



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, October 19, 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 21, 2015 (Exhibit 1)**
- 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 2)**
- V. ACTION ITEM**
 - a. Update On Upcoming Code Changes**
- VI. COUNCIL LIASION COMMENTS (if present)**
- VII. COMMISSIONER COMMENTS**
- VIII. STAFF COMMENTS**
- IX. ADJOURN**

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REDMOND URBAN AREA PLANNING COMMISSION
MINUTES

September 21, 2015

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

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

Youth Ex Officio: Vacant

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

Visitors: Adam Erlandson, unidentified members of the public

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 7:02 p.m. with a quorum of commissioners (4 of 6) present.

CITIZEN COMMENTS

None.

APPROVAL OF MINUTES

Motion 1 (3/0/1): Commissioner Lanouette moved to approve the September 8, 2015, minutes. Commissioner McCoy seconded the motion which passed with Commissioners Dickens, Lanouette, and McCoy voting in favor and Allen abstaining due to his absence from the September 8 meeting.

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)

Chair Dickens read a statement summarizing the request by Hayden Homes, LLC (applicant) and outlined the hearing procedure. No commissioner declared any pre-hearing contacts, ex parte observations, or conflicts of interest. There were no audience challenges for commissioner bias, prejudgment, or personal interest. Chair Dickens opened the public hearing at 7:09 p.m.

Ms. McMahon noted the Planning Commission reviewed this proposal at its work session on September 8, 2015. A public hearing was noticed and scheduled. She summarized the issues to date. Due to a request by the City Engineer and ODOT (Oregon Department of Transportation) for more information about the traffic impact analysis, the staff report is not complete at this time. She recommended the Planning Commission continue the public hearing to a date certain. By October 5, 2015, the City will have a full report for the public to comment on.

Mr. Erlandson, the applicant's representative, said he was available to answer questions. He stated the applicant would make a full presentation at the next hearing date.

Chair Dickens announced he would be absent on October 5. In response to his inquiry, members of the public attending the September 21 meeting said they would be able to attend on October 19, 2015. Following commissioner discussion, Chair Dickens continued the Planning Commission public hearing to October 19, 2015, 7 p.m.

COUNCIL LIAISON COMMENTS

None.

COMMISSIONER COMMENTS

Commissioner Dickens reminded everyone of the Hope Playground ribbon-cutting ceremony in Sam Johnson Park on October 15, 2015, 4 p.m.

STAFF COMMENTS

Next meeting:

* Monday, October 19, 2015, 7 p.m.

ADJOURN

With no further business, Chair Dickens adjourned the meeting at 7:19 p.m.

APPROVED by 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 2

STAFF REPORT

DATE: October 19, 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 November 16, 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, but was continued to October 19th so that the applicant's traffic engineer could adequately prepare revisions to the traffic impact analysis in response to comments raised by City Engineering and Oregon Department of Transportation.

The staff and applicant are requesting that it be continued again to the November 16, 2015 Planning Commission meeting to allow additional time to determine the appropriate mitigation of the project's traffic impacts to the 35th and Highland Avenue (Highway 126) intersection. Determining the design of the improvements to the intersection have been an ongoing discussion between the applicant, the City and ODOT and, given the significance of the intersection, it is important to take the extra time to ensure that it is planned properly.

Recommendation/Suggested Motion:

Staff recommends that the Planning Commission continue the public hearing for Obsidian Trails to the November 16, 2015 Planning Commission public hearing.

Scott Woodford,
Associate Planner