



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
411 SW 9th Street– Council Chambers
Redmond, OR 97756
Monday, August 7, 2017
6:30 PM

Agenda

UAPC Members

James
Cook,
Chair

William
Hilton,
Vice Chair

David
Allen

Ross
Centers

Alicia
Wobbe

Joseph
Zika

Vacant

Youth Ex
Officio
Yuxuan
(Robin) Wong

- I. CALL TO ORDER / INTRODUCTIONS
- II. CITIZENS COMMENTS
- III. APPROVAL OF MINUTES
 - a. July 17, 2017 (Exhibit 1, pages 2-4)
- IV. PUBLIC HEARING
 - a. Dry Canyon Village PUD - Master Development Plan, Zoning Map and Comprehensive Plan Amendment, Planned Unit Development, Conditional Use Permit, and Tentative Subdivision Plat (Exhibit 2, page 5) –
Consideration of a request by the applicant for continuation to August 28th.
- V. STAFF COMMENTS
- VI. COMMISSIONER COMMENTS
- VII. ADJOURN

Next Planning Commission meeting August 28, 2017

*Please note that these documents are also available on the City's website www.ci.redmond.or.us; click on City Government, hover on Commissions and Committees, click on Urban Area Planning Commission. You may also request a copy from City Records Office 923-7751 or email KellyM@ci.redmond.or.us

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DRAFT

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REDMOND URBAN AREA PLANNING COMMISSION
MINUTES
July 17, 2017

411 SW 9th Street, Council Chambers, Redmond, Oregon

Commissioners Present: Chair James Cook, Vice-Chair William Hilton, David Allen, Ross Centers, Alicia Wobbe, Joseph Zika III (1 vacancy)

Youth Ex Officio: Vacant

City Staff: Deborah McMahon, *Planning Manager*; Keith Witcosky, *City Manager*; Cameron Prow, *TYPE-Write II*

Visitors: Tory Allman, *City Council Liaison*

Media: None

(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 called the regular meeting of the Redmond Urban Area Planning Commission to order at 6:31 p.m. with a quorum of commissioners (6 of 6) present.

II. CITIZEN COMMENTS

None.

III. APPROVAL OF MINUTES

A. June 5, 2017

Commissioner Zika requested correction of his comments under Agenda Item VI on Page 3 so Sentence 1 would read: "Commissioner Zika referenced a training he attended in Madras and noted the City of Redmond followed a different master-planning process than other Oregon cities."

Motion 1 (6/0/0): Commissioner Centers moved to approve the June 5, 2017, minutes as amended. Commissioner Zika seconded the motion which passed unanimously.

IV. REVIEW OF UPCOMING ITEMS

A. Annexation Areas – Past and Present

Ms. McMahon reviewed (PowerPoint, map of existing zones and area plans) the current inventory of developable lands, annexation policy, land use process, and City's current legal position to keep annexation and land use processes separate. City Council will review the City's preferred annexation method later this month.

Commissioner concerns included the City's need to respect park plans and area plans, need for strong findings when making changes, and why the City should be able to exact more from developers through annexation than through the land use process.

B. Anticipated Growth Areas in UGB

Ms. McMahon said development was most likely to occur next in areas where the City had capacity near primary transportation corridors. She noted information about City sewer, streets, and water systems was posted on the City website.

Commissioner concerns included areas within the urban growth boundary that lacked adequate utilities.

C. Transportation Projects in Process

Ms. McMahon (PowerPoint) said the City expected to start its transportation system plan (TSP) update in the next two months. Other projects identified for completion within the next two years included downtown circulation and parking management, 9th Street linkage (airport to the Prineville highway), incorporating the Dry Canyon plan into the Parks Master Plan update, trails and bike planning, South Highway 97 Corridor Plan, Airport Master Plan update, and Neighborhood Revitalization Plan. The Planning Commission will review many of these plans which will be adopted separately before being included as appendices in the TSP.

Commissioner Zika asked to review public comments on the draft neighborhood revitalization plan before the next Neighborhood Revitalization meeting in September 2017.

D. Update on Interactive Activity Map

Ms. McMahon noted she e-mailed a link to the beta version of this map to commissioners. She asked commissioners to e-mail concerns/comments to her.

E. Housing Issues

Ms. McMahon said the City was using a variety of approaches to address the City's housing shortage, such as reviewing land use processes and the development code to remove barriers. She identified planning tools available in Redmond including the Framework Plan, area plans, and mini site plans. She outlined efforts underway by City staff and service providers to identify a variety of solutions needed to address homelessness. Commissioners interested in these issues should contact her for more information.

Commissioner discussion covered the status of high-density overlay areas, type of notice required for the overlay public hearing, and the potential of subsidized housing.

F. Seek Representative for South Highway 97 Corridor Planning

Ms. McMahon requested a volunteer to represent planning commission concerns on the South Highway 97 Corridor Planning committee.

Vice-Chair Hilton volunteered.

G. Confirm Start Time for August 17, 2017, Joint Meeting With Parks Committee

Following discussion, all commissioners except Commissioner Hilton agreed to a 5:30 p.m. start time for their joint meeting with the Parks Committee on August 17.

V. STAFF COMMENTS

Ms. McMahon reviewed the Upcoming Agenda Items list. Following discussion, she said she would conduct Doodle polls to schedule alternate meeting dates for August 21 (solar eclipse) and September 4 (Labor Day).

VI. COMMISSIONER COMMENTS

Chair Cook requested updates on commissioner tours of the city and on visioning opportunities. Ms. McMahon responded that staff had postponed the city tours to focus on higher-priority activities; she will schedule these as soon as possible. Mr. Witcosky said City staff were meeting on July 18 to explore staffing and financial resource concerns. He expected the City's visioning effort to launch in the late fall of 2017. Chair Cook recommended the City consider creative ways to improve citizen input.

Commissioner Centers said Council would discuss the annexation process at its July 25 meeting. Ms. McMahon pointed out that Council sessions were now recorded.

Commissioner Zika suggested including big-box retail in the neighborhood revitalization process.

Commissioner Allen requested a status report on filling the Planning Commission's vacant position. Ms. McMahon said no applications had been received as of late last week and asked commissioners to help recruit a new member. According to the bylaws, commissioners must live within Redmond's urban growth boundary.

Commissioner Allen asked if Redmond High School's new moving sign was legal or if an exemption was made for public facilities. Ms. McMahon said she would find out.

Next meeting: Monday, August 7, 2017, 6:30 p.m.

VII. ADJOURN

Motion 2 (6/0/0): Commissioner Hilton moved to adjourn. Commissioner Zika seconded the motion which passed unanimously.

With no further business, Chair Cook adjourned the meeting at 7:29 p.m.

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

ATTEST:

James Cook
Chair

Deborah McMahon
Principal Planner

Scott Woodford

From: James Lewis <jamesjlewis11@gmail.com>
Sent: Wednesday, August 02, 2017 3:56 PM
To: Scott Woodford; Deborah McMahon
Cc: Curtis Havniear (curtis@cgh-nw.com); Tucker Mayberry; Larry Havniear; Grant Hardgrave; Joe Bessman
Subject: Dry Canyon - Continuance of Public Hearing

Hi Scott and Deborah:

The applicant for the Dry Canyon Village at Redmond project is formally requesting a continuance of the public hearing scheduled for the Monday, August 7th Planning Commission meeting. We are requesting that the continuance be until the next meeting, which is August 28th (time and date certain). We will have a representative at the meeting on the 7th to confirm this request if necessary (please advise).

The continuance is necessary because the formal comments from the City Engineering Division have not yet been issued, which has also led to a delay in the issuance of the Planning Division Staff Report. This will allow us time to address issues with the Engineering Division that were raised in a meeting today between our Transportation Engineer and the City Engineering Staff. We are hoping that due to the delay in getting the comments that has resulted in the need for this requested continuance, we can have our public hearing included at the beginning of the Planning Commission agenda on the 28th.

Please confirm receipt of this request, and formally enter this request into the permanent record on this matter - and let me know if you need anything else in this regard.

Thank you, James Lewis

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James J. Lewis
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