



**CITY OF REDMOND**  
Community Development Department

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

**December 5, 2016**

777 SW Deschutes Avenue, Council Chambers, Redmond, Oregon

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

**Youth Ex Officio:** Vacant

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

**Visitor:** Adam Erlandson, *Harper Houf Peterson Righellis Inc.*

**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 meeting at 6:30 p.m. with a quorum of commissioners (5 of 6) present.

**II. APPROVAL OF MINUTES**

A. October 17, 2016

**Motion 1** (5/0/0): Commissioner Cook moved to approve the October 17, 2016, minutes as submitted. Commissioner Seibold seconded the motion which passed unanimously.

**CITIZEN COMMENTS**

None.

**III. PUBLIC HEARING**

None.

**IV. WORK SESSION**

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

Ms. McMahon said the applicant (Hayden Homes, LLC) proposed development of 314 units of mixed residential uses and a civic parcel on an undeveloped 58.1-acre property. The subject property is west of the future 23<sup>rd</sup> Street, south of Maple Avenue, north of Hemlock Avenue, and east of the future extension of 27<sup>th</sup> Street. The project lies within the boundaries of the Northwest Area Plan. The applicant has requested a slight zoning map modification to shift the civic area closer to the 27<sup>th</sup> Street intersection. Her presentation (staff report, PowerPoint) covered the proposal specifics, review criteria and process.

Mr. Woodford provided additional details about exceptions the applicant proposed to some code standards.

Commissioner concerns included the 20-foot garage setback (inadequate to park short-bed pickups), bike lane widths, number of lots below City standards for minimum lot size, density standards, providing larger maps in meeting packets, grouping exception justifications together, lack of phasing timeline, multi-family parking needs, phasing requirements before starting next phase, dust/erosion control plan, trail system completion, location of Northwest Way/Maple Avenue roundabout, proposed park locations map, community's need for more multi-family housing now (potential to move multi-family housing proposed for Phase 10 sooner in the construction phasing timeline), proposed CC&Rs should be included in the meeting packet, maintenance of public alleys, when land for public purposes will be available to the City, and applicability of Section 8.2715.7B (Land for Public Purposes).

Ms. McMahon said she would forward the audio record of this meeting to the applicant to facilitate the applicant's responding to commissioner concerns at the Planning Commission public hearing on December 19, 2016.

**V. STAFF COMMENTS**

Ms. McMahon acknowledged Mr. Woodford's recent promotion to Senior Planner.

Next meeting: Monday, December 19, 2016, 6:30 p.m.

**VI. COMMISSIONER COMMENTS**

Commissioner Seibold said he would be absent from the December 19, 2016, meeting.

Vice-Chair Lanouette confirmed that a quorum of commissioners would be present at the December 19 meeting. He asked if anyone had applied for the open commissioner positions. Ms. McMahon replied that one application had been received and two people were in the process of applying; three positions are vacant and Commissioner Allen has reapplied for his position.

Commissioner McCoy said she had been accepted to a graduate program and would step down at the end of her term. She indicated interest in applying again in the future.

**VII. ADJOURN**

With no further business, Vice-Chair Lanouette adjourned the meeting at 7:49 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 6th day of February, 2016.

ATTEST:

/s/ James Cook  
James Cook  
Chair

/s/ Deborah McMahon  
Deborah McMahon  
Planning Manager