



**CITY OF REDMOND**  
Community Development Department

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

Tuesday, October 16, 2012

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

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

**City Staff:** Heather Richards, *Community Development Director*; 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. Street Design Standards – Parking Restrictions**

Mr. Lewis reported that City Council reviewed the street design standards at their October 9 work session on the subdivision code. Councilors requested that the Planning Commission resolve the potential for emergency service access being compromised by visitor parking in “No Parking” zones in neighborhoods with multiple 24-foot-wide streets. As directed by Council, Mr. Lewis has consulted with developers and is awaiting their feedback. He discussed options for resolving this issue and the rationale for more street variety.

Ms. Richards said that Redmond needs narrower street standards in order to be competitive with Bend and La Pine which allow 24-foot-wide streets.

Commissioners discussed alternate street design elements such as *alley access, on-site parking, turning radius, vehicular access, double-car garages, and driveways.*

**Motion 1** (4/0/0): Commissioner Graham moved that the Planning Commission accept Option A (all streets less than 28 feet wide shall be no longer than 300 feet in length, with no lot having a front yard on a 24-foot-wide street) or Option B (all streets less than 28 feet wide shall include at least one (1) parking bay per lot, located along each lot frontage, for the entire length of such street) with the proviso that 24-foot-wide streets shall not intersect. Commissioner Leach seconded the motion which passed unanimously.

B. Residential Design Standards – Architectural Design Standards for Single-Family Residence

Mr. Lewis reviewed the proposed text for Sections 8.0140 and 8.0141 (Draft 1, 10-16-2012), noting that more objective draft standards were easier for staff to administer. He will be getting feedback on this draft from the Government Affairs Coordinators for both Central Oregon Builders Association and Central Oregon Realtors Association.

During discussion, Commissioners proposed changes to the sections on *Screening of Mechanical Equipment and Trash Storage Areas* and on *Driveways and Garages*.

Mr. Lewis said that he would present a revised draft at the next Planning Commission meeting.

**IV. CITY COUNCIL LIAISON COMMENTS (None)**

**V. APPROVAL OF MINUTES**

**Motion 2** (4/0/0): Commissioner Graham moved to approve the August 21, 2012, minutes as written. Commissioner Leach seconded the motion which passed unanimously.

**Motion 3** (4/0/0): Commissioner Leach moved to approve the September 18, 2012, minutes, subject to correcting Paragraph 1 under Section VII, COMMISSIONER COMMENTS, to read: “Chair Porter noted that Commissioner McDonald’s second child is due soon. He said he was glad to be back on solid ground after his vacation cruise. Smoke from the Pole Creek fire is horrible in Sisters, causing headaches and breathing difficulties for many people.” and adding Paragraph 2 to read: “Commissioner Bleile agreed to continue serving until the Planning Commission finishes reviewing the Residential Design Standards.” Commissioner Graham seconded the motion which passed unanimously.

**Motion 4** (4/0/0): Commissioner Leach moved to amend Motion 3 to correct Sentence 7, Paragraph 1, under Section VI, STAFF COMMENTS, to read: “One application for the Planning Commission has been received, but cannot be acted on until Commissioner Bleile retires from the Commission, since only two realtors are allowed to serve at a time.” Commissioner Graham seconded the motion which passed unanimously.

**VI. STAFF COMMENTS**

Mr. Lewis said that Council has scheduled a public hearing on the subdivision code for October 23, 2012. He has revised the Planning Commission-recommended draft in response to feedback from the City Attorney and will send a copy to Commissioners.

Mr. Lewis reported that the City has hired Perry Brooks as a Parks Planner. This position is funded 60% by Redmond Area Park and Recreation District (RAPRD) and 40% by the City. One of Mr. Brooks’ first projects for the City will be to update the Dry Canyon Master Plan from 1984. Mr. Brooks will be working with a stakeholders advisory committee, composed of representatives from the Planning Commission, Parks Commission, Redmond School District, RAPRD, and Redmond Development Commission.

**VII. COMMISSIONER COMMENTS**

Chair Porter congratulated Commissioner McDonald on the birth of her second child.

Commissioner Leach asked if there was a residency requirement for the Redmond City Manager. She also questioned why nonresident owners of businesses being operated within the city limits were not eligible to serve on the Planning Commission.

Vice Chair Graham volunteered to represent the Planning Commission at the October 23 City Council hearing on the subdivision code. She requested an update on the City Manager replacement process and a status report on Planning Commissioner recruitment efforts.

Mr. Lewis said that he would ask Ms. Richards to e-mail a status report to Commissioners on the City Manager replacement process. One of the two applications for Planning Commission received by the City was for a realtor; the other application went directly to the Mayor.

**VIII. ADJOURN**

The next meeting is scheduled for Tuesday, November 6, 2012.

With no further business, Chair Porter adjourned the meeting at 8:26 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 6th day of November, 2012.

ATTEST:

/s/ Eric Porter  
Eric Porter, Chair