



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
MINUTES

April 16, 2018

Redmond City Hall, 411 SW 9th Street – Council Chambers, Redmond, Oregon

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

Youth Ex Officio: Brandon Roberts

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

Visitors: Vest Henry

Media: None

(Agenda items appear in discussion order. 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., Monday, April 16, 2018, with a quorum of commissioners (4 of 7) present.

II. CITIZEN COMMENTS

None.

III. APPROVAL OF MINUTES

A. March 5, 2018

Motion 1 (4/0/0): Commissioner Zika moved to approve the March 5, 2018, minutes as presented. Commissioner Clark-Endicott seconded the motion which passed unanimously.

B. March 19, 2018

Motion 2 (4/0/0): Commissioner Clark-Endicott moved to approve the March 19, 2018, minutes as presented. Commissioner Zika seconded the motion which passed unanimously.

IV. PUBLIC HEARING

A. Canyon Ridge Cottage Development, Conditional Use, and Tentative Subdivision Plat (City Files 711-18-000034-COD, 711-18-000033-CU, and 711-18-000032-SUB)

Mr. Woodford read the hearing procedures into the record as requested by Chair Cook.

Commissioner Zika stated he was a realtor and had shown houses in the area of the subject property but that would not affect his judgment on the ground. 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, prejudgment, or personal interest. Chair Cook opened the public hearing at 6:37 p.m.

Staff report: Mr. Woodford reviewed (staff report, PowerPoint) the applicant's (Canyon Ridge Development, LLC) request for approval of a 27-unit cottage development, Conditional Use for a cottage development in the R-4 zone, and a 220-lot Tentative Subdivision Plat. City Council approved the Canyon Ridge Master Development Plan on January 9, 2017. Mr. Woodford's summary included the review process, background, applicant's proposal, and traffic impacts. Ms. McMahon assured commissioners the applicant's proposed configuration of cottage development complied with the current development code.

Applicant's presentation: Mr. McCoy, project engineer, provided documents supporting the applicant's subdivision and cottage application (cover sheet, existing conditions, cross sections, preliminary subdivision plat, cottage and townhomes preliminary plat, grading/drainage, utility plan). He identified alterations made after the staff report was published due to his meeting with City staff last week.

Public testimony:

Cathy Drzyzgula expressed concerns about the need for separate homeowner associations (HOAs), difference between phasing proposed in the meeting packet and that in the online public notice, how traffic volumes were calculated (p.m. peak hour numbers will not capture afternoon school traffic), street reclassification of Upas Avenue, why safety crash data was not included for the 10th Street/Pershall Way intersection, when new streets would be built, and which road would be used for fire and emergency access.

Mr. McCoy identified the type of development included in each of the seven phases in the applicant's current proposal including when streets would be built.

Staff response covered phasing changes made to accommodate infrastructure development, City protocol for calculating number of trips and traffic impacts, and what prompted street reclassification.

Commissioners requested clarification on why the applicant needed a housing size variance, how the proposed cottage configuration met the intent of the code for building homes around open space, which streets would be developed with each phase, traffic safety for young children walking to/from school, main traffic corridors, which road would be used for construction access, townhome configuration, distance between the development and nearby schools, if development would increase the number of students attending schools in the area, phasing timeline, if one developer would do the whole project, who would review the HOAs before implementation, and who would review traffic impacts between phases.

Mr. Roberts asked about timing of park development and associated amenities in Phase 4.

Chair Cook closed the public hearing on City Files 711-18-000034-COD, 711-18-000033-CU, and 711-18-000032-SUB at 8:02 p.m. when no further testimony was offered.

Commissioner deliberation covered traffic-calming options, pedestrian safety and safe routes to school, and timing of higher-density development.

Motion 3 (4/0/0): Commissioner Zika moved, based on the submitted plans, staff findings and conclusions, that the Planning Commission recommend approval of Canyon Ridge Cottage Development, Conditional Use, and Tentative Subdivision Plat for a 220-lot subdivision, subject to the conditions of approval in the staff report. Commissioner Clark-Endicott seconded the motion which passed unanimously.

V. STAFF COMMENTS

Ms. McMahon asked for three volunteers to work closely with Development Code Compliance Officer Jacob Smith within the next 12 days.

Commissioners Clark-Endicott, Wobbe, and Zika said their participation depended on the date(s) they would need to participate. Chair Cook said he had discussed his reasons for not participating on this case with the City Attorney. Commissioner Zika suggested checking with Commissioners Allen, Centers, and Hilton.

Chair Cook called a short break at 8:09 p.m. and reopened the meeting at 8:15 p.m.

IV. PUBLIC HEARING

B. Development Code Text Amendments

Chair Cook asked Ms. McMahon to read the hearing procedures into the record. None of the commissioners declared pre-hearing contacts, ex parte observations, or conflicts 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 8:18 p.m.

Staff report: Ms. McMahon presented her staff report and reviewed proposed amendments including changes to reduce affordable housing barriers and general code update items.

Public testimony:

Vest Henry: Ms. McMahon provided a letter of support from Mr. Henry. Mr. Henry added comments about setbacks on corner lots and lot coverage.

Due to the lateness of the hour, Ms. McMahon recommended continuing the public hearing to the Planning Commission’s next regular meeting date.

Commissioners Wobbe expressed concern about the fast pace of proposed code changes.

Chair Cook continued the public hearing to Monday, May 7, 2018, 6:30 p.m.

Next PC meeting: Monday, May 7, 2018, 6:30 p.m.

VI. COMMISSIONER COMMENTS

None.

VII. ADJOURN

With no further business, Chair Cook adjourned the meeting at 8:55 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 11th day of June, 2018.

ATTEST:

/s/ James Cook
James Cook
Chair

/s/ Deborah McMahon
Deborah McMahon
Planning Manager