



CITY OF REDMOND

Community Development Department

411 SW 9th Street
Redmond, OR 97756
541-923-7724

www.redmondoregon.gov

REDMOND URBAN AREA PLANNING COMMISSION

411 SW 9th Street-COUNCIL CHAMBERS Redmond, OR 97756

Wednesday, January 17, 2024 5:00 pm

Oral comments can be provided in-person or virtually. For those who plan to provide oral comments virtually during the meeting, pre-register at planredmond@redmondoregon.gov (must pre-register before 3:00 p.m. on January 17th)

Stream the meeting live at: <https://www.redmondoregon.gov/government/city-council/council-meeting-info/meeting-agendas-minutes-and-video>

Agenda

UAPC Members

Norman
Schultz, Chair

Ben
Schimmoller,
Vice-Chair

Heather DeWolf

Joseph
Zampko

Mercedes
Cook-Bostick

Michael Rogers

Vacant

Ex-Officio
Ray Randall

- I. CALL TO ORDER / INTRODUCTIONS
- II. CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA
- III. ELECTION OF OFFICERS (CHAIR & VICE CHAIR)
- IV. APPROVAL OF MINUTES
 - a. November 15, 2023
 - b. November 29, 2023
 - c. December 13, 2023
- V. 2023 IN REVIEW & THE LOOK IN 2024
- VI. Next Meeting – February 7, 2024
- VII. COMMISSION MEMBER COMMENTS
- VIII. ADJOURN

Please note that these documents are also available on the City's website www.redmondoregon.gov; click on City Government, hover on Commissions and Committees, click on Urban Area Planning Commission. You may also request a copy from City Records Office 541-923-7751 or email kelly.morse@redmondoregon.gov

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REDMOND URBAN AREA PLANNING COMMISSION

Council Chambers

MINUTES

November 15, 2023

Commissioners Present: Chair Norman Schultz, Vice Chair Ben Schimmoller, Mercedes Cook-Bostick, Heather DeWolf, Michael Rogers, Wanda Wai Lyian Toe, *Absent: Joseph Zampko*

Youth Ex Officio: **Vacant**

City Staff: Kyle Roberts, *Planning Director*; Jamie Buddenbohn, *Planning Permit Coordinator*

Visitors: None

Media: None

(The 3 digits after a motion title show the number of commissioners voting in favor/opposed/abstaining.)

I. CALL TO ORDER – INTRODUCTIONS

Chair Schultz called the meeting of the Redmond Urban Area Planning Commission to order at 5:00 pm, November 15, 2023, with a quorum present (6 of 7 commissioners).

II. CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA

None.

III. PUBLIC HEARING

A. Redmond Development Code Text Amendments & Zoning Map Amendment (711-23-000222-TA & 711-23-000223-ZMA) – Continuance Request

Chair Schultz read the hearing protocol into the record.

He opened the public hearing.

Planning Director Kyle Roberts noted the hearing was noticed per City requirements which necessitated holding it today and requested the public hearing be continued to Wednesday, November 29th at 5:00 pm, primarily due to Staff still holding work sessions with City Council on a number of the Code amendment topics the first of which was held last night; the second would be held November 21st. Staff would like to incorporate Council feedback into the final public hearing package which would be presented to the Commission on Wednesday, November 29th.

Vice Chair Schimmoller stated he was present and apologized for arriving late.

Motion 1 (6/0/0): Commissioner DeWolf moved to continue the scheduled November 15th public hearing for the Redmond Development Code Text Amendments and Zoning Map Amendment to Wednesday, November 29th at 5:00 pm, seconded by Commissioner Wai Lyian Toe. The motion passed unanimously.

Chair Schultz left the public hearing open, continued until November 29th.

IV. Next Meeting – November 29, 2023

V. COMMISSION MEMBER COMMENTS

None.

VI. ADJOURN

With no further business, Chair Schultz adjourned the meeting at 5:06 pm.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this _____ day
of _____, 2023.

ATTEST:

_____/s/
Norman Schultz
Chair

_____/s/
Kyle Roberts
Planning Director



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REDMOND URBAN AREA PLANNING COMMISSION

Council Chambers

MINUTES

November 29, 2023

Commissioners Present: Chair Norman Schultz, Vice Chair Ben Schimmoller, Mercedes Cook-Bostick, Heather DeWolf, Michael Rogers, Wanda Humphrey

Youth Ex Officio: Vacant

City Staff: Kyle Roberts, *Planning Director*; John Roberts, *Deputy City Manager*; Lindsey Croomsigt, *Assistant City Engineer*; Jamie Buddenbohn, *Planning Permit Coordinator*; Morgan Snyder, *Long Range Planner*

Visitors: Tobias Colvin, *Council Liaison*; Morgan Greenwood, *Central Oregon Builders Association*

Media: None

(The 3 digits after a motion title show the number of commissioners voting in favor/opposed/abstaining.)

I. CALL TO ORDER – INTRODUCTIONS

Chair Schultz called the meeting of the Redmond Urban Area Planning Commission to order at 5:00 pm, November 29, 2023, with a quorum present (6 of 7 commissioners).

II. CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA

None.

III. APPROVAL OF MINUTES

A. October 18, 2023

Motion 1 (6/0/0): Vice Chair Schimmoller moved to approve the October 18, 2023, minutes as presented, seconded by Commissioner Rogers. The motion passed unanimously.

B. November 1, 2023

Motion 2 (6/0/0): Commissioner DeWolf moved to approve the November 1, 2023, minutes as presented, seconded by Commissioner Cook-Bostick. The motion passed unanimously.

IV. PUBLIC HEARING

A. Redmond Development Code Text Amendments & Zoning Map Amendment (711-23-000222-TA & 711-23-000223-ZMA) – Continuation of Public Hearing

Chair Schultz noted the public hearing was still open. Planning Director Kyle Roberts presented an overview of the Redmond Development Code 2023 amendments, highlighting the process and topics organized into thematic exhibits: legislative compliance, sign code, resiliency, standards for new types of development, engineering-related standards, administrative modifications, and zoning map amendments. Staff sought a formal recommendation from the Planning Commission

on the Code amendment package as a whole which would then be forwarded to the City Council for their public hearing scheduled for December 12th.

Deputy City Manager John Roberts provided a synopsis of City's Council's feedback on the Code amendments during work sessions held November 14th and 21st.

Mr. Kyle Roberts noted Staff's findings for each criterion for the amendments were outlined in the Staff report included in the meeting packet.

Questions from the Commission were addressed, clarifying Staff had not seen anything in the public comment letters received today that would constitute further revisions to the Code or merit further discussion, the green design-specific principle was entirely discretionary and did not apply to subdivisions, and proportionate shares and SDCs were two separate funding mechanisms.

As this was a public hearing, Commissioner DeWolf disclosed she worked for a local builder who had submitted a letter before sharing her feedback.

The Commissioners' feedback included liking COBA's comment about strongly recommending land use applications be deemed complete prior to the approval of the transportation system analysis, concerns that requiring tot lots and pocket parks would necessitate homeowners associations resulting in additional monthly costs to homeowners for upkeep of the pocket parks, the suggestion for developers to consider engaging with the Redmond Area Park and Recreation District (RAPRD) and enter a joint agreement where they would banish the property, concerns about removing tot lots and pocket parks because Redmond did not currently have a lot of parks where kids could play, the desire to see the City switch to larger parks that are public-maintained, and that the western juniper was not an invasive species and was important for the ecology and mycology for the area.

Motion 3 (6/0/0): Commissioner Rogers moved to change the 10-in diameter tree requirement to 16 in, seconded by Vice Chair Schimmoller. Mr. Kyle Roberts recommended continuing through the public hearing process before any motions were made. Commissioner Rogers his motion, seconded by Commissioner Schimmoller. The motion was withdrawn.

Chair Schultz opened the public comment period.

Morgan Greenwood, Vice President of Government Affairs, Central Oregon Builders Association, provided a brief summary of the letter she had submitted earlier this afternoon which addressed tree preservation standards, pocket parks and tot lots, proportional share fees and the Transportation SDC list, transportation system analyses and land use applications, and clarifying whether building permits would be issued for any structure on the lot before all of the improvements in the improvement agreement had been completed.

Further questions from the Commission were addressed clarifying details regarding tree preservation, proportional share fee and SDC projects, the transportation system analysis process, and the section on affordable housing.

Seeing no further comments, Chair Schultz closed the public hearing.

Motion 4 (6/0/0): Commissioner Rogers moved to increase the minimum tree breast height diameter from 10 inches to 16 inches, seconded by Commissioner Humphrey. The motion passed unanimously.

The Commission discussed the proposed amendment that each dwelling unit require 150 sq ft of park area, recommending revisiting the item at a later date because it was a lot to ask of four or

more houses when trying to create more housing, wondering about a developer making an agreement with the City to provide \$1000 per unit to the RAPRD, asking Staff to continue to investigate how creating more pocket parks was scaled and provide better examples, and suggesting that xeriscaping a pocket park would likely risk zero complaints.

Commissioner DeWolf would like to have an engineer look at how developments and homeowners would be affected by the tree conservation and tot lots discussed tonight.

Motion 5 (6/0/0): Commissioner Rogers moved to change the rule to subdivisions greater than 55,000 sq ft would be required to provide 150 sq ft of pocket park per lot with townhomes precluded, seconded by Commissioner Humphrey.

Vice Chair Schimmoller agreed with Staff that it might be worth recommending to the Council to have Staff go back and look at options for density now that the Commission had made its concerns known. Mr. John Roberts stated Staff could ensure the discussion continued as part of the next immediate Code amendment update and a possible interim solution could be to have the provision include the ability for the Community Development Director to provide the flexibility if determined necessary.

Motion 6 (6/0/1): Commissioner Rogers amended his motion to revert the section to the original text in the Code as it currently stood today of 3000 sq ft for every 25 units with an instruction Vice Chair Schimmoller added to have Staff to look at opportunities to meet the needs and intents of all the applicable standards and minimize the impact for housing opportunities. Commissioner Rogers accepted Vice Chair Schimmoller's rebuttal to the motion which added the instruction to Staff, seconded by Vice Chair Schimmoller.

The motion carried with Chair DeWolf abstaining.

Commissioner Rogers clarified the motion to increase significant tree diameter from 10 in to 16 in would apply to all trees.

The Commission expressed appreciation for Staff's hard work and the public comments submitted.

V. Next Meeting – December 13, 2023

VI. COMMISSION MEMBER COMMENTS

VII. ADJOURN

With no further business, Chair Schultz adjourned the meeting at 7:11 pm.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this _____ day of _____, 2023.

ATTEST:

_____/s/
Norman Schultz
Chair

_____/s/
Kyle Roberts
Planning Director



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REDMOND URBAN AREA PLANNING COMMISSION

Council Chambers

MINUTES

December 13, 2023

Commissioners Present: Vice-Chair Ben Schimmoller, Mercedes Cook-Bostick, Heather DeWolf, Michael Rogers, Joseph Zampko, *Absent: Chair Norman Schultz (excused), Wanda Humphrey (excused)*

Youth Ex Officio: **Vacant**

City Staff: Kyle Roberts, *Planning Director*; Sarah Vowell, *Associate Planner*; John Roberts, *Deputy City Manager*; Jamie Buddenbohn, *Planning Permit Coordinator*

Visitors: Tobias Colvin, *Council Liaison*; Megan Norris, *Hayden Homes*; Brad Evert; Shannon Evert; Hayden Watson; Gary Wing; Alan Santiago; Alice Santiago

Media: None

(The 3 digits after a motion title show the number of commissioners voting in favor/opposed/abstaining.)

I. CALL TO ORDER – INTRODUCTIONS

Vice-Chair Schimmoller called the meeting of the Redmond Urban Area Planning Commission to order at 5:00 pm, December 13, 2023, with a quorum present (5 of 7 commissioners).

II. CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA

[This item was not addressed.]

III. APPROVAL OF MINUTES

A. November 15, 2023

[This item was not addressed.]

IV. PUBLIC HEARING

A. Spruce Northwest: Comprehensive Plan & Zone Map Amendment, Master Development Plan, and Tentative Subdivision (File Nos. 711-23-000215-PA1, 711-23-000216-MD, 711-23-000217-SUB)

Vice-Chair Schimmoller read the public hearing procedure into the record.

When asked if any Commissioners had pre-hearing contacts, ex parte observations, or conflicts of interest to disclose, Commissioner Rogers stated he worked for a company that may do mortgages in the subject areas which might be an ancillary conflict of interest, but he had no **officiorial** [5:37] duties over such decisions or associated credit decisions.

Seeing no challenges, Vice-Chair Schimmoller opened the public hearing.

Planning Director Kyle Roberts presented the Staff report (included in the meeting packet) regarding Spruce Northwest, inclusive of a proposed comprehensive plan and zone map amendment, master development plan, and tentative subdivision plan at 2515, 2917 Northwest Way and 2902 NW Spruce Avenue (tax lots 1513050000800, 1513050000600, 1513050000804, and a portion of 1513050000902) in Redmond, OR 97756. The three properties were currently outside of city limits and within the Urban Growth Boundary (UGB); the applicant was looking to annex into the city.

Vice-Chair Schimmoller stated at this time Commissioner DeWolf entered into the record via the chat feature her conflict of interest and that she would recuse herself from voting.

Staff recommended that the Planning Commission make a recommendation of approval of the project to be forwarded to the City Council for their public hearing next month. Three letters from the public were received which in general all supported the proposed project.

Megan Norris, Forward Planning Manager, Hayden Homes, presented an overview of the Spruce Northwest project, seeking land use approvals for their three applications as outlined by Staff earlier in the meeting.

Questions from the Commission were addressed, clarifying that typically Hayden Homes strives to study the area median income and local markets and built homes roughly around that price; that they believed, the denser product would be at a level that was affordable to all families; and that they did have the multi-family parcels in Zone R-5 which offered some flexibility, although they did not plan any commercial.

Commissioner Rogers suggested with, for example, 500 houses and four people per house totaling 2000 people, the flexibility to have condos above commercial space or the like in the subdivision may be valuable.

Vice-Chair Schimmoller opened the public comment period.

Brad Evert, 61165 River Bluff Trail, Bend, Oregon, owner of the 20-acre parcel on the south portion of the proposed project, expressed his great enthusiasm for the project, noting Staff had been accommodating.

Gary Wing, 3162 NW Upas Avenue, spoke about how he was completely opposed to the project and against the direction Redmond was going with taking agricultural ground out of production.

Vice-Chair Schimmoller spoke about the clear housing crisis in Oregon and Redmond's unique place in the community, wanting to balance responsible growth with the natural resources and quality of life in the community.

Ms. Norris confirmed Staff's conditions of approval sounded agreeable to Hayden Homes.

Commissioner Rogers urged the applicant to look at the possibility of hyperinflation in housing in order to protect the project going forward if approved.

Ms. Norris clarified that she could not commit to the efficiencies, HVAC systems, etc., being green initiatives. Hayden Homes would do what the Code required. She believed it would be a discussion as they moved along in the process.

Commissioner Cook-Bostick supported Mr. Wing's comments, expressing concern over impacts to the school district, overcapacity, and where teachers and staff would go.

Seeing no further comments, Vice-Chair Schimmoller closed the public hearing.

Motion 1 (4/0/0): Commissioner Rogers moved to recommend City Council approve the Spruce Northwest project, seconded by Vice-Chair Schimmoller.

Commissioner Rogers spoke of properties grandfathered into the UGB and how it was important to investigate for the future planning of what one wants done with one's property. He believed the proposed project was important to ensure families have someplace to live and help drive down some costs for housing in the area.

Commissioner Zampko spoke about how he had four kids and there was no way they would ever be able to afford to purchase homes in Redmond and how he could barely afford to live in the city with a good paying job. He worried about the future of all the continual building and development and the ability of things selling. Right now, houses were sitting on the market at a record amount.

Commissioner Rogers amended his motion to include the 11 conditions of approval Staff had proposed. Mr. Roberts confirmed the conditions were general conformance with the City's Standards and Specifications.

The motion passed unanimously.

Staff clarified amending the UGB would be quite a process and something to be considered at a later date.

Deputy City Manager John Roberts believed the proposal would go before City Council on January 9th.

V. Next Meeting – January 3, 2024

[This item was not addressed.]

VI. COMMISSION MEMBER COMMENTS

[This item was not addressed.]

VII. ADJOURN

With no further business, Vice-Chair Schimmoller adjourned the meeting at 6:08 pm.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this _____ day of _____, 2024.

ATTEST:

_____/s/
Norman Schultz
Chair

_____/s/
Kyle Roberts
Planning Director