



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
MINUTES

December 3, 2018

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

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

Youth Ex Officio Absent: *Brandon Roberts*

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

Visitor: Hayes McCoy; Hans Thygeson, *HT Investment Properties, LLC*

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, December 3, 2018, with a quorum present (5 of 7 commissioners).

II. CITIZEN COMMENTS

None.

III. APPROVAL OF MINUTES

A. October 1, 2018

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

B. October 15, 2018

Motion 2 (5/0/0): Commissioner Clark-Endicott moved to approve the October 15, 2018, minutes as presented. Commissioner Allen seconded the motion which passed unanimously.

IV. PUBLIC HEARING OR WORK SESSION

A. Residences at the Crossings (File 711-18-000230-A) – Appeal of Administrative Decision of Denial on a Modification of Approval Application (File 711-18-000149-MA) to Remove Alleys From the Single-Family Lots

Mr. Woodford 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 at 6:36 p.m.

Staff report: Ms. McMahon discussed (October 3, 2018, staff report, PowerPoint) the background, applicable review criteria, and rationale behind staff's decision to deny the applicant's (HT Investment Properties, LLC, owned by Obsidian Avenue, LLC) request. Mr. Woodford reviewed Master Plan elements including the original proposal for R-5 high-density development, the City's Great Neighborhood Principles, and the modification process. The Residences at the Crossings Subdivision is a component of the Obsidian Master Development Plan approved by City Council on May 3, 2016, which also proposed a subdivision with alley access. The alley-loaded product helped the developer meet the intent of the Great Neighborhood Principles. Compliance with the approved Master Development Plan was a condition of annexation. The City approved the Residences at the Crossings Subdivision on April 5, 2017.

The applicant recently submitted a Modification application to amend several aspects of the approved subdivision including approval to remove alleys from 49 single-family lots between SW Lava Avenue and SW Magma Avenue. No public comment was received from adjacent property owners regarding the Modification of Approval application. Staff denied the applicant's Modification application based on the extensive public reviews of the original Master Development Plan at Planning Commission and City Council levels and the belief that alley-loaded units were an integral part of the overall master plan for the 30.5 acres. Staff stated removing the alleys would constitute a substantive alteration.

The applicant appealed the Administrative Decision to deny the Modification of Approval request to remove alleys from single-family lots in the Residences at the Crossings Subdivision. The applicant's request has since expanded to include removal of all alleys within the Residences at the Crossings Subdivision located at 3885 SW Obsidian Avenue, Redmond, Oregon (Deschutes County Assessor's Map 151318DD02000).

Applicant's presentation: Hayes McCoy (applicant's representative) submitted a December 3, 2018, letter from Michael C. Robinson, the attorney representing HT Investment Properties, LLC. Mr. McCoy's remarks included the background from 2016 through January 24, 2017, why builders were opposed to the alley-loading requirement, lack of specification in existing master plan approvals about "rear-loading alleys," and safety concerns. He stated housing was market-driven and the applicant believed the rear-loaded alley product was not viable for Redmond due to lack of interest by builders.

Mr. Thygeson submitted a Redmond 2020 comprehensive plan amendment (2 pages), Oregon Revised Statutes citations (2 pages), and a January 3, 2017, Redmond Spokesman editorial. He discussed his project goal to build upper-end homes that hold their value over time, need for developer flexibility in creating a neighborhood that can sell, financial impacts to homeowners (higher prices, smaller rear yards), why front-loaded houses were not a detriment to the community and were not a safety concern, why the City could not rely on subjective criteria, and Redmond's need for more housing.

Public testimony: None.

Commissioner discussion covered Redmond Development Code modification standards, why alleys weren't removed before the annexation agreement was signed, basis for the City to deny master plans without alleys, impact on neighborhood appearance from changing rear-loading lots to front-loading lots, benefits to rear-loaded lots including reduced conflict points in front yards, statistics regarding change in value of rear-loaded lots, lot size requirements, if a plat with rear alleys had been recorded, and if market change was a sufficient reason to modify an approved Master Plan. Commissioner Allen requested the

written record be left open to get a City Attorney opinion about what constituted a change in circumstances.

Ms. McMahon outlined the review process allowed by the Procedures Ordinance. She said any continuance of this hearing would require an extension of the 120-day review period. She will confer with the City Attorney on the appropriate next process step to take.

Commissioners discussed impacts of continuing this hearing to December 17, 2018, versus January 7, 2019.

Mr. Thygeson said he would be out of the country on December 17, 2018, and requested the hearing be continued to January 7, 2019.

Chair Cook closed the public hearing to further oral testimony at 8:23 p.m. but kept the written record open seven (7) days for public comment plus an additional seven (7) days for rebuttal, with the Planning Commission reconvening this hearing on December 17, 2018, to examine the additional written information and make its decisions.

V. STAFF COMMENTS

Next PC meeting: Monday, December 17, 2018, 6:30 p.m.

VI. COMMISSIONER COMMENTS

None.

VIII. ADJOURN

With no further business, Chair Cook adjourned the meeting at 8:26 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 4th day of March, 2019.

ATTEST:

/s/ Teri Jansen, Chair
James Cook
Chair

/s/ Deborah McMahon
Deborah McMahon
Planning Manager