



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION

Minutes

Monday, April 7, 2014

Council Chambers, 777 SW Deschutes Avenue, Redmond, Oregon

Commissioners Present: Vice-Chair Dean Lanouette, David Allen, Anne Graham, Bea Leach, Lori McCoy, Eric Porter (absent: *Evan Dickens*)

Youth Ex Officio Member Present: Jennifer Cort

City Staff: Heather Richards, *Community Development Director*; James Lewis, *Planning Manager*; David Pilling, *Public Works*; Cameron Prow, *TYPE-Write II*

Visitors: Listed under the public hearing

Media: Leslie Pugmire Hole, *Redmond Spokesman*

(scribe CP's note: The minutes were created from an audio record and notes taken at the meeting. The three digits after a motion title show the number of Commissioners voting in favor/against/abstaining.)

I. CALL TO ORDER

Vice-Chair Lanouette opened the meeting at 7 p.m. with six of seven commissioners present, establishing a quorum.

II. CITIZEN COMMENTS (None)

III. PUBLIC HEARING

A. Southwest Area Plan

Vice-Chair Lanouette read aloud a statement summarizing the issue and the legislative hearing procedures.

Commissioner Porter reported that Johnnie Murray contacted him via e-mail and Tim Vezie contacted him by phone, both in support of this project. He stated that he believed he could fairly and impartially hear this issue. He also disclosed that his cousin was present at tonight's hearing and had testified to some degree about this plan.

Commissioner McCoy said Johnnie Murray contacted her ex parte by phone and e-mail.

Commissioner Leach stated Johnnie Murray contacted her by phone and e-mail.

Chair Lanouette reported that Johnnie Murray contacted him by e-mail.

Commissioner Graham said Johnnie Murray contacted her by e-mail. She stated she could be impartial in this matter.

Commissioner Allen said Johnnie Murray contacted him, but that such contact would not affect his decision.

There were no audience challenges for bias, prejudice, or personal interest. A man in the audience asked all Commissioners to speak more loudly into the microphone so that people in the back of the room could hear what was said.

Vice-Chair Lanouette opened the public hearing.

Mr. Lewis asked that all written materials be submitted to him to become part of the permanent record and he will forward them to Commissioners. Copies of letters and e-mails submitted before 5 p.m. today were available for review at this hearing. He stated the purpose of tonight's hearing was to look at the first draft of the Southwest Area Plan (SWAP). He summarized (PowerPoint) the purpose, background, issues, planning process, and level of public involvement/outreach to date including a Planning Commission work session and two public open houses.

Vice-Chair Lanouette reported visiting the Helmholtz/Wickiup intersection and reviewing Redmond Police Department records on accidents at that intersection prior to tonight's hearing, but noted that those records were not part of tonight's discussion. He outlined how transportation issues at the Helmholtz/Wickiup intersection will be addressed. He invited public testimony at 7:38 p.m.

Bob Majka, 2971 SW 50th Court, Redmond, opposed siting a mixed-use neighborhood at the Wickiup/Helmholtz intersection because it would not be compatible with his existing neighborhood. Other concerns included runoff disposal (flooding of dry wells along Helmholtz), transportation safety, and if a CAC member represented the two property owners who have proposed development in this area. He submitted a petition signed by Summercrest Subdivision members.

Ron MacKay, 3255 SW 53rd Court, Redmond, said he received no notice of any prior meetings. He opposed putting multi-family apartments in this area due to concerns about neighborhood compatibility (blocking views of current residents) and transportation safety.

C. J. Lapp, Redmond, said he has seen a lot of accidents. He opposed high-density housing and commercial uses next to county land. He suggested putting commercial uses at the small park in the City-owned area and keeping a buffer zone between City and County lands. He said he lived less than 350 feet from the Helmholtz/Wickiup intersection and the only notice he received was about this hearing.

George Rondema, 6330 SW Yew Avenue, Redmond, expressed concern about traffic safety at the Helmholtz/Wickiup intersection. He suggested moving the commercial property to a straight section of Helmholtz where traffic can see what's going on.

Randy Green, 4601 SW Wickiup, Redmond, said he has lived here for 22 years. He expressed concerns about traffic safety and water runoff; he attributed the runoff problem to the road being slanted wrong.

Pam Roda, 3995 SW Salmon Avenue, Redmond, said she opposed R-5 zoning at the Helmholtz/Wickiup intersection due to concerns about traffic safety and whether businesses here would be successful when businesses elsewhere in Redmond are vacant, but that the rest of the plan was fine.

Jan Painter, 1015 NW Poplar Avenue, Redmond, spoke for his mother (Joanna Painter, 4738 SW Wickiup Avenue, Redmond). He stated his primary concerns were about the momentum of this issue, transportation safety (traffic mitigation), and preserving neighborhood character for current residents. He said he should have participated at the CAC level to make his concerns heard earlier in the process.

Larry Havniear, 3533 SW 63rd Street, Redmond, said he was part of the group that initially bought the corner and was representing the owners of that property and Johnnie Murray. He summarized his history of owning mixed-use neighborhood properties, the zoning that existed on that property prior to purchase, why the owners purchased this property, and what they want to do with it. Residential units planned for this property will be deeded townhomes, not apartments. He stated that none of the owners/representatives for this property were ever part of any group or committee.

Commissioner Leach left at 8:15 p.m.

Marvin Marsama asked if he and his family would be allowed to continue operating their nursery if the zoning were changed. He also expressed concern about transportation safety and the need for younger drivers to slow down. He reported receiving two notices: one a year ago and the second for this hearing.

David Ludi, 2700 SW 49th Street, Redmond, expressed concern about when the canal would be piped, bike and pedestrian safety during/after commercial development, and stormwater runoff.

Jeff Steiert, 3250 SW 53rd Court, Redmond, expressed concern about the lack of notice for earlier planning meetings. The first letter notification he received was three weeks ago for this hearing. The Wickiup/Helmholtz intersection is not shown on the 2006-2007 framework plan. He opposed siting commercial use at the intersection, as it would draw more visitors from outside this area, and suggested moving it closer to Ridgeview High School.

Ms. Richards said the City mailed notice of this public hearing to surrounding property owners. The CAC was formed by doing a mailing to involve community stakeholders, property owners, and homeowners in the impacted area. Due to budgetary constrictions, the City notified the community about three public meetings it held during the CAC process by announcing them in the newspaper and issuing press releases stated that the public process started with tonight's hearing. She emphasized that the public process started with tonight's hearing. No decisions have been made yet.

Janel Smith, 3150 SW 53rd, Redmond, said the letter about tonight's hearing was the first notice she received about any meeting. The notice for the last public meeting, which she attended, appeared in the paper and on TV and talked about Ridgeview, not about Wickiup and Helmholtz. She reported submitting a four-page letter. She opposed siting commercial development at the Wickiup/Helmholtz intersection due to concern about traffic safety and suggested moving such uses closer to the school and the designated park up the hill. She expressed concern about conflicting statements by the SWAP-CAC and City staff regarding the purpose of the proposed commercial development.

Nate Seabury, 2127 SW 37th Street, Redmond, thanked the City for working on this issue. Public safety was a concern as he is a frequent commuter through this area and was almost in an accident here. When will the intersections at Helmholtz/Wickiup and 35th/Highland be upgraded?

Deborah McMahon, DMC Consulting Services LLC, 60352 Arnold Market Road, Bend (SWAP-CAC), said she had considerable amount of experience with land use planning and mixed-use development. Growth will happen over a period of 20 years or more. The biggest driver for development in this area is the high school (1,500 students). Development is one of the ways that jumpstarts improvements to intersections. She explained what the SWAP was intended to do and why that was important to the CAC. She requested that the record be left open for submission of additional written testimony.

Kris Rees, 1049 NW Rimrock Drive, Redmond (SWAP-CAC), said the CAC was a cross-section of Redmond citizens who reviewed Redmond's existing comp plan, goals and principles, framework plan for the UGB (urban growth boundary) area, statewide planning goals, and additional public input. Helmholtz's designation as a major north-south arterial came out of extensive discussions during the UGB expansion process. She summarized other CAC considerations and urged the Planning Commission to adopt the SWAP, which represented a consensus of what would be good for the whole of Redmond for the future.

Peter Murray, 3651 SW 3rd Street, Redmond, thanked the CAC for the time spent on this project and urged the Planning Commission to adopt the SWAP. This plan is a result of good analysis and hard work. He stated his support for mixed-use areas to provide services close to neighborhoods to reduce the number of people making long trips to the city center for minor items. In 2013, Deschutes County was ranked 61 out of 100 counties nationwide for growth potential. The SWAP is how the community is preparing for the growth that is coming.

Mr. Lewis said that, due to the City's public notice about this hearing, anyone who showed up had the right to testify tonight. He summarized the options afforded to the Commission Chair regarding the allowance of additional comments by those who had already testified.

Keith Erickson, 4002 SW Elkhorn Avenue, Redmond, said he was not a SWAP-CAC member. He supported the need for an alternate community park site to add playing fields (soccer, lacrosse, baseball, softball), since the high schools are cutting back on club sports.

Jan Painter said the high school was supportive of the SWAP. He expressed concern about neighborhood compatibility and opposed siting commercial development in a location that will draw more traffic to this neighborhood. He submitted letters on March 17 and April 7, 2014. He stated more critical thinking was needed around the Helmholtz/Wickiup intersection or it should be excluded from the SWAP.

Ed Harris, 3184 SW 43rd Street, Redmond (SWAP-CAC), summarized his experience with planning issues before moving to Redmond in 2007. The CAC considered traffic concerns at the Canal/Elkhorn and Helmholtz/Wickiup intersections. He has been hit at both intersections. He stated that the SWAP was well thought out for a 20-year outcome but that change is extraordinarily difficult.

Concerns expressed by Commissioners during the hearing included how SWAP-CAC members were recruited, process the SWAP-CAC used to develop the maps and rationale for siting mixed-use development near the Helmholtz/Wickiup intersection, City compliance with State notice requirements, plans and timing of upgrades to the Helmholtz/Wickiup intersection, if a four-way traffic signal would make the Helmholtz/Wickiup intersection safer, availability of traffic studies, piping of canals by Central Oregon Irrigation District, and current uses allowed in the R-2 zone. Vice-Chair Lanouette said upgrading Helmholtz would depend on traffic volume and the rate of development.

Mr. Lewis said preliminary (not detailed) traffic studies were available from the City's traffic engineer. The Helmholtz/Wickiup intersection is currently operating within acceptable volume levels as anticipated by the City's 2008 transportation system plan.

Mr. Pilling said a traffic signal at the Helmholtz/Wickiup intersection was part of the City's transportation plan and would be constructed when warranted by new development.

Vice-Chair Lanouette directed Mr. Pilling to research and report at the next Planning Commission meeting how current drainage problems in the SWAP area will be resolved.

At 9:15 p.m., Vice-Chair Lanouette continued the public hearing to May 5, 2014, and left the written record open for people to submit comments.

IV. COUNCIL LIAISON COMMENTS (None)

V. STAFF COMMENTS

Ms. Richards announced this was Mr. Lewis' last night with the City of Redmond and invited everyone to enjoy the refreshments provided. She noted that all SWAP public meetings had tremendous turnout.

Mr. Lewis thanked Commissioners, the SWAP-CAC, and the public for participating.

VI. COMMISSIONER COMMENTS

Commissioners thanked Mr. Lewis for his support of the Planning Commission.

All Commissioners and Ms. Cort thanked audience members for attending tonight's meeting and sharing their concerns.

ADJOURN

The next meeting is scheduled for 6 p.m., Monday, April 21, 2014.

With no further business, Vice-Chair Lanouette adjourned the meeting at 9:22 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 5th day of May, 2014.

ATTEST:

 /s/ Evan Dickens
Evan Dickens, Chair