



**CITY OF REDMOND**  
Community Development Department

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

Monday, April 21, 2014

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

**Commissioners Present:** Chair Evan Dickens, Vice-Chair Dean Lanouette, Anne Graham, Lori McCoy, Eric Porter (absent: *David Allen*; 1 vacancy)

**Youth Ex Officio:** Jennifer Cort

**City Staff:** Heather Richards, *Community Development Director*; Scott Woodford, *Associate Planner*; Cameron Prow, *TYPE-Write II*

**Visitors:** Tory Allman, *City Councilor*; Geoff Harris, Matthew Gillette, and Mike Newell, *Hayden Homes*; Nathan Martin, *Pahlisch Homes*; Leslie Pugmire Hole, *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 show the number of Commissioners voting in favor/against/abstaining.)*

**I. CALL TO ORDER**

Chair Dickens opened the meeting at 6 p.m. with five of six commissioners present, establishing a quorum.

**II. APPROVAL OF MINUTES**

**Motion 1** (5/0/0): Commissioner McCoy moved to approve the March 3, 2014, minutes. Commissioner Lanouette seconded the motion which passed unanimously.

**III. CITIZEN COMMENTS** (None)

**IV. DISCUSSION ITEMS**

A. Proposed Development Code Amendment – Allow Increased-Density Housing in C-2 and DOD

Ms. Richards said the intent of this amendment was to eliminate the maximum density threshold in the Central Business District (C-2) and Downtown Overlay District (DOD) that prevents development of higher-density housing downtown where public infrastructure is available and to improve the consumer market for downtown businesses. She discussed factors driving the proposed amendment which included comprehensive plan goals/policies, Council's 2013-2014 goals, housing strategies recommended in the City Center Housing Study, and the very tight multi-family rental market. On April 14, 2014, DURAC (Downtown Urban Renewal Advisory Committee) approved a City Center Housing Strategy to encourage higher-density housing development downtown and identified 5<sup>th</sup> and 6<sup>th</sup> Street frontages for special treatment.

Commissioner concerns included restricting residential development on lots facing 5<sup>th</sup> and 6<sup>th</sup> Streets to a maximum of three units per lot, discouraging medium density, impact of

higher-density housing on C-2 and DOD parking requirements, center-outward growth, and Oregon Department of Land Conservation and Development's input.

Commissioners agreed by consensus to schedule a public hearing on the proposed amendment for May 5, 2014, 7 p.m., subject to rewording Bullet 2 in Section 8.0195, Table D, Minimum Standards, to read: "Residential uses permitted in Commercial zones shall be subject to the density standards for the R-5 zone, except for the C-2 zone and Downtown Overlay District, for which there is no maximum density requirement."

**B. Review and Evaluation of Residential Design Standards**

Ms. Richards presented her staff report and summarized how the City has been working with developers to address their concerns. The City adopted Residential Design Standards on May 14, 2013. The impetus for these standards arose from Planning Commission and community concerns that single-family homes built from 2000 to 2010 were diminishing the positive perception of Redmond as a good place to live and work. Developers have expressed concern that the new standards (screening of mechanical equipment, separation of the same/similar house designs, required design features on side and rear walls not facing public view, masonry on fencing) add \$2,500-\$3,500 per dwelling unit without providing additional benefit to the consumer. A representative of Central Oregon Builders Association met with the City Manager and Mayor, who recommended developers meet with City staff and the Planning Commission. The goal of today's workshop is to review City objectives and developer concerns. Staff concerns included clarity for home builders and the City's ability to administer and enforce these standards.

Chair Dickens said he appreciated the City Manager's support of Planning Commission involvement in the review process.

Mr. Newell (Hayden Homes) agreed that residential design standards were needed but said these must be balanced between providing architectural interest and the extra costs (burden) these standards place on homeowners, especially first-time homebuyers.

Mr. Harris, Hayden Homes' regional manager, said the 10-foot space between houses is insufficient for the public to appreciate architectural interest on sides of homes. Hayden Homes understands the intent but wants to remain responsive to market demand. He recommended eliminating the new requirements for side and rear façade improvements, screening of air-conditioners, and fencing. Customers don't select these amenities when offered a menu of optional features. Keeping the cost of a new home below \$170,000 makes homes more affordable to the buying public.

Mr. Gillette (Pahlisch Homes) said he agreed with most of what Mr. Harris said in his memo. The intent of the standards was to protect arterials and collectors, not local streets. Pahlisch Homes wants to be part of Redmond's future but needs more flexibility in how homes will look.

Commissioner McCoy announced a potential conflict of interest in this matter as her husband works for Hayden Homes.

Commissioner concerns included intent of the new standards (increasing the quality of homes in Redmond), developers providing visual examples of desirable wall and fence designs, developers' definition of "significant" changes, alternatives to using masonry to break up fencing and avoid the "tunnel" effect, screening mechanical equipment with landscaping, requiring developers to maintain landscaping until the home is sold, location of

mechanical equipment in side yard, and source of the 16-foot distance between masonry columns on fences.

Chair Dickens recommended that the City continue its dialogue with developers including those not represented at tonight's meeting.

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

**VI. STAFF COMMENTS**

Ms. Richards said the City is working to fill the Principal Planner position as quickly as possible and she is hoping to make an offer in mid-May. There may be an opportunity for Chair Dickens to serve on the interview panel. Staff will prepare a thank-you gift for outgoing Commissioner Leach. She identified issues to be addressed at upcoming meetings. She affirmed that Ms. Cort's term of office was one year and will extend past the end of the school year.

**VII. COMMISSIONER COMMENTS**

Chair Dickens announced the resignation of Commissioner Bea Leach and expressed gratitude for her service. He welcomed Mr. Woodford's return and reviewed the hearing process for the Planning Commission public hearing on May 5.

Vice-Chair Lanouette requested a status report on recruiting a new commissioner. Ms. Richards summarized City efforts to fill the vacant commissioner position and commissioner qualifications (residency, relation to other commissioners). She requested Commissioners' assistance. No applications have been received yet.

Ms. Cort asked why socioeconomic diversity in housing was important to land use planning. Chair Dickens responded that top-end executives tend not to live in Redmond because the type of houses they find attractive cannot be found here. Ms. Richards explained the relationship of different housing products with property taxes, which pay for community infrastructure such as police, parks, and roads. Commissioner Graham identified potential retirees who prefer a housing product different from what Redmond is currently offering.

**VIII. ADJOURN**

The next meeting is scheduled for 7 p.m., Monday, May 5, 2014.

With no further business, Chair Dickens adjourned the meeting at 8:14 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 7th day of July, 2014.

ATTEST:

/s/ Evan Dickens  
Evan Dickens, Chair