



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
MINUTES

August 3, 2015

City Hall Conference Room A, 716 SW Evergreen Avenue, Redmond, Oregon

Commissioners Present: Vice-Chair Dean Lanouette, David Allen, James Cook, William Hilton, Lori McCoy (absent: *Evan Dickens*; 1 vacancy)

Youth Ex Officio: Vacant

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

Visitors: Tory Allman, *City Council Liaison*; John and Jill Pavlicek; Dennis Pahlisch and Chad Bettesworth, *Pahlisch Homes*; Hayes McCoy and Greg Smith, *H. A. McCoy Engineering & Surveying LLC*; James Lewis, *Planning Consultant*

Media: Dave Morgan, *Redmond News Today*

(The 3-digit number after a motion title shows the number of commissioners voting in favor/opposed/abstaining.)

I. CALL TO ORDER

Vice-Chair Lanouette opened the meeting at 6:03 p.m. with a quorum of commissioners (5 of 6) present.

III. SWEAR IN JIM COOK

Councilor Allman administered the oath of office to new Commissioner James Cook.

Commissioner Cook summarized his background and interest in the Planning Commission.

IV. APPROVAL OF MINUTES

Motion 1 (4/0/1): Commissioner McCoy moved to approve the July 6, 2015, minutes. Commissioner Hilton seconded the motion which passed unanimously.

II. CITIZEN COMMENTS

None.

V. WORK SESSION

A. Pavlicek Master Plan Review

Ms. McMahan reported that Dr. John Pavlicek has requested approval of a Master Development Plan, Annexation to the City of Redmond, and an amendment to the Zoning Map. The development he is proposing will be located on a 33.82-acre parcel he owns at 4500 SW 39th Street. Dr. Pavlicek's parcel is outside city limits but within the Redmond urban growth boundary. She discussed Redmond's master-planning goals, objectives of the Southwest Area Plan, Great Neighborhood Principles, and City facility plans as context

for commissioner review of Dr. Pavlicek's proposal. The Planning Commission will hold a public hearing on Dr. Pavlicek's master development plan on August 17, 2015.

Mr. Lewis provided an overview of the project. Mr. Pahlisch discussed the history of his firm which was founded in 1982 and moved to Central Oregon in 2001. Mr. Bettesworth presented a video which outlined Pahlisch Homes' history, related projects, and the proposed master-planned development.

Commissioner concerns included pocket park maintenance, adequacy of parking for multi-family housing, garage access, construction timeline, traffic volume on local streets entrance to the development, missing pedestrian connections (commercial area across Canal Boulevard), missing bike connections, protecting students during construction, on-site rock crushing, backyard fences along the canal, build-out phasing, community opposition, and access on/off Canal Boulevard.

Commissioner McCoy declared a conflict of interest due to her relationship with the head of the applicant's engineering firm.

Mr. Lewis proposed a traffic management plan to address commissioner concerns about student safety during construction.

B Annexation Process

Ms. McMahan outlined the City policy which requires that property proposed for annexation has gone through the master-planning process and Council is satisfied that Great Neighborhood Principles have been met. The City is updating the annexation forms, which have not been used in many years, and is coordinating this work with the City Recorder. Staff will provide the updated annexation forms to the applicant (Dr. Pavlicek) soon.

VI. COUNCIL LIAISON COMMENTS

None.

VII. COMMISSIONER COMMENTS

Commissioner Allen expressed concern about establishing a quorum for meetings and asked when the City will fill the vacant commissioner position.

VIII STAFF COMMENTS

Ms. McMahan said the City expected to start updating its Transportation System Plan in fall 2015. The next meeting will be August 17, 7 p.m., City Hall Conference Room A: public hearing

IX. ADJOURN

With no further business, Vice-Chair Lanouette adjourned the meeting at 7:45 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 8th day of September, 2015.

ATTEST:

_____/s/ Evan Dickens_____
Evan Dickens
Chair

_____/s/ Heather Richards_____
Heather Richards
Community Development Director