



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION

MINUTES

April 4, 2016

Council Chambers, 777 SW Deschutes Avenue, Redmond, Oregon

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

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 and Development Services, LLC*; David Olsen, *Harper Houf Peterson Righellis Inc.*; Hans Thygeson; Bobby Ahart; Bill Armstrong; Nick Nicholson; Heather Renz; James Sale; Dee Thies; Dale and Joan Wendt

Media: None

(The 3 digits after a motion title show the number of commissioners voting in favor/opposed/abstaining.)

I. CALL TO ORDER – INTRODUCTIONS

Vice-Chair Lanouette opened the meeting at 7:01 p.m. with a quorum of commissioners (6 of 7) present.

II. MINUTES

Minutes will be presented at the next meeting.

III. CITIZEN COMMENTS

None.

IV. ACTION ITEMS

A. Obsidian Public Hearing, City File 711-15-000178-CP

Vice-Chair Lanouette identified the issues to be addressed and read the hearing procedures into the record.

Commissioner Hilton recused himself from discussion/decision due to his employment with the Oregon Department of Transportation which constituted a conflict of interest. No one challenged any commissioner for bias, prejudice, or personal interest.

Vice-Chair Lanouette opened the public hearing at 7:09 p.m.

Staff report:

Ms. McMahon explained an error in the public notice and the staff report for the March 7,

2016, hearing incorrectly stated a rezone to R-4 (General Residential) was part of the proposal. The public notice and staff report has been corrected to show the applicant, HT Investment Properties and Affiliates, requested a rezone from UH-10 to R-5 (High Density Residential) and MUN (Mixed Use Neighborhood). The proposed rezone would be consistent with the Framework Plan which City Council adopted in 2006. Her summary included the purpose of the new hearing, applicable review criteria, staff-recommended changes following the March 7 hearing, and review of the 15 Conditions of Approval.

Commissioner Allen requested clarification on what tonight's hearing was intended to accomplish. He asked if the staff presentation could be shortened, since the PowerPoint presentation at the March 7 hearing was already part of the record. Ms. McMahon said this was a brand-new hearing but was focused on whether correction of the typographical error would change the Planning Commission's feelings about the conditions of approval.

Applicant's presentation:

Greg Blackmore (applicant's representative) agreed with commissioners' desire to not rehash information provided at the March 7 hearing. He stated the developer was not willing to reorient Building 1a, but agreed to move Building 1c back 10 feet to create a larger buffer along Metolius Avenue and to comply with the tot-lot requirement. He discussed the construction timing for rowhouses vs. apartments and requested time to respond to additional testimony if any was offered.

Public testimony:

Bill Armstrong expressed concerns about the location and orientation of the apartment buildings and timing of rowhouse construction.

Ms. McMahon responded to Mr. Armstrong's concern about building location/orientation, noting the entire project still had to go through site plan approval.

Mr. Blackmore responded to Mr. Armstrong's concern about construction timing, saying the developer was willing to develop the rowhouses along 35th Street first after the intersection improvements at 35th/Highland Avenue have been built.

Joan Wendt, 1229 SW 34th Place, Redmond, asked if any HUD (Housing and Urban Development) low-income housing would be built in this development.

Mr. Blackmore said this project was not be funded by federal dollars and would not be built by an affordable housing developer.

Dee Thies, 35th Street/Metolius Avenue, Redmond, read a letter into the record. Her concerns included the City's supporting existing residents before an out-of-town developer, siting apartments/townhouses across from single-family homes, property depreciation, and increased crime, vandalism, and traffic due to more nonpermanent residents. She stated she was selling her home.

James Sale, 3447 SW Metolius Avenue, Redmond, said he and his wife bought this home in 2008. He read a letter into the record. His concerns included incompatibility of high-density residential with the character and integrity of the existing single-family neighborhood, property depreciation, loss of scenic views of the Cascade Range, increases in traffic and noise, public safety of existing residents (children), allowing more development before a stoplight is put in, additional parking conflicts, neighborhood maintenance values (long-term residents vs. short-term tenants), increase in crime, increased fire hazard and difficulty for

emergency vehicles to navigate in this area, and need for high-quality homes. He asserted that his neighbors shared his concerns.

Dale Wendt, 1229 SW 34th Place, Redmond, commended the City's efforts to improve Redmond's livability (schools, parks, recreation, infrastructure). His concerns included losing scenic viewsheds of the mountains and the number of years before total buildout. He stated all his neighbors present at this hearing were unanimous in their opinion of where the apartments and single-family homes should be located. He said he and his neighbors were not opposed to more development but felt it should be R-4 (single-family) not R-5 (high density). He proposed switching the locations of the apartments and single-family homes by moving the apartments to the west side of the development.

Nick Nickleson, 35th Street/Lava Avenue, Redmond, asked why anyone would break new ground here instead of at locations that were already boxed, roaded, and ready to go. He expressed concerns about the type of commercial development that would be added and the loss of viewsheds. He stated he planned to sell his home.

Chair Lanouette responded to Mr. Nickleson's concern about why this area was proposed for development at this time. Ms. McMahon responded to Mr. Nickleson's concern about the type of commercial development proposed.

Mr. Armstrong asked how HUD (Housing and Urban Development) apartments would be included in an HOA (homeowners association). Mr. Blackmore explained how HOA dues were calculated. Ms. McMahon explained about HOA governance.

Mr. Blackmore responded to neighbor concerns about housing compatibility and design, noting that this plan will comply with City requirements, development standards, and criteria. He stated this development was not a HUD housing project. Commercial development will be dictated by the market.

Ms. Thies asked if the City or the developer was letting existing residents down by refusing to locate houses across from houses and apartments across from apartments.

Ms. McMahon responded to neighbor concerns with information about the City's Framework Plan, traffic analysis and impacts, lack of a view protection ordinance, and the City's responsibility to follow through with previous ordinances approved by City Council.

Mr. Thygeson responded to concerns about the height of townhomes, noting that multi-family units would be built on lower elevations.

Commissioner Cook pointed out a place in the staff report which was identified as R-4 instead of R-5. Ms. McMahon stated she would make sure the written record correctly labeled any reference to R-4 as R-5.

Vice-Chair Lanouette closed the public hearing at 8:17 p.m. but then reopened it when members of the public requested the opportunity to provide more testimony.

Mr. Nickleson asked what improvements would be made on 35th Street and Highland Avenue and when they would occur. Ms. McMahon explained the type of transportation improvements that would be built in stages based on when certain thresholds were triggered. She invited Mr. Nickleson to view the transportation plans for that area which are stored at City Hall. She pointed out that the City had approved the submitted traffic impact analysis.

Heather Renz asked if she could keep the perimeter fencing she had for the livestock on her property. Ms. McMahon replied that she could if it was on her property.

Vice-Chair Lanouette closed the public hearing at 8:22 p.m. when no additional testimony was offered.

Commissioner deliberation included concerns about enforceability of Council's opinion about maintaining undeveloped land during construction, substantial alterations, difference between HUD projects and tenants who received rental assistance from HUD, height of townhomes, changing the R-4 location to R-5, and whether apartment buildings constructed in this development would be different from other apartment developments in Redmond.

Motion 1 (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 contained in the staff report to City Council, subject to the conditions of approval contained in the staff report and further recommended that a memo be sent to City Council for more direction regarding landscaping requirements during construction. Commissioner Cook seconded the motion which passed with Commissioners Allen, Cook, Lanouette, McCoy, and Seibold voting in favor, none opposed, and Commissioner Hilton abstaining due to his stated conflict of interest.

V. COUNCIL LIAISON COMMENTS

None.

VI. STAFF COMMENTS

Next meeting: Monday, April 18, 2016, 7 p.m.

VIII. COMMISSIONER COMMENTS

Commissioner Lanouette asked what could be done to prevent the recurrence of the need for a second public hearing on the same issue in the future and requested staff come up with a way to require tot lots in the Josie Meadows Master Development Plan.

IX. ADJOURN

With no further business, Vice-Chair Lanouette adjourned the meeting at 8:28 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