



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION

MINUTES

August 15, 2016

Council Chambers, 777 SW Deschutes Avenue, Redmond, Oregon

Commissioners Present: Chair Evan Dickens, Vice-Chair Dean Lanouette, David Allen, James Cook, William Hilton, Lori McCoy, Kevin Seibold

Youth Ex Officio: (*absent: Elizabeth Pendergrass*)

City Staff: Deborah McMahon, *Planning Manager*; Katie McDonald, *Assistant Planner*; Cameron Prow, *TYPE-Write II*

Visitors: Keith D'Agostino, Rusty Ertle, Sharon Smith

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 Dickens opened the meeting at 7 p.m. with a quorum of commissioners (6 of 7) present. Commissioner Allen arrived at 7:02 p.m. after approval of the minutes.

II. MINUTES

Motion 1 (4/0/2): Commissioner Seibold moved to approve the August 1, 2016, minutes as written. Commissioner Hilton seconded the motion which passed with Commissioners Cook, Hilton, Lanouette, and Seibold voting in favor; none opposed; and Dickens and McCoy abstaining due to their absence from the August 1 meeting.

III. CITIZEN COMMENTS

None.

IV. PUBLIC HEARING

Rusty Ertle Rezone, City File 711-16-000107-PA

Chair Dickens read a summary of the applicants' (Rusty Ertle et al.) request and the hearing procedures into the record. The applicants have requested a Comprehensive Plan and Zone Map Amendment on 1.59 acres (Deschutes County Assessor's Map 15-13-16DC-302) from R-5 (High Density Residential) to C-1 (Strip-Service Commercial). No commissioner declared any pre-hearing contacts, ex parte observation, or conflict of interest. No one challenged any commissioner's ability to hear this matter based on bias, prejudice, or personal interest. Chair Dickens opened the public hearing at 7:06 p.m.

Staff report:

Ms. McMahon made a PowerPoint presentation and summarized issues addressed in the staff report. The vacant subject property is surrounded by C-2 commercial businesses (north and across Veterans Way), C-1 commercial businesses (northeast, east, southeast, south, and across Pilot

Butte Canal), and single-family and multi-family dwellings in the R-5 zone (west and across SW Canal Boulevard). Based on the Planning Department's findings and conclusions in the staff report, staff recommended approval of the applicants' request, subject to one condition of approval.

Public testimony:

Sharon Smith (applicants' representative) responded to commissioners' concerns. She stated the applicants were willing to rely on the staff report. She outlined the developer's intent to develop the property with smaller retail uses. She stated that Mr. Ertle had been in contact with potential tenants but could not move forward without a zone change. No plans have been filed at this time. She said Mr. Ertle was willing to provide property for the continuation of the trail along the canal, which would be included on a submitted site plan. She repeated Mr. Ertle's off-microphone statement that staff had not asked for a written commitment to the trail.

Chair Dickens closed the public hearing on City File 711-16-000107-PA at 7:15 p.m. when no one offered further testimony.

Commissioner deliberation:

Commissioner concerns included why the zone was changed from C-1 to R-5, number of developable acres, applicants' willingness to allow a trail across the property, if Central Oregon Irrigation District) had to sign off on a canal trail in this area at the time of site plan submittal, and adding a sign to prevent U-turns at the Obsidian Avenue/Canal Boulevard intersection.

Ms. McMahan responded to commissioner concerns.

Motion 2 (7/0/0): Commissioner Hilton moved to approve the Comprehensive Plan and Zone Map Amendment to rezone the subject property from R-5 (High Density Residential) to C-1 (Strip-Service Commercial), subject to the condition of approval: (1) The access to the parcel noted in the Traffic Impact Analysis is not approved as part of the Zone and Plan Amendment and shall be reviewed by City Engineering at time of future development applications. Commissioner McCoy seconded the motion which passed unanimously.

Ms. McMahan pointed out that the Planning Commission's jurisdiction was to recommend, not approve, the proposed amendment. Chair Dickens withdrew Motion 2.

Motion 3 (7/0/0): Commissioner Hilton moved to recommend to City Council the approval of the Comprehensive Plan and Zone Amendment to rezone the subject property from R-5 (High Density Residential) to C-1 (Strip-Service Commercial), subject to the condition of approval: (1) The access to the parcel noted in the Traffic Impact Analysis is not approved as part of the Zone and Plan Amendment and shall be reviewed by City Engineering at time of future development applications. Commissioner McCoy seconded the motion which passed unanimously.

VI. WORK SESSIONS

A. Proposed Code Amendments

Ms. McMahan reviewed the proposed code changes. Next steps included another work session on the proposed text changes and a public hearing before the Planning Commission.

Following discussion about the difference between an exception and a variance, type of flexibility needed, thresholds for amenity phasing, and priorities of the proposed changes, commissioners requested revisions that included:

- Add definition of "dairy" to include dairy products and processing.
- Staff to keep track of exceptions that are granted.

- Article IV, Section 8.0505(1) – Sentence 3 to read: “Businesses within the Central Business District (C-2 zone) **and or Downtown Overlay District (DOD)** shall be exempt from this provision if there is an existing building on the subject site that prevents the addition of on-site parking.”

B. Maple Meadows Master Development Plan

Ms. McMahon presented aerial views of the modified Master Development Plan for Maple Meadows PUD (Planned Unit Development) and identified areas needing resolution.

Commissioner concerns included surrounding uses, park requirements, back yard fence height, PUD exceptions, bike lanes, site photos (viewsheds, housing types), sample photo of cottage-type housing, maintenance of undeveloped areas, overlay on aerial photo, and review process timeline.

VII. STAFF COMMENTS

Ms. McMahon said the last planning schedule she provided to commissioners was still accurate.

Next meeting: Monday, September 19, 2016, 7 p.m.

VIII. COMMISSIONER COMMENTS

Commissioner Seibold said he would be absent from the September 19 meeting. He requested an update on plans to expand Centennial Park.

Commissioner Cook suggested using trends in land use issues as training opportunities. He requested a status report on City e-mail accounts for Planning Commissioners recommended by City Attorney Steve Bryant. Ms. McMahon reported that City Manager Keith Witcosky said no to City e-mail accounts but suggested each commissioner set up a separate gmail account restricted to City business. Commissioner Cook requested clarification on how separate gmail accounts for commissioners would be added to the City archive.

Commissioner McCoy asked what the City planned to do with the lots it owns in the block west of Centennial Park. Ms. McMahon said the City was making progress in its preparations to expand Centennial Park west of its current location.

Chair Dickens said he was a member of the committee that will interview applicants to fill the Community Development Director position. He announced he would not be renewing his term on the Planning Commission which ends on December 31 this year. Terms for Commissioners Allen, Lanouette, and McCoy will also end on December 31, 2016.

IX. ADJOURN

With no further business, Chair Dickens adjourned the meeting at 8:36 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 3rd day of October, 2016.

ATTEST:

/s/ Evan Dickens
Evan Dickens
Chair

/s/ Deborah McMahon
Deborah McMahon
Planning Manager