



**CITY OF REDMOND**  
Community Development Department

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**REDMOND URBAN AREA PLANNING COMMISSION**  
**Minutes**

Tuesday, July 3, 2012

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

**Commissioners Present:** Chair Eric Porter, Vice Chair Anne Graham, Bob Bleile, Stan Clark  
(absent: *Katie McDonald*; 2 positions vacant)

**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 Commissioners 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. Land Division (Subdivision/Partition) Standards

Mr. Lewis presented the staff report and summarized the work done to date by Commissioners at their two previous work sessions on this issue (June 5 and 19). Comments from the Engineering and Fire Departments are expected soon. A revised draft containing all Commissioner-recommended changes will be provided prior to a public hearing.

Commissioners reviewed Sections 8.2400-2410 of the draft Land Division code and **by consensus** asked staff to make the following changes:

- \* 2400: **1** to read – “Any land division or development and the improvements required therefor, whether by subdivision, PUD, partitioning, creation of a street or other right-of-way, zoning approval or other land development requiring approval pursuant to the provisions of this chapter, shall be in compliance with the design and improvement standards and requirements set forth in this section.”
- \* 2405: **1.C** – Line 1: Replace “building sites” with “lots.” **3** – Sentence 1 to read: “Each newly created lot and parcel shall abut upon a street other than an alley for at least 50 feet, except for lots fronting on the bulb of a cul-de-sac, then the minimum frontage shall be 30 feet.” **9, Line 2** – Delete “likely or.” **10** – Reference solar standards elsewhere. **12.A** – Replace “poles” with “lots.” **12.B** – Replace “(e)” with “8.” **12.G** – Split into two sections. **12.I** – Delete.
- \* 2410: **1.A** – Replace “streets” with “rights-of-way.” **1.B** – Delete. **1.C** – Replace Sentence 1 with: “To the maximum extent possible, all proposed alleys, sidewalks, bike lanes, and pedestrian pathways shall connect to other alleys, sidewalks, bike lanes, and pedestrian pathways within and outside the development.” **1.D** – Move to immediately above 1.C.

**1.F and 1.G** – Delete. **2** – Delete if redundant. **3** – Add “Community Development Director” to the “Hearings Body” reference. **5 and 6** – Delete. **7** – Delete “marginal access streets, reverse frontage lots with suitable depth, screen planting contained in a non-access reservation along the rear or side property line, or.” **8** – Change “contains” in Line 2 to “abuts.” Change “railroad, freeway and parkway” in Line 5 to “railroad, freeway, or parkway.” This section should not apply to nonresidential zones. **9** – Move last sentence to 10. **10** – Replace with “Lot Layout. Local residential lots should be oriented on a north/south axis to the greatest possible extent to insure solar access for lots within the subdivision or partition.” **12** – Add “Community Development Director” to the “Hearings Body” reference. **14** – Change “Standards and Specifications” to “the adopted City of Redmond Standards and Specifications.” **16** – Clarify narrow street standards. Allow flag lots on narrow streets. Require a public hearing before allowing narrow streets in annexations.

\* **Definitions:** Match with state statutes. **Flag Lot:** Replace existing definition with – “A flag lot occurs when the pole of a lot is less than half of the average lot width.” **Staggered** from 8.2415(15): Define.

Additional concerns included *alley design* (width), *maintenance of pedestrian accessways*, *street width standards* (emergency vehicle access vs. livability), *alley setback standards* (garages), *access corridors*, *street frontage*, *double frontage lots along arterials*, *new septic systems inside the urban growth boundary*, *solar access standards*, *public access easements*, *sidewalk standards*, *Traffic Impact Analysis triggers*, *street name policy* (one name for entire street).

Mr. Lewis said he would encourage Engineering and Emergency Services to provide their comments on the draft code text as soon as possible.

#### IV. APPROVAL OF MINUTES

**Motion 1** (3/0/1): Commissioner Bleile moved to approve the June 5, 2012, minutes as written. Commissioner Graham seconded the motion which passed with Commissioners Bleile, Graham, and Porter voting in favor and Commissioner Clark abstaining.

#### V. COUNCIL LIAISON COMMENTS (None)

#### VI. STAFF COMMENTS (None)

#### VII. COMMISSIONER COMMENTS

Commissioner Clark said that he would attend the July 17 meeting but would be absent from the August 5 meeting.

**Motion 2** (3/0/1): Commissioner Bleile moved to nominate Commissioner Graham to serve as Interim Vice Chair. Commissioner Clark seconded the motion. Commissioner Graham agreed to serve. The motion passed unanimously.

Chair Porter said he would be absent from the July 17 meeting. He requested that a Council Liaison attend to administer the oath of office to the new commissioner that will be starting on July 17. Two others have applied to the Planning Commission but have not yet been appointed.

Vice Chair Graham requested that Commissioners come prepared to finish review of the Land Division Ordinance.

#### VIII. ADJOURN

The next meeting is scheduled for Tuesday, July 17, 2012.

With no further business, Chair Porter adjourned the meeting at 8:32 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 7th  
day of August, 2012.

ATTEST:

/s/ Anne Graham  
Anne Graham Vice Chair for Eric Porter, Chair