



CITY OF REDMOND
Community Development Department

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www.ci.redmond.or.us

REDMOND URBAN AREA PLANNING COMMISSION
716 SW Evergreen Ave Conference Room A
Monday, September 21, 2015
7:00 PM
Agenda

**UAPC
Members**

**Evan
Dickens,
Chair**

**Dean
Lanouette,
Vice-Chair**

**David
Allen**

**James
Cook**

**William
Hilton**

**Lori
McCoy**

Vacant

**Vacant
Youth Ex Officio**

I. CALL TO ORDER

II. CITIZEN COMMENTS

III. MINUTES FOR APPROVAL
a. September 8, 2015

IV. PUBLIC HEARING

a. Obsidian Trails Master Development Plan, Amendment to the Zoning Map, Planned Unit Development, Final Development Plan, Conditional Use and Tentative Subdivision Plat (City File #711-15-000099-PUD) (Exhibit 1)

V. COUNCIL LIASION COMMENTS (if present)

VI. COMMISSIONER COMMENTS

VII. STAFF COMMENTS

VIII. ADJOURN

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Anyone needing accommodation to participate in the meeting must notify Jodi Burch, at least 48 hours in advance of the meeting at (541) 923-7735, or through the Telecommunications Relay Service (TRS) which enables people who have difficulty hearing or speaking in the telephone to communicate to standard voice telephone users. If anyone needs Telecommunications Device for the Deaf (TDD) or Speech To Speech (STS) assistance, please use one of the following TRS numbers: 1-800-735-2900 (voice or text), 1-877-735-7525 (STS English) or 1-800-735-3896 (STS Spanish). The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities.



DRAFT

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REDMOND URBAN AREA PLANNING COMMISSION
MINUTES

September 8, 2015

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

Commissioners Present: Chair Evan Dickens, Vice-Chair Dean Lanouette, James Cook, Lori McCoy
(absent: *David Allen, William Hilton*; 1 vacancy)

Youth Ex Officio: Vacant

City Staff: Deborah McMahon, *Principal Planner*; Scott Woodford, *Associate Planner*; Cameron Prow,
TYPE-Write II

Visitors: Geoff Harris, *Hayden Homes*; Keith Dagostino, Adam Erlandson, April Pust

Media: None

(The 3-digit number after a motion title shows the number of commissioners voting in favor/opposed/abstaining.)

CALL TO ORDER

Chair Dickens opened the meeting at 6:03 p.m. with a quorum of commissioners (4 of 6) present.

CITIZEN COMMENTS

No one offered comments on nonagenda items.

PUBLIC HEARING

- A. Pavlicek Master Development Plan and Amendment to the Zoning Map
(City File 711-15-000067-CP)

Chair Dickens continued the public hearing that began on August 17, 2015.

Ms. McMahon reported that no comments were submitted to the record between the August 17 hearing date and the end of the additional time period required to address notice insufficiencies. She stated the City considered the record closed. She outlined applicable hearing procedures, noting that previously stated conflicts of interest still applied.

Chair Dickens invited additional testimony but none was offered, so he closed the public hearing on City File 711-15-000067-CP at 6:06 p.m.

Motion 1 (3/0/1): Commissioner Lanouette moved to recommend to the City Council the Master Development Plan and Amendments to the Zoning Map from UH-10 to R-4, R-5, and MUN and the findings for approval. Commissioner Cook seconded the motion which passed with Commissioners Cook, Dickens, and Lanouette voting in favor and McCoy abstaining due to her previously stated conflict of interest.

Ms. McMahon explained why commissioners should advise Council about the annexation proposal at this time.

Motion 2 (3/0/1): Commissioner Lanouette moved to amend Motion 1 to include recommending approval of the annexation. Commissioner Cook seconded the amended motion which passed with Commissioners Cook, Dickens, and Lanouette voting in favor and McCoy abstaining due to her previously stated conflict of interest.

Ms. McMahon said Council would consider Planning Commission recommendations on September 22, 2015.

APPROVAL OF MINUTES

Motion 3 (3/0/1): Commissioner Cook moved to approve the August 3, 2015, minutes. Commissioner McCoy seconded the motion which passed with Commissioners Cook, Lanouette, and McCoy voting in favor and Dickens abstaining due to his absence from the August 3 meeting.

STAFF COMMENTS

Ms. McMahon reported the City was successful in getting a TGM (transportation growth management) grant from ODOT (Oregon Department of Transportation). The grant will be used to support City neighborhood revitalization efforts. Staff will recommend an approach to address concerns identified during the inventory process. The City is partnering with the University of Oregon Sustainable Cities Initiative (SCI) program during the 2016 school year. SCI students have chosen to work on Area 1 (1928 City Center Plat), a mix of R-5, public facilities, commercial, and light industrial lands north of the downtown core. Student recommendations for Area 1 are intended to address transportation concerns plus related issues such as parks. She discussed benefits the City expected to realize from the SCI student project.

Commissioner concerns included how neighborhoods will be determined, neighborhood identification signage, residential density in Area 1, and technology aids the (apps) the City might use to improve how it communicates issues of concern to citizens.

COMMISSIONER COMMENTS

Commissioner Lanouette expressed concern about Redmond's future transit options, requested a mid-term update on the bicycle study, and asked for an update of the commission's work schedule over the next six months. Ms. McMahon advised him to share his transit concerns with the mayor.

Commissioner McCoy asked for more information about the SCI process. Commissioner Cook commented he received an SCI project table from Heather Richards. Ms. McMahon said she would e-mail that table to all commissioners.

Commissioner Dickens asked about the interface between the Dry Canyon Master Plan and the Parks Master Plan, noting that the Hope Playground exceeded the current Parks Master Plan.

WORK SESSION

B. Obsidian Trails Master Development Plan, Amendment to the Zoning Map, Planned Unit Development, Final Development Plan, Conditional Use, and Tentative Subdivision Plat (City File 711-15-000099-PUD)

Chair Dickens noted this matter was scheduled for 7 p.m., so the Planning Commission could not begin its review before then. Following discussion of other agenda items, he closed the meeting at 6:48 p.m. and reopened it at 7 p.m.

Mr. Woodford presented his staff report and discussed the project parameters and applicable review criteria. His PowerPoint presentation included context, framework plan, zoning, proposed products, street network, and traffic impacts.

Commissioner concerns included interconnectivity, access, City trails plan, ODOT's authority to stop this project due to its impact on the City's transportation network, potential transportation mitigation, Phase 1 (physical location, construction timeline), when new dwelling units will be added to the housing inventory, pocket parks (size, location, level of activity), usable park space closer to multi-family units, traffic volumes, and view preservation/management.

Mr. Dagostino, Mr. Erlandson, Mr. Harris, and Ms. Pust outlined their goals for this project and responded to commissioners' questions regarding the proposals.

COUNCIL LIAISON COMMENTS

None.

ADJOURN

Next meeting: Monday, September 21, 2015, 7 p.m. – public hearing on City File 711-15-000099-PUD

With no further business, Chair Dickens adjourned the meeting at 8:34 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this _____ day of _____, 2015.

ATTEST:

Evan Dickens
Chair

Heather Richards
Community Development Director



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EXHIBIT 1

STAFF REPORT

DATE: September 21, 2015
TO: Redmond Urban Area Planning Commission
FROM: Scott Woodford, Associate Planner
THROUGH: Heather Richards, Community Development Director
Deborah McMahon, Principal Planner
SUBJECT: Obsidian Trails Master Development Plan, Zoning Amendment and
Planned Unit Development Public Hearing (City File #711-15-000099-PUD)

Report in Brief:

This report summarizes the request to continue the public hearing for Obsidian Trails to the October 12, 2015 Planning Commission public hearing.

Background:

On September 8, 2015, the Planning Commission reviewed the proposal for Obsidian Trails at a work session. A public hearing was noticed and scheduled with the Planning Commission on September 21, 2015. The applicant and the City are recommending that the public hearing be continued until October 12th so that the applicant's traffic engineer can adequately prepare revisions to the traffic impact analysis in response to comments raised by City Engineering and Oregon Department of Transportation.

Recommendation/Suggested Motion:

Staff recommends that the Planning Commission continue the public hearing for Obsidian Trails to the October 12, 2015 Planning Commission public hearing.

Scott Woodford,
Associate Planner