



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
MINUTES

February 1, 2016

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, Kevin Seibold (*absent: Lori McCoy*)

Youth Ex Officio: Vacant

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

Council Liaison: None

Visitors: Greg Blackmore, *Blackmore Planning*

Media: Beau Eastes, *BendBulletin.com*; Dave Morgan, *RedmondNewsToday.com*

(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 6:33 p.m. with a quorum of commissioners (6 of 7) present.

II. CITIZEN COMMENTS

None.

III. APPROVAL OF MINUTES

Motion 1 (6/0/0): Commissioner Cook moved to approve the December 7, 2015, minutes. Commissioner Lanouette seconded the motion which passed unanimously.

IV. DISCUSSION ITEMS

A. Obsidian Master Plan – Work Session

Ms. McMahon presented the staff report and a PowerPoint on the applicant's proposal to develop 31.34 acres in southeast Redmond. HT Investment Properties and Affiliates has requested land use approvals for its Master Development Plan, Zoning and Plan Amendment, and Annexation proposal. The mixed-use project will include 180 multi-family units, 92 single-family lots, and about 16,000 square feet of neighborhood commercial uses. She advised commissioners to limit their review to clarifying understanding of the proposal compared to the review criteria. Discussion of the proposal's merits will occur at the Planning Commission public hearing on March 7, 2016.

Commissioner concerns included density, phase timing, open-space locations, trails (connectivity, width), impact on surrounding properties, trailhead maintenance, amenity timing, owners of the apartment complexes after construction, priority for phasing (affordable housing first), transportation mitigation plan (impact, timing, triggers),

transportation impact analysis results, impact of the Obsidian Trails development on the Obsidian Master Plan, impact of full build-out on the City's transportation system plan, and development diversity (lot sizes, density). Commissioners recommended resolution of City and ODOT (Oregon Department of Transportation) concerns before the public hearing. Chair Dickens recommended the public hearing be held in Council Chambers.

Ms. McMahon said staff's next steps would be to collect additional data and forward it to commissioners as soon as available.

Chair Dickens called a short break at 7:50 p.m. and reopened the meeting at 7:57 p.m.

B. Cell Tower Code, UH 10 – Work Session

Ms. McMahon made a PowerPoint presentation. Her review included the current City code regulating cell towers, City/County joint management agreement, background of how existing City and County codes have addressed this issue, review timeline, and how the City is planning to address siting of cell towers in the Urban Holding Zone. Planning Commission's public hearing is scheduled for February 16. City Council and the Board of County Commissioners will hold a joint hearing on February 23, 2016.

Commissioners asked questions to clarify their understanding of this issue.

V. COUNCIL LIAISON COMMENTS

None.

VII. STAFF COMMENTS

Ms. McMahon outlined the format of Planning Commission work sessions from now on. She also discussed the City Attorney's response to concerns about dissolution of homeowner associations. Making the City a party to homeowner CC&Rs (Covenants, Conditions & Restrictions) will enable the City to make sure responsibilities of homeowner associations are met.

Next meeting: Monday, February 16, 2016, 7 p.m.

VI. COMMISSIONER COMMENTS

Commissioners suggested including scalable maps (.pdf files) and identifying known landmarks on maps to facilitate their review of proposals.

Chair Dickens directed commissioners to e-mail their questions/concerns only to staff and allow staff to disseminate information to the other commissioners.

VIII. ADJOURN

With no further business, Chair Dickens adjourned the meeting at 8:20 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