



**CITY OF REDMOND**  
Community Development Department

716 SW Evergreen Avenue  
Redmond, OR 97756-2242

Phone **541-923-7721**  
Fax 541-548-0706

[www.ci.redmond.or.us](http://www.ci.redmond.or.us)

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

Monday, May 19, 2014

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

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

**Youth Ex Officio:** Jennifer Cort

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

**Visitors:** Matthew Gillette, *Hayden Homes*; Nathan Martin, *Pahlisch Homes*; Robert Cook

*(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**

Vice-Chair Lanouette opened the meeting at 6:02 p.m. with five of six commissioners present, establishing a quorum.

**II. APPROVAL OF MINUTES**

**Motion 1** (5/0/0): Commissioner Porter moved to approve the March 17, 2014, minutes. Commissioner McCoy seconded the motion which passed unanimously.

**III. CITIZEN COMMENTS**

Mr. Cook expressed concern about the smaller size of new homes Pahlisch is building in Phase 2 of Fieldstone Crossing where he lives. The new homes look to be 500-600 feet smaller.

Ms. Richards reported that Mr. Cook e-mailed the City last week about this issue. She will direct Sean Cook to review the design standards approved for Fieldstone, a planned unit development.

Vice-Chair Lanouette asked staff to report to Planner Commissioners the results of their research.

**IV. WORK SESSION**

**A. Residential Design Standards**

Mr. Woodford presented his staff report and summarized Commissioner concerns from the April 21 work session, builders' recommendations, and staff recommendations for (1) Screening of Mechanical Equipment and Trash Storage Areas, (2) Repetition of Homes, (3) Wall Design, and (4) Fencing.

Commissioner McCoy announced a potential conflict of interest as her husband works for Hayden Homes, but stated she felt she could be impartial.

Commissioners discussed screening materials, improving the public viewshed, avoiding “mirror” and similar elements on side walls facing each other, developers’ responsibility to maintain landscaping until a home is purchased, who assures that design standards are met, process to appeal the Community Development Director’s decision, eliminating the diagram on Page 3 of the staff report, balancing improvements in community aesthetics with what makes sense economically, keeping homes affordable, avoiding cookie-cutter subdivision design but allowing some flexibility, different standards for different neighborhoods, overregulating vs. giving developers free rein, difference between custom and portfolio houses, enforceability, assigning point values for different wall design elements, adding design elements that work for production housing, and looking at typical elements for the front of homes.

Following discussion, Commissioners recommended changes to Screening of Mechanical Equipment and Trash Storage Areas, Repetition of Homes, and Fencing; asked staff to work with developers to meet the intent of the design standards; and directed staff to schedule a public hearing on the proposed amendments for Screening of Mechanical Equipment and Trash Storage Areas, Repetition of Homes, and Fencing.

Based on tonight’s discussion, Chair Dickens requested that staff hold the section on Wall Design elements for further discussion by the Planning Commission.

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

**VI. STAFF COMMENTS**

Ms. Richards reported that the City is checking references on the candidate selected as the new Principal Planner (Deborah McMahan). One application has been received for the vacant commissioner position. She requested assistance in recruiting a new commissioner.

**VII. COMMISSIONER COMMENTS**

Commissioner Allen recommended the City be proactive in its public outreach regarding the proposed change in fencing standards. Ms. Richards said the City can include this information in the City newsletter that goes out to all households.

Vice-Chair Lanouette reported that the Dry Canyon Master Plan is coming together and is expected to be finalized at the next meeting. He asked why Johnnie Murray’s property was not presented to the Southwest Area Plan Citizen Advisory Committee before now.

**VIII. ADJOURN**

The next meeting is scheduled for 7 p.m., Monday, June 2, 2014.

With no further business, Vice-Chair Lanouette adjourned the meeting at 8:04 p.m.

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

ATTEST:

/s/ Evan Dickens  
Evan Dickens, Chair