



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
MINUTES

February 16, 2016

Council Chambers, 777 SW Deschutes Avenue, Redmond, Oregon

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

Youth Ex Officio: Vacant

City Staff: Heather Richards, *Community Development Director*; Deborah McMahon, *Principal Planner*; Scott Woodford, *Associate Planner*; Chuck Arnold, *Economic Development/Urban Renewal Project Coordinator*; Cameron Prow, *TYPE-Write II*

Council Liaison: None

Visitors: Adam Conway, *WHPacific, Inc.*

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 6:35 p.m. with a quorum of commissioners (6 of 7) present and noted that Commissioner Allen's absence had been excused.

II. CITIZEN COMMENTS

None.

III. APPROVAL OF MINUTES

Motion 1 (6/0/0): Commissioner Seibold moved to approve the January 20, 2016, minutes. Commissioner McCoy seconded the motion which passed unanimously.

IV. PUBLIC HEARING

Text Amendment to Add Wireless, Broadcast, and Communication Facilities (WBCF) Language to the UH-10 Zone in the Unincorporated Area (City File 711-16-000024-TA)

Chair Dickens read aloud a statement summarizing the issue and outlined the hearing procedures. No commissioner disclosed any pre-hearing contacts, ex parte observations, or conflicts of interest. There were no audience challenges for commissioner bias, prejudgment, or personal interest. He opened the public hearing at 6:40 p.m.

Ms. McMahon made a PowerPoint presentation and reviewed the staff report. Her summary included the joint management agreement between the City and Deschutes County, background, current county code, key City code section proposed for addition to the county code, review criteria and process. The purpose of the proposed text amendment is to correct an oversight in

the county code regarding the siting of cell towers in the Urban Holding Zone. She stated that the applicant's proposal met all relevant criteria.

Chair Dickens closed the public hearing on City File 711-16-000024-TA at 7:46 p.m. when no one offered testimony.

Commissioners questioned the legality of some text in the Application Requirements and Abandoned Facilities sections.

Ms. McMahon said she would consult with the City's legal counsel on the wording of Sections 20.12.090.D1.a and Section 20.12.090.J.3 and report the results at City Council's joint public hearing with the Board of County Commissioners on February 23, 2016, regarding City File 711-16-000024-TA.

Motion 2 (6/0/0): Commissioner Cook moved to recommend approval of County Ordinance No. 2016-008 for City Text Amendment 711-16-000024-TA by adding new sections containing Wireless and Broadcast Communication Facilities criteria to Deschutes County Title 20, Chapter 20.12 Urban Holding Zone (UH-10), to the City Council and Board of County Commissioners. Commissioner McCoy seconded the motion which passed unanimously.

V. WORK SESSION DISCUSSION ITEMS

A. Review of Proposed Master Plan – Central Christian School (City File 711-15-0000129-CP)
Chair Dickens said he had a potential conflict of interest as his children attended Central Christian School, but believed he was able to preside over the work session on this issue.

No commissioner challenged Chair Dicken's statement of his ability to preside over tonight's work session on this issue.

Mr. Woodford presented the staff report and provided an overview (PowerPoint) of Central Christian School's development proposal for an undeveloped 55-acre property in north Redmond owned by North Canyon Properties. The applicant's proposal included a new school, single-family and multi-family units, mixed-use commercial, mixed-use employment, public facilities, parks, and open space. The applicant has requested a combination of comprehensive plan and zone change amendments, annexation into Redmond city limits, and conceptual/final master combined plan approval. His summary included the background, development proposal, and review criteria.

Ms. Richards discussed the City's review process for schools, condition of approval options, review process for master plan approvals, and the purpose of this work session. She stated that she would request that the City Attorney or another member of his firm attend the Planning Commission's March 7 public hearing on this proposal.

Commissioners asked questions to clarify their understanding of the applicant's proposal. Additional concerns included relationship of the property owner and the applicant, pedestrian access to school grounds, labeling the school site on maps associated with the development proposal, size of the neighborhood park (applicant's justification, using private school property to meet public park needs, precedent set by allowing a smaller park than specified in other City planning documents), why a cul-de-sac was being allowed, type of businesses allowed in Mixed Use Employment (MUE) and Mixed Use Neighborhood (MUN) zones, traffic circulation and access, impact of this proposal on surrounding properties (number of homes in the balance of the Highway Area Plan), including photos of the MUE and MUN zones as was done for other zones in this proposal, need for a vicinity map, how

to integrate schools into Great Neighborhood Principles, and need for more time between the work session and public hearing.

Following discussion, commissioners requested staff research park size requirements, siting the MUE zone in consideration of trips generated south of this area, and protecting the Planning Commission's review options for the area east of the proposed school site.

Chair Dickens called a short break at 8:50 p.m. and reconvened the meeting at 8:55 p.m.

B. Review of FY 2016-2017 Planning Commission Work Plan

Ms. McMahon provided an overview of issues the Planning Commission needed to consider during fiscal year 2016-2017 plus the priority and tentative schedule.

Commissioner discussion covered status of the Dry Canyon Master Plan, impact of currently unknown issues on next year's work plan, Chair Dickens' preference for 1st Monday public hearings and 3rd Monday work sessions, holding longer meetings instead of more meetings, and holding public hearings in Council chambers.

Ms. Richards outlined the relationship between work plans and the City budget and recommended commissioners adopt the 2016-2017 work plan at their meeting on March 21, 2016. She cautioned that staff would try to honor commissioners' request for division of public hearings and work sessions, but that workload and other deadlines might make that goal unattainable at times. She stated staff would, from now on, wait to schedule Planning Commission public hearings until the work session was held.

Chair Dickens stressed the need for coffee if meetings ran longer than their usual time.

VI. COUNCIL LIAISON COMMENTS

None.

VIII. STAFF COMMENTS

Update on Status of Master Plans

Ms. McMahon provided an overview of expected master plan applications.

Next meeting: Monday, March 7, 2016, 7 p.m.

VII. COMMISSIONER COMMENTS

Commissioner Cook requested an update on the Obsidian Trails master plan proposal. Ms. McMahon and Ms. Richards summarized the changes made at City Council's public hearing.

IX. ADJOURN

With no further business, Chair Dickens adjourned the meeting at 9:28 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 7th day of March, 2016.

ATTEST:

/s/ Evan Dickens
Evan Dickens
Chair

/s/ Heather Richards
Heather Richards
Community Development Director