



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
Minutes

Monday, March 16, 2015

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

Commissioners Present: Chair Evan Dickens, Vice-Chair Dean Lanouette, David Allen, Lori McCoy, Eric Porter (2 vacancies)

Youth Ex Officio: Vacant

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

Visitors: Tory Allman, *City Council Liaison*; Anne Graham, *citizen*

Media: None

(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/opposed/abstaining.)

CALL TO ORDER

Chair Dickens opened the meeting at 6:02 p.m. with a quorum of commissioners (4 of 5) present. Commissioner McCoy arrived at 6:05 p.m. after the minutes were approved.

CITIZEN COMMENTS

None.

COUNCIL LIAISON COMMENTS

None.

APPROVAL OF MINUTES

Motion 1 (4/0/0): Commissioner Lanouette moved to approve the February 2, 2015, minutes. Commissioner Allen seconded the motion which passed unanimously.

WORK SESSION

A. Architectural Design Standards for Single-Family Dwellings and Duplexes

Ms. McMahon presented her staff report and a PowerPoint on proposed development code amendments to Section 8.0141. The Oregon Department of Land Conservation and Development has reviewed the entire document and DLCD staff comments have been incorporated. The standards were prompted by community concern that the quality of residential development built in the City over the past decade was diminishing the perception of Redmond as a great place to live and work. The proposed amendments are intended to address additional concerns from the public and City Council.

Ms. Graham said she was speaking as a private citizen impacted by this discussion. She asked commissioners to make the requirements clear enough to prevent houses that look the same from being built in close proximity to each other. Slight changes in roof pitch and a slight

reduction in area did not substantially change the appearance of a house in her neighborhood, built two lots away (across an empty lot), from looking like hers. She responded to questions by Chair Dickens, then left the meeting.

Mr. Harris stated that jobs drive housing, not the other way around. He objected to the number of optional elements required in addition to the baseline elements and discussed how adding features to homes can impact their economic viability.

Ms. McMahon said she will work with Mr. Harris to resolve further issues prior to a Planning Commission public hearing.

Commissioner concerns included the Planning Commission's serving as an architectural review committee, different treatment for manufactured homes, Track 2 appeal process, regulating single-family buildings, lack of a shutter definition, garage location (garage shouldn't be entire front façade), requiring two different types of wall-siding material on manufactured and mobile homes, and checking with the City Attorney about requiring the additional tree on manufactured/mobile home lots to be planted in public view.

Following discussion, Commissioners agreed by consensus to eliminate façade requirements on interior side yards of single-family homes that don't face parks, rights-of-way, or public spaces; addressing decorative trim and providing examples of acceptable shutters; adding "other elements that may be approved" to the list of optional Wall Design elements; and cleaning up language in the Track 2 review process.

Chair Dickens asked staff to research/report on the number of mobile homes in Redmond that are outside approved mobile home parks.

COMMISSIONER COMMENTS

Commissioner Lanouette asked about City Center Housing code amendments.

Chair Dickens asked City staff to provide coffee and water for long meetings. He urged commissioners to notify staff of absences in advance of meetings and requested help to fill the remaining vacancy on the Planning Commission. He announced his inability to attend the April 6 meeting.

Chair Dickens requested time at the April 20 work session to review proposed changes to Residential Design Standards before the Planning Commission's public hearing on May 4, 2015.

STAFF COMMENTS

Code Tune-Up in Chapter 8, Development Regulations, Section 8.0135: Ms. McMahon presented a proposed change to Table A, Residential Zones, Uses Permitted, to allow "Assisted Living" facilities as conditional uses in the R-4 and R-5 zones. Following discussion, Commissioners agreed by consensus that staff's proposed change should move forward to City Council.

Code Tune-Up in Chapter 8, Development Regulations, Section 8.0190: Ms. McMahon presented a proposal to clarify the title of Table C, Uses Permitted, to include Commercial uses. Following discussion, Commissioners agreed by consensus that staff's proposed change should move forward to City Council.

CDD Planning Commission Work Plan 2014-2015: Ms. McMahon presented a summary of Planning Commission achievements to date and additional upcoming tasks.

New Commissioner: Ms. McMahon said one of the vacant commissioner positions had been filled.

