



CITY OF REDMOND
Community Development Department

411 SW 9th Street
Redmond, OR 97756-2213

Phone **541-923-77544**
Fax 541-548-0706

www.ci.redmond.or.us

REDMOND URBAN AREA PLANNING COMMISSION
MINUTES
April 3, 2017

777 SW Deschutes Avenue, City Council Chambers, Redmond, Oregon

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

Youth Ex Officio: Vacant

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

Visitors: Cathy Drzyzgula; Gordon and Rosie Lefito; Hayes McCoy, P.E., *H. A. McCoy Engineering & Surveying LLC*; Julie Ferchland; Ken Streater; Linda and Robert Rock; Ted and Stephanie Hudson; Terrell Baisley; Tonya and Jason Rosebrook

Media: None

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

I. CALL TO ORDER – INTRODUCTIONS

Chair Cook opened the regular meeting of the Redmond Urban Area Planning Commission (PC) at 6:42 p.m. with a quorum of commissioners (4 of 7) present.

II. CITIZEN COMMENTS

None.

III. APPROVAL OF MINUTES

A. March 20, 2017

Chair Cook stated he had said he would be absent from the second April meeting only, requested that references to the April 20 meeting be corrected to April 17, and noted Commissioner Hilton had said he would be absent from the April 3 meeting.

Motion 1 (4/0/0): Commissioner Zika moved to accept the March 20, 2017, minutes as amended. Commissioner Centers seconded the motion which passed unanimously.

V. PUBLIC HEARING

A. Service Master Development Plan, Zoning Map, and Comprehensive Plan Amendment

Chair Cook read a summary of the applicant's (Service Investments, LLC) request and the hearing procedures into the record. 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 Cook opened the public hearing on City File 711-16-000157-CP) at 6:46 p.m.

Staff report: Mr. Woodford discussed (staff report, PowerPoint) the applicant's proposal to develop 236 dwelling units and a 1.08-acre commercial parcel on a 55.5-acre property at 1300 NW Pershall Way (Deschutes County Assessor's Map 1413330001003). His summary included the requested land use approvals (master development plan, street layout, zoning, types of uses proposed), project location, current zoning, proposed zoning plan, and review criteria. He noted subdivision approval would be a separate process.

Applicant presentation: Mr. McCoy, project engineer, said Mr. Service was unable to attend this meeting due to health concerns. Mr. McCoy provided introductory remarks and discussed property details, proposed master plan, viewpoints, utilities, and the approval process. Home construction is expected to start in 2018. He and Mr. Streater (applicant's representative) responded to questions commissioners asked to clarify their understanding of the proposal.

Public testimony:

Terrell Baisley's concerns included the traffic control plan, conflicts between construction access points during school hours, keeping streets clean, speed limit, dust and weed control, public notification of blasting, sewer plant capacity, homeowner CC&Rs, and respecting neighbors during construction. Mr. McCoy responded to Mr. Baisley's concerns.

Jason Rosebrook said he owned 38 acres under the canyon rim and raised cattle. He expressed concern about setbacks from the canyon rim (houses along the canyon rim will look down on his property), impact on his property of future trail connections, construction access over an irrigation ditch not piped for truck traffic, and impact of construction (operations, noise, trash) on his property and irrigation system.

Cathy Drzyzgula said she liked the overall plan. Her concerns included compatibility and transition between Vista Meadows and the new project, sewer installation timeline, why the project didn't extend to 10th Street, and closer access to the Dry Canyon from the east. Mr. McCoy and Ms. McMahon responded to Ms. Przyzgula's concerns.

Julie Ferchland outlined concerns about traffic control (transit plans), commercial property uses allowed near schools, impact of construction on property values, changing Redmond dynamics, park maintenance, green design, dust control, and a mistake in the original zoning. Mr. Woodford responded to Ms. Ferchland's concerns.

Ted Hudson expressed concerns about compatibility and the impact on house values from having a duplex three doors away from his property on Canyon Drive. Mr. McCoy responded to Mr. Hudson's concerns.

Robert Rock said he agreed with Mr. Baisley's remarks. He said his biggest concern was the impact of construction traffic on school operations and emergency services.

Ms. McMahon said many of the questions related to the construction process would be addressed during the subdivision approval process, which was not part of this hearing. Mr. Woodford said subdivision proposals were usually reviewed by staff without a public hearing.

When no further testimony was offered, Chair Cook closed the public hearing at 8:28 p.m.

Commissioner Wobbe thanked the public for attending and providing questions and input.

Commissioner concerns covered the development process (utility installation, streets, plats, density, phasing), homeowner associations (operation requirements, park maintenance), lot sizes, future changes to a master development plan, compatibility (new two-story homes next to existing one-story homes). Ms. McMahon responded to commissioner concerns.

Motion 2 (4/0/0): Commissioner Centers moved that the Planning Commission recommend the approval of the Master Development Plan and Zoning and Comprehensive Plan Amendment from UH-10 (Urban Holding-10) to R-3 (Limited Residential), R-4 (General Residential), and C-1 (Strip Service Commercial), subject to the conditions of approval. Commissioner Zika seconded the motion which passed unanimously.

Mr. Woodford said the next public hearing on City File 711-16-000157-CP would be held before City Council. He will forward any correspondence received to City Council.

V. STAFF COMMENTS

Ms. McMahon presented an Upcoming Agenda Items worksheet and outlined potential topics for the next meeting. She and Annie McVay are coordinating to schedule a joint meeting of the Planning Commission and Parks Committee (Redmond Tree Board). She asked commissioners to suggest topics for the joint City Council/Planning Commission meeting in May 2017. City tours are being scheduled.

Next meeting: Monday, April 17, 2017, 6:30 p.m.

VII. COMMISSIONER COMMENTS

Chair Cook asked staff how to conduct meetings when a quorum of commissioners is not present. Ms. McMahon said she would research quorum issues in the bylaws and with the City Attorney.

VIII. ADJOURN

Motion 3 (4/0/0): Commissioner Zika moved to adjourn. Commissioner Wobbe seconded the motion which passed unanimously.

With no further business, Chair Cook adjourned the meeting at 8:37 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 1st day of May , 2017.

ATTEST:

 /s/ James Cook
James Cook
Chair

 /s/ Deborah McMahon
Deborah McMahon
Planning Manager