



CITY OF REDMOND
Community Development Department

411 SW 9th Street
Redmond, OR 97756-2213

Phone **541-923-7724**
Fax 541-548-0706

www.ci.redmond.or.us

REDMOND URBAN AREA PLANNING COMMISSION
MINUTES

September 17, 2018

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

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

Youth Ex Officio: Brandon Roberts

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

Visitors: Joe Bessman, *Transight Consulting, LLC*; Joey Shearer, *AKS Engineering & Forestry, LLC*; Brandi Croom

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, September 17, 2018, with a quorum of commissioners present (6 of 7).

II. CITIZEN COMMENTS

None.

III. APPROVAL OF MINUTES

A. July 16, 2018

Motion 1 (6/0/0): Commissioner Clark-Endicott moved to approve the July 16, 2018, minutes as presented. Commissioner Zika seconded the motion which passed unanimously.

B. August 6, 2018

Motion 2 (6/0/0): Commissioner Clark-Endicott moved to approve the August 6, 2018, minutes as presented. Commissioner Hilton seconded the motion which passed unanimously.

IV. PUBLIC HEARINGS

A. Development Code Text Amendments – Preservation of Historic Resources (City File 711-18-000130-TA)

Chair Cook opened the public hearing on City File 711-18-000130-TA at 6:33 p.m.

Ms. McMahon requested continuation of the hearing to a date certain.

Public testimony: None.

Motion 3 (6/0/0): Commissioner Clark-Endicott moved that Planning Commission continue the public hearing on the Development Code Amendments to Section 8.0820 until October 1, 2018. Commissioner Hilton seconded the motion which passed unanimously.

B. Triple Ridge Subdivision – Zoning and Comprehensive Map Amendment and Modification to Approval (City Files 711-18-000155-ZMZ and 711-18-000156-MC)

Mr. Woodford identified the City file numbers and read 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 Files 711-18-000155-ZMZ and 711-18-000156-MC at 6:38 p.m.

Staff report: Mr. Woodford presented an overview of the project (staff report, PowerPoint) and revised conditions of approval. The applicant (Pahlisch Homes at Triple Ridge, LLC) has requested a Zoning and Comprehensive Plan Amendment from UH-10 (Urban Holding-10) to R-5 (High Density Residential) for the 1.6-acre "Storey Property," a Modification of Approval of the Triple Ridge Master Development Plan (also known as the Pavlicek Master Development Plan approved in 2015) to add the "Storey Property" to the Master Development Plan, and an increase in residential units from 231 to 297 in the overall master plan. The applicant has also requested modifying Phases 3 and 4 of the development, including street alignments, zoning boundaries, and lot layout for residential units.

Applicant's presentation: Mr. Shearer, project engineer, identified the development team. His overview included the project layout, approved PUD (Planned Unit Development) layout, and benefits to the community from this project. He stated he generally agreed with staff recommendations. He is working with City and Oregon Department of Environmental Quality staff to resolve concerns about the siting of private dry wells (Condition of Approval 5F). He asked the Planning Commission to recommend approval of this project to City Council.

Public testimony:

Keith Erickson said he was opposed to the number of units and the way they were being presented. He expressed concern about the park location and size, improvements needed to Elkhorn Avenue, density of vehicular traffic exiting onto Elkhorn, grading issues over Canal Boulevard, residential density in the area, viewshed, aesthetics (revegetation), and safety of the Elkhorn/Canal Boulevard intersection.

Brandi Croom said she was a Triple Ridge resident and attending this meeting on behalf of some of her neighbors. She said she understood the need for more density but was concerned about the effects of denser housing and extra traffic on property values of current homeowners, traffic safety due to teenaged drivers, and the need for more ways out of the subdivision than Elkhorn.

Mr. Shearer and Mr. Bessman responded to concerns expressed by members of the public.

Ex officio Commissioner Roberts commented that denser development was part of a community's growth and Redmond needed more multi-family housing.

Commissioner deliberations included how to move the application forward with an unresolved condition of approval, Elkhorn right-of-way width (Condition of Approval 2A), road

realignment, levels of service on nearby intersections, potential redesign of Elkhorn Avenue/South Canal Boulevard intersection with this project, traffic flow on Elkhorn, why a roundabout would not be constructed at Elkhorn/39th Street, when the trail would be built and connected, and how off-site traffic issues on Elkhorn would be addressed.

Motion 4 (6/0/0): Commissioner Centers moved to close the public hearing. Commissioner Clark-Endicott seconded the motion which passed unanimously.

Chair Cook closed the public hearing on City Files 711-18-000155-ZMZ and 711-18-000156-MC at 7:53 p.m. He thanked Mr. Erickson and Ms. Croom for sharing their concerns.

Motion 5 (6/0/0): Commissioner Wobbe moved to recommend approval of the Zoning and Comprehensive Plan Amendment from UH-10 (Urban Holding-10) to R-5 (High Density Residential) for the 1.6-acre “Storey Property,” a Modification of Approval of the Triple Ridge Master Development Plan to add the “Storey Property” to the Master Development Plan, an increase in residential units from 231 to 297 in the overall master plan, and modifying Phases 3 and 4 of the development, including street alignments, zoning boundaries, and lot layout for residential units, subject to the revised conditions of approval discussed this evening. Commissioner Clark-Endicott seconded the motion which passed unanimously.

Mr. Woodford identified the next step in the review process as a public hearing before City Council and said neighbors would be informed of the date.

Chair Cook called a short break at 7:55 p.m. and reopened the meeting at 8:01 p.m.

V. WORK SESSION

A. Lighting Code Text Amendment – Refinements to Downcast Elements and Exceptions

Ms. McMahan said concerns had been raised about what can be lit, cannot be lit, and the type of lighting that should be used. She discussed why lights should be shielded and directed downward and reviewed proposed text changes to the Redmond Development Code Section 8.0330 (Exterior Lighting).

Commissioners raised concerns about closing loopholes, lights under awnings, security lights, holiday lights, impact of lighting on adjacent properties, ongoing problems with nonconforming lights, light colors less harmful than white, and the subjective nature of light pollution.

Ms. McMahan said she would increase information about lighting on the City website and research regulations on light colors.

B. Development Code Update – Potential Text Changes for Daycare Uses

Ms. McMahan recommended not erecting barriers to daycare facilities which are part of normal everyday life.

Commissioner discussion covered allowing daycare facilities outright in the Mixed Use Neighborhood (MUN) zone, Redmond’s meeting 29% of current daycare needs, daycare needs underserved in the community, and maximum number of kids allowed before more regulation is needed.

Mr. Woodford said the threshold “trigger” for more regulation was 13 children which would constitute a commercial business.

- C. Development Code Update – Discussion of Potential Text Changes to PUDs
 Ms. McMahon presented a handout on the Planned Unit Development (PUD) Zone. Her discussion covered how prior PUDs had failed to meet goals previously requested by the Planning Commission, meeting City Council's direction that PUDs provide enduring value, complying with the state's request for an automatic density bonus under certain conditions, and outlined the Planning Commission review process (October 1 work session, October 15 public hearing).

Commissioner concerns included orientation to open space requirements, minimum size of open spaces, and not watering down PUD requirements.

VI. STAFF COMMENTS

Ms. McMahon identified a piece of private property currently zoned (incorrectly) as a public facility. Staff will review the issue which could require Planning Commission review to correct a scribner's error. She reported City Council had requested Planning Commission review of fence regulations to assure more dominant columns on wood fences.

She introduced new Deputy City Manager John Roberts.

Mr. Roberts outlined his 20-year background in land use planning in Oregon and Colorado. He is excited to be in Redmond and looking forward to working with the Planning Commission.

Next PC meeting: Monday, October 1, 2018, 6:30 p.m.

VI. COMMISSIONER COMMENTS

Commissioner Zika reported touring Redmond's downtown. Concerns expressed by the business owners he spoke with included parking and how to attract more visitors to downtown. He asked if this was an issue the Planning Commission should address.

Ms. McMahon said DURAC (Downtown Urban Renewal Advisory Committee) was the entity that typically worked on the issues identified by Commissioner Zika. Code changes needed downtown would be reviewed by the Planning Commission. She will invite Chuck Arnold, staff liaison for downtown issues, to make a presentation on DURAC's goals and long-term plans at a future Planning Commission meeting.

VIII. ADJOURN

With no further business, Chair Cook adjourned the meeting at 8:56 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 3 day of December , 2018.

ATTEST:

/s/ James Cook
 James Cook
 Chair

/s/ Deborah McMahon
 Deborah McMahon
 Planning Manager