



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION

MINUTES

May 2, 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: (*absent: Elizabeth Pendergrass*)

City Staff: Heather Richards, *Community Development Director*; Deborah McMahon, *Principal Planner*; Katie McDonald, *Assistant Planner*; Cameron Prow, *TYPE-Write II*

Council Liaison: Tory Allman

Visitors: Liz Fancher, *Attorney*; Garry Finley; Michael Hinton, *NeighborImpact*; Jim Landon, *B&B Architects*; Geoff Wall, *HousingWorks*; Keith Woodin

Media: None

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

I. CALL TO ORDER

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

Ms. McMahon reported that Ms. Pendergrass was absent due to her receiving an award in Eugene.

II. MINUTES

A. April 18, 2016

Motion 1 (6/0/0): Commissioner Seibold moved to approve the April 18, 2016, minutes as written. Commissioner Allen seconded the motion which passed unanimously.

III. CITIZEN COMMENTS

None.

IV. ACTION ITEMS

A. Cook Crossing Public Hearing – City Files 711-16-000003-SP, 711-16-000004-V, 711-16-000005-PA

Vice-Chair Lanouette read the hearing procedures into the record.

Commissioner Cook said he heard a presentation by the applicant's director a couple weeks ago which touched on Cook Crossing in passing but stated that would not affect his ability to render an impartial decision.

Commissioner Allen said he shopped at Lowe's on May 2, 2016, but that would not affect his ability to be impartial.

Commissioner Seibold said he saw the property while shopping at Lowe's on May 1, 2016, but that would not affect his ability to be impartial.

No one challenged any commissioner based on bias, prejudice, or personal interest.

Vice-Chair Lanouette opened the public hearing at 7:06 p.m.

Staff report:

Ms. McMahon said her presentation (PowerPoint) relied upon the record in this matter plus a letter and hand-out materials from Ms. Fancher, the applicant's attorney. The applicant requested a plan amendment/zone change from R-5 (high-density residential) to C-2 (Central Business District), site and design review approval for a medical office and multi-story senior housing facility, and a lot coverage variance. The subject property is located along the western border of Lowe's home improvement store property on SW Veterans Way at the intersection with SW Lava Avenue. The applicant is proposing to construct a 45-foot-tall, 4-story mixed-use building on an approximately 1.22-acre site. The main floor will provide approximately 8,750 (net) square feet of medical office (Mosaic Medical) and the upper three floors will provide 48 units of senior housing. The proposed zone change will allow a density of 39 units per acre and allow the office use outright on the main floor. The proposed variance will allow the building to occupy 27.3% of the lot, instead of 50%, to facilitate on-site parking. Based on the Planning Department's findings and conclusions, staff recommended approval of applicant's request subject to 11 conditions of approval.

Public testimony:

Geoff Wall (applicant) provided an overview (PowerPoint) of HousingWorks, formerly known as Central Oregon Regional Housing Authority, from 1977 to 2016. His information included what they do, who they serve, their mission, history of building affordable homes in Deschutes, Crook, and Jefferson Counties, target population, and rental rates. This project is intended to address Redmond's current housing crisis (vacancy rate under 2%) by providing 48 new senior housing units: 36 one-bedroom units and 12 two-bedroom units. A land use covenant will be added to restrict residential rentals to income-qualified individuals for 60 years. The medical portion of the building will be owned by Mosaic Medical. He outlined additional services HousingWorks will provide to the residents from its partnering efforts with Redmond School District, Cascades East Transit, Oregon Department of Human Services, Hospice of Redmond, and Oregon State University.

Liz Fancher (applicant's attorney) explained why the correction to the applicant's burden of proof, contained in her May 2, 2016, letter was needed. She also addressed concerns about the traffic analysis, allowed uses under the proposed zone change, and parking.

Jim Landon (project architect) described the interior layout of the building.

Vice-Chair Lanouette requested the City Engineer provide a written response regarding the priority of installing a crosswalk across Veterans Way to facilitate residents' safe access to school facilities on the other side.

When no further testimony was offered, Vice-Chair Lanouette closed the public hearing on City Files 711-16-000003-SP, 711-16-000004-V, and 711-16-000005-PA at 8:25 p.m.

Commissioner discussion covered parking, walkability (safe pedestrian access to the schools across Veterans Way), number of lot ingress/egress points for residents, number of building entrance/exit points for residents, how long Mosaic Medical will occupy the main floor, transit

connections, ground-floor uses other than the medical clinic, basis for traffic analysis, impact of excluding Condition of Approval 7, and landscaping height.

Ms. McMahan and Ms. Richards responded to commissioner concerns.

Motion 2 (6/0/0): Commissioner Allen moved to recommend approval of the Plan Amendment/Zone Change File 711-711-16-000003-SP, Variance request (File 711-16-000004-V), and Plan Amendment File 711-16-000005-PA with the following modifications: removal of Condition of Approval 7 and amendment of the burden-of-proof statement and staff report to reflect the May 2, 2016, changes from Liz Fancher that were in the record: that the applicant was proposing to limit the allowed land uses to uses that do not generate traffic in excess of the 44 peak-hour trips generated by the proposed uses unless compliance with the TPR [Transportation Planning Rule] and C-2 zone is demonstrated in a future land use review. Commissioner McCoy seconded the motion which passed unanimously.

V. STAFF COMMENTS

Ms. McMahan presented a list of potential agenda items for upcoming meetings. The list included development code adjustments, master plans, text amendments, grants and long-range projects. She noted work sessions and hearings could be converted depending on volume and other items might be added depending on new applications received.

Ms. Richards discussed how staff's currently heavy workload, the City's value system, and Council charges regarding customer service were impacting operations. Staff will send commissioners at the beginning of each month an updated list of meetings and expected agenda items for that month. She announced additional training opportunities for planning commissioners including a work session about the different types of quasi-judicial decisions. She explained why staff members don't encourage work sessions prior to a public hearing on proposed master plans and options available to planning commissioners if they need more time for deliberation.

Vice-Chair Lanouette asked several questions about the City's review processes regarding notice issues, commissioner concerns, City Council direction, and tools available to better manage the workload. He requested staff add commissioners to the City's e-mail distribution list for all legal notices and also requested maps and drawings be provided in an 11" x 17" format. Commissioner Cook requested receiving packets one week before the meeting.

Commissioner Hilton suggested denying applications that aren't complete when filed.

Commissioner Allen recommended using the online Dropbox program for distribution of meeting packets with large files.

Next meeting: Monday, May 16, 2016, 6:30 p.m.

VIII. COMMISSIONER COMMENTS

Commissioner Allen suggested using a conference call for meetings with a light agenda, such as the commission needing to open and immediately close a hearing, and requested a training retreat. Ms. Richards discussed training options available.

IX. ADJOURN

With no further business, Vice-Chair Lanouette adjourned the meeting at 9:30 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