



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
Minutes

Tuesday, November 6, 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, Katie McDonald (2 positions vacant)

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

Visitors: Sharon Harris, *Interim City Manager*

(scribe CP's note: The minutes were created from 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. Dry Canyon Master Plan-Update

Ms. Richards said that City Council adopted the North Central Near-Term Utilization Plan in 2011. Mr. Brooks will facilitate update of the 1984 Dry Canyon Master Plan which will include as much public involvement as possible.

Mr. Brooks summarized the review process. Feedback will be sought from citizens and other stakeholders on long-term strategies for park programming and development in the Dry Canyon plus property ownership and an acquisition strategy. He requested a Planning Commissioner volunteer to serve on the Liaison Committee. Liaison Committee members will also include the Parks Commission, Redmond Development Commission, Redmond Area Park and Recreation District (RAPRD), Redmond School District, and Redmond Parks Foundation. The Liaison Committee is expected to meet at least two times in the next six to eight months, starting in January 2013.

Commissioner concerns included *Mr. Brooks' work program, funding park development, and RAPRD boundaries*. Vice Chair Graham and Commissioner Leach volunteered to serve on the Liaison Committee.

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

Mr. Lewis presented his staff report, summarizing the history of this issue and Commissioner discussion from the October 16, 2012, meeting. He is noting recommendations for text changes at each work session and will print a new draft when Commissioners finish their edits.

Ms. Richards reminded Commissioners that City Council has requested the Planning Commission consider how Redmond can avoid cookie-cutter subdivisions. Staff will continue to research how other communities address this issue.

Commissioner McDonald expressed concern over the need for these standards (overall) in the first place. She stated that the proposed code text was too prescriptive, did not respect property owner rights, and added costs that drive up home prices.

Chair Porter stated that these comments were a re-visitation of the basic policy question of whether or not to add such provisions, which was discussed and decided upon by the Commission at its previous meeting. Commissioners continued discussing the philosophy of such provisions, agreeing with some of the points raised by Commissioner McDonald.

Mr. Lewis stated that the draft code provisions were intended to ensure that basic architectural elements were constructed with each home, but not to be so prescriptive as to direct architectural style of the homes, that is, to allow architectural freedom to the homeowner as long as a minimum number of architectural elements was included.

Commissioner McDonald indicated that the intent of avoiding "cookie-cutter" homes in a neighborhood could be met without being so prescriptive if the provisions were limited to Section 8.0141(1) and (2)(A).

Commissioner Graham disagreed, saying that more specific provisions should be included and that the provisions were not overly restrictive as drafted.

Commissioners debated whether or not Commissioner McDonald's issues could be addressed through a section-by-section review of the draft code. After some deliberation on this issue, the Commission agreed to delay such a discussion, pending more information from staff as to the variety of ways in which other jurisdictions address these concerns.

C. Fence Standards

Postponed until tree standards are addressed.

D. Development Code Text Amendment – Link Noncompliance with Development Code to Redmond City Nuisance Code Chapter 5

Ms. Richards summarized the background of this issue and the code enforcement process. Voluntary compliance averages 92%. The purpose of this amendment is to give the City the ability to abate noncompliance with the Development Code more effectively and to bill a noncomplying property owner in order to recover City expenses.

By consensus, Commissioners recommended scheduling a public hearing on the proposed amendment.

IV. CITY COUNCIL LIAISON COMMENTS (None)

V. APPROVAL OF MINUTES

Motion 1 (4/0/1): Commissioner Graham moved to approve the October 16, 2012, minutes as written. Commissioner Leach seconded the motion which passed with Commissioners Bleile, Graham, Leach, and Porter voting in favor and Commissioner McDonald abstaining due to her absence from that meeting.

VI. STAFF COMMENTS

Ms. Richards reported that Mr. Lewis is the new Planning Manager. A new associate planner has been hired. Staff will be working to create a flowchart of all approved plans in order to capture historical data.

VII. COMMISSIONER COMMENTS

Commissioner Leach requested information on how to deal with squatters. Ms. Richards recommended that she report the matter to Code Enforcement.

VIII. ADJOURN

The next meeting is scheduled for Tuesday, November 20, 2012.

With no further business, Chair Porter adjourned the meeting at 7:55 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 4th day of December, 2012.

ATTEST:

/s/ Eric Porter
Eric Porter, Chair