



**CITY OF REDMOND**  
Community Development Department

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

Monday, June 16, 2014

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

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

**Youth Ex Officio:** Jennifer Cort

**City Staff:** Deborah McMahon, *Principal Planner*; Scott Woodford, *Associate Planner*; Cameron Prow, *TYPE-Write II*

**Visitors:** Tory Allman, *Council Liaison*; Diana Barker; Geoff Harris, *Hayden Homes*; Nathan Martin, *Pahlisch Homes*

*(scribe CP's note: The minutes were created from an audio record and notes taken at the meeting. The three digits after a 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 six of seven commissioners present, establishing a quorum.

Councilor Allman administered the oath of office to new Commissioner Tom Kemper. Commissioner Kemper summarized his law and real estate backgrounds.

Ms. McMahon introduced herself as the City's new Principal Planner and summarized her background in land use planning.

**II. CITIZEN COMMENTS (None)**

**III. WORK SESSION**

A. Residential Design Standards

Mr. Woodford presented his staff report including data on how other Oregon cities (Albany, Bend, Canby, Corvallis, Dallas, Grants Pass, The Dalles, Tualatin) address this issue. During open discussions with staff and commissioners on April 21 and May 19, 2014, representatives of Pahlisch Homes, Hayden Homes, and Central Oregon Builders Association (COBA) recommended changes to improve (1) screening of mechanical equipment, (2) limits on repetition of the same model of home, (3) number of required wall design elements, and (4) fencing requirements. Planning Commission will conduct a public hearing on (1), (2), and (4) above on July 7, 2014. Staff have been working with the builders to improve the administration and usability of (3) while assuring that it will still meet the intent of improving desirability of new neighborhoods.

Chair Dickens invited public comment.

Mr. Harris explained how building staff and developers evaluate standards and plans and expressed concern about making the review process onerous for staff to administer. He stated that COBA has done its best to reach consensus on this issue within the building community. He pointed out that homebuyers are more concerned with interior amenities than side-facing design elements. He said he would communicate Planning Commission's recommendation from tonight's meeting to Andy High at COBA.

Commissioners extensive discussion covered landscape maintenance, administration of side setbacks and elevations, vagueness of "very similar," certainty needed for developers and citizens, micromanaging the market, impact of "mirror" side elevations, and Measure 56 notice requirements.

Commissioner Kemper left the meeting.

Straw Poll 1 (2/2/1): Is it important to Planning Commissioners that side-facing walls of houses 10 feet apart have significantly different design elements? Commissioners Graham and Porter were in favor, Allen and Dickens opposed, and Lanouette abstained.

Ms. Cort said this concept was important to her.

Straw Poll 2 (4/1/0): Do Planning Commissioners care if side-facing façades are mirror images of each other? Commissioners Allen, Graham, Lanouette, and Porter were in favor and Dickens opposed.

Straw Poll 3 (5/0/0): Should Planning Commission close its discussion on the number of required wall design elements and instruct staff to pass on to City Council that leaving the wall design element language as adopted on May 14, 2013, is the best course of action? Commissioners Allen, Dickens, Graham, Lanouette, and Porter unanimously agreed.

#### **IV. COUNCIL LIAISON COMMENTS**

Councilor Allman commended commissioners for a good discussion of a difficult issue. The City's sensitivity to the improvements being made and to developer concerns prompted Council's request that Planning Commission reconsider the Residential Design Standards. Council will be interested in hearing developer input at its meeting on July 22.

Chair Dickens said he would be unable to attend the July 22 Council meeting but encouraged other commissioners to do so.

#### **V. STAFF COMMENTS**

Ms. McMahan said the City just submitted to the State a Transportation Growth Management grant proposal for neighborhood revitalization that is based on long-term value to the community. Staff believe that Residential Design Standards will be part of the discussion every time the City looks at ways to improve outcomes to the community.

#### **VI. COMMISSIONER COMMENTS**

Vice-Chair Lanouette reported the Dry Canyon Advisory Committee has held its final meeting. He stated that the draft Dry Canyon Master Plan was a good comprehensive plan to try to develop awareness in utilization of the canyon. The Parks Commission will review this plan before it comes to the Planning Commission.

Commissioner Porter stated that most plans will not be drawn by architects and expressed concern about maintaining a variety of housing products. Regulating single-family dwellings is

