

SPECIAL JOINT WORKSHOP OF THE REDMOND CITY COUNCIL AND URBAN AREA PLANNING COMMISSION WAS HELD APRIL 5, 2022, IN THE EXECUTIVE CONFERENCE ROOM.

COUNCIL MEMBERS PRESENT: Krisanna Clark-Endicott – George Endicott – Ed Fitch – Jay Patrick – Shannon Wedding (virtual) – Cat Zwicker (virtual)

COUNCIL MEMBERS EXCUSED: Clifford Evelyn

COMMISSIONERS PRESENT: Richard Bryant (virtual) – Heather DeWolf (virtual) – Laura Garcia (virtual) – Teri Jansen – Ron Osmundson – Norman Schultz – Joseph Zampko

STAFF PRESENT: City Manager Keith Witcosky – City Attorney Keith Leitz – Police Chief Devin Lewis – Public Works Director Bill Duerden – City Recorder Kelly Morse – Deputy City Manager John Roberts – Accounting and Financial Reporting Director Brooks Slyter – Communications Director Heather Cassaro – Interim Planning Director Kyle Roberts

MEDIA PRESENT: Tim Trainor, Redmond Spokesman

Mayor Endicott and Chair Jansen called the workshop to order at 6:00 p.m. Introductions took place.

PRESENTATIONS

A. Middle Housing Zoning Code Gap Analysis (HB 2001 Code Updates)

Deputy City Manager John Roberts explained the purpose of the presentation is to conduct a policy level discussion between the Council and Urban Area Planning Commission (UAPC) on needed development code changes required for alignment with Oregon House Bill 2001 (HB 2001).

JET Planning Consultant Elizabeth Decker stated the presentation will provide overview of the Redmond middle housing code audit, background on middle housing legislation and key topic areas of the gap analysis. Ms. Decker reviewed the project objectives, which consist of auditing the City's draft residential development code amendments, identifying the preferred policy direction for code amendments, and providing staff direction to draft the code amendments.

Ms. Decker described why planning for middle housing is important, recent efforts such as the 2040 Comprehensive Plan, key housing policies, an overview of middle housing legislation, and future planning which consists of the following:

- Duplexes, triplexes, quadplexes, townhouses and cottage clusters;
- New construction or additions/conversion of existing buildings; and
- Existing and new neighborhoods.

Ms. Decker presented needed code updates according to the gap analysis. Those general categories include definitions, uses, density, minimum lot sizes, dimensions, landscaping, design standards, parking minimums, access and driveways, procedures, and land divisions. Key policy options to consider are density ranges and lot sizes, attached/detached plexes, parking spaces, and access arrangements. Additional policy options for consideration include density range for townhouses and new lot coverage and/or minimum landscaping standards.

Initial questions for Ms. Decker centered on solar setbacks, the likelihood of obtaining an extension or postponement for the code updates, the "must do" items per HB 2001, transportation issues, issues with two-story townhomes for the aging and disabled population, storage for housing units using minimum front yard setbacks, minimum of one off-street parking space, and ownership possibilities with plexes.

Central Oregon Builders Association Senior Vice President of Government Affairs/Legal Counsel Karna Gustafson spoke to the Council and Commission regarding having detached multi-plex units in higher density areas such as R-4 and/or R-5. She added that the City has already planned for higher densities via the 2040 Comprehensive Plan. Discussion took place on how to keep Redmond's charm while complying with HB 2001, higher density needs, homeowner needs, infrastructure, and parking.

Staff reviewed the key questions below and described the next steps:

- Which density ranges and minimum lot sizes should be permitted outright, per the Comprehensive Plan?
- Is there interest in exploring detached duplexes, triplexes and/or quadplexes, in some/all scenarios?
- What are priorities for parking, driveway, and access standards.

After further discussion the consensus of the Council and UAPC was to leave the density for single family dwellings unchanged.

OTHER BUSINESS

There being no further business the workshop was adjourned at 7:35 p.m.

Prepared by Kelly Morse, City Recorder

APPROVED by the City Council and SIGNED by the Council President this 6th day of September 2022.

/s/ Robert J. Patrick
Robert J. Patrick, Council President

ATTEST:

/s/ Kelly Morse
Kelly Morse, City Recorder