



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
MINUTES

August 17, 2015

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

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

Youth Ex Officio: Vacant

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

Visitors: John and Jill Pavlicek; James Lewis, *Planning Consultant*; Dennis Pahlisch and Chad Bettesworth, *Pahlisch Homes*; Hayes McCoy and Greg Smith, *H. A. McCoy Engineering & Surveying LLC*; Joe Bessman, *Kittelson & Associates*; Keith Erickson; Garry Finley; Colleen Leary; Randy Shipley

Media: None

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

I. CALL TO ORDER

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

II. CITIZEN COMMENTS

None.

III. PUBLIC HEARING

A. Pavlicek Master Development Plan and Amendment to the Zoning Map (City File 711-15-000067-CP)

Chair Dickens read a statement summarizing the issue and outlined the hearing procedure. Commissioner McCoy recused herself from discussion/decision on this issue due to a conflict of interest and ex parte contact. No other pre-hearing contacts, ex parte observations, or conflicts of interest were declared. There were no audience challenges for commissioner bias, prejudice, or personal interest. Chair Dickens opened the public hearing at 7:06 p.m.

Staff report: Mr. Woodford presented the staff report (PowerPoint). He summarized the applicants' proposal, project location, review criteria for Master Development Plans and Rezones, and pertinent objectives of the Southwest Area Plan (SWAP).

Ms. McMahon reviewed how applicants complied with the City's Great Neighborhood Principles and discussed the conditions of approval and next steps. Based upon the submitted Master Development Plan, Transportation Impact Analysis, and proposed findings in the staff report, staff believed all requirements were fulfilled to support rezoning

the subject property consistent with the SWAP and all applicable City policies, rules, and regulations. Additional detailed traffic impact mitigation, traffic-calming measures, trailhead, and trail requirements will be addressed at the time of the first subdivision and before issuance of any building permit.

Mr. Woodford recommended that Planning Commission consider all evidence and testimony presented and recommend the Master Development Plan, Amendment to the Zoning Map from UH-10 to R-4, R-5, and MUN (Mixed Use Neighborhood), and findings to City Council for approval.

Applicants' presentation:

Mr. Lewis, planning consultant, thanked the staff and Planning Commission for the work session prior to this hearing. He introduced John and Jill Pavlicek, owners/applicants, and members of the development team. The proposed development will be an asset to the City and serve as a model for the southwest area. He stated that, in lieu of a formal presentation, the development team agreed with the findings and conditions of approval in the staff report.

Mr. Bessman discussed traffic design elements for Canal Boulevard that would be fleshed out when subdivisions or site/design review applications are submitted. These elements included pedestrian and bicycle safety, parking, turn lanes, and anticipated traffic volumes.

Mr. Pahlisch thanked Dr. and Mrs. Pavlicek for the opportunity to be involved with this project. He stated that Pahlisch Homes intended to develop the roads, open spaces, homeowners association, pool, and homes in this community. He summarized Pahlisch's experience with Redmond's great neighborhood principles over the last 15 years through several master-planned communities. He also discussed expected home prices (\$225,000-\$500,000), housing products, and lot layouts.

Ms. McMahon stated the public hearing record for City File 711-15-000067-CP needed to remain open to September 8, 2015, 5 p.m., to address notice insufficiencies. Conditions of approval will require the applicants to submit to the City an updated title report including all exceptions materials, all required annexation forms with appropriate signatures, and a revised master plan map showing any changes as a result of the public hearing process.

Public testimony:

Mr. Erickson said he owned the property immediately south of the proposed development. He expressed concern about the way the City was managing traffic on Canal Boulevard. The concerns expressed in the letter he sent included the closing of SW 39th Street, proposed access to the Brandt property, roundabouts at 39th/Badger and Elkhorn, speed limits on Elkhorn and 39th, and the width of Elkhorn east and west.

Mr. Shipley, owner of *The Greens Golf Course*, said he favored the applicants' proposal but was concerned about the security and safety golf course owners.

Mr. Pahlisch recommended meeting with Mr. Shipley to address his concerns through homeowner association (HOA) CC&Rs.

Ms. Leary, president of the board of directors for *The Greens at Redmond HOA*, spoke in favor of the proposed development but also expressed concern about the safety/security of property owners. She stated the CC&Rs worked for enforcing restrictions on homeowners but did not address issues on the golf course which is a separate entity.

Dr. Pavlicek reported having many meetings with Community Development staff, who have all been very helpful. He thanked his wife for putting up with him and development team members for the excellent job they have done during the year it's taken to get to this point.

Commissioners clarified their understanding of the applicants' proposal. Additional concerns included transportation improvements (locations, who pays, timing), coordination with Redmond School District regarding student safety, how transportation mitigation costs will be funded (system development charges, other City funds), pedestrian islands (cost, timing), safety signage and lighting, and the current speed limit on Canal Boulevard and when speed reductions would be warranted.

Ms. McMahon discussed how transportation improvements are funded. She assured commissioners that Redmond School District would be represented on the technical team for the City's TSP (Transportation System Plan) update and that the TSP would address corridor management issues.

Chair Dickens paused the public hearing on City File 711-15-000067-CP) and stated the public hearing would remain open until September 8, 2015.

IV. COUNCIL LIAISON COMMENTS

None.

V. COMMISSIONER COMMENTS

Chair Dickens thanked everyone who helped make the Hope Playground a reality. The structure is being assembled this week; phone Ginny McPherson at the City to volunteer.

VI. STAFF COMMENTS

Next Meeting

* September 8, 6 p.m., City Hall Conference Room A: continued public hearing on City File 711-15-000067-CP

VII. ADJOURN

With no further business, Chair Dickens adjourned the meeting at 8:23 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this 16th day of November, 2015.

ATTEST:

/s/ Dean Lanouette, Vic Chair
For Evan Dickens
Chair

/s/ Heather Richards
Heather Richards
Community Development Director