



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION

Minutes

Tuesday, February 21, 2012

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

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

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

Visitors: Ron Shearer, *High Country Disposal*

(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 Commissioners voting in favor/against/abstaining.)

I. CALL TO ORDER

Chair Porter opened the meeting at 6:32 p.m. with a quorum present.

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/Complexes

Chair Porter said he asked Mr. Shearer to review the proposed changes to this code because his company provides garbage and recycling services to multi-family complexes.

Mr. Shearer presented a handout on recommended garbage service levels, truck clearance requirements, and front-load container sizes. He also discussed construction specifications, types of trash receptacles to avoid, and how lack of oversight impacts the type of materials which are discarded. The Hayden Square-type of trash receptacles made it difficult to determine ownership. The individual receptacles were eventually converted to a commercial-style enclosure which has alleviated the aesthetic and billing problems of the prior system. At Commissioners' request, Mr. Shearer agreed to provide graphics to Mr. Lewis.

Mr. Lewis presented the staff report (February 21, 2012, memo) including draft code amendments, comparisons between existing and proposed code standards, and photos of complexes to illustrate what the proposed code would/would not allow. A public hearing is tentatively scheduled for March 20 meeting.

Commissioner discussion covered *minimum volume needed for trash and recycling materials based on the number of dwelling units, consistency in formatting tables in the code, Table Key F, adding "architectural theme" to the Definition section, eliminating solar setbacks between*

buildings in multi-family complexes, achieving higher density, and adding more street trees to improve community aesthetics.

Commissioners agreed **by consensus** to the following:

- * **Building Orientation:** Change Paragraph 1, Sentence 2, under Section E to read – “The intent is: to promote compatible development; to foster the attractiveness and functional utility of multi-family development; to protect public and private investments in the area; and to raise the level of community expectations for the quality of its environment.” Also, exempt solar setback requirements between multi-family structures but not where multi-family developments adjoin single-family structures.
- * **Building Form:** Change Paragraph 1, Line 6, to read – “surfaces, each floor of the building shall include at least three of the” and delete the paragraph following Items a, b, c, and d.
- * **Detailed Architectural Features:** Change Line 6 to read – “a minimum of every 30 lineal feet of horizontal wall.” Change Item 5.c to read – “Additional entries.” Add requirements for “dramatic change of paint schemes” and “change in siding materials.”
- * **Exterior Finish:** Change Line 5 to read – “permitted. Textured cinder blocks are permitted on side and rear.”
- * **Building Mass and Scale:** Delete.
- * **Trash Receptacles:** Add reference to minimum standards (trash volume per dwelling unit) that must be met unless the trash pickup service provides written documentation supporting different standards.
- * **Mechanical Equipment:** Change Line 3 to read – “the ground or on the roof of buildings, must be entirely screened at ground level from.” Change Sentence 3 to read – “Screening shall be compliant with all applicable codes.”

IV. CITY COUNCIL LIAISON COMMENTS (None)

V. APPROVAL OF MINUTES

Motion 1 (4/0/1): Commissioner Graham moved to approve the January 17, 2012, minutes as written. Commissioner Allman seconded the motion which passed with Commissioners Allman, Graham, McDonald, Porter, and Van Vactor voting in favor and Commissioner Clark abstaining.

VI. STAFF COMMENTS (None)

VII. COMMISSIONER COMMENTS

Based on discussion during the work session, Commissioners recommended adding review of solar setbacks to their work plan.

VIII. ADJOURN

With no further business, Chair Porter adjourned the meeting at 8:50 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