



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
Minutes

Tuesday, March 6, 2012

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

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

City Staff: James Lewis, *Long-Range Planner*, Cameron Prow, *TYPE-Write II*

Visitors: Trish Pinkerton, *Redmond Spokesman*

*(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 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

Mr. Lewis presented his March 6, 2012, staff report and the latest draft, which included all changes suggested by Commissioners to date.

During discussion, Commissioners agreed **by consensus** to the following changes:

- * **8.0370(3) – Exemptions and 8.3035 – Table A/Minimum Standards:** Revise Paragraph 3.E to read – “Multi-family dwellings and multi-family complexes are exempt from the solar setback requirements of this Section except when the property abutting the north property line is developed with a single-family dwelling.”
- * **8.3035 – Common Open Space:** Replace with new language on handout, then revise **Paragraph 1:** Reword Sentence 1 to read – “Common open space(s) shall be incorporated into the site plan of multi-family complexes as a primary design feature. Delete Sentence 2. **Paragraph 2:** Delete Item g/Trails.
- * **8.3035 – Special Yards:** Add a diagram to Item 12.a to illustrate double-row dwelling groups.
- * **8.3035 – Special Fencing/Landscaping:** Revise last line to read – “vicinity, and to provide security and privacy for occupants of the subject complex.”
- * **8.3035 –Storage:** Delete Sentence 1. Revise Sentence 3 to read: “Each dwelling unit shall have one assigned storage area, a minimum of 24 square feet, volumetrically sufficient to store a bicycle, and shall be securable.” Revise Sentence 5 to read: “Storage areas may also

be within outdoor structures such as within a separate storage building located on premises.”
Revise Sentence 6 to read: “The City may exempt or reduce the storage space requirement for ‘specialty housing’ such as senior housing or for housing for long-term infirm care.”

- * 8.3035 – Off-Street Parking: Revise Sentence 1 to read – “Off-street parking and access policy including the number of spaces required shall be governed by Sections 8.0500 through 8.0515 of the City of Redmond Code.” Revise Sentence 2 to read – “Multi-family dwellings and complexes shall comply with the City’s access policies in off-street parking areas regarding vehicle access and provide adequate pedestrian ways to safely navigate the parking areas and to connect to the public sidewalks.” Revise Sentence 3 to read – “Adequate internal vehicle access shall be designed to minimize or eliminate vehicle/vehicle or vehicle/pedestrian conflicts in off-street parking areas.” Revise Sentence 4 to read – “Off-street parking areas shall not be placed between the primary building elevations and adjacent public streets.” Revise Sentence 5 to read – “Parallel parking shall not be permitted on any common or shared driveways or private drives less than 28 feet in width for parking on one side and 36 feet in width for parking on both sides.” Add Sentence – “Off-street parking areas proposed between streets and buildings must be reviewed by the Planning Commission in a public hearing.” Prohibit tandem parking in common parking areas.

- * 8.3035 – Bicycle Parking: Delete.

At Commissioners’ request, Mr. Lewis agreed to e-mail the site plan application requirements list.

IV. CITY COUNCIL LIAISON COMMENTS (None)

V. STAFF COMMENTS

Mr. Lewis confirmed that the Planning Commission’s public hearing on the proposed Development Code amendments to Section 8.3035(4)(E) will be held on March 20, 2012. The next issue before the Planning Commission will be updating the Redmond Subdivision Code, starting the end of April 2012.

Commissioner Clark announced that he intended to retire from the Planning Commission effective on July 31, 2012.

VI. COMMISSIONER COMMENTS

Chair Porter said that he and Commissioner Allman attended the City Council work session on March 6. Chair Porter commended Ms. Richards for her presentation and Community Development staff generally for their support and clear, concise communication of Council’s direction and priorities.

VII. ADJOURN

With no further business, Chair Porter adjourned the meeting at 8:01 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