



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
Minutes

Monday, May 5, 2014

City Hall Conference Room A, 716 SW Evergreen Avenue, Redmond, Oregon

Commissioners Present: Chair Evan Dickens, Vice-Chair Dean Lanouette, David Allen, Anne Graham, Lori McCoy, Eric Porter

Youth Ex Officio: Jennifer Cort

City Staff: Heather Richards, *Community Development Director*; David Pilling, *Public Works*; Scott Woodford, *Associate Planner*; Cameron Prow, *TYPE-Write II*

Visitors: Barbara Myers; Barry Heath; Deborah McMahon, *Southwest Area Plan Project Advisory Committee*; Erika Guiley; James Scott; Jan Painter; Jim Donohue; Joanna Painter; Laurie Gordon; Randy Shipley, *The Greens*; Sharon Goode

(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

Chair Dickens opened the meeting at 7 p.m. with all commissioners present, establishing a quorum.

II. APPROVAL OF MINUTES

Motion 1 (5/0/1): Commissioner Lanouette moved to approve the April 7, 2014, minutes. Commissioner Graham seconded the motion which passed with Commissioners Allen, Graham, Lanouette, McCoy, and Porter voting in favor and Commissioner Dickens abstaining due to his absence from that meeting.

III. CITIZEN COMMENTS (None)

IV. PUBLIC HEARINGS

A. C2 Zone Development Code Amendment, City File TA-14-4

Chair Dickens read aloud a statement summarizing the issue and the legislative hearing procedures. None of the commissioners disclosed prehearing contacts, ex parte observations, or conflicts of interest. No one in the audience challenged any commissioner for bias, prejudice, or personal interest. He opened the public hearing at 7:05 p.m.

Mr. Woodford presented the staff report on the proposed amendment to allow residential density in the C2 zone (Central Business District) and Downtown Overlay District (DOD) to exceed 17.5 dwelling units per acre. He discussed the factors driving the proposed amendment (comprehensive plan goals/policies, City Council 2013-2014 goals) and the intended impact. The Planning Commission reviewed the proposed amendment at its April 21, 2014, work session. Building size would still be mitigated by height limits, setbacks, and parking requirements. There are no known direct fiscal impacts associated with the amendment, but allowing more residential development in the Central Business

and Downtown Overlay Districts could increase tax revenue for the City. Facility and amenity costs associated with new development will be borne by the developer at the time development is proposed. Staff recommend approval of City File TA-14-4.

Chair Dickens invited testimony at 7:11 p.m. and closed the hearing when no one offered comment.

Commissioner concerns included the minimum dwelling unit size and the difference in meaning between "limitation" and "requirement."

Motion 2 (6/0/0): Commissioner Lanouette moved to recommend approval of TA-14-4, an amendment to Article I, Section 8.0195, Table D, Minimum Standards, of the City of Redmond Development Code to the Redmond City Council as modified by the Planning Commission to remove the word "requirement" from the second note in Table D. Commissioner McCoy seconded the motion which passed unanimously.

B. Southwest Area Plan, City File PA-14-2 (cont.)

Chair Dickens read aloud a summary of the issue including applicable criteria and the legislative hearing procedure. The entire record is available for public review. Commissioner Porter disclosed that his cousin testified at the public hearing held on April 7, 2014, but stated he could be impartial. None of the other commissioners disclosed prehearing contacts, ex parte observations, or conflicts of interest. No one in the audience challenged any commissioner for bias, prejudice, or personal interest.

Ms. Richards reported that the SWAP was amended on April 29, 2014, to include the transportation study and the City complied with re-notice requirements and sent out another mailing. In response to the many phone calls received from citizens confused about the SWAP, she provided (PowerPoint) a fuller discussion of the SWAP's purpose and intent. Her presentation included information about the framework plan, project area, neighborhood sub-areas, Great Neighborhood Principles (housing choices, diverse activities, interconnected streets, walkable/bikeable neighborhoods, public infrastructure), focus areas, existing land use decisions, and improvements to the Helmholtz/Wickiup intersection. She stated that all input influences the final product and outlined the level of citizen involvement in putting the SWAP together. The SWAP will cover 1,009.8 acres and allow 6,120 dwelling units at build-out. She corrected a statement made in Jan Painter's letter, submitted at the April 7 hearing. The fiscal impacts associated with the SWAP are unknown at this time; however, the majority of facility and amenity costs will be borne by the developer at the time development is proposed. She recommended the Planning Commission hear testimony tonight, continue the public hearing to August 4, 2014, and keep the written record open.

Chair Dickens invited additional public testimony at 7:50 p.m.

Barbara Myers, 6566 NE Juniper Ridge Road, Redmond, read a letter from James Scott (12750 Oak Cliff Drive, Colorado Springs, Colorado) into the record, in which he protested the siting of a park on his land (Tax Lot 151330-00-00800).

Barry Heath, 2775 SW 49th Street, Redmond, submitted written testimony. He opposed siting a mixed-use neighborhood (MUN) at the Helmholtz/Wickiup intersection and recommended retaining R1 or R2 zoning at that location.

Jim Donohue, 2813 SW 50th Street, Redmond, expressed concern about the street width dimensions when determining an intersection's traffic volume.

Randy Shipley stated he was the new owner of The Greens. He received his first notice about this hearing today. He expressed concern about the impact of the SWAP on his property and public safety issues caused by siting the trail through the golf course.

Ms. Richards offered to meet with Mr. Shipley regarding his concerns.

Erika Gurley, 2962 SW 50th Street, Redmond, read aloud a statement, expressing her concerns about the impact on personal safety and privacy from increasing traffic in the area and at the Helmholtz/Wickiup intersection.

Sharon Goode, 2953 SW 50th Street, Redmond, expressed concern about aligning the mixed-use neighborhood with 49th Street (too close to Helmholtz), maximum density allowed, public safety at the Canal/Helmholtz intersection, and stormwater runoff capacity.

Lorie Gordon, 233 SW 34th Lane, Redmond, expressed concern about the impact of an MUN on agriculture and exclusive farm-use lands and how complaints will be resolved.

Ms. Richards offered to meet with Ms. Gordon regarding her concerns.

Joanna Painter, 4738 SW Wickiup Avenue, Redmond, read aloud a typed statement expressing her concerns about siting an MUN at the Helmholtz/Wickiup intersection, lack of customer base, neighborhood livability, and the impact on vehicle miles traveled due to increased density. She stated that single-family residential use was the best long-term plan as it would align with prior plans.

Jan Painter, 1015 NW Poplar Avenue, Redmond, referenced his May 2, 2014, letter and read aloud a statement in which he expressed concern about transportation assumptions, retaining R2 zoning at the Helmholtz/Wickiup intersection, and the urban/rural interface. He asserted that the MUN a mile away was enough commercial development for this area.

Ms. Richards offered to meet with the Painters regarding their concerns.

Ms. Richards said the City's legal counsel recommended keeping the record open in order to maintain a public dialogue. Staff will inform everyone for whom they have a mailing address about any further amendments to the draft SWAP.

Commissioners agreed by consensus to continue the public hearing on File PA-14-2 to August 4, 2014, 7 p.m., in City Council Chambers at 777 SW Deschutes Avenue, Redmond, Oregon, and to leave the written record open until August 4.

Commissioners asked staff to summarize all public comments received to date and add the city limits, urban growth boundary, and golf course footprint to Figure 2.1. Commissioners agreed by consensus to request that staff research conformance with the framework plan and with comprehensive plan policies (MUN and R4 areas at Helmholtz/Wickiup), if the proposed housing density exceeds the City's average, potential traffic safety issues at the Canal/Helmholtz intersection, City-adopted plan regarding an R1 zone at the urban/rural interface, intent behind preserving the urban/rural interface, conflict between the trail and the golf course; and imposing a park on Mr. Scott's land.

Chair Dickens instructed citizens to submit written testimony to the City Planning Department, which will distribute it to the Planning Commission. He stated the Planning Commission appreciated citizen input in this process.

