



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION

Minutes

Tuesday, December 20, 2011

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

Commissioners Present: Chair Eric Porter, Vice Chair Will Van Vactor, Tory Allman, Bob Bleile, Stan Clark, Katie McDonald (1 position vacant)

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

Visitors: Margie Dawson, *City Councilor*

(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. Redmond Development Code – Site & Design Review Standards for Multi-Family Dwellings and Complexes – Amendments

Mr. Lewis presented the staff report (December 20, 2011, memo). The current setback standards for multi-family housing are too prescriptive. Current multi-family setback standards were developed to prevent the worst-case scenario, but don't achieve the best design and are making it hard to meet density requirements. Though the variance process has been utilized successfully to create more beneficial development for both the City and developers, the process is cumbersome, lengthy, and responsive rather than affirmative. Staff would like to remove current barriers to development and provide positive direction about the type of development desired.

Commissioner discussion covered *enforcement of homeowner association standards and CC&Rs, impact of requiring individual water meters for apartment units, preventing multi-family neighborhoods in the R-4 zone, meeting comprehensive plan densities, protecting open space in multi-family developments, and avoiding blight-causing policies.*

Ms. Richards said that the City is researching legal measures to enforce CC&Rs and how other communities deal with maintenance issues. She will update the Commission at a later date.

By consensus, Commissioners asked staff to draft new code for multi-family developments based on concerns raised tonight, provide comparisons between existing and proposed code standards, present photos of existing undesirable multi-family housing, and provide visual

examples of desirable developments. Vice Chair Van Vactor requested links to sample codes from other jurisdictions.

IV. CITY COUNCIL LIAISON COMMENTS

Councilor Dawson reported that Council adopted the Mixed Use Live/Work Zone as recommended by Planning Commission.

V. STAFF COMMENTS

Mr. Lewis said that City Council will be filling the vacant Commissioner position in January 2012.

Ms. Richards said that the City will be amending the Sign Code. The City's new airport manager (Kim Dickie) will start in mid-January 2012 and the current manager (Carrie Novick) will stay through the end of January 2012. Public Works Director Chris Doty has resigned in order to manage the Deschutes County Road Department.

VI. COMMISSIONER COMMENTS

Chair Porter recommended seeking feedback from store owners during the Sign Code update process and electing a Chair and Vice Chair at the January 2012 meeting. Sisters is collaborating with Redmond and Deschutes County to expand the Greater Redmond Enterprise Zone to include the Sisters Airport.

VII. ADJOURN

With no further business, Chair Porter/Vice Chair Van Vactor adjourned the meeting at 8:05 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 17th day of January, 2012.

ATTEST:

/s/ Eric Porter
Eric Porter, Chair