



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
MINUTES

March 21, 2016

City 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, Kevin Seibold

Youth Ex Officio: Vacant

City Staff: Deborah McMahan, *Principal Planner*; Cameron Prow, *TYPE-Write II*

Council Liaison: None

Visitors: Steve Austin; Bruce Dunlap, *Dunlap Fine Homes, Inc.*; Lisa Forester; Gary Lutener; Hayes McCoy, PE, *H. A. McCoy Engineering & Surveying LLC*; J. D. Talbot

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 7:02 p.m. with a quorum of commissioners (5 of 7) present. Commissioner Hilton arrived at 7:04 p.m. and Commissioner Allen at 7:05 p.m.

II. CITIZEN COMMENTS

None.

III. PUBLIC HEARING

Josie Meadows – Master Development Plan and Amendment to Redmond Zoning Map, City File 711-15-0000160-CP

Chair Dickens outlined the hearing procedure and identified the issues to be addressed.

Commissioner McCoy declared a conflict of interest and ex parte communication and recused herself from discussion/decision. No one challenged any commissioner for bias, prejudice, or personal interest.

Chair Dickens opened the public hearing at 7:07 p.m.

Staff report:

Ms. McMahan presented the staff report and a PowerPoint on the applicant's Master Development Plan and Rezone Request. (The applicant's annexation request will be decided by City Council.) She outlined the location, applicable criteria, review process, development proposal, and public comments received to date. Her comments included the urban/rural interface, transportation and circulation, housing types, impact of the SWAP (Southwest Area Plan), Great Neighborhood Principles, and the proposed conditions of approval. The applicant has applied to develop 31 single-family homes on 9.56 acres at 3698 SW Helmholtz Way, which is outside the city limits but within the City's urban growth boundary (UGB). Based upon the submitted Master Development

Plan, Transportation Impact Analysis, and proposed findings in the staff report, staff recommended approval of the proposed Master Development Plan and Zoning Map Amendment, subject to 13 Conditions of Approval.

Applicant's presentation:

Hayes McCoy (applicant's engineer) identified other developments done by the applicant in the Redmond area. He discussed the development challenges, project layout, utilities, off-site right-of-way, approval process, and how this project would benefit the community and encourage development of surrounding properties.

Bruce Dunlap (applicant) summarized his construction background of 30 years including his experience since moving to Redmond in 2008 and discussed the construction timeline to buildout.

Public testimony:

Lisa Forrester, 3773 SW Helmholtz Way, said she and her husband owned 40 acres of Exclusive Farm Use (EFU-40) property which included 3761 SW Helmholtz Way. Their property is across the street from the proposed development. She expressed concerns about the proposed development's impact on her family's ability to continue farming, road condition, traffic congestion, school capacity, buffer between farm uses and this development, potential rezoning of her farm property, and why this property was being developed before others in the area.

Ms. McMahan responded to Ms. Forrester's concerns about increased development, stating that the City had no authority or plans to change zoning in this area.

Gary Lutener asked who would maintain the water and sewer facilities after they are built.

Ms. McMahan responded to Mr. Lutener's concern, stating the City would maintain the utility systems in perpetuity after final inspection and acceptance by the City.

Commissioners requested clarification on the construction timeline/phasing, neighborhood park development, transportation circulation, traffic study, urban/rural interface (buffer zone), water main cost, off-site right-of-way, content of the buffer zone and who would maintain it, tree preservation plan, incentive for infill inside the UGB, SWAP controls on patchwork development, and the City's ability to be a party to the homeowners association.

Chair Dickens closed the public hearing at 8:38 p.m. and thanked members of the public for their attendance and participation.

Motion 1 (6/0/1): Commissioner Allen moved to recommend approval of the Josie Meadows Master Development Plan and Amendment to the Zoning Map from UH-10 to R-2 (City File 711-15-0000160-CP), to City Council, subject to 13 Conditions of Approval in the staff report and two additional Conditions of Approval: (14) that a vegetation preservation plan acceptable to the City be submitted and (15) that the homeowners association be required to maintain the eastern portion of the urban/rural buffer. Commissioner Hilton seconded the motion which passed with Commissioners Allen, Cook, Dickens, Hilton, Lanouette, and Seibold voting in favor, none opposed, and Commissioner McCoy abstaining due to her stated conflict of interest.

Chair Dickens asked staff to inform commissioners of the date this matter will be heard by Council.

Vice-Chair Lanouette requested staff report on Council's decision.

IV. COUNCIL LIAISON COMMENTS

None.

V. COMMISSIONER COMMENTS

Commissioner McCoy reported attending a presentation by University of Oregon students working with the City on the Sustainable Cities Initiative (SCI) about the feasibility of a multi-sports complex. The presentation was comprehensive and impressive.

Commissioner Lanouette said he was impressed by the SCI presentation at the college about a new police station/armory complex. He asked about the status of a vacant commercial building at the Design Center. Ms. McMahon said the County owned the building, had received a modification for driveway improvements, and was going to sell the building.

Commissioner Allen said he would miss the April 4 meeting if either of his alma maters made it to the finals of the NCAA (National Collegiate Athletic Association) tournament.

Chair Dickens reported attending a recent Parks Department presentation about changes proposed for Bowlby Field. He said he would miss the April 4 meeting due to serving as head coach of a local softball team playing on that date and might miss other meetings during the softball season. He announced his intention to recuse himself from further discussion on the Central Christian proposal due to his status as a parent of one of that school's students.

VI. STAFF COMMENTS

Next meeting: Monday, April 4, 2016, 6:30 p.m.

VII. ADJOURN

With no further business, Chair Dickens adjourned the meeting at 8:46 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 27th day of June, 2016.

ATTEST:

/s/ Evan Dickens
Evan Dickens
Chair

/s/ Deborah McMahon for
Heather Richards
Community Development Director