



**CITY OF REDMOND**  
Community Development Department

716 SW Evergreen Avenue  
Redmond, OR 97756-2242

Phone **541-923-7721**  
Fax 541-548-0706

[www.ci.redmond.or.us](http://www.ci.redmond.or.us)

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

**December 7, 2015**

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

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

**Youth Ex Officio:** Vacant

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

**Council Liaison:** Tory Allman

**Visitors:** Todd Mobley, *Lancaster Engineering*

**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 7:01 p.m. with a quorum of commissioners (6 of 6) present.

**II. CITIZEN COMMENTS**

None.

**III. APPROVAL OF MINUTES**

None.

**IV. OBSIDIAN TRAILS PUBLIC HEARING – City File 711-15-000099-PUD (cont.)**

A. Reaffirm Hearing Process

Chair Dickens outlined the order of proceedings for the hearing.

Commissioner Hilton declared a conflict of interest due to his employment with ODOT (Oregon Department of Transportation).

B. Staff Report

Ms. McMahon provided an overview of the issues involved in the residential and mixed-use project on 31.8 acres in southwest Redmond proposed by Hayden Homes, LLC. The applicant is requesting land use approval for its Master Development Plan, Zoning Map Amendment, Planned Unit Development (PUD)/Final Development Plan, Conditional Use, Site and Design Review for the PUD, and Tentative Subdivision Plat for Phases 1-4 only. She reported the City Engineer recommended striking applicant's proposed Condition of Approval 2.c on December 7, 2015, prior to this hearing.

Mr. Woodford presented the City's staff report dated December 7, 2015. Included in his summary were the background, applicant's proposal, project context, Redmond Development Code review criteria, developments occurring since issuance of the meeting packet that were related to staff-recommended conditions of approval (COAs), and proposed modifications to some COAs.

Mr. Pilling discussed the traffic study and transportation mitigation needed to meet City and ODOT standards. All intersections within reach of the development, except SW 35<sup>th</sup> Street/Highway 126 (Highland Avenue), were shown to meet acceptable standards. Two failures identified in the traffic study were left-turning movements for east- and west-bound traffic on Highland and level of service for traffic on 35<sup>th</sup> approaching Highland. The traffic study did not meet the criteria for the City to require a signal at the 35<sup>th</sup>/Highland intersection, but a signal there is included in the City's overall transportation plan. He stated the City believed applicant's proposed transportation mitigation was acceptable.

C. Applicant Testimony

Mr. Mobley discussed how the applicant planned to address City and ODOT transportation concerns. He referenced his December 4, 2015, letter which proposed revisions to the City's conditions of approval to reflect the latest design coordination with ODOT and the City of Redmond.

Chair Dickens called a short break at 8:29 p.m. and resumed the hearing at 8:32 p.m.

D. Proponent Testimony

None.

E. Opponent Testimony

**Sandy** (38<sup>th</sup> Street) expressed concern about the number of exits to residential streets, cut-through traffic, traffic speeds, and timing of extra exits.

**Dale Wendt** (1229 SW 34<sup>th</sup> Place) was concerned about the volume of traffic that would be added to 35<sup>th</sup> Street and night traffic noise. He recommended disallowing on-street parking and relocating mailboxes.

**Dee Thies** (3477 SW Metolius Avenue) expressed concern about traffic speeds and mailboxes on 35<sup>th</sup> Street and increased traffic from extra dwellings.

**William Armstrong** (1230 SW 34<sup>th</sup> Place) expressed concern about the impact on the 35<sup>th</sup>/Highland intersection from this development and others that will be going in.

F. Rebuttal by Applicant

Mr. Mobley responded to concerns, raised by staff and members of the public providing testimony, about justification for a traffic signal at 35<sup>th</sup>/Highland, traffic management issues (speed), and trip generation.

G. Staff Comments

Mr. Pilling discussed how the City managed roadway speeds including City studies, traffic-calming strategies, and current standards. Enforcement is complaint-driven. Mailbox locations are set by the U.S. Postal Service which trumps City standards.

Chair Dickens closed the public hearing on City File 711-15-000099-PUD at 9:04 p.m.

H. Planning Commission Discussion/Action

Commissioner concerns included confusion about triggers, likelihood of ODOT withholding its approval of the applicant's master plan and its proposed conditions of approval, level of service, trip distribution, access to/from single-family units in Phase 1, timing of transportation mitigation, timeline for completion of Phase 2, estimated cost for 35<sup>th</sup> Street improvements (widening vs. signal), homeowner association (HOA) control of on-street parking, process to add speed bumps to City streets, mailbox locations, approval criteria for HOA contingency plan, timing of fence construction, whether development amenities (tot lots, trails, swimming pool) are open to the public, if road improvements would be subject to SDCs (system development charges), if the 10-foot asphalt path to the tot lot on 37<sup>th</sup> Street would be included in the park/open space requirements, and the process staff used to determine if lots smaller than 6,000 square feet were acceptable.

Commissioners requested the following changes to the City-proposed conditions of approval in the December 7, 2015, staff report (underscoring indicates added language, ~~strikeout~~ indicates language to be deleted):

- \* Sentence 2 of COA 1 should read: "Prior to City approval of the infrastructure construction plans for any phase, the applicant shall submit the following:"
- \* Add COA 1.e from Lancaster Engineering's December 7, 2015, letter: "Construction drawings shall be submitted to the Oregon Department of Transportation for the required improvements to Highland Avenue/State Highway 126 at 35<sup>th</sup> Street."
- \* Revise Sentence 2 of COA 2.a as indicated in Lancaster Engineering's December 7, 2015, letter: "This shall ~~include~~ be limited to the necessary road construction to accomplish channelization, pavement widening, drainage, and a design that utilizes a 55 MPH design speed as shown in the 11/24/2015 Conceptual Design Plan prepared by Lancaster Engineering."
- \* Revise Sentence 2 of COA 2.b as indicated in Lancaster Engineering's December 7, 2015, letter: "This shall ~~include~~ be limited to the necessary road construction to accomplish ~~realignment of the centerline, pavement widening, and drainage improvements,~~ pavement restriping and addition of any associated pavement markings, per the 11/24/2015 Conceptual Design Plan prepared by Lancaster Engineering."
- \* Revise Sentence 1 of COA 3 in the December 7, 2015, staff report to read: "Prior to final plat approval for ~~any phase~~ Phase 1, the applicant shall:"
- \* Relabel COA 4 as COA 3.c and renumber the following COAs as appropriate.

**Motion 1** (4/1/1): Commissioner Allen moved to recommend the approval of the Master Development Plan, Amendment to the Zoning Map from UH-10 to R-5 and MUN, Planned Unit Development, Conditional Use, and Tentative Subdivision Plat for Phases 1-4 as amended by staff on the record with respect to Conditions of Approval 1, 2.a and 2.b, 3, and 4 and that applicant's proposed Condition of Approval 2.c in Lancaster Engineering's December 4, 2015, letter not be part of the motion. Commissioner McCoy seconded the motion which passed with Commissioners Allen, Cook, Dickens, and McCoy in favor, Lanouette opposed, and Hilton abstaining due to his stated conflict of interest.

Ms. McMahan said she would e-mail Motion 1 to commissioners for verification.

Chair Dickens requested e-mail notification about when City Council will hear this issue.

**V. COUNCIL LIAISON COMMENTS**

None.

**VI. COMMISSIONER COMMENTS**

None.

**VII. STAFF COMMENTS**

None.

Next meeting: Monday, December 21, 2015, 6 p.m.

**VIII. ADJOURN**

With no further business, Chair Dickens adjourned the meeting at 9:44 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 1st day of February, 2016.

ATTEST:

/s/ Evan Dickens  
Evan Dickens  
Chair

/s/ Heather Richards  
Heather Richards  
Community Development Director