



**CITY OF REDMOND**  
Community Development Department

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**REDMOND URBAN AREA PLANNING COMMISSION**  
**MINUTES**

**November 20, 2017**

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

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

**Youth Ex Officio:** Vacant

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

**Visitors:** Cathy Drzyzgula; Debra Mathews, *Ginn Realty Group*; Hayes McCoy, *H. A. McCoy Engineering & Surveying*; Jeff Wheeler, *Boulevard Homes NW*; Terry Baisley

**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 (4 of 7) present.

**II. CITIZEN COMMENTS**

None.

**III. APPROVAL OF MINUTES**

A. November 6, 2017

**Motion 1** (4/0/0): Commissioner Hilton moved to approve the November 6, 2017, minutes as written. Commissioner Clark-Endicott seconded the motion which passed unanimously.

**IV. PUBLIC HEARINGS**

A. Canyon Ridge Master Development Plan (City File 711-16-000157-CP)

Chair Cook read the hearing procedures into the record. Commissioner Zika stated he was a realtor but his occupation would not affect his judgment. No other commissioner 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 at 6:35 p.m.

**Staff report:** Mr. Woodford reviewed (staff report, PowerPoint) the applicant's (Canyon Ridge Development, LLC) request for approval of a new master development plan and a zoning and comprehensive plan amendment. If approved, the proposed 220-lot residential project would be constructed on a 55.5-acre property at 1300 NW Pershall Way (Tax Lot 1413330001003). The project would include 121 single-family lots, 34 duplex lots,

38 townhome units, and 27 cottage units. His discussion covered background, current and proposed zoning, uses, housing products, park amenities, trails, traffic study, and applicable criteria. This proposal is a revision of the Greg Service Master Plan which the Planning Commission reviewed on March 20, 2017, prior to sale of the property. He noted the applicant's agreement to restore a public access viewpoint in response to concerns expressed by planning commissioners at the November 6 work session.

**Applicant's presentation:** Mr. McCoy, project engineer, summarized changes from the former master plan for this site and the new master-plan concept. His discussion covered cottage and townhome development, public and pocket parks, multi-use path, construction access, utility construction, rezoning of the remainder parcel, streets, and next steps in the City approval process. He explained how the applicant addressed neighbor concerns about traffic conflicts with nearby schools and parking. The applicant is requesting an exception to increase the floorplan limit on cottage development from 1,000 to 1,150 square feet. He stated the project would be built in phases with cottage development occurring first. Mr. McCoy thanked City staff for their assistance.

**Public testimony:**

Terry Baisley expressed concerns about cottage ownership, location of the primary construction access point on Pershall, need for temporary barricades at Canyon Drive/Upas Avenue and 15<sup>th</sup> Street/Upas to keep construction traffic from drifting into existing residential areas, how open space areas would be maintained, and if the 24" sewer line would be installed in Phase 1 or a later phase.

Mr. McCoy said cottage units would be individually owned and the applicant agreed to erect temporary barricades during construction.

Cathy Drzyzgula said she liked the mix of housing types, moving the construction access to Pershall, walking paths, and the viewpoint. Her concerns included more gradual slope accesses to the Dry Canyon and when they would be built, expanding the park, and the need for a left-turn lane from the northbound lane of 10<sup>th</sup> Street at Upas Avenue. She said the City's notification efforts were good. However, the mailed notice she received for the November 6 meeting did not include a key to the map colors and the e-mailed notice she received for tonight's hearing had a link to the November 6 packet on the City website.

City staff responded to Ms. Drzyzgula's concerns about meeting notice.

Commissioner concerns included cottage water metering, sewer installation (avoid tearing up streets), area proposed for R-3 zoning, 11<sup>th</sup> Street connection, and if developer notes had been entered in the public record.

City staff responded to commissioner concerns.

Chair Cook closed the public hearing on City File 711-16-000157-CP at 7:24 p.m. when no further testimony was offered.

**Motion 2 (4/0/0):** Commissioner Clark-Endicott moved to recommend approval of the proposed master-planned development modifications to the City Council for review which would include a public hearing. Commissioner Zika seconded the motion. Following discussion, Commissioner Clark-Endicott withdrew her motion and Commissioner Zika withdrew his second.

**Motion 3** (4/0/0): Commissioner Hilton moved that, based on the submitted plans, staff findings and conclusions, the Planning Commission recommend approval of Canyon Ridge Master Plan, City File 711-16-000157-CP, subject to the conditions of approval in the staff report and to the master development plan, zoning plan, and comprehensive plan amendments. Commissioner Zika seconded the motion which passed unanimously.

- B. Parks Master Plan – Add Parks Master Plan to Appendix of Redmond Comprehensive Plan  
Chair Cook read the hearing procedures into the record.

Ms. McMahon said no disclosures or declarations were necessary as this was a legislative matter and no members of the public were present.

Chair Cook opened the public hearing at 7:33 p.m.

**Staff report:** Ms. McMahon summarized (PowerPoint) the background, review process, and impact of incorporating the Parks Master Plan into Redmond’s comprehensive plan.

Chair Cook reminded staff to remove the word “generally” from the neighborhood park size description on Page 18 and add the disc golf course to the park inventory. Ms. McMahon assured him the changes would be made before the Parks Master Plan was presented to City Council.

No one offered testimony, so Chair Cook closed the public hearing at 7:35 p.m.

**Motion 4** (4/0/0): Commissioner Zika moved to recommend the Parks Master Plan with the proposed change to Page 18 and addition of the disc golf course to the park inventory to Redmond City Council for adoption. Commissioner Clark-Endicott seconded the motion which passed unanimously.

## V. DISCUSSION ITEMS

- A. Update on Housing & Development

Ms. McMahon summarized what the City was doing to address affordable housing and homelessness in the Redmond urban area. Key efforts underway included expanding the City’s urban growth boundary to build 300-400 affordable housing units (Oregon House Bill 4079 pilot project), reducing affordable housing barriers, proposing a high-density overlay, and inventorying under-used City-owned land. She reported an increase in the number of housing units developed in 2017 compared to 2016 and applications from Hans Thygeson to build several hundred units of market-rate apartments. However, studies indicate Redmond has 450 homeless individuals experiencing a variety of challenges in moving into housing.

Commissioners expressed concern about the proximity of employment to new housing units for those without means of transportation.

- B. Planned Unit Development Amendment Update

Ms. McMahon discussed (PowerPoint) the original concept behind planned unit developments (PUDs) and Planning Commission concerns about the current process. Instead of clustering homes to allow direct access to open space and using land efficiently to create unique neighborhoods with highly desirable amenities, the City’s current process has allowed developers to create small lots in uniform subdivisions that increase density rather than mix in more housing types. She presented examples of undesirable and better-designed PUDs. The City needs to improve PUD and subdivision standards to meet Council’s directive

to create enduring value in neighborhoods and respect Redmond's designation as a "Tree City USA" community. Next steps will include staff's presenting draft code language for Planning Commission review.

Commissioners asked about bonding to assure PUD projects are built as approved, how to address pushback from developers, and inviting Central Oregon Builders Association to visit with Planning Commission.

C. Winter Planning Commission Schedule

Ms. McMahon recommended canceling the December 4 meeting as no issues were pending. She suggested scheduling commissioner tours of the City while the weather was still good.

Chair Cook said he would miss the December 18 meeting. Ms. McMahon responded that she would poll commissioners to establish a quorum for the December 18 meeting.

Following commissioner discussion about the January 1, January 15, and February 19, 2018, meetings conflicting with national holidays, Ms. McMahon suggested reviewing the January and February meeting schedule at a later date.

**VI. STAFF COMMENTS**

Ms. McMahon said she would make sure the meeting packet link on the City website for Planning Commission meetings was operating properly.

Next meeting: Not yet scheduled.

**VII. COMMISSIONER COMMENTS**

Commissioner Hilton asked staff to put colored paper between topics in large meeting packets.

Commissioner Zika asked when Council would consider the proposed high-density overlay zoning and requested a status report on redevelopment of the old city hall at 716 SW Evergreen Avenue. Ms. McMahon said Council would consider the high-density overlay proposal on December 12, 2017. She said Chuck Arnold was working with the one responder to the Request for Proposals to redevelop the old city hall. Mr. Woodford said the staff report on redevelopment of the old city hall for the November 21 Council meeting was available via a link on the City website.

**VIII. ADJOURN**

**Motion 5** (4/0/0): Commissioner Clark-Endicott moved to adjourn. Commissioner Zika seconded the motion which passed unanimously.

With no further business, Chair Cook adjourned the meeting at 8:15 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 5th day of February, 2018.

ATTEST:

/s/ James Cook  
James Cook  
Chair

/s/ Deborah McMahon  
Deborah McMahon  
Planning Manager