



**CITY OF REDMOND**  
Community Development Department

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**REDMOND URBAN AREA PLANNING COMMISSION**  
**MINUTES**

**December 19, 2016**

777 SW Deschutes Avenue, Council Chambers, Redmond, Oregon

**Commissioners Present:** Vice-Chair Dean Lanouette, James Cook, William Hilton, Lori McCoy  
(*absent: David Allen, Kevin Seibold; 1 vacancy*)

**Youth Ex Officio:** Vacant

**City Staff:** Scott Woodford, *Senior Planner*; Deborah McMahon, *Planning Manager*; Kate Porsche, *Community Development Director*; Cameron Prow, *TYPE-Write II*

**Visitors:** April Pust, *Hayden Homes, LLC*; Adam Erlandson, *Harper Houf Peterson Righellis Inc.*;  
A. C. Lash; Barry Kleckler; Peter Frazier; Twila Rosenberg

**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 Lanouette opened the Redmond Urban Area Planning Commission (PC) meeting at 6:32 p.m. with a quorum of commissioners (4 of 6) present.

**II. CITIZEN COMMENTS**

None.

**III. APPROVAL OF MINUTES**

None.

**IV. PUBLIC HEARING**

A. Maple Meadows Master Development Plan, Zoning Map and Comprehensive Plan Amendment, Planned Unit Development, Conditional Use, and Tentative Subdivision, City Files 711-15-000164-SUB, 711-15-000166-CP, and 711-16-000207-PUD

No one challenged any commissioner's ability to hear this matter based on conflicts of interest. No commissioner declared any ex parte contact or conflict of interest. Vice-Chair Lanouette opened the public hearing at 6:34 p.m.

**Staff report:** Mr. Woodford discussed (staff report, PowerPoint) the applicant's proposal to develop a 314-unit mixed residential project, including a civic parcel, on a 58.1-acre property in northwest Redmond. The subject property is located on Deschutes County Assessor's Map Nos. 1513-0800-00800 (2335 NW Hemlock Avenue), 1513-0800-00801 (2511 NW Hemlock Avenue), 1513-0800-00803 (2689 NW Hemlock Avenue), and 1513-0800-00804 (2440 NW Maple Avenue). Included in his summary were the approvals requested, review criteria, zoning, and master development plan.

**Applicant's presentation:** Ms. Pust and Mr. Erlandson addressed concerns raised at the Planning Commission work session on December 5, 2016.

**Public testimony:**

Mr. Lash expressed concern about the alignment of a public street near his property, blasting, and dust control during construction.

Mr. Kleckler outlined his concerns about the timing of street amenities, traffic impact of this project on existing neighborhoods, and the 27<sup>th</sup> Street connection southward.

Vice-Chair Lanouette closed the public hearing at 7:46 p.m. then reopened the hearing at 7:47 p.m. to allow additional testimony.

Ms. Rosenberg asked about the construction timeline, alignment of 23<sup>rd</sup> Street, and if existing fences would be protected.

Vice-Chair Lanouette closed the public hearing at 7:56 p.m. then reopened the hearing at 7:57 p.m. to allow additional testimony.

Mr. Frazier asked if Hemlock Avenue east of 23<sup>rd</sup> Street would be widened.

Applicant's representatives responded to concerns raised during public testimony.

Commissioner concerns included street grids, on-street parking, driveway dimensions, rear setback requirements, land-clearing timeline, trail maintenance, timing of Phases 8-9-10, trail completion timeline, moving the multi-family phase sooner in the development process, definition of low and moderate income standards, designation type for 23<sup>rd</sup> Street, traffic impact study, dust control mitigation prior to development and during construction, construction phasing, level of City concessions to the applicant, and how trails in this development will be integrated with Redmond's existing trail system.

Vice-Chair Lanouette closed the public hearing at 8:09 p.m.

Staff responded to commissioner concerns.

**Motion 1** (3/1/0): Commissioner McCoy moved to recommend the approval of the Master Development Plan, Zoning and Comprehensive Plan Amendment (from the City of Redmond UH-10 [Urban Holding-10] to City of Redmond R-3 [Limited Residential], R-4 [General Residential], R-5 [High Density Residential], and PF [Public Facility]), Planned Unit Development, Conditional Use Permit for the PUD, and Tentative Subdivision approval for Phases 1 through 7, subject to the conditions of approval with the notation that the applicant additionally build Phase 5 trails along 27<sup>th</sup> Street to Kingwood Avenue and extend the trail to Maple Avenue with Phase 7. Commissioner Hilton seconded the motion which passed with Commissioners Cook, Hilton, and McCoy voting in favor, Lanouette opposed, and none abstaining.

**V. WORK SESSION**

None.

**VI. STAFF COMMENTS**

Ms. Porsche referenced an article that came out recently about e-mail addresses for planning commissioners and Ms. McMahan's e-mail to commissioners about this subject. She said the

City's policy was to give City e-mail addresses only to elected officials and City employees. At this time, the City does not plan to give City e-mail addresses to City commission/committee members. She suggested planning commissioners set up separate e-mail addresses for conducting City business or set up a separate folder.

Next meeting: Monday, January 16, 2017, 6:30 p.m.

**VII. COMMISSIONER COMMENTS**

Commissioner McCoy commended staff for their patience and support during her term and expressed interest in serving on the TSP (Transportation System Plan) subcommittee. Her time on the commission has been interesting and she learned a lot.

Vice-Chair Lanouette thanked the retiring commissioners and wished them well in the future. He requested a status report on replacement commissioners. Ms. McMahan said she would update commissioners via e-mail.

**VIII. ADJOURN**

With no further business, Vice-Chair Lanouette adjourned the meeting at 8:27 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 6th day of February, 2017.

ATTEST:

James Cook  
James Cook  
Chair

/s/ Deborah McMahan  
Deborah McMahan  
Planning Manager