



**CITY OF REDMOND**  
Community Development Department

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**REDMOND URBAN AREA PLANNING COMMISSION**  
**MINUTES**  
**August 7, 2017**

411 SW 9<sup>th</sup> Street, Council Chambers, Redmond, Oregon

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

**Youth Ex Officio:** Vacant

**City Staff:** Scott Woodford, *Senior Planner*; Deborah McMahon, *Planning Manager*; Cameron Prow, *TYPE-Write II*

**Visitors:** Camille Fetzer-Lockhart, Debbie Norton, Gary Wing, James Lewis, Jan and Dale Breeske, John Eskeldson, K. Murphy, Kathleen and Bruno Zadnik, Kim and Agnes DeLashmutt, Lisa and Joaquin Rodriguez, Sylvia Shasky

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

**II. CITIZEN COMMENTS**

None.

**III. APPROVAL OF MINUTES**

A. July 17, 2017

**Motion 1** (5/0/0): Commissioner Zika moved to approve the July 17, 2017, minutes as written. Commissioner Wobbe seconded the motion which passed unanimously.

**IV. PUBLIC HEARING**

A. Dry Canyon Village PUD – Master Development Plan, Zoning Map and Comprehensive Plan Amendment, Planned Unit Development, Conditional Use Permit, Tentative Subdivision Plat  
Chair Cook read a summary of the applicant's (Sahhali Village of Redmond, 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 at 6:34 p.m.

**Staff report:** Ms. McMahon stated no staff report was available as the record was not fully developed. Late last week, the City asked the applicant to provide additional transportation information. The applicant requested the public hearing be continued to August 28, 2017.

She stated the staff report would be available on August 21, 2017. She outlined procedural options available and advised the Planning Commission to leave the record open, pending the processing the applicant's request.

**Applicant's presentation:**

James Lewis (Applicant's planning consultant) discussed the circumstances necessitating continuance of the public hearing to August 28, 2017. The applicant received a letter from City staff on July 18, 2017, and responded to that letter on July 28, 2017. The continuance is needed to allow the applicant time to receive and review the Engineering Department's comments and the City's staff report and prepare responses.

**Public testimony:**

Kimerick DeLashmutt said he did not receive notice of this hearing and could not attend the August 28 hearing. Other concerns were the substantial impact of this project on his business (in this location for 23 years), vague review criteria, and animal migration. Ms. McMahon responded to his concerns, stating any public notice sent would be reviewed by a second City staff member for correctness before issuance. She recommended he review the file before the next public hearing and send his comments and concerns to City staff via letter or e-mail. Mr. Woodford explained the City's notice requirements.

Dale Breeske thanked the planning commissioners for their efforts. He asked the City to not allow any cutting, digging, trenching, grading, sloping, curb work, sidewalk work, and asphalt work in advance of the August 28 hearing. Ms. McMahon responded to his concern. Mr. Lewis assured everyone that nothing would be done.

Debbie Norton asked about the hearing review process and expressed concern about the short timeframe (7 days – August 21-28) for the public to respond. Chair Cook outlined the Planning Commission's review process. Mr. Woodford said the project plans submitted so far were available at the Community Development Department or by e-mail.

Lisa Rodriguez expressed concern about the road alignment behind her house. Mr. Woodford responded to her concern.

Gary Wing said his main concern was traffic on Northwest Way. Ms. McMahon responded to his concern and said mitigation for the additional traffic generated by this project would be addressed in the staff report. She recommended he meet with the City's traffic engineer. Mr. Woodford said he would respond to any questions about this project.

John Eskeldson asked if the developer would attend the August 28 hearing. His concerns included the volume of traffic on 19<sup>th</sup> and 22<sup>nd</sup> Streets and how construction equipment and supplies would access the project's property. Ms. McMahon said written questions and comments could be submitted to her tonight or via e-mail.

Jan Breeske said she and her neighbors were concerned about preserving their neighborhood's character. She asked if the City would install traffic-calming measures.

Agnes DeLashmutt said her biggest concerns were putting very high density next to farm-zoned property and being better informed about the next hearing on this issue. She appreciated the applicant's meeting with neighbors a month ago.

Mr. Lewis (applicant's representative) encouraged everyone present to review the application packet available from the City and attend the August 28 hearing. He said over 50 people

attended the public meeting held by the applicant and the applicant changed its plans following the feedback received there. He assured everyone the applicant's engineer and owners would be available at the August 28 hearing.

Chair Cook asked audience members to refrain from presenting their questions and concerns to the planning commissioners after this meeting (off the record) in order to keep the lines of communication pure.

**Motion 2** (5/0/0): Commissioner Allen moved to continue the hearing on City File No. 711-17-130-MD, the Dry Canyon Master Plan, to a date certain of August 28, 2017, 6:30 p.m. Commissioner Zika seconded the motion which passed unanimously.

**V. STAFF COMMENTS**

Ms. McMahan requested commissioner feedback about a new application on the City website. She recommended not trying to view that application using a cell phone.

Next meeting: Monday, August 28, 2017, 6:30 p.m.

**VI. COMMISSIONER COMMENTS**

Commissioner Cook asked when the vacant commissioner position would be filled. Ms. McMahan responded that she had had a good conversation with a potential applicant.

Commissioner Allen requested City staff provide coffee or other refreshments at the August 28 meeting due to holding two hearings on that night.

**VII. ADJOURN**

**Motion 3** (5/0/0): Commissioner Hilton moved to adjourn. Commissioner Allen seconded the motion which passed unanimously.

With no further business, Chair Cook adjourned the meeting at 7:12 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 13th day of September, 2017.

ATTEST:

\_\_\_\_\_/s/ James Cook\_\_\_\_\_  
James Cook  
Chair

\_\_\_\_\_/s/ Deborah McMahan\_\_\_\_\_  
Deborah McMahan  
Planning Manager