



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION

Minutes

Tuesday, August 21, 2012

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

Commissioners Present: Chair Eric Porter, Vice Chair Anne Graham, Bob Bleile, Stan Clark, Bea Leach, Katie McDonald (arrived 7:07 p.m.); 1 position vacant

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 Commissioners voting in favor/against/abstaining.)

I. CALL TO ORDER

Chair Porter opened the meeting at 6:33 p.m. with a quorum present. Commissioner McDonald arrived at 7:07 p.m.

II. CITIZEN COMMENTS (None)

III. DISCUSSION

Land Division (Subdivision/Partition) Standards, File TA 12-2 (cont. from August 7, 2012)

Ms. Richards reported that the City has received requests from developers to allow narrower street standards as an option in Redmond. Every other Central Oregon community provides that option as do most of the comparable cities. City department heads (Police, Public Works/Engineering, and Fire Department) are also still exploring the pros and cons of dedicating alleys as public rights-of-way including fiscal impacts of maintenance and parking enforcement. The opinions expressed by the Police Chief, Fire Marshal, and City Engineer at the August 7 hearing were individual and did not constitute a final team recommendation. If the Planning Commission wants to consider skinny (32-foot-wide) streets, the department head team wants the opportunity to continue working toward a unified team recommendation.

Mr. Lewis said that the Oregon Department of Land Conservation and Development has directed cities to look at narrower street widths for livability, reduction in surface water runoff, and other reasons. Redmond Police and Fire Departments want certainty on what is best for the City without compromising public safety. Table 1, already in the Redmond Transportation System Plan, allows 32-foot-wide and 28-foot-wide streets for lands inside the urban growth boundary (UGB) only as part of an annexation agreement or in a planned unit development (PUD). If the Planning Commission were to recommend adoption of Table 1 without the narrow street provision, then lands inside the current UGB or brought in at a future time (except PUDs) would be subject to the 36-foot-wide standard.

Commissioners' extensive discussion covered *public vs. private alleys, vehicular access via public alleys, address requirements, fiscal impacts of public alleys, reactive parking enforcement* (by complaint), *meaning of Motion 1 made on August 7, 2012, to restore use of Table 1, enforcing private alley maintenance, and rationale for and impact of allowing narrower streets.*

By consensus, Commissioners directed staff to provide a clean copy of the draft code language after making the following changes to Attachment A (Draft 4 – clean/amended with 8-7-12 changes only):

- * 8.2020: Add definition for “Vehicular Access.”
- * 8.2240(2): Restore, changing “Easement” to “Private Alley.”
- * 8.2240(4) to read: “Each lot within the City limits is to be connected to the City water and sewer system when reasonably available.”
- * 8.2415(2): Restore, changing “Easement” to “Private Alley.”
- * 8.2415(4) to read: “Each lot within the City limits is to be connected to the City water and sewer system when reasonably available.”
- * 8.2705(3), (5), and (6): Restore.
- * 8.2710(3): Return to the original Table 1 including standards for “Private Alleys.”
- * 8.2820(5) to read: “Unless adequate demonstration of site necessity, intersection safety and functionality is provided, new lots and/or parcels will be limited to a single vehicular access as determined by Public Works through the land use process.”
- * 8.2820(9): Delete.

Commissioners requested that department heads present a consensus opinion about skinny streets at the next Planning Commission meeting.

Chair Porter directed that Planning Commission discussion on the Land Division Standards, File TA 12-2, be continued to September 4, 2012.

IV. CITY COUNCIL LIAISON COMMENTS (None)

V. STAFF COMMENTS

Mr. Lewis thanked Commissioner Clark for his assistance in clarifying code language.

Ms. Richards passed on City Council thanks for Commissioner Clark's service and dedication to the City in his role as a Planning Commissioner. A proclamation will be issued in the near future and he will be invited to that ceremony.

VI. COMMISSIONER COMMENTS

Commissioner Leach gave photos of landscaping abuse along the US Highway 97 corridor through Redmond to Ms. Richards.

Commissioner Clark said that it had been a pleasure to work with everyone.

Vice Chair Graham thanked Commissioner Clark for his detailed analysis of code language. She requested that Commissioners be notified of any public event associated with outgoing City Manager David Brandt. Ms. Richards said that she would e-mail notice to Commissioners.

Chair Porter thanked Commissioner Clark for his years of service to the Planning Commission.

VII. ADJOURN

The next meeting is scheduled for Tuesday, September 4, 2012.

With no further business, Chair Porter adjourned the meeting at 7:51 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 16th
day of October, 2012.

ATTEST:

 /s/ Eric Porter
Eric Porter, Chair