



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
MINUTES
May 1, 2017

421 SW 9th Street, City Council Chambers, Redmond, Oregon

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

Youth Ex Officio: Yuxuan (Robin) Wong

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

Visitors: Bob Eberhard; Cathy Drzyzgula; Elisa Carlson, *CentralChristianSchools.com*; Geri Milliron; Jerry Smith, *Moose Lodge 323*; Ron Bryant

Media: Jessica Foster, *KTVZ-21*; Dave Morgan, *RedmondNewsToday.com*

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

I. CALL TO ORDER – INTRODUCTIONS

Chair Cook opened the regular Redmond Urban Area Planning Commission (PC) meeting at 6:37 p.m. with a quorum of commissioners (7 of 7) present.

Ms. McMahon introduced Ms. Wong from Beijing, the new Student Ex Officio member, who will be with the Planning Commission for five months. Ms. McMahon outlined the role of the Student Ex Officio, who is allowed to participate in discussion but cannot vote.

Chair Cook welcomed Ms. Wong.

II. CITIZEN COMMENTS

None.

III. APPROVAL OF MINUTES

A. April 3, 2017

Ms. Prow requested correction of Cathy Przyzgula's last name to "Drzyzgula" under the list of visitors present at the April 3, 2017, meeting.

Motion 1 (7/0/0): Commissioner Seibold moved to accept the April 3, 2017, minutes as amended. Commissioner Zika seconded the motion which passed unanimously.

IV. PUBLIC HEARING

A. Central Christian Master Development Plan, Zoning Map/Comprehensive Plan Amendment
Chair Cook read aloud a brief summary of the applicant's request and the hearing procedures. 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 711-15-0000129-CP at 6:43 p.m.

Staff report: Mr. Woodford discussed (staff report, PowerPoint) the applicant's plans to build a school on 19 acres of an undeveloped 55-acre property (Deschutes County Assessor's Map 14-13-33, Tax Lot 01800). The project location is outside city limits but inside the urban growth boundary. Other uses proposed included single- and multi-family residential, mixed-use commercial, mixed-use employment, public facility parcel, parks, and open space. Mr. Woodford's summary included the background, existing and proposed zoning, proposal modifications, applicable review criteria, and next steps. Staff introduced the proposal and the required review criteria to the Planning Commission at a March 20, 2017, work session.

Ms. McMahon responded to commissioner questions about the park location, timeline for overpass construction, and actions that could trigger a rezone application.

Applicant's presentation:

Ron Bryant said he was present as a private citizen. He introduced Ms. Carlson and Mr. Eberhard.

Elisa Carlson introduced herself as administrator of Central Christian School. She outlined the school's history and stated the school owned 36.36% of this project.

Mr. Bryant discussed the applicant's experience with the City's development process over the last five years.

Public testimony:

Jerry Smith discussed plans for Moose Lodge 323 to continue operating in its current location south of the applicant's project. His concerns included the street development timeline, Moose Lodge access to Highway 97, ownership and maintenance of Moose Lane, existing and future traffic flows, and access to the subject property. Mr. Woodford responded to Mr. Smith's concern about street development. Mr. Bryant responded to Mr. Smith's concern about the Upas Avenue access.

Geri Milliron was very concerned about the impact the applicant's proposal would have on her livestock farm. Will the canal be piped or remain open? Will there be a barrier between the green space and the canal? Mr. Bryant suggested she speak with Central Oregon Irrigation District about the canal. Mr. Woodford explained the difference between the master plan and subdivision review processes.

Cathy Drzyzgula expressed concerns about implementing the City's great neighborhood principles and impact on the existing road system (traffic congestion, parking) from adding another school to the two already in this area (Elton Gregory Middle School, Tom McCall Elementary School). Mr. Woodford explained the difference between the traffic study required for a master plan and that required for subdivision development.

Commissioner concerns included status of the school's fund-raising efforts, traffic flows/congestion with multiple schools, timeline for return of this issue to the Planning Commission, size of the proposed park, Public Facility zone (why required and in this location, potential uses, maintenance), and if the school qualified as a Public Facility. Ms. McMahon responded to commissioner concerns about City review timelines, the purpose of the Public Facility zone, and the potential donation of the Public Facility parcel to the City.

Mr. Bryant said the applicant would have no problem with dedicating the Public Facility area to the City in the future.

Due to the issue of connectivity to Highway 97 being raised, Commissioner Hilton recused himself from further discussion.

Motion 2 (5/1/1): Commissioner Allen moved to recommend the approval of the Master Development Plan and Zoning and Comprehensive Plan Amendment from UH-10 to R-4, R-5, MUN, MUE, and OSPR and to amend the Master Plan and direct staff to prepare findings necessary to approve the Public Facility designation in the Master Plan in favor of increasing the OSPR zone to 2.5 total acres. Commissioner Seibold seconded Motion 2. Following further discussion, Commissioner Allen agreed to amend Motion 2 to add the following language: "Before approval of the school, an agreement will be in place between the City and the school for public use of school grounds during nonschool daylight hours." Commissioner Seibold re-seconded the amended Motion 2.

Motion 3 (3/3/1): Commissioner Centers moved to amend Motion 3 to retain the PF zoning on the park and for the City to maintain it. Commissioner Wobbe seconded Motion 3. Commissioners Centers, Wobbe, and Zika voted in favor; Commissioners Allen, Cook, and Seibold opposed; and Commissioner Hilton abstained. Motion 3 to amend Motion 2 failed.

Chair Cook closed the public hearing on City File 711-15-0000129-CP at 8:23 p.m.

Motion 2 as amended passed with Commissioners Allen, Centers, Cook, Seibold, and Zika voting in favor, Commissioner Wobbe opposed, and Commissioner Hilton abstaining.

V. POWERPOINT PRESENTATION ON WORK PLAN OPTIONS AND VISIONING CONCEPTS

Ms. McMahon reviewed (PowerPoint) 2016-2017 goals and work plan tasks. Her presentation covered current 2016-2017 tasks, continuing or carryover tasks, a new task (comprehensive plan update), comp plan update milestones, visioning thoughts, difference between the vision and the comp plan, core concepts, and public outreach and branding.

Commissioners discussed the City's using a consultant to manage the public outreach process on the comprehensive plan update as a template for future projects, timeline and process of plans related to the comp plan update, benchmarks, and something to help keep citizens in Redmond.

VI. STAFF COMMENTS

Ms. McMahon reviewed the list of Upcoming Agenda Items. Due to the joint City Council/Planning Commission meeting on May 16, Ms. Porsche recommended canceling the May 15 meeting. Following discussion, Commissioners agreed by consensus to move issues proposed for the May 15 meeting to the June 5 meeting.

Ms. Porsche asked commissioners to think about the frequency of joint meetings with Council. Chair Cook recommended commissioners avoid discussing issues at the May 16 meeting with Council that might come before Council for decision in the review process.

Ms. Porsche presented a short survey to gauge interest in moving Planning Commission meetings from Mondays to Wednesdays. She welcomed commissioners to their new meeting space.

Ms. McMahon thanked commissioners for volunteering their time to serve the citizens of Redmond.

Next meeting: Monday, June 5, 2017, 6:30 p.m.

