



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
MINUTES

August 28, 2017

Redmond City Hall, 411 SW 9th 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: Curtis Havniear, Larry Havniear, and Tucker Mayberry (developer/owner team); Grant Hardgrave, *Hickman Williams & Associates Inc.*; James Lewis, *Planning Consultant*; Joe Bessman; *Transight Consulting, LLC*; John Ropp and Chris Quinn, *The Broker Network of Central Oregon*; Barbara Marshall, Beth Agnew; Camille Fetzer-Lockhart; Christi Saucedo; Corlene Cran; Debbie Henderson Norton; Eve Ponder; Gary Wing; Jim Booth; Joe Ayres; Joel Hermsen; John Landry; John Eskeldson; Judy Hauk; Karen Hittle; Kimeric and Agnes DeLashmutt; LaNaya Strouse; Larry Morris; Les Maddox; Lynn Dagenhardt; Margaret Iverson; Margaret Rainwater; Mike and Judy Bolander; Mike O'Leary; Roger and Nancy Rupp; Steve Lundgren; Susan Trumm; Tim Hopfer; Wassa Starr

Media: 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 called the regular meeting of the Redmond Urban Area Planning Commission (PC) to order at 6:36 p.m. with a quorum of commissioners (5 of 6) present.

II. CITIZEN COMMENTS

None.

III. APPROVAL OF MINUTES

A. None Available

IV. PUBLIC HEARINGS

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. Commissioner Cook declared ex parte communication due to a text message from Anne Graham which he e-mailed to

Ms. McMahon. He stated there was no dialogue about the Master Development Plan under consideration at this hearing. No other commissioners declared any pre-hearing contact, 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 Files 711-17-000130-MD, 711-17-000134-SUB, 711-17-000147-CU, 711-17-000149-ZMA, 711-17-000150-PUD, and 711-17-000151-PA at 6:40 p.m.

Staff report: Ms. McMahon explained why 19th Street residents didn't receive notice of this hearing, how the error was discovered on August 22, and how it was corrected. She outlined the review procedure and notice requirements and defined a planned unit development.

Mr. Woodford presented (PowerPoint) the staff report and discussed the context, Northwest Area Plan, existing and proposed zoning, master plan statistics, tentative subdivision plat and phasing, proposed products, park locations and amenities, streets, trails and sidewalks, and review criteria. Sahhali Village of Redmond, LLC, applied for approval of a 504-lot/unit residential project on 76.6 acres. The development proposal consisted of 203 single-family lots, 60 duplex lots, 30 accessory dwelling units, 32 townhome units, and 180 multi-family units. An age-restricted (55+ years) community would be built south of Spruce Avenue.

Applicant's presentation:

Mr. Lewis (planning consultant) said some comments offered at a public meeting in June 2017 were accommodated into the design. He introduced the project team members and discussed compliance with the Northwest Area Plan and other City requirements.

Tucker Mayberry (developer/owner) discussed the project's background, concept/intent, and how the City would benefit from this PUD (planned unit development).

Joe Bessman (traffic engineer) summarized results of the traffic study and analysis including number of trips generated, traffic impacts and safety, and neighborhood traffic management.

Mr. Lewis said the applicant would agree to a condition of approval to submit, prior to final plat approval for each subsequent phase, an analysis of the traffic impacts at that point.

Curtis Havnear (developer/owner) discussed profiles, elevations, amenities, and housing products planned for the age-restricted community.

John Ropp (sales manager) introduced his business partner, Chris Quinn, and said Dave Lepez (not present) would assist in the sales effort. His discussion covered the need for new housing based on in-migration statistics and population forecasts to the year 2065.

Commissioners requested clarification on garage setbacks, on-street parking, design review exemption for single-family areas, streetscapes, level sidewalks in senior developments, proximity of canyon rim, impacts of full development of the Maple Avenue Master Plan on this project, timing of sewer connections, construction timeline, impact on the development south of Maple Avenue, if number of exceptions on this project was higher/lower than in the past, traffic impacts on existing streets, responsibility for monitoring traffic impacts by phase, if land uses for each phase would be reviewed and approved separately, if separate conditions of approval were needed for each phase, time of day the traffic studies were done, traffic speeds and turn lanes on Northwest Way, left turns out of the development, type of

housing products on smaller lots, homeowner associations (number, what is covered), and traffic-calming solutions.

Mr. Lewis responded to commissioner concerns. He stated the applicant would agree to separate conditions of approval.

Ms. McMahon responded to commissioner concerns about the City transportation system.

Chair Cook called a break at 8:36 p.m. and reopened the meeting at 8:45 p.m. He outlined guidelines for public testimony.

Public testimony:

Christi Saucedo asked why transportation solutions couldn't be implemented proactively and why there weren't more entrances to the 55+ community from Northwest Way. Mr. Woodford said City code limited the number of curb cuts on arterial streets. Commissioner Hilton responded to her concerns about neighborhood traffic management.

Debbie Henderson Norton requested copies of the presentations made at tonight's hearing. Her concerns included annexation timeline, requiring construction traffic to access the project from Northwest Way, retaining property values of current residents (fencing or other buffers between new developments and existing neighborhoods, impact of new 4,800-square-foot lots against existing 9,800-square-foot lots), recreational vehicle parking, need for a stop sign at Quince, access from 22nd Street, and impact of traffic from the new project on existing neighborhoods. Chair Cook suggested she download the presentations from the Redmond Urban Area Planning Commission page on the City website. Ms. McMahon explained the annexation process. Curtis Havniar discussed how construction traffic would be managed.

Steve Lundgren expressed concerns about impacts from the population increase (number of people allowed per lot, number of kids), bus requirements, number of trips generated per day (how and where measured), accessory dwelling units (ADUs) used as transient rentals, and R-4 and R-5 zoning requirements (on-street parking, lot sizes). Mr. Lewis estimated the number of residents per lot within this development would be fewer than the U.S. average of 2.6 persons per household. Ms. McMahon briefly discussed the City's need for housing choices and responded to his concerns about bus access, on-street parking, and lot sizes. Commissioner Wobbe expressed support for smaller lot sizes.

Margaret Iverson objected to on-street parking as being unsafe. Additional concerns included emergency vehicle access, which streets the driveways in the north section would exit to, and the need for the traffic study to measure volumes during school commute times. Mr. Bessman responded to her concerns about traffic management within the development.

Eve Ponder asked about parking for lots other than single-family, responsibility for code enforcement (boats and recreational vehicles parked on sidewalks and bike lanes), and homeowner associations (how managed with single-family and multi-family developments, who enforces). Mr. Lewis noted the City is a party to CC&Rs (covenants, conditions & restrictions) of homeowner associations.

Wassa Starr asked why roads needed for the expected new population couldn't be built now. Additional concerns included access route for construction traffic, lack of enforcement of existing 25 mile-per-hour (mph) speed limit, and impact of this development on Elton Gregory

Middle School students. Mr. Bessman responded to his concerns about the August 9, 2017, traffic study. Chair Cook suggested Mr. Starr call the nonemergency phone number for the police department and report the lack of code enforcement to City Council.

Jim Booth expressed his opposition to higher housing density on the north half of the development. Additional concerns included substandard development (lot sizes, street frontage, setbacks, street right-of-way width), inadequate access for garbage trucks, and lack of amenities (schools, shopping, jobs, public transportation). What will the smaller housing units look like now and in 20 years? Mr. Lewis explained why PUD exceptions were needed.

Kimeric DeLashmutt presented a letter and expressed concern about the number of homes proposed (344 or 504), impacts of this higher-density housing project (compatibility with his 23-year-old ranching business, increased crime), state statute regarding uses compatible with agricultural lands, traffic study measurements and monitoring. Mr. Lewis responded to his concerns about the number of residential units and said there would be no manufactured homes. Ms. McMahon said she would need a specific state law reference in order to research Mr. DeLashmutt's compatible use concern. She offered to provide the Planning Commission with policies and objectives from the comprehensive plan about the UH-10 (Urban Holding) zone and uses within the urban growth boundary.

Joel Hermesen suggested solutions to address public concerns about traffic congestion. He proposed implementing speed limits on 19th and 22nd Streets, said back alleys were useless, and urged the City to not throw away good neighborhoods for higher-density developments. Who will be responsible for plowing the private roads? Commissioner Hilton responded to his concerns about speed limits.

Larry Morris asked about the average number of trips per day per resident, impact on Maple Avenue, and the need for another east-west corridor. Mr. Bessman responded to his concerns about trip generation.

Joe Ayres asked if speeds on 19th Street could be kept down to 25 mph to protect the safety and livelihood of 19th Street residents. He was also concerned about construction traffic routes and project access points. Curtis Havnear responded to his concerns about construction traffic. Chair Cook and Commissioner Hilton recommended Mr. Ayres talk to City staff about speed concerns on local streets.

Susan Trumm said more traffic studies were needed. Her concerns included current high speeds on Northwest Way, impact of this project on existing EFU (exclusive farm use) homeowners, increasing water capacity through the City other than by drilling new wells, and contamination of irrigation ditches. She urged the City to not allow the proposed PUD exceptions and to stick to the current R-4 and R-5 zoning.

Mr. Hermesen said several of his neighbors were unable to testify at tonight's hearing due to their absence or the length of the hearing.

Ms. McMahon reported receiving a request to keep the record open to accommodate a person who didn't have enough time to review the staff report prior to tonight's hearing. She asked the Planning Commission to keep the record open for written testimony until September 11, 2017.

Mr. Lewis said the applicant would provide responses to the Planning Commission questions prior to the September 11 hearing. He requested clarification on the following points: Would oral testimony and written testimony be allowed on September 11? Would the applicant have seven days (to September 18) to rebut the written testimony and to waive rebuttal if desired? Will the September 11 hearing be limited to Planning Commission deliberation?

Commissioners discussed procedural concerns with staff.

Motion 1 (5/0/0): Commissioner Allen moved to continue the public hearing to September 11, 2017, 6:30 p.m., in City Hall and that the record remain open for oral and written testimony. Commissioner Wobbe seconded the motion which passed unanimously.

Chair Cook called a second break at 10:16 p.m. and reopened the meeting at 10:22 p.m.

B. Higher Density Overlay Zones

Chair Cook read a summary of the applicant's (City of Redmond) 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-HDoverlay-GA4 and related text amendments at 10:25 p.m.

Staff report: Ms. McMahon presented the staff report and said it had been reviewed with the City's attorney for land use issues. She discussed how current densities in Redmond compared to those in other Oregon cities (Albany, Bend, Eugene, Portland, Springfield), unique aspects of this proposal, and design guidelines. She reported receiving one letter in opposition to the higher density proposed for this project.

Public testimony: None.

Commissioner concerns included the two-track review process to be done by staff instead of the Planning Commission, maximum building height in the comparison cities, balancing density with livability, parking, and why the desired density was 30 units per acre.

Ms. McMahon explained what the Planning Commission was being asked to review and recommend to Council.

Motion 2 (5/0/0): Commissioner Allen moved to recommend City Council approval of the proposed map and text amendments as contained in the August 22, 2017, staff report from Deborah McMahon. Commissioner Wobbe seconded the motion which passed unanimously.

Ms. McMahon said she would prepare findings to support the Planning Commission's recommendation.

V. STAFF COMMENTS

Upcoming meetings:

- Monday, September 11, 2017, 6:30 p.m. – Dry Canyon Village PUD public hearing (continued)
- Monday, September 18, 2017, 6:30 p.m. – regular meeting

VI. COMMISSIONER COMMENTS

Commissioner Wobbe thanked staff for the snacks.

VII. ADJOURN

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

With no further business, Chair Cook adjourned the meeting at 10:45 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 16th day of October, 2017.

ATTEST:

/s/ James Cook
James Cook
Chair

/s/ Deborah McMahon
Deborah McMahon
Planning Manager