples of two-foot horizontal extensions and photos of Glacier Apartments and other apartment complexes in town. Ms. Richards said she would review Hillsboro's building code for multi-family complexes.

Commissioner Graham said she would bring photos of attractive Hillsboro complexes.

B. Discussion of 2012 Work Plan

Chair Porter reported that he, Vice Chair Van Vactor, and Commissioner Bleile had a productive meeting with Ms. Richards and Mr. Lewis regarding projects and priorities for 2012.

Ms. Richards presented her staff report (February 7, 2012, memo) which summarized Development Code Amendments, Long-Range Plan Initiatives, and Current Planning Efforts underway or proposed for 2012. She provided a status report on the Redmond Development Plan (RDP), Bicycle Refinement Plan, Professional Business and Medical District Master Plan, City Center Housing Density Study, City Center Circulation Study, and South US 97 Highway Corridor Plan and outlined the Planning Commission's role in reviewing these plans.

Discussion covered *timing of Planning Commission review, amount of time required for each project, and how to resolve conflicts between the RDP and Redmond's comprehensive plan.*

Commissioners **by consensus** agreed with the list of projects and priorities presented in the staff report for 2012 and requested that staff prepare a calendar of Planning Commission projects for March through June 2012.

IV. CITY COUNCIL LIAISON COMMENTS (None)

V. STAFF COMMENTS (None)

VI. COMMISSIONER COMMENTS

Commissioner Clark declared his intent to retire this year.

Commissioner McDonald asked about the type of disc golf baskets to be installed in the canyon.

Chair Porter agreed to meet with staff to prepare for Planning Commission's annual update to the Mayor and City Council. Following discussion, Commissioners agreed **by consensus** that the topics presented should include 2011 achievements and the work plan for 2012.

Commissioner Allman said that, as chair of the Downtown Urban Renewal Advisory Committee, he would attend the Council meeting when staff present DURAC's achievements for 2011.

VIII. ADJOURN

With no further business, Chair Porter adjourned the meeting at 8:41 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 17th day of April, 2012.

ATTEST:

/s/ Eric Porter
Eric Porter, Chair