



**CITY OF REDMOND**  
Community Development Department

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**REDMOND URBAN AREA PLANNING COMMISSION**  
**MINUTES**

**November 16, 2015**

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

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

**Youth Ex Officio:** Vacant

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

**Council Liaison:** Tory Allman

**Visitors:** None

**Media:** None

*(The 3 digits after a motion title show the number of commissioners voting in favor/opposed/abstaining.)*

**I. CALL TO ORDER**

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

**II. CITIZEN COMMENTS**

None.

**III. APPROVAL OF MINUTES**

**Motion 1** (4/0/0): Commissioner Cook moved to accept the minutes of August 17, 2015. Commissioner McCoy seconded the motion which passed unanimously.

**Motion 2** (4/0/0): Commissioner McCoy moved to approve the minutes of October 19, 2015. Commissioner Allen seconded the motion which passed unanimously.

**IV. UPDATE**

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

Vice-Chair Lanouette reported the City's legal advisor said it was okay to update the Planning Commission and that the Planning Commission could ask questions about the updated information but should not deliberate or make decisions about it.

B. Review ODOT and City Issues Regarding Highway 126 and 35<sup>th</sup> Street Intersection

Ms. McMahon said that, according to the traffic study, the 35<sup>th</sup> Street/Highway 126 intersection has a history of rear-end crashes and crashes due to significant speed with significant human damage. She reviewed City and ODOT (Oregon Department of

Transportation) concerns and presented the applicant's mitigation plan to address the impact of its proposed development on this intersection. It is unknown if ODOT will accept the proposed mitigation; however, she said the City expected to resolve the remaining transportation issues this week to stay on track with the public hearing scheduled for December 7, 2015. Staff has suggested the developer work with developers of upcoming projects to address traffic concerns in this area. If this doesn't happen, the City will be petitioned to put together a recovery and reimbursement district for a developer who has put in a big improvement benefiting other properties.

Commissioners asked questions to clarify their understanding of City and ODOT transportation issues and the developer's concerns, including what would trigger the need for a signal or roundabout at this intersection.

C. Review Master Plan Details

Ms. McMahon reviewed the project context, applicant's Master Plan, City conditions of approval, and the impact of the City framework plan, Redmond Development Code, and Great Neighborhood Planning Principles on the proposed development. Staff will meet with the City Attorney regarding the legality of Condition of Approval 6 (applicant to submit a contingency plan to remedy the potential for dissolution of the HOA [homeowners association] before Phase 1 plat approval).

Mr. Woodford updated commissioners on the City's enforcement of infrastructure improvement agreements.

Commissioner concerns included who is responsible for common maintenance areas upon dissolution of an HOA, City remedies if an HOA is dissolved, assuring that trails and other infrastructure improvements are built when appropriate, fence maintenance, sidewalk standards, landscape maintenance, and minimum lot sizes.

**V. COUNCIL LIAISON COMMENTS**

Councilor Allman, in response to Commissioner Allen's request for a status report, said moving into the new City Hall was expected to occur in December 2016.

**VI. COMMISSIONER COMMENTS**

Commissioner McCoy asked when results from the first semester of the Sustainable Cities Initiative (SCI) would be presented. Mr. Woodford said the students would make their final presentations at the University of Oregon in Eugene. Commissioner Cook expressed interest in the public process associated with the SCI program. Ms. McMahon said she e-mailed Megan Banks about the SCI students providing a final review in Redmond as has been done in the past, but has received no reply. She will follow up that request with one about public input and will share the results with commissioners.

Commissioner Lanouette requested a status report on the bicycle study and dairy use within city limits. Mr. Woodford said he would check on the bicycle study. Ms. McMahon said the text amendment regarding dairy use was moving forward through the City review process.

Commissioner Cook requested information about the Homelessness in Redmond presentation. Ms. McMahon said she would research the status.

**VII. STAFF COMMENTS**

Next meeting:

\* Monday, December 7, 2015, 7 p.m.

**VIII. ADJOURN**

With no further business, Chair Dickens adjourned the meeting at 7:23 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 11th day of January, 2016.

ATTEST:

/s/ Evan Dickens  
Evan Dickens  
Chair

/s/ Heather Richards  
Heather Richards  
Community Development Director