



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
MINUTES
March 20, 2017

777 SW Deschutes Avenue, Police Station Conference Room, Redmond, Oregon

Commissioners Present: Chair James Cook, Vice-Chair William Hilton, Kevin Seibold, Alicia Wobbe, Joseph Zika III (*absent: David Allen, Ross Centers*)

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: Tory Allman, *City Council Liaison*; Adam Conway, *WH Pacific, Inc.*; Hayes McCoy, *H. A. McCoy Engineering & Surveying*; Cathy Przyzgula; Mary Meloy

Media: None

(The 3 digits after a motion title show the number of commissioners voting in favor/opposed/abstaining. Agenda items in the minutes appear in the order they were discussed.)

I. CALL TO ORDER – INTRODUCTIONS

Chair Cook opened the Redmond Urban Area Planning Commission (PC) meeting at 6:30 p.m. with a quorum of commissioners (5 of 7) present.

II. CITIZEN COMMENTS

None.

III. APPROVAL OF MINUTES

A. February 27, 2017

Motion 1 (5/0/0): Commissioner Seibold moved to accept the minutes of the February 27, 2017, meeting. Commissioner Zika seconded the motion which passed unanimously.

IV. PRESENTATIONS

Chair Cook outlined the goals of the work sessions which included helping commissioners understand the issues. He stated commissioners would not make judgments or form opinions.

A. Work Session – Greg Service Master Plan, City File 711-16-000157-CP)

Mr. Woodford presented (staff report, PowerPoint) the applicant's development proposal for a 236-dwelling unit project and a 1.08-acre commercial parcel at 1300 NW Pershall Way (Deschutes County Assessor's Map No. 1413330001003). His summary included the land use approvals requested, project location, framework plan, proposed zoning plan, review criteria (master development plan, rezoning), and Great Neighborhood Principles. He outlined the Planning Commission's roles in this work session and at the public hearing on April 3, 2017.

Commissioner concerns included the Dry Canyon trail access, why the “bonus” park is needed, maintenance of the vegetative strip between the property and street, potential expansion of the Dry Canyon park, and if the lots developed will be on City water and sewer.

B. Work Session – Central Christian Master Plan, City File 711-15-0000129-CP)

Mr. Woodford presented (staff report, PowerPoint) the applicant’s development proposal for a new school, residential units, mixed-use commercial, mixed-use employment, public facility, parks, and open space on a 55-acre parcel (Tax Lot 01800) in northern Redmond. His summary included the land use approvals requested, project location, framework plan, current and proposed zoning, Highway Area Plan, master development plan and rezoning review criteria, and Great Neighborhood Principles. He outlined the Planning Commission’s roles in this work session and at the public hearing on April 20, 2017.

Commissioner concerns included the road layout, ADA (Americans with Disabilities Act) access across driveways with curb-tight sidewalks, park sizes according to the City parks plan, public use of school facilities, overpass construction responsibility, and trail alignment with the existing trail system.

C. Work Session –Higher-Density Overlay Areas/Map

Ms. McMahan discussed (staff report, PowerPoint) the potential for higher-density areas in Redmond to comply with City codes requiring a full mix of housing choices. Her review including housing types and densities, potential sites, and new code needed. She noted City Club dialogue over the next few weeks could be helpful. Following a short break, she said staff needed to talk with developers interested in building higher-density residential units in Redmond. Information gathered will be shared with commissioners. She requested they review the information she provided on form-based code which the City is moving toward.

Commissioners asked staff to set up a matrix for each area under consideration for high-density development, showing the proposed services.

V. STAFF COMMENTS

A. Goal-Setting Schedule – Verbal

Ms. McMahan asked commissioners to review Redmond City Council Goals 2017-2018 in preparation for updating Planning Commission work plan and goals for the next fiscal year.

B. Schedule for City Tours – Verbal

Ms. McMahan said she was awaiting responses in order to confirm dates and times for the Planning Commission to take two tours of the city. Each tour is expected to take 1.5 hours.

C. Schedule for Visioning – Verbal

Ms. McMahan suggested starting with the current work plan and goals to identify Planning Commission expectations for the visioning process. The City plans to hire a consultant to assist with public outreach and facilitation of citizen comments and participation in the comprehensive plan update process.

D. Handout from City Recorder Kelly Morse

Ms. McMahan recommended commissioners review the information provided and contact Ms. Morse with questions or concerns.

E. Trees and Alleys Subcommittee

Ms. McMahon requested Planning Commissioner assistance. Commissioner Centers and Commissioner Wobbe volunteered. Commissioner Hilton said he was willing if subcommittee meetings were held in the evening.

VI. COMMISSIONER COMMENTS

Commissioner Zika said he was working with the National Association of Realtors to help the Community Development Department apply for a grant to fund the comprehensive plan update. He will forward the paperwork to Ms. McMahon.

Chair Cook announced he would miss the April 17 meetings. He said he was looking forward to seeing the master list of projects underway recently requested by Commissioner Allen. He asked when the Planning Commission would start meeting in the new city hall. Ms. McMahon said the City's GIS (Geographical Information System) staff were creating a map that can be forwarded to commissioners when new projects are started. Ms. Porsche said staff were finalizing security processes and measures for evening meetings. Chair Cook commended staff for their organized, informative presentations at tonight's meeting. Commissioner Hilton will miss the April 3 meeting and will chair the April 17, 2017 meeting.

Commissioner Seibold said he would miss the April 3 meeting.

Next meeting: Monday, April 3, 2017, 4 p.m.

VII. ADJOURN

Motion 2 (5/0/0): Commissioner Seibold moved to adjourn. Commissioner Hilton seconded the motion which passed unanimously.

With no further business, Chair Cook adjourned the meeting at 8:18 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 3rd day of April , 2017.

ATTEST:

_____/s/ James Cook_____
James Cook
Chair

_____/s/ Deborah McMahon_____
Deborah McMahon
Planning Manager