



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 or

Monday, July 11, 2022 6:30 pm

Oral comments can be provided in-person or virtually. For those who plan to provide oral comments virtually during the hearing, pre-register at planredmond@redmondoregon.gov (must pre-register before 4:00 p.m. on July 11th)

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

Agenda

UAPC Members

Teri
Jansen,
Chair

Ron
Osmundson,
Vice-Chair

Heather DeWolf

Norman
Schultz

Richard Bryant

Joseph
Zampko

Vacancy

Ex-Officio
Vacancy

- I. CALL TO ORDER / INTRODUCTIONS
- II. CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA
- III. APPROVAL OF MINUTES
 - a. June 6, 2022
- IV. HB 2001 Testimony & Next Steps
- V. Next Meeting – , 2022
- VI. COMMISSION MEMBER COMMENTS
- VII. 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 923-7751 or email kelly.morse@redmondoregon.gov

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CITY OF REDMOND

Community Development Department

411 SW 9th Street
Redmond, OR 97756-2213
Phone **541-923-7724**
www.redmondoregon.gov

REDMOND URBAN AREA PLANNING COMMISSION

Hybrid Meeting (in person & virtual)

Redmond City Hall – Council Chambers, 411 SW 9th Street, Redmond, OR 97756

MINUTES

June 6, 2022

The meeting was streamed live at:

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

Commissioners Present: Chair Teri Jansen, Vice-Chair Ron Osmundson, Richard “Dick” Bryant, Heather DeWolf, Norman Schultz, Joseph Zampko (**1 vacancy**)

Youth Ex Officio: **Vacant**

City Staff: Kyle Roberts, *Interim Planning Director*; John Roberts, *Deputy City Manager*; Keith Leitz, *City Attorney*; Megan Jacob, *Associate Planner*; Sarah Vowell, *Assistant Planner*; Jamie Christofferson, *Planning Permit Coordinator*

Visitors: Cameron Prow, *TYPE-Write II* (minutes contractor); Krisanna Clark-Endicott, *City Council Liaison*; Michael Robinson, *Pahlisch Homes*; Morgan Greenwood, *Central Oregon Builders Association (COBA)*

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 Jansen called the regular meeting of the Redmond Urban Area Planning Commission to order at 6:30 p.m., Monday, June 6, 2022, with a quorum present (6 of 6 commissioners).

II. CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA

None.

II. APPROVAL OF MINUTES

A. April 11, 2022

B. April 18, 2022

C. May 2, 2022

Motion 1 (6/0/0): Commissioner Osmundson moved to approve the April 11, April 18, and May 2, 2022, minutes as presented. Commissioner Schultz seconded the motion which passed unanimously.

IV. PUBLIC HEARING

- A. Redmond Development Code Text Amendment (City File 711-21-000084-PLNG[TA]): Legislative Amendment to Redmond City Code Chapter 8 (Development Code) to Incorporate House Bill 2001 Requirements and Other Substantive Changes

Chair Jansen read the hearing procedures into the record for the proposed legislative amendments to Chapter 4 (Utilities), Chapter 7 (Business), and Chapter 8 (Development Code) of Redmond City Code File No. 711-21-000084-PLNG(TA). She opened the public hearing on File 711-21-000084-PLNG(TA) at 6:34 p.m.

Staff report: Interim Planning Director Roberts presented the staff report. His summary included the background, process timeline, and exhibits. Following the Planning Commission's recommendation at tonight's hearing, City Council will hold a public hearing on the proposed legislative amendments on Tuesday, June 28, 2022.

Public testimony:

- Morgan Greenwood, Vice President for Governmental Affairs, COBA, stated COBA represented a little over 700 members across the region. She thanked the Planning Commission for the excellent work done on the proposed code amendments. COBA was supportive of the vast majority of the staff recommendations outlined in the proposed text amendments. She stated her testimony would largely supplement the letter COBA submitted to the Planning Commission earlier today. COBA respectfully requested the Planning Commission approve the metrics in Zones R-3, R-4, and R-5 of the density table in Exhibit A of tonight's meeting packet. She also asked that staff be allowed to make the changes proposed in addition to those made to comply with HB 2001 requirements and to re-present those changes to the Planning Commission prior to the Council's public hearing on June 28, 2022. The clarifications COBA requested will eliminate some redundancies, outline clear and objective standards, and provide for a more streamlined and consistent application and staff review process.
- Michael Robinson, Pahlisch Homes' land use attorney, stated the current PUD (planned unit development) requirements for open space were too prescriptive. The proposed PUD changes are less prescriptive and allow more flexibility. He asked the Planning Commission to recommend Council adopt the proposed PUD section along with the proposed text amendment.

Chair Jansen closed the public hearing on City File 711-21-000084-PLNG(TA) at 7:18 p.m. when no further testimony was offered.

Commissioners' deliberation covered the minimum lot size for detached units, Redmond's need for more housing (availability, affordability), difference between "child care center" and "child care home," cost to add automatic sprinkler systems to all new childcare facilities, long-term interaction between the building community and the City, allowing staff to make changes needed for clear and objective standards, if condominiums were considered "home ownership," and moving forward with proposed amendments and word structure changes. Commissioner DeWolf recommended making the changes that staff, third-party consultants, attorneys, outside trade partners, and committee members weighed heavily in and to take into consideration the three letters received about minor modifications or clerical that need adjustment. Chair Jansen explained why commissioners should move forward with only HB 2001-required changes to meet the July 1, 2022, deadline and consider density and setback requirements when they have more time.

Motion 2 (4/2/0): Commissioner Bryant moved to recommend City Council approval of only the changes specifically related to House Bill 2001, without setback changes or density changes. Commissioner Osmundson seconded the motion which passed with Commissioners Bryant, Jansen, Osmundson, and Schultz voting in favor, DeWolf and Zampko opposed, and none abstaining.

V. NEXT MEETING

July 11, 2022, 6:30 p.m. (**2nd** Monday) – hybrid meeting (in-person and virtual)

Deputy City Manager outlined the staff workload during the remainder of June:

- June 14 (Tuesday): City Council meeting (Cottages on Helmholtz hearing)
- June 28 (Tuesday): City Council meeting (HB 2001 amendments hearing)

VI. COMMISSION MEMBER COMMENTS

Chair Jansen thanked Ms. Prow for all she has done for the City and the Planning Commission since February 2010. Deputy City Manager Roberts added his thanks for the great service she has provided to the Planning Commission, other City committees, and the community and presented her with going-away gifts.

Commissioner Bryant asked what steps were available to the City to deal with unkempt, vacant lots in a subdivision near where he lives. Deputy City Manager Roberts stated the City had a weed ordinance and he outlined the complaint-driven code enforcement process.

Commissioner Schultz asked how big a shed could be put in a back yard. Deputy City Manager Roberts replied a shed less than 200 square feet did not require a permit.

Chair Jansen thanked everyone who participated in tonight's public hearing.

VII. ADJOURN

With no further business, Chair Jansen adjourned the meeting at 7:42 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this _____ day of _____, 2022.

ATTEST:

Teri Jansen
Chair

Kyle Roberts
Interim Planning Director

June 27, 2022

To: Mayor Endicott and City Council

RE: HB2001 Code Amendments

I felt it necessary for the Redmond Urban Area Planning Commission to be heard before the very important vote on HB 2001 takes place.

When we had our joint meeting with Council, on April 5th, 2022, it was determined that the best direction for the Planning Commission to take, was not to change the Density table numbers and to only make the code amendments required by the State to meet HB2001/SB458 requirements. That is exactly what the Planning Commission recommended at our hearing on June 6th, 2022. In a 4 to 2 vote, the Planning Commission voted to approve only the changes necessary in Exhibit A and Exhibit B to be put in place. Of the 2 no votes one works for Hayden Homes and should have recused themselves, and the other is a new Commissioner who later stated he didn't understand what was being asked.

The Planning Commission has been working on the code changes, only for HB2001 for the last year and a half. The Planning Commission had some brief discussion on housekeeping changes, but no evaluation or vetting of any of the other code changes being asked for in this packet. The Planning Commission believes that there are major implications on the future of Redmond development if these changes are not thoroughly evaluated by the Planning Commission and presented to City Council. We represent the largest Stakeholders in all of this, which is the City of Redmond citizens.

After a phone conversation today, June 27th, with Gordon Howard of DLCD the City would have to offer the Model Code if our HB2001 code is not in place by July 1st. With the importance of that timeline, only voting on the required changes makes sense. Going back and undoing the requested changes will be far more difficult if in place.

Redmond needs to hold true to it's Greater Neighborhood Principles, with developments of mixed housing types and meeting the amount of housing needed, as stated, in the 2020 Housing Needs Analysis. The Planning Commission needs time to evaluate whether the Staff recommended code changes, not related to HB2001, may have implications that may not be beneficial to the future development of Redmond.

I will be in attendance at the City Council meeting if there are questions, otherwise consider this the Planning Commission testimony for the hearing.

Thank you for your time and attention to this matter.

Respectfully,

Teri Jansen
Chair
Redmond Urban Area Planning Commission

June 28, 2022

Redmond City Council
Submitted by email to PublicTestimony@RedmondOregon.gov
411 SW 9th Street
Redmond, OR 97756

RE: Ordinance 2022-04: An Ordinance amending various sections of the City Code to incorporate HB 2001 requirements and other administrative changes – **Support of Staff Recommended Approval**

Dear Mayor Endicott and Councilors,

As a community member living in Redmond since 1996 and serving as a past and present planning commissioner, builder, developer, real estate broker, business owner and volunteer committee member I am writing **in full support of staff recommendations**.

I have done my very best to understand the statutes and rules being forced upon us by the State of Oregon, known as HB 2001 and SB 458 and after nearly 2 years' worth of hard work by staff, community members, consultants, and legal counsel the changes are before you tonight for your approval. Respectfully, I am recommending to Council that the required and revised items recommended by staff including the code clean-up be approved this evening.

Additionally, there has been feedback from the public regarding other areas of concern, I recommend that we as planning commissioners take the additional and appropriate time needed to work with all parties to investigate these sections and bring before council at a later date.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Heather Dewolf', with a stylized, flowing script.

Heather Dewolf
915 SW Rimrock Way Suite 201-131
Redmond, OR 97756