



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
MINUTES

June 27, 2016

Council Chambers, 777 SW Deschutes Avenue, Redmond, Oregon

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

Youth Ex Officio: (*absent: Elizabeth Pendergrass*)

City Staff: Deborah McMahon, *Principal Planner*; Scott Woodford, *Associate Planner*; Cameron Prow, *TYPE-Write II*

Council Liaison: None

Visitors: Chad Bettesworth, *Pahlisch Homes*; Keith Erickson; James Lewis, *Planning Consultant*; Hayes McCoy, *H. A. McCoy Engineering & Surveying*; John Pavlicek

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 7:02 p.m. with a quorum of commissioners (4 of 7) present. Commissioner Seibold arrived at 7:05 p.m. after approval of the minutes.

II. MINUTES

A. March 21, 2016

Motion 1 (4/0/0): Commissioner Allen moved to approve the March 21, 2016, minutes as written. Commissioner McCoy seconded the motion which passed unanimously.

B. April 4, 2016

Motion 2 (4/0/0): Commissioner McCoy moved to accept the April 4, 2016, minutes as written. Commissioner Hilton seconded the motion which passed unanimously.

C. May 2, 2016

Motion 3 (4/0/0): Commissioner McCoy moved to accept the May 2, 2016, minutes as written. Commissioner Allen seconded the motion which passed unanimously.

III. CITIZEN COMMENTS

None.

IV. ACTION ITEMS

A. Triple Ridge Subdivision Public Hearing: City Files 711-16-000019-SUB, 711-16-000099-PUD, and 711-16-000100-CU

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

Commissioner McCoy declared a conflict of interest and ex parte contact with the project engineer and recused herself from voting.

None of the other commissioners declared any bias, ex parte communication, or conflict of interest. No one challenged any commissioner based on bias, prejudice, or personal interest.

Vice-Chair Lanouette opened the public hearing at 7:10 p.m.

Staff report:

Ms. McMahon said the applications presented were a continuation of what was expected with the Pavlicek Master Development Plan, which City Council approved on October 27, 2016.

Mr. Woodford said Pahlisch Homes, LLC, and John and Vivian Pavlicek applied for approval of a Tentative Subdivision Plat for Triple Ridge Subdivision; a Planned Unit Development (PUD), for reduced lot sizes, setbacks, and lot frontage; and a Conditional Use Permit for the PUD. His summary of issues (PowerPoint) addressed in the staff report included the project location (4550 SW 39th Street, Redmond, Oregon; Deschutes County Assessor's Map 1513300001700), background, housing products, clubhouse and recreation center, trailhead, Canal Boulevard cross-sections, phasing plan, transportation impacts, applicable review criteria, PUD purpose and exceptions, and five conditions of approval. The applicants are proposing to develop 147 residential lots (88 single-family, 27 small-lot single-family, 32 townhome/duplex), 1 multi-family parcel, 1 mixed-use neighborhood commercial lot, and 6.1 acres of open space, trails, and recreation area on 33.82 acres of undeveloped property in southeast Redmond.

Based on the Planning Department's findings and conclusions, staff recommended approval of applicants' requests, subject to five conditions of approval.

Public testimony:

James Lewis (applicants' representative) said the applicants agreed with staff recommendations. He noted the flexibility allowed by the PUD was a tradeoff for providing community amenities such as the recreation center, pool, parks, open space, and an enlarged trailhead. He responded to commissioner concerns about park size, how PUDs work, benefits to PUD exceptions, changes the applicants made to comply with City annexation requirements, and how the extra right-of-way required by Central Oregon Irrigation District (COID) impacted the applicants' proposal.

Chad Bettsworth (applicants' representative) responded to commissioner concerns. He explained how flexibility in design and housing types contributed to demographic diversity.

Keith Erickson, 4002 SW Elkhorn Avenue, Redmond, expressed concerns about the extra right-of-way COID required, impact of piping the canal on adjacent property owners, and who would be responsible for maintaining the canal easement area.

Hayes McCoy (applicants' engineer) responded to Mr. Erickson's concerns. He stated this project had been discussed with COID and that piping this part of the canal was not a high priority for the irrigation district. He pointed out an error in the staff report about setback requirements for side yards of interior residential lots. The proposed four-foot interior side-yard setback is for detached single-family homes in the R-5 zone.

Mr. Woodford acknowledged the City's presentation and staff report stated the minimum side-yard setback for interior residential lots of townhome and duplex lots (R-5) was five feet though the applicants' proposal was for four feet.

Mr. Bettesworth explained how active and passive side yards would work with four-foot interior side-yard setbacks.

When no further testimony was offered, Vice-Chair Lanouette closed the public hearing on City Files 711-16-000019-SUB, 711-16-000099-PUD, and 711-16-000100-CU at 8:20 p.m.

Commissioner deliberation:

Commissioners' discussion included application procedures (where park requirements were addressed, why PUD not submitted with the master plan), street widths, number of lots, lot sizes, density requirements, front and rear setbacks, and liability issues related to the canal.

Ms. McMahon responded to commissioner concerns.

Motion 4 (4/0/1): Commissioner Allen moved to recommend City Council approval of the Tentative Subdivision Plat (711-16-000019-SUB), Planned Unit Development (711-16-000099-PUD), and Conditional Use (711-16-000100-CU) applications with the conditions of approval as outlined in the Staff Report and Decision in the record herein on June 27, 2016. Commissioner Hilton seconded the motion which passed with Commissioners Allen, Hilton, Lanouette, and Seibold voting in favor, none opposed, and McCoy abstaining due to her stated conflict of interest.

V. STAFF COMMENTS

Ms. McMahon said the meeting schedule was in flux due to the recent departure of the Community Development Director. She promised to send out a new schedule soon.

VI. COMMISSIONER COMMENTS

None.

VII. ADJOURN

With no further business, Vice-Chair Lanouette adjourned the meeting at 8:24 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 19th day of September, 2016.

ATTEST:

_____/s/ Evan Dickens_____
Evan Dickens
Chair

_____/s/ Deborah McMahon_____
Deborah McMahon
Planning Manager