



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION

MINUTES

March 7, 2016

Council Chambers, 777 SW Deschutes Avenue, Redmond, Oregon

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

Youth Ex Officio: Vacant

City Staff: Heather Richards, *Community Development Director*; Deborah McMahon, *Principal Planner*; Scott Woodford, *Associate Planner*; Cameron Prow, *TYPE-Write II*

Council Liaison: None

Visitors: David Olsen, *Harper Houf Peterson Righellis Inc.*; Greg Blackmore, *Blackmore Planning & Development Services, LLC*; Hans Thygeson, *HT Investment Properties & Affiliates*; Michael Maynard; Roger Williams, *Angels Embrace Adult Care Home*

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

II. CITIZEN COMMENTS

None.

III. APPROVAL OF MINUTES

A. February 1, 2016

Ms. Prow requested correction of visitors present under the Media heading to "None" and deletion of the last line of the minutes: "~~required space: am/pm, after Mr./Ms.~~"

Motion 1 (5/0/1): Commissioner Cook moved to approve the February 1, 2016, minutes as modified. Commissioner Lanouette seconded the motion which passed with Commissioners Allen, Cook, Dickens, Hilton, and Lanouette voting in favor and McCoy abstaining due to her absence from the February 1 meeting.

B. February 16, 2016

Ms. Prow requested correction of the meeting location in the heading to "Council Chambers, 777 SW Deschutes Avenue, Redmond, Oregon."

Motion 2 (5/0/1): Commissioner Cook moved to accept the February 16, 2016, minutes as modified. Commissioner McCoy seconded the motion which passed with Commissioners Cook, Dickens, Hilton, Lanouette, and McCoy voting in favor and Allen abstaining due to his absence from the February 16 meeting.

IV. PUBLIC HEARING ITEMS

A. Central Christian Master Development Plan

Chair Dickens outlined the hearing procedures. He stated his children attended Central Christian School but he believed he could fairly preside over the hearing. No one challenged any commissioner for bias, prejudice, or personal interest. He opened the public hearing at 7:06 p.m.

Ms. McMahon presented a written request from Mr. Conway, the applicant's representative, that the public hearing on City File 711-15-000129-CP be continued to the Planning Commission meeting on April 18, 2016. The continuance will allow the applicant additional time to work with staff to address concerns raised by planning commissioners at their work session on February 16, 2016. She reported receiving information from the City's legal counsel on this matter. Staff will provide advance notice to the Planning Commission if a further change in the public hearing date is needed.

Chair Dickens invited public testimony but no one present offered any.

Motion 3 (6/0/0): Commissioner Hilton moved to continue the public hearing on City File 711-15-000129-CP to April 18, 2016. Commissioner Allen seconded the motion which passed unanimously.

Chair Dickens cautioned commissioners to be careful about doing or saying anything that might cause a challenge.

IV. PUBLIC HEARING ITEMS

B. Obsidian Master Development Plan

Chair Dickens outlined the hearing procedures. Commissioner Hilton recused himself from voting due to his employment with the Oregon Department of Transportation. No one challenged any commissioner for bias, prejudice, or personal interest. Chair Dickens opened the public hearing at 7:15 p.m.

Ms. McMahon presented the staff report and a PowerPoint on the applicant's Master Plan, Comprehensive Plan Amendment, and Zoning Map Amendment land-use applications. The Obsidian Master Plan development proposal is for a mixed-use project, consisting of 180 multi-family units, 92 single-family lots, 16,000 square feet of neighborhood commercial uses, and 1.32 acres of open space, trails, and recreation area. The 31.34-acre property proposed for development is located west of 35th Street, north of Obsidian Avenue, and east of the Bonneville Power Administration power line. Tax Lot 2900 is already within the city limits. Annexation of Tax Lot 3200 and a portion of Tax Lot 3100 will be handled in a separate City process. She acknowledged receipt of a letter from Roger and Patricia Williams on March 7, 2016. Based upon the submitted plans and materials and on proposed findings included in the staff report, staff recommended approval subject to 15 Conditions of Approval.

Applicant's presentation:

Greg Blackmore (applicant's representative) provided an overview of the proposed development including amenities and trails. He discussed technical merits, phasing, materials and illustrations, and homeowner association responsibilities and stated the applicant and development team generally concurred with staff findings. He responded to concerns expressed by the public and commissioners.

Hans Thygeson (applicant) outlined his background in developing apartments and multi-family units and his build-out plan for this project. He responded to concerns about open space, viewsheds, partitioning, phasing, recreation center timing, and maintenance of undeveloped areas.

David Olsen (applicant's representative) discussed general design concepts, property ownership, homeowner association membership, partitioning and lot consolidation plans, and Exhibit H (Open Space Changes Illustration).

Chair Dickens called a short break at 8:40 p.m. and reopened the meeting at 8:47 p.m.

Public testimony:

Roger Williams read a letter from himself and his wife, Patricia, into the record, expressing their concerns about the proposed zoning change, mixing multi-family and single-family uses, mailbox locations, transportation (widen 35th, turn lanes on 35th and Highland, traffic light at 35th/Highland intersection), dust abatement, viewshed protection, and light pollution.

Ms. McMahan responded to Mr. Williams' concerns about rowhouses, mailboxes, traffic light, dust abatement, viewshed protection, and streetlights.

Michael Maynard said he had many of the same concerns as Mr. Williams. Additional issues included impact of traffic numbers on public safety, phasing (timing of Phase 2), and protection of existing residents.

Chair Dickens acknowledged receipt of a letter dated February 21, 2016, from Patricia Hall and a letter dated February 22, 2016, from Heather Renz.

Ms. McMahan responded to concerns about sewer capacity and irrigation water.

Commissioners clarified their understanding of the applicant's development proposal and the City's review process. Additional concerns included the effective date of the zone change decision, phasing plan, developer's responsibility to keep undeveloped land in park-like condition, in which phase the clubhouse would be built, homeowner association membership, disposition of the trailhead property, who will develop the single-family lots and when, Redmond's need for more apartments, potential for subdivision, alternate apartment alignments, timing (street and trail construction, streetscaping), trail widths, and relationship between the site plan and master development plan requirements.

Ms. Richards summarized the design review process for multi-family developments and suggested the following revisions to Condition of Approval 1.b: (i) add a tot lot in the single-family dwelling unit phase in the southwest area centralized on the block bounded by SW Newberry Avenue, SW Metolius Avenue, SW 37th Street, and SW 39th Street; (ii) increase open space south of Metolius Avenue and adjacent to the multi-family complex; and (iii) determine safe ways for the 12-foot-wide trail throughout the park in the northwest corner to cross the adjacent street.

Chair Dickens closed the public hearing at 10:35 p.m. when no one offered more testimony.

Motion 4 (5/0/1): Commissioner Allen moved to recommend approval of the Master Development Plan and Amendment to the Zoning Map from UH-10 to R-5 and MUN and findings to the City Council for approval, subject to the conditions of approval amended on the record. Commissioner McCoy seconded the motion which passed with Commissioners

