



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION

Minutes

Monday, August 4, 2014

Council Chambers, 777 SW Deschutes Avenue, Redmond, Oregon

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

Youth Ex Officio: *Jennifer Cort* (absent)

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

Visitors: Annette and Clarence Rosebrook, Bill and Liz Riley, Erika Gurley, Frank D. Smith, Gary and Carole Manners, Greg Madesh, Jan Painter, Jeff Steiert, Jerry and Jinny Andres, Jerry and Susan Hoffinger, Jim Donohue, Joanna Painter, John Pavlicek, Keith Erickson, Lennie Brant, Mark Smith, Mike Koepf, Pamela Lester, Pat Childs, Randy Shipley, Ron and Billie McElroy, Ron MacKay, Wayne Campbell, Wendy Soltys, William Turner

(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 7:05 p.m. with all seven commissioners present, establishing a quorum.

II. APPROVAL OF MINUTES

Motion 1 (6/0/1): Commissioner Graham moved to approve the June 16, 2014, minutes. Commissioner Porter seconded the motion which passed with Commissioners Allen, Dickens, Graham, Kemper, Lanouette, and Porter voting in favor and McCoy abstaining due to her absence from the June meeting.

III. CITIZEN COMMENTS

Mr. Smith (2932 SW Cascade Vista Drive, Redmond) reiterated the concerns he expressed at the July 7, 2014, meeting about why a replacement antenna on the Verizon site on Forkhorn Butte was not required to have a City permit or land use review. He claimed that the Community Development Department allowed a neighboring property owner to convert his residential property to a purely commercial use, violating every known development code. He requested that the Planning Commission hold a hearing about the City's equally applying development standards across the board.

Chair Dickens said that Planning Commission did not have the ability to give Mr. Smith the remedy he was seeking and asked if he had sought legal counsel on this matter.

In response to Mr. Smith's question about the status of the AT&T application, Ms. Richards said an application is pending for a cell phone module on the light stands at Ridgeview High School.

IV. PUBLIC HEARING

A. Southwest Area Plan (SWAP), City File PA-14-2 – continued from May 5, 2014

Chair Dickens read aloud a statement summarizing the issue and the legislative hearing procedures. He said the entire record was available for public review and requested that testimony be limited to five minutes per person.

Commissioner Porter disclosed a potential conflict, stating that his cousin testified at a prior hearing on this matter but said he felt unbiased and could make a fair decision.

None of the other commissioners disclosed new (since May 5, 2014) prehearing contacts, ex parte conversations, or conflicts of interest. No one in the audience challenged any commissioner for bias, prejudice, or personal interest.

Chair Dickens continued the public hearing on City File PA-14-2 at 7:13 p.m.

Ms. Richards acknowledged concerns received since the City's public notice of the August 4, 2014, hearing including a letter from John and Lois Holmes and an e-mail from David Pilling, City Engineering Office, regarding transportation and stormwater drainage. She explained what the SWAP will and will not do. She stated the SWAP's purpose was to direct development within the Redmond urban growth boundary (UGB) at urban-level densities in a planned and orderly manner, and with the provision of an adequate level of urban services including, but not limited to, public water, sewer, and urban streets. She summarized (PowerPoint) staff-recommended changes to this plan following the May 5, 2014, hearing which included but was not limited to removing the mixed-use neighborhood (R4) zoning at the intersection of Helmholtz and Wickiup Avenues, identifying the potential for parks, removing the trail from the existing golf course, and amending maps to include the city limits, UGB, urban-rural area designation, and existing golf course and to change the color of the mixed-use zone. She said the SWAP will not rezone any land without the owner's approval but will provide a rezoning basis if an owner wants to pursue this option. The City and Planning Commission will continue to work together to protect the neighborhood's quality of life while providing more commercial and urban services.

Chair Dickens invited additional public testimony.

Annette Rosebrook, 65376 Old Bend-Redmond Highway, Bend, said she and her husband owned 32 acres east of Ridgeview High School. She stated their support for the SWAP and said affordable housing is needed.

Gary Manners, 3345 SW 43rd Street, Redmond, questioned the right-of-way width of Wickiup, viewshed protection on the west side of the butte, and whether there will be a bus-only lane on 43rd. Mr. Pilling said Wickiup's right-of-way was 60 feet. Ms. Richards said all zones have height limits to address massing but not viewsheds specifically. She stated that the land use decision for the high school specifies that only busses can access the school where 43rd comes into the property, but 43rd is a local street that will serve everyone.

Randy Shipley, 2575 SW Greens Boulevard, Redmond (owner, The Greens), thanked the City for taking the trail out of the golf course. He said the State is purchasing property along Highway 97 for a frontage road, just bought the nursery, and has offered to buy 12 feet of his property that is adjacent to the nursery. He asked about City plans for this area and whether there will be an overpass at Elkhorn. Ms. Richards responded that the Elkhorn overpass and the frontage road are included in the City's transportation system plan, which the Oregon Department of Transportation (ODOT) has acknowledged. Mr.

Shipleigh noted that the Rosebrooks' property is being purchased and will be redeveloped as multi-family housing.

Chair Dickens recommended that Mr. Shipleigh contact the City to confirm the redevelopment potential of the Rosebrook property.

Greg Madesh, 3355 SW 47th Street, Redmond, expressed concern about his liability if the public walking on a trail along the canal. He asked how a trail could run down the irrigation canal which is posted as "Private Property" and whether the canal will be covered. Ms. Richards said the City will have to achieve easements with private property owners in order to build trails per the City trails master plan. Central Oregon Irrigation District owns an easement for its ditch-rider road, so no development can happen there, making it a possible trail location.

John Pavlicek, opajohn@bendbroadand.com, said he is buying the Rosebrook property to have control over what is built there and does not intend to put multi-family units next to The Greens. Ms. Richards said multi-family housing is a conditional use in the R4 zone.

Gary Manners requested clarification on zoning for the northwest corner of the SWAP. Ms. Richards said that area would be developed according to a 2006 land use decision; existing land use decisions cannot be altered by the SWAP.

Pat Childs, 3800 SW Helmholtz Way, Redmond, expressed concern about the six roads and two irrigation canals that will cut through her property according to the map. She recommended letting the developer decide where roads go. Ms. Richards said the City Fire and Police Departments like roads to be built on a grid system, but that roads indicated on the map are not cast in stone.

Wayne Campbell, 4675 SW Yew Avenue, Redmond, asked if the State is selling the Forked Horn Subdivision and whether access to the property will change after the sale. Ms. Richards explained how the State sells surplus property. She stated that the transportation network will continue to evolve as new phases of this subdivision come online.

With no further testimony offered, Chair Dickens closed the public hearing on File PA-14-2.

Commissioner concerns included impact on the high school of removing the MUN zoning from the Helmholtz/Wickiup intersection, long-term plan for Wickiup, adding location of the urban-rural interface to the Planning Commission work plan, connecting new parks to schools and trails, and adding The Greens golf course to the Project Area map. Commissioner Porter pointed out that the Helmholtz/Wickiup intersection was not part of the SWAP but was included in the City's transportation system plan. He thanked audience members for their input.

Motion 2 (6/0/0): Commissioner Graham moved to recommend the revised Southwest Area Plan (PA-14-2) to City Council for approval. Commissioner McCoy seconded the motion which passed unanimously.

Ms. Richards said Council consideration of this matter was tentatively scheduled for September 9, 2014.

Chair Dickens thanked citizens for their participation in the review process.

V. COUNCIL LIAISON COMMENTS (None)

VI. STAFF COMMENTS

Ms. Richards discussed agenda items for the next meeting which will include development code clean-ups. The next big project will be the Redmond Community Revitalization Action Plan. She said the City will provide transportation and per diem (meals) for commissioners who attend the next Planning Commissioner training session, and noted that Chair Dickens would be attending.

VII. COMMISSIONER COMMENTS

Chair Dickens thanked Ms. Richards and her staff for their work in the SWAP process and their responsiveness to the community.

VIII. ADJOURN

The next meeting is scheduled for Monday, August 18, 2014, 6 p.m.

With no further business, Chair Dickens adjourned the meeting at 8:17 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 15th day of September, 2014.

ATTEST:

/s/ Evan Dickens
Evan Dickens, Chair