



**CITY OF REDMOND**  
Community Development Department

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**REDMOND URBAN AREA PLANNING COMMISSION**  
**MINUTES**  
**May 6, 2019**

Redmond City Hall – Council Chambers, 411 SW 9<sup>th</sup> Street, Redmond, Oregon

**Commissioners Present:** Chair Teri Jansen, Vice-Chair Cat Zwicker, Michael Kusinska, Nelson Rivers  
(*absent: David Allen, Ross Centers, Heather DeWolf*)

**Youth Ex Officio:** Brandon Roberts

**City Staff:** Scott Woodford, *Senior Planner*; Deborah McMahon, *Planning Manager*; Cameron Prow,  
*TYPE-Write II*

**Visitors:** Adam Erlandson, *Parametrix*; April Pust, *Hayden Homes*; Bill and Vicki Goodman; Jim Montoya

**Media:** None

*(Agenda items appear in discussion order. The 3 digits after a motion title show the number of commissioners voting in favor/opposed/abstaining.)*

**I. CALL TO ORDER – INTRODUCTIONS**

Chair Jansen called the regular meeting of the Redmond Urban Area Planning Commission to order at 6:30 p.m., Monday, May 6, 2019, with a quorum present (4 of 7 commissioners).

**II. CITIZEN COMMENTS**

None.

**III. APPROVAL OF MINUTES**

None.

**IV. PUBLIC HEARINGS**

A. Prairie Crossing Phase 5 (City File 711-19-000033-ZMA) – Request for Zoning and Comprehensive Plan Map Amendment from R-2 to R-4

Mr. Woodford read the hearing procedures into the record. No commissioner declared any pre-hearing contacts, ex parte observation, or conflict of interest. No one challenged any commissioner's ability to hear this matter based on bias, prejudice, or personal interest.

Chair Jansen opened the public hearing at 6:35 p.m.

**Staff report:** Mr. Woodford discussed (staff report, PowerPoint) the applicant's (COBC Holding LLC) request for a Zoning Map and Comprehensive Plan Amendment in Phase 5 from R-2 (Limited Residential) to R-4 (General Residential) to the Prairie Crossing Subdivision approved on March 1, 2018. The property is located at 4300 SW Badger Avenue (Deschutes County Assessor's Map 1513300001411) northwest of Ridgeview High School. Based on the submitted plans, staff findings and conclusions, staff concluded the conditions

of approval in Exhibit A of the staff report were warranted for the development to comply fully with Redmond Development Code standards and criteria.

Commissioner concerns included utility capacity to support higher density, nearest green spaces, sidewalk and/or trail connectivity to green spaces, and if any letters in opposition had been received.

Mr. Woodford and Ms. McMahon responded to commissioner concerns about utilities, green spaces, sidewalks, and trails. The City received a letter from John Holmes, asking for confirmation the proposed rezone applied only to Phase 5, if Tract D was involved in the zone change, and Tract D's intended use.

**Applicant's presentation:** None. The applicant was not present.

**Public testimony:** None.

Chair Jansen closed the public hearing at 6:44 p.m. when no testimony was offered.

**Motion 1** (4/0/0): Commissioner Jansen moved to recommend approval of the Prairie Crossing Subdivision Phase 5 Zoning Map and Comprehensive Plan Amendment (City File 711-19-000033-ZMA). Commissioner Zwicker seconded the motion which passed unanimously.

B. Obsidian Trails Phase 5 Cottage Development (City Files 711-19-000064-COD, 711-19-000082-SUB, 711-19-000080-MC) – Cottage Development, Tentative Subdivision, Conditional Use, and Modification of Approval for a 28-lot Cottage Development

Mr. Woodford read the hearing procedures into the record. No commissioner declared any pre-hearing contacts, ex parte observation, or conflict of interest. No one challenged any commissioner's ability to hear this matter based on bias, prejudice, or personal interest.

Chair Jansen opened the public hearing at 6:49 p.m.

**Staff report:** Mr. Woodford discussed (staff report, PowerPoint) the applicant's (Hayden Homes) request for approval of a 28-unit cottage development in the R-5 zone, Tentative Subdivision Plat for 28 lots, Conditional Use, and Modification of Approval in Phase 5 of the Obsidian Trails Master Development Plan. City Council approved the Obsidian Trails Master Development Plan and Zoning and Comprehensive Plan Amendment on February 9, 2016. The cottage part of the master plan is located at 3670 SW Obsidian Avenue (Deschutes County Assessor's Map 151319AA03500). His summary covered the background, review process, site layout, and connectivity between this project and the adjacent mixed-use development on the west side.

**Applicant's presentation:**

Ms. Pust outlined key points of the applicant's development and Phase 5 goals.

Mr. Erlandson (applicant's design engineer) discussed trail connections, parking, connectivity, and trail development opportunities due to an easement along the west side of the applicant's property. He responded to commissioner concerns.

**Public testimony:**

Mr. Montoya expressed concern about transportation improvements to the intersection of 35<sup>th</sup> Street with Obsidian Avenue to accommodate the extra traffic generated by new developments in this area.

Mr. Woodford said no transportation improvements had been identified for the 35<sup>th</sup>/Obsidian intersection. He advised Mr. Montoya to share his transportation concerns with City Engineering.

Commissioners asked about covered green spaces, parking space size, trail connectivity on the 35<sup>th</sup> Street side, fenced backyards, homeowner association maintenance, emergency vehicle access, ADA (Americans with Disabilities Act) ramps at intersections in the development, setbacks between the cottage homes, and garage locations.

Mr. Roberts asked how much the new homes would cost and if larger parking spaces would be available for trucks.

Chair Jansen closed the public hearing at 7:10 p.m. when no further testimony was offered.

**Motion 2** (4/0/0): Commissioner Jansen moved to approve the Phase 5 Cottage Development, Tentative Subdivision, Modification of Approval, and Conditional Use, City File Nos. 711-19-000064-COD, 711-19-000082-SUB, and 711-19-000080-MC. Commissioner Kusinska seconded the motion which passed unanimously.

**V. COMMISSIONER COMMENTS**

Commissioner Zwicker expressed concern about transportation safety (speed, volume) as the Western Gateway area continues to grow. Ms. McMahon replied the City would need a Traffic Safety Committee as Redmond continues to grow.

Commissioner Zwicker asked when the Planning Commission would revisit the western corridor zoning; Ms. McMahon replied “on May 20.”

Youth Ex Officio Roberts asked about the potential for a four-way stop or a roundabout. He will miss the May 13 work session.

Commissioner Kusinska said he was unable to attend meetings during the first two weeks in June.

Chair Jansen said she would miss the first meeting in June.

**VI. STAFF COMMENTS**

Ms. McMahon said staff were busy. She will send commissioners a list of predevelopments but cautioned the information should remain confidential at this time.

Chair Jansen reported the May 13 work session was posted on Facebook as starting at 6 p.m. Ms. McMahon said she would correct the Facebook posting to 6:30 p.m.

Upcoming Planning Commission meetings

- Monday, May 13, 2019, 6:30 p.m., Civic Room 208 – Housing Analysis work session
- Monday, May 20, 2019, 6:30 p.m., Council Chambers – regular meeting

**VIII. ADJOURN**

With no further business, Chair Jansen adjourned the meeting at 7:28 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 17th day  
of June, 2019.

ATTEST:

/s/ Teri Jansen  
Teri Jansen  
Chair

/s/ Deborah McMahon  
Deborah McMahon  
Planning Manager