



**CITY OF REDMOND**  
**Community Development Department**

716 SW Evergreen Ave.  
Redmond, OR 97756

(P) 541-923-7721  
(F) 541-548-0706

[www.ci.redmond.or.us](http://www.ci.redmond.or.us)

**REDMOND URBAN AREA PLANNING COMMISSION**

**City Hall – Conference Room A**  
**716 SW Evergreen Avenue**

**Tuesday, March 5, 2013**

**6:30 PM**

**Agenda**

**UAPC  
Members**

Anne  
Graham,  
Chair

Dean  
Lanouette,  
Vice-Chair

Evan  
Dickens

Bea Leach

Lori  
McCoy

Eric  
Porter

Gretchen  
Stauffer

**I. CALL TO ORDER**

**II. CITIZEN COMMENTS**

**III. WORK SESSION – Reviewing Proposed  
Development Code Amendments**

**a. Large Lot Industrial Zone (Exhibit 1)**

**b. Residential Design Review Standards – Revisions to  
Public Hearing Drafts (Exhibit 2)**

**DISCUSSION ITEMS**

**a. Work Program – Planning Commission Work Program  
(Exhibit 3 – from February 19, 2013 meeting)**

**V. COUNCIL LIASON COMMENTS (if present)**

**VI. APPROVAL OF MINUTES:**

**a. February 5, 2013**

**VII. STAFF COMMENTS**

**VII. COMMISSIONER COMMENTS**

**IX. ADJOURN**

\*Please note that these documents are also available on the City's website [www.ci.redmond.or.us](http://www.ci.redmond.or.us); click on City Government, hover on Commissions and Committees, click on Urban Area Planning Commission. You may also request a copy from City Records Office 923-7751 or email [KellyM@ci.redmond.or.us](mailto:KellyM@ci.redmond.or.us)

Anyone needing accommodation to participate in the meeting must notify Mike Viegas, ADA Coordinator, at least 48 hours in advance of the meeting at (541) 504-3032, or through the Telecommunications Relay Service (TRS) which enables people who have difficulty hearing or speaking in the telephone to communicate to standard voice telephone users. If anyone needs Telecommunications Device for the Deaf (TDD) or Speech To Speech (STS) assistance, please use one of the following TRS numbers: 1-800-735-2900 (voice or text), 1-877-735-7525 (STS English) or 1-800-735-3896 (STS Spanish). The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities.



**CITY OF REDMOND**  
Community Development Department

716 SW Evergreen Avenue  
Redmond, OR 97756  
(541) 923-7721  
Fax: (541) 548-0706  
[www.ci.redmond.or.us](http://www.ci.redmond.or.us)

## EXHIBIT 1

**DATE:** March 5, 2013  
**TO:** Redmond Urban Area Planning Commission  
**FROM:** Heather Richards, Community Development Director  
**SUBJECT:** Work Session – Large Lot Industrial Zone Text Amendment

---

### **Report in Brief:**

This is a work session to discuss proposed text amendments to the Redmond Development Code, to add a Large Lot Industrial LLI Zone.

### **Background:**

Redmond has been chosen as a pilot community by the Department of Land Conservation and Development to enact the process that is provided in Oregon Administrative Rules 660-024-0045 to preserve large industrial lots for a regional large lot industrial need.

OAR 660-024-0045(9) and (10) provides the framework for the structure of this proposed zone.

#### **660-024-0045**

##### **Regional Large Lot Industrial Land**

(9) A participating city that designates a site shall apply a regional large-lot industrial zone or overlay zone to the site in order to protect and maintain the site for regional large lot purposes. The zone or overlay zone must:

- (a) Include development agreements and other provisions that prevent redesignation of the site for other uses for at least 10 years from the time the site is added to the city's comprehensive plan to meet regional large lot industrial land needs;
- (b) Prohibit division or separation of lots or parcels within the site to new lots or parcels less than the minimum size of the site need until the site is developed with a primary traded sector use requiring a large lot; and
- (c) Limit allowed uses on the site to the traded sector uses, except as provided in section (10) of this rule.

(10) The zone or overlay zone established under section (9) may allow:

- (a) Subordinate industrial uses that rely upon and support the primary traded sector use when a site is occupied by a primary traded sector use; and
- (b) Non-industrial uses serving primarily the needs of employees of industrial uses developed on the site provided the zone includes measures that limit the type, size and location of new buildings so as to ensure such non-industrial uses are intended primarily for the needs of such employees;

**Discussion:**

Attachment A provides the proposed text amendment.

Heather Richards,  
Community Development Director

# Attachment A: Article I, Zoning Standards – Development Code Amendments

**Development Code Amendments** (new text is **red**; deleted text is ~~struckthrough~~, unless otherwise stated):

## INDUSTRIAL USE ZONES

**8.0180 Light Industrial M-1 Zone.**

**8.0185 Heavy Industrial M-2 Zone.**

**8.0186 Large Lot Industrial LLI Zone**

1. **LLI Zone Regulations.** The following regulations apply in the LLI Zone:
  - A. Minimum lot size is 50 acres.
  - B. No property that is zoned LLI can be rezoned to another city zone within ten years of the LLI designation.
  - C. Allowed uses are limited to traded sector uses, with the following provisions:
    1. Subordinate industrial uses are allowed that rely upon and support the primary traded sector use on the site.
    2. Service commercial uses that support the industrial uses are allowed if they are limited to 5000 square feet per use and not more than 10% of the build-out of the site in combination with retail uses.
    3. Retail uses are allowed only as an accessory to an industrial use and shall be limited to 5000 square feet and not more than 10% of the lot's overall build-out in combination with service commercial uses.

**8.0190 Table C, Uses Permitted.** The following uses are allowed outright or conditionally in each of the Commercial and Industrial zones as follows:

<b>Residential:</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>C-4A</b>	<b>C-5</b>	<b>M-1</b>	<b>M-2</b>	<b>LLI</b>	<b>DOD</b>	<b>Restrictions and Requirements</b>
Apartments											See Multi family dwellings and complexes
Assisted Living Facility	C	C	C	C						C	
Bed and Breakfast	C	C	C	C						C	
Boarding House	C	C	C	C	C	C					
Caretaker / Watchman	C			C		C	C	O	C		Must live on site
Condominium											State regulated
Homeless Shelter	O	C					O				
Manufactured Home Park	C			C							
Multi Family Complex	C	O	C	C						O	
Multi Family Dwelling	C	O	C	C						O	
Planned Unit Development											
Res. Use above ground floor		O		O						O	
Res. Use on ground floor <25%		O		O						O	Not in front of bldg, or as non-watchman
Residential care facility		C	C	C						C	Only permitted where MFR's are allowed
Residential care home			O								Only permitted where SFR's are allowed
Single Family and Duplex		O*								O*	*Only permitted for those uses pre-dating the adoption of the C-2 Zone Amendments and Downtown Overlay District on August 12, 2008

Resumption of a residential use	C		C	C						C	Only as previously established residential use
<b>Eating and Drinking</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>C-4A</b>	<b>C-5</b>	<b>M-1</b>	<b>M-2</b>	<b>LLI</b>	<b>DOD</b>	<b>Restrictions and Requirements</b>
Bakery (retail / sit down)	O	O	O	O	O*	C	O	O	O	O	
Bar, Lounge, Tavern, Nightclub,	O	O	C	O	O*	C	O	O	O	O	
Café, Restaurant (sit-down), Diner, Brew Pub	O	O	O	O	O*	O	O	O	O	O	Deli's are listed under "retail uses"
Café, Restaurant, Espresso (Drive-through)	O	O	O	O	O*	O	O	O	O	O	Deli's are listed under "retail uses"
<b>Entertainment</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>C-4A</b>	<b>C-5</b>	<b>M-1</b>	<b>M-2</b>	<b>LLI</b>	<b>DOD</b>	<b>Restrictions and Requirements</b>
Amusement Park	C					C					
Arena for Indoor Sport Events	O	C		C		C				C	Larger than indoor commercial recreational use
Driving Range	O					O					
Golf Course						O					
Indoor Commercial Recreation	O	O		O		O	C	C		O	
Miniature Golf, "Pitch & Putt"	O					O					
Outdoor Commercial Recreation	C	C		C		C				C	
Walk-in Movie Theater	O	C		O		C				O	
<b>Automobile, Trucks, RV's:</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>C-4A</b>	<b>C-5</b>	<b>M-1</b>	<b>M-2</b>	<b>LLI</b>	<b>DOD</b>	<b>Restrictions and Requirements</b>
Auto Detailing	O	C		O	O*		O			C**	No auto body work permitted as "detailing". ** Grandfathered as a Conditional Use for existing businesses prior to August 12, 2008
Auto Painting, Auto Body Work Auto Repair	O O	C		C	O* O*		O O	O O		C**	Defined in part by some on-site auto storage. ** Grandfathered as a Conditional Use for existing businesses prior to August 12, 2008
Auto Sales (new and used); Auto Rentals	O	C		O						C**	** Grandfathered as a Conditional Use for existing businesses prior to August 12, 2008
Auto Service	O	C		O	O*			O		C**	Includes auto lube shops ('same day' service). ** Grandfathered as a Conditional Use for existing businesses prior to August 12, 2008
Boat or RV Sales and Service	O			O							Includes motorcycles, ATVs, other recreational vehicles
Car Wash	O	C		O	O	O	O	O		C**	Steam cleaning permitted in the industrial zones. ** Grandfathered as a Conditional Use for existing businesses prior to August 12, 2008
Card Lock Gas Station Gas Station	O O	C		C	O O	O	O	O		C**	** Grandfathered as a Conditional Use for existing businesses prior to August 12, 2008
Tire Sales and Service Truck Stop	O O	C		O	O		O	O			
Truck Terminal Vehicle Storage / Towing Yard							O O	O O			Includes impound yards, auto fleets
<b>Industrially Related Uses</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>C-4A</b>	<b>C-5</b>	<b>M-1</b>	<b>M-2</b>	<b>LLI</b>	<b>DOD</b>	<b>Restrictions and Requirements</b>

<b>Industrially Related Uses</b>										O		In the LLI Zone, all traded sector uses are allowed as an outright use. Traded sector as defined by _____
Aircraft Service, Maintenance Auto Wrecking, Recycling Bakery, Wholesale Distribution	C						O C O	O O O		O O O		
Batch Plants (Asphalt / Concrete) Commercial Manufacturing (Retail Support, Craftsmen) Concrete & Conc. Products, Stone-cutting	O	O		O	O					O O O	O	Must be fully enclosed in "C" zones that permit this use
Distribution Center							O	O		O		
Dump, Landfill Enclosed Warehousing and Manufacturing Junkyard							O	C O		O O		Up to 50% retail allowed in Industrial zones, <b>except for the LLI Zone.</b> 'Auto Wrecking Yard' is a separate category
Landscaping Supply (Bulk) Lumber Mill Manufacturing (Heavy Industrial)							O	O O		O O		Outdoor storage of bulk landscaping material
Manufacturing (Light Industrial)  Medical Research Facility Precision Machine Shop							O	O O		O O		Subject to DEQ requirements and neighborhood compatibility Excludes research using biohazardous materials Must be fully enclosed in the "C" zones that permit this use
Retail Uses in support of primary Industrial Use Rock Crushing / Recycling Slaughterhouse							O C	O O				Must be less than 50% of the gross floor area
Tanning, Curing, Storing of Hides Wholesale Printing and Distribution Wood Product Mfg and Assembly								O O O		O O O		
<b>Offices and Office Products</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>C-4A</b>	<b>C-5</b>	<b>M-1</b>	<b>M-2</b>	<b>LLI</b>	<b>DOD</b>		<b>Restrictions and Requirements</b>
Office Office Service and Supplies Offices related to Industrial Use	O O	O O	O O	O O	C O*	O O	C O			O O		
Printing, Publishing Telemarketing, Call Center	O O	O O	O O	O O		O O	O C			O C		
<b>Public and Semi Public Uses</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>C-4A</b>	<b>C-5</b>	<b>M-1</b>	<b>M-2</b>	<b>LLI</b>	<b>DOD</b>		<b>Restrictions and Requirements</b>
Agricultural Uses Churches, Religious Institutions Convention Center	C O	C O	C O	C O		C O	C O			C O		All ag. uses permitted under other categories
Hospital Lodge, Club, non-profit / frat. Org. Park, Public or Private	C O	C O	O C O	C O		C O	C O			O O	O	
Parking Garage, Public or Private Public Transportation Station	O O	O O	O O	O O	O O	O O	C C	C C		O O	O	
RV Park, Public or Private Schools, Public or Private Utility Facility	O C C	C C C	O C C	C C C		O C C	C C C			O C C	C C	
<b>Retail Uses</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>C-4A</b>	<b>C-5</b>	<b>M-1</b>	<b>M-2</b>	<b>LLI</b>	<b>DOD</b>		<b>Restrictions and</b>

												Requirements
<b>Retail Uses</b>										O		In the LLI Zone, retail uses shall be only allowed as an accessory to an outright permitted or conditional use and shall be limited to 5000 square feet per use and not more than 10% of the lot's overall build-out can be encumbered in service commercial and retail uses..
Bicycle Sales and Service	O	O		O	O*	O					O	Excludes Equipment and Heavy Equipment Also called Building Supplies (non-landscaping)
Bulky Retail (including furniture)	O	O		O							O	
Contractor Supplies (enclosed)	O	O		O							O	
Contractor Supplies (outdoors)	O	C		C							C	
Delicatessen	O	O	O	O	O*	O					O	
Drug Store, Pharmacy	O	O	O	O	O*	O					O	
Equipment Sales, Service & Rental	O	C		C							C	Excludes Heavy Equipment Sales and Service
Florist	O	O	O	O	O*	O					O	
Gallery, Studio	O	O		O		O					O	
General Retail	O	O		O	O*	O					O	
Gift / Card Shop	O	O	O	O	O*	O					O	
Grocery Store, Market	O	O		O	O**	O					O	
Hardware Store	O	O		O	O*	O					O	
Heavy Equipment Sales	O						O	O				Only permitted w/primary service use in M zones
Heavy Equipment Service	C						C	O				
Heavy Equipment Storage (outdoor)								O				
Medical Supplies (Retail)	O	O	O	O							O	
Mobile / Mfr'd Home Sales & Service	O			C								
Novelty, Specialty, Variety Store	O	O	C	O	O*	O					O	Incl. music, art supply, electronic equipment, sporting goods
Outdoor Merchandise Display, Other	O	C		O							C	Non storage-related; for retail sales
Pet Shop	O	O		O		O					O	
Plant Nursery	O			O		O						
Thrift Store – <sup>1</sup>	O	O	O	O		O					O	
<b>Service Commercial Uses</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>C-4A</b>	<b>C-5</b>	<b>M-1</b>	<b>M-2</b>	<b>LLI</b>	<b>DOD</b>		
<b>Service Commercial Uses</b>											O	In the LLI Zone, service commercial uses shall support the industrial uses and shall be limited to 5000 square feet per use and not more than 10% of the lot's overall build-out can be encumbered in service commercial and retail uses.
Appliance and Computer Repair	O	O		O	O*						O	Includes stereos, electronic equipment, residential appliances
Bank, Financial Institution	O	O		O	O	C					O	
Beauty & Barber Shops and Salons	O	O	O	O	O*	O					O	
Contractor Service	O			O			O	O				Enclosed within a building (except in M2 zone); includes equipment rentals and

Contractor's Yard	C						C	O			sale Incl. outdoor storage of equipment and building supplies Formerly "Day Nursery"
Child Care Home, Center	C	C	C	C	C	C	C			C	
Dry Cleaner (drop off only)	O	O		O	O*	O				O	
Dry Cleaner (full service)	O	C		C	O*					C	
Gym, Fitness Center, Spa	O	O		O	O	O				O	
Kennel	C			C			O	O			
Laundromat	O	O		O			O			O	
Mini Storage	O			O			O				
Mortuary, Funeral Home	O	O	O				O			O	
Motel, Hotel	O	O		O	O	O	C			O	
Printing and Copying Store	O	O		O	O*	O				O	
Veterinarian	O			O				O		C	Fully enclosed in C zones; no outdoor kennels

O\* Maximum size = 10,000 square feet

O\*\* Maximum size = 20,000 square feet

**8.0195 Table D, Minimum Standards.** The following minimum standards are required in each of the Commercial and Industrial zones as follows (all distances are measured in feet):

	C-1	C-2	C-3	C-4	C-4A	C-5	M-1	M-2	LLI	DOD
<b>Minimum Yard Setbacks</b>										
Front										
Local Street	10	<sup>H</sup> 5	10	10	10	10	10	10	10	2
Collector	25		25	25	25	25	25	25	25	
Arterial	50		50	50	50	50	50	50	50	
Interior Side										
Standard						<sup>D</sup> 5	<sup>F</sup> 10-15	<sup>F</sup> 10-15	10-15	
Adjacent to R-Zone	25		25	25	25					
Street Side										
Local Street	10		10	10	10	50	10	10	10	
Collector	25		25	25	25	50	25	25	25	
Arterial	50		25	50	50	50	50	50	50	
Rear										
Interior						<sup>D</sup> 5	10	10	10	
Local Street	10		10	10	10	50	10	10	10	
Collector	25		25	25	25	50	25	25	25	
Arterial	50		25	<sup>C</sup> 25/50	25	50	50	50	50	
Adjacent to R-Zone	25		25	25	25				50	
Adjacent to alley	<sup>A</sup> 10/25		<sup>A</sup> 10/25	<sup>A</sup> 10/25	<sup>A</sup> 10/25					
<b>Maximum Front Yard Setback</b>		<sup>I</sup> 15								10
<b>Maximum Building Height</b>	60	<sup>B</sup> 50/60	60	60	60	60	60	60	60	50/60/75
<b>Minimum Street Frontage</b>										
Standard Street	50	50	50	50	50	50	50	50	50	
Cul-de-sac	30	30	30	30	30	30	30	30	30	
<b>Minimum Landscaping</b>	15%	<sup>J</sup> 15%	15%	15%	15%	15%	15%	15%	15%	0%
<b>Maximum Lot Coverage</b>										
Non-commercial use	50%	50%		50%	50%	50%	75%	75%	75%	
Use adjacent to residential							<sup>E</sup> 60%	<sup>E</sup> 60%	60%	
<b>Minimum Lot Coverage</b>		50%								50%
<b>Minimum Lot Size *</b>									50 Acres	



\* The minimum lot size shall be determined based on demonstration of the ability to develop the site in accordance with the zone standards, off-street parking standards, Site & Design Review Standards, landscaping requirements and other applicable Development Code provisions without adverse impact to water and land resource quality and adjoining properties.

\* Residential uses permitted in Commercial zones shall be subject to the density standards for the R-5 zone.

<sup>A</sup> A rear yard abutting an alley shall be 25 feet from the property line to foundation when the alley is used to service the commercial establishment and 10 feet in other cases.

<sup>B</sup> Maximum building height is limited to 45 feet for all structures within one full city block of a residential zone. Where allowed, buildings over 45 feet shall conform the Upper Floor Setback Standards in the Downtown Overlay Zone Site and Design Standards in Section 8.0175(5).

<sup>C</sup> Rear yards along the north side of Highland Avenue/Highway 126 between SW 23rd and SW 27th Streets shall have a minimum arterial setback of 25 feet. All other rear setbacks adjacent to arterials shall be 50 feet.

<sup>D</sup> The minimum setback between a structure and an existing use in the C-5 zone shall be 5 feet from the property line and 10 feet from any adjacent structure on the subject site or adjacent property.

<sup>E</sup> No use located in an industrial zone adjacent to or across the street from a residential zone shall exceed 60% of the lot area including buildings, storage or facilities, and off-street parking and loading. Most of the landscaping required on industrial lots that abut residential zones is permitted in between the industrial use / residential uses.

<sup>F</sup> The minimum side yard in an industrial zone shall be 10 feet for 1 and 2 story buildings and 15 feet for 3 story buildings.

<sup>G</sup> Maximum building height is limited to 50 feet for all structures within one full city block of a residential zone. Where allowed, buildings over 50 feet shall conform the Downtown Overlay District Site and Design Standards in Section 8.0175(5). The maximum building height for structures west of SW 5<sup>th</sup> Street is 60 feet. The maximum building height for structures east of 5<sup>th</sup> Street is 75 feet, and may be increased above 75 feet if a Conditional Use Permit for the structure is approved by a Hearings Body.

<sup>H</sup> Existing zero-lot line structures as of August 12, 2008 shall be exempt from this standard. At the time the front façade of a building or a building is demolished as defined by this Code, then the building shall comply with this standard unless a variance is approved.

<sup>I</sup> Full block developments require a minimum of 50 percent of the building façade to be developed to the minimum setback. Asphalt is prohibited in the front yard setback (concrete, pavers, landscaping are allowed).

<sup>J</sup> May be met through walkways, play areas, plazas, pocket parks, and picnic areas.



**CITY OF REDMOND**  
Community Development Department

716 SW Evergreen Avenue  
Redmond, OR 97756  
(541) 923-7721  
Fax: (541) 548-0706  
[www.ci.redmond.or.us](http://www.ci.redmond.or.us)

## EXHIBIT 2

**DATE:** March 5, 2013  
**TO:** Redmond Urban Area Planning Commission  
**THROUGH:** Heather Richards, Community Development Director  
**FROM:** James J. Lewis, Planning Manager  
**SUBJECT:** Residential Design Standards – Staff suggested amendments to the Public Hearing Drafts

---

### **Report in Brief:**

Staff is proposing some further amendments to the proposed Development Code text amendments presented as the public hearing drafts for Architectural Design Standards for Single Family Dwellings and Duplexes, and Fences. The proposed changes are due to public comment received, and the staff review of the proposed amendments against our ability to implement and administer the Development Code requirements.

### **Background:**

On March 19<sup>th</sup>, 2013, the Planning Commission will hold multiple public hearings on proposed amendments to the City of Redmond Development Code. Two of those public hearing items are proposed new text for Architectural Design Standards for Single Family Dwellings and Duplexes, and amended text for Fences. During previous work sessions, the Planning Commission discussed various drafts of the proposed Development Code text amendments and agreed on specific drafts that were available for comment as the public hearing drafts (see Attachments A and B to this staff report). After further internal staff review of those drafts and some comments from the public, staff is requesting that the Planning Commission consider further amendments as part of the final recommendation process to the City Council. The proposed changes are addressed below.

### **Discussion:**

As part of the text amendment review process, staff and the Planning Commission must address the subject matter for conformance with City Council Goals, the Comprehensive Plan Goals and Policies, and all other appurtenant State and local requirements. Additionally, public input must be taken into consideration, especially as that input can bring forth changing circumstances in the community which can affect the proposal. When considering all these factors, staff must also review the proposed amendments against our ability to administer and implement the Code requirements in a logical, fair and equitable manner through the permitting process (including the application submittal, the review and decision, and enforcement). As a result of the combination of these factors, staff is proposing that the Planning Commission consider additional amendments to the public hearing drafts as described below. The text in **underlined red bold** below is proposed new text, text with ~~strikethrough~~ is proposed to be deleted from the draft.

Attachment: [Attachment A](#) – Draft Code – Sections 8.0140 and 8.0141, Table B, Minimum Standards; and, Architectural Design Standards for Single Family Dwellings and Duplexes (Public Hearing Draft).  
[Attachment B](#) – Draft Code – Section 8.0340, Fences (Public Hearing Draft)

Suggested Changes – Staff is recommending the following changes to the public hearing drafts attached to this staff report:

- Height Limits in the R-1, R-2 and R-3 Zones - Amend the proposed text of Section 8.0140, Table B, Minimum Standards, to increase the height limit in the R-1, R-2 and R-3 zones from 30 feet to 32 feet.

Rationale – The Central Oregon Builders Association (COBA) commented that as part of the proposed changes to the Residential Design Standards, the above referenced increase in the height limit should be considered. They included factors such as changing structural requirements for snow loads, that affect roof pitch (steeper roofs) which impact the cost and design of homes. Additionally, in this same regard, the additional height will counteract the limiting nature of the structural requirements and allows more flexibility and a wider variety of home designs to be created – which is the intent of the proposed amendments. Staff conferred with the City Building Official and the Redmond Fire Department in this regard. The building official confirmed the comments submitted by COBA were accurate. The Fire Department confirmed that the 2’ height increase will not compromise the ability for structures to be adequately protected as long as adequate vehicular access can be maintained to the structure and internal access (doors) to the structure can meet the fire code. Staff further believes that a 2 foot height increase will be negligible in its overall affect as to the mass a scale of a home as realized from the street and adjoining properties because the height will be measured from the peak height and will not necessarily be realized at the walls.

- Architectural Design Standards – Staff suggests the following changes to the Architectural Design Standards as follows:
  - Amend the proposed text for Section 8.0141 (3), Procedure, to eliminate the references to “any alterations thereto”, and, “constructed on lots in subdivisions platted after the effective date of this ordinance.”
    - (3) Procedure. ~~New single family dwellings and duplexes, or any alterations thereto, constructed on lots in subdivisions platted after the effective date of this ordinance shall be reviewed for conformance with the requirements listed in this Section, subject to the procedures outlined below:~~

Rationale – The provision requiring “any alterations thereto” to be subject to these standards is confusing as written. The intent is that alterations to existing homes would require such homes to meet and/or be brought up to the standards contained in this section of the code at the time that such alterations were proposed (however, once again that intent is not clear as written). Staff believes that it would be difficult for homeowners to achieve these requirements when remodeling or otherwise doing improvements to existing homes. Thus, the requirement to retrofit homes to meet such requirements may serve as a deterrent to rehabilitation of existing homes. Conversely, such architectural design requirements are easier to physically achieve when they are planned for and incorporated into new home designs.

Notwithstanding the proposed elimination of the requirements for alterations and remodels to be subject to these standards, staff believes that all *new* single family homes and duplexes should be constructed according to the proposed standards whether they are built on lots that currently exist or lots that are created in the future. Because there are many subdivisions in the community that have been developed (lots created), but homes not yet built on those lots, it would be practical to require new homes constructed in such undeveloped subdivisions/lots to meet the proposed requirements. Because the intent of the proposal is to raise the level of architectural integrity in the community, staff

Attachment: Attachment A – Draft Code – Sections 8.0140 and 8.0141, Table B, Minimum Standards; and, Architectural Design Standards for Single Family Dwellings and Duplexes (Public Hearing Draft).  
Attachment B – Draft Code – Section 8.0340, Fences (Public Hearing Draft)

believes that this purpose for these requirements would not be achieved for many years (and only on the outlying fringes of the City and in the Urban Growth Boundary expansion area). Thus, there could continue to be a construction pattern within the City which the proposed standards are intended to prevent.

- Amend the proposed text for Section 8.0141 (3)(A) and (B), Track 1 and 2 review processes. The following changes are proposed:
  - **A. Track 1. Conformance with Section 8.0141(5), below. An application demonstrating conformance with Section 8.0141 (5) shall be submitted to and reviewed by the Community Development Director or designate. Conformance with the objective standards included in Section 8.0141(5) shall be shown on the architectural plans submitted with the building permit application, and administered as part of the plan review process. ~~Such application shall be processed as a Development Action pursuant to Article 2 of the City of Redmond Development Code, Land Use Procedures~~ These applications are reviewed administratively by City of Redmond Planning Staff.**
  - **B. Track 2. As an alternative to the procedure for Review as a Development Action as listed in Section 8.0141(3)(A) above (in cases where the proposed design does not, or the applicant chooses not to comply with the requirements of Section 8.0141(5)), an application may be submitted to the Community Development Director which demonstrates conformance with the Purpose and Intent of this Section as listed in Sections 8.0141(1) and (2), above. The individual provisions of subsections (1) and (2) shall serve as discretionary review criteria, and shall be addressed by the applicant in writing and shown on the architectural plans submitted with the application. ~~Such application shall be processed as a Land Use Action pursuant to Article 2 of the City of Redmond Development Code, Land Use Procedures. In cases where a Public Hearing is required, the Hearings Body shall be the Redmond Urban Area Planning Commission~~ These applications are reviewed administratively by City of Redmond Planning Staff, unless the Community Development Director determines that a public hearing is necessary, in which case the application will be reviewed to the Hearings Body.**

Rationale - These two tracks currently refer to the Land Use Procedures section of the Development Code for the review process. However, because the two track method for application submittal and review is based on the existing format/adopted code for the "Downtown Overlay District Design Review Criteria" (Section 8.3040 of the Development Code), staff is recommending that for overall code consistency, the language proposed herein be the same as what is contained in the Downtown Overlay District with regard to staff and hearings body review.

- Amend the proposed text for Section 8.0141 (5)(C), Site Landscaping, to add text – specifically describing what yards have to be landscaped and specifying a minimum percentage of the overall site that must be landscaped.
  - **(C.) Site Landscaping. All single family dwelling and duplex residential lots shall have landscaping on all front, sides and rear yards of the structure which abut a public or private street, not including an alley. This includes but is not limited to lawn, trees, shrubs, native vegetation, xeriscaping, hard-scapes (patios and walkways), and planters (in any combination thereof suitable to consist of a complete, maintainable site landscaping plan). In no case shall site landscaping be less than 20% of the overall site. Such landscaping shall**

Attachment: Attachment A – Draft Code – Sections 8.0140 and 8.0141, Table B, Minimum Standards; and, Architectural Design Standards for Single Family Dwellings and Duplexes (Public Hearing Draft).  
Attachment B – Draft Code – Section 8.0340, Fences (Public Hearing Draft)

be maintained in good condition, with irrigation provided as necessary, and with dead and dying vegetation removed. Landscape plans which demonstrate compliance with this requirement shall be submitted with building plans for each individual lot.

Rationale – When reviewing this proposed standard along with the intent of other standards (such as the fence standards and requirements for street trees) it was clear that the primary intent of these landscaping provisions is to improve the aesthetic quality of Redmond’s neighborhoods as viewed from adjoining public spaces (i.e. public rights of way). The standards as currently proposed do not include any specific measurable outcomes and will be very hard for staff to administer in relation to achieving the overall intent of the requirements. Thus, staff is recommending that the landscape requirements be specific to the front, side and rear yards that abut public or private streets (but not including alleys). For most lots (which are mid-block lots internal to the subdivision), this would require that only the front yards be landscaped. For corner lots, it would require the front yard, and only the side yard adjacent to the street. In combination with the locational standards discussed above, staff is recommending that a prescribed percentage of the lot area also be included. This will ensure that as the “yards” are landscaped, there will be a minimum degree of landscaping that is included with such so as to meet the overall intent of the landscaping requirement.

- Fences – Amend the proposed text for Section 8.0340 (1)(A) to add a new subsection (6) which reads as follows:
  - **(6) Fences which encroach into the public right of way shall be treated as a nuisance and shall be subject to enforcement pursuant to Section 8.0805 of the City of Redmond Development Code.**

Rationale – When fences are constructed, it is up to the property owner to identify the property lines along which the fence is to be built. If the property line is between two privately owned properties, any disagreement is handled as a civil legal matter between the parties. However, if such a fence encroaches onto the public right of way, it is the City’s responsibility to enforce the presumed trespass. By adding the provision listed above, it will be clear to the property owner through this language that such encroachments will be treated as a nuisance by the City and subject to enforcement through the legal means described in the referenced section of the Development Code. Such enforcement ranges from abatement to fines.

**Alternative Courses of Action:**

1. Maintain the original public hearing drafts and consider the suggested changes as part of the overall deliberation and consideration of a final recommendation to the City Council after the public hearing.
2. Accept the suggested changes (all or in part) and acknowledge those changes as agreed to during the deliberation and recommendation process following the public hearing.
3. Reject the suggested changes in entirety.

**Recommendation/Suggested Motion:**

A formal motion is not necessary at this time. However, staff suggests that the Planning Commission accept the suggested changes tonight (all or in part) and acknowledge those changes as agreed to during the deliberation and recommendation process following the public hearing.

James J. Lewis, Planning Manager

Attachment: Attachment A – Draft Code – Sections 8.0140 and 8.0141, Table B, Minimum Standards; and, Architectural Design Standards for Single Family Dwellings and Duplexes (Public Hearing Draft).  
Attachment B – Draft Code – Section 8.0340, Fences (Public Hearing Draft)

**I. RESIDENTIAL DESIGN STANDARDS – existing/proposed**

**8.0140 Table B, Minimum Standards.** The following minimum standards apply in each of the Residential zones as follows:

Standard:	Zone:				
	R-1	R-2	R-3	R-4	R-5
<b>Minimum Lot size - Square Feet</b>					
Single Family	9,000	9,000	7,500	6,000	6,000
Duplex	NA	<sup>D</sup> 10,000	<sup>A</sup> 10,000	7,500	7,500
Duplex Lot			4,250	3,750	3,750
Townhouse				E	E
Multi-family Dwelling	NA	NA	NA	F	F
Multi-family Complex	NA	NA		F	F
<b>Maximum Density (1 unit per # s.f.)<sub>F</sub></b>				3,000	2,500
<b>Minimum Setback Distance<sub>C,F</sub></b>					
Front	15	15	15	15	15
Interior Side	<sup>B</sup> 5/10	<sup>B</sup> 5/10	<sup>B</sup> 5/10	<sup>B</sup> 5/10	5
Street Side	15	15	15	15	15
Rear	20	20	20	20	5
Garage	20	20	20	20	20
<b>Maximum Building Height<sub>F</sub></b>	30	30	30	40,E	40,E
<b>Minimum Street Frontage</b>					
Standard Street	50	50	50	50	50
Cul-de-sac	30	30	30	30	30
Flag Lot	20	20	20	20	20
Duplex lot (non flag or cul de sac)	N/A	N/A	25	25	25
Townhouse				E	E
A Duplexes permitted only on corner lots					
B Interior side yards must provide a minimum of 5 feet on one side and 10 feet on the other side for single family and duplex residences. Where alley access is provided, both interior side yards may be reduced to 5'. Exceptions to this 10' setback are allowed (1) when the lot was created prior to the adoption of this standard (November 9, 2006); or (2) on cul de sac lots; or (3) on flag lots, or (4) parcels created by partition.					
C Does not include solar setbacks, which are calculated separately					
D Duplexes only allowed on legally created lots of adequate size / created prior to November 9, 2006, otherwise prohibited.					
E Pursuant to the Townhouse Development Standards in Chapter 8, Article IV Site and Design Review Standards, Section 8.3035.4.f.2, Table A.					
F Does not apply to development standards for Multi-family Dwellings and Multi-family Complexes which are located in Chapter 8, Article IV, Site and Design Review Standards, Section 8.3035.4.E.2., Table A					
N/A = "not allowed"					
All distances shown are measured in feet.					

**8.0141 ARCHITECTURAL DESIGN STANDARDS FOR SINGLE FAMILY DWELLINGS AND DUPLEXES**

1. Purpose. The purpose of the Architectural Design Standards for Single Family Dwellings and Duplexes is to promote and sustain:
  - A. High quality development throughout a variety of housing choices;
  - B. A diversity of individual styles that incorporate positive design characteristics throughout the City; and,
  - C. Excellence in architectural design that:
    1. Enhances the visual environment and character of the community;
    2. Preserves and protects property values, as well as public and private infrastructure investment;
    3. Conveys a sense of balance, integrity and character among all neighborhoods throughout the City; and,
    4. Elevates the attractiveness and quality of life in Redmond.
2. Intent. The intent of the Architectural Design Standards for Single Family Dwellings and Duplexes is to:
  - A. Maintain flexibility for a variety of architectural style to be developed throughout the City;
  - B. Establish a basis for architectural character for each dwelling, regardless of architectural style;
  - C. Continue to allow innovations in design that recognize emerging technologies such as solar and wind power, telecommunications, and environmentally conscious construction methods;
  - D. Provide an integral relationship between the quality of the dwelling and the quality of the public and private infrastructure of the neighborhood; and,
  - E. Promote quality design characteristics that will enhance the long-term desirability of the dwelling, neighborhood and community as an attractive place to live.
3. Procedure. New single family dwellings and duplexes, or any alterations thereto, constructed on lots in subdivisions platted after the effective date of this ordinance shall be reviewed for conformance with the requirements listed in this Section, subject to the procedures outlined below:
  - A. Track 1. Conformance with Section 8.0141(5), below. An application demonstrating conformance with Section 8.0141 (5) shall be submitted to and reviewed by the Community Development Director or designate. Conformance with the objective standards included in Section 8.0141(5) shall be shown on the architectural plans submitted with the application. Such application shall be processed as a Development Action pursuant to Article 2 of the City of Redmond Development Code, Land Use Procedures.
  - B. Track 2. As an alternative to the procedure for Review as a Development Action as listed in Section 8.0141(3)(A) above (in cases where the proposed design does not, or the applicant chooses not to comply with the requirements of Section 8.0141(5)), an application may be submitted to the Community Development Director which demonstrates conformance with the Purpose and Intent of this Section as listed in Sections 8.0141(1) and (2), above. The individual provisions of subsections (1) and (2) shall serve as discretionary review criteria, and shall be addressed by the applicant in writing and shown on the architectural plans submitted with the application. Such application shall be processed as a Land Use Action pursuant to Article 2 of the City of Redmond Development Code, Land Use Procedures. In cases where a Public Hearing is

required, the Hearings Body shall be the Redmond Urban Area Planning Commission.

4. Application and Approval Process. The applications for either a Track 1 or Track 2 review as specified in Sections 8.0141(3) (A) and (B) above, shall be submitted prior to or in conjunction with an application for a building permit. Building permits will not be issued until the review action is completed and approved by the City. The application shall be submitted on a form prescribed by the City with an accompanying fee.
5. Architectural Design Standards. Although specific architectural styles (i.e. craftsman, colonial, tudor) are not mandated, single family dwelling and duplex design shall conform with the following standards:
  - A. Screening of Mechanical Equipment and Trash Storage Areas. All exterior ground mounted mechanical equipment areas shall be entirely screened from view on all sides at the ground/eye level line of sight by a sight obscuring fence or wall, with such fences or walls being maintained in perpetuity. Solar power, wind power, satellite dish or other equipment necessitating placement on walls or roofs for normal operation are exempt from this provision, excluding all HVAC equipment.
  - B. Building Design.
    1. Architectural Design. In order to discourage the appearance of tract-type housing, a separation by at least three (3) lots on either side and across the street by 2 lots in each direction is required for single family dwellings and duplexes with the same or very similar design when viewed from the street frontages. The same or very similar designs are those which consist merely of mirror image floor plans, or exterior elevations of the same basic design which utilize different colors, materials or ornamentation.
    2. Roof Design. Most architectural styles utilize a related set of roof elements that compliment and help establish the overall style and character of a dwelling. Because the roof is a primary feature and key component of a dwelling that contributes greatly to the overall architectural style and character of the dwelling, a minimum of three (3) roof design elements shall be used on all four elevations of the structure. Roof Design Elements include:
      - a. Pitched or sloping roof;
      - b. Variations in roof orientation;
      - c. Variations in roof pitch, height of roof planes or roof orientation;
      - d. Dormer, such as hipped, gabled, shed or eyebrow dormer design
      - e. Eave of at least 12 inches;
      - f. Overhang of at least 6 inches with bargeboard or vergeboard; and
      - g. Gable end elements (window, decorative vent door, decorated verge boards, trusses, false beams, corbels, brackets, or other decorative elements in gable ends)
    3. Wall Design. Most architectural styles utilize a related set of façade features, details and finishes that define the overall character of a dwelling. The most attractive designs work within the established style and incorporate an appropriate mix of multiple façade elements to achieve a base degree of style recognition. Because an appropriate number and mix of wall elements is fundamental to achieving and establishing style and character, a minimum of four (4) wall design elements shall be used on the side and rear elevations of the structure,



and five (5) elements on the front elevation. Multiple siding treatments are highly encouraged. Wall Design Elements include:

- a. Recessed entry;
  - b. Covered porch at least 36 square feet, with a minimum 4 foot depth
  - c. Balconies enclosed by railing or parapet;
  - d. Vertical offsets, at least two, either projecting or recessed at least 6 inches deep and a minimum of 4 feet long;
  - e. Horizontal offsets, at least two, either projecting or recessed at least 5 inches deep;
  - f. Column or pilaster, either complete or engaged;
  - g. Engaged tower, with the design being square, rectangular, circular or polygonal in form;
  - h. Bay window, box window, or box bay that projects at least 6 inches outward from the wall plane;
  - i. Window trim or surround (casing) at least 3.5 inches wide that completely surrounds the window;
  - j. Windows with grids, multi-paned sashes, or that are of elliptical, round, arched, semi-circular or similar design;
  - k. Shutters, as a matched pair for windows, either fixed or movable;
  - l. Variation in wall cladding, wall surface pattern or decorative materials;
  - m. Decorative garage doors, with or without windows, including patterning relief at least 5/8" deep over the door surface;
  - n. Band course, band molding, belly band, belt course or similar horizontal element the entire length of the façade of relatively slight projection;
  - o. Exterior chimney of brick, stone, composite, masonry or other similar materials; and,
4. Front Door. A front door that is visible from the public street frontage (front yard) and an identifiable pedestrian connection between the front door and the public sidewalk is required. Front porches, including covered front porches, are highly encouraged.
  5. Driveways and Garages.
    - a. A garage is required for each newly constructed dwelling unit and shall be of adequate size to accommodate a minimum of one vehicle, and shall at a minimum meet the design requirements in Section 8.0500 through 8.0515 (Off Street Parking and Loading Requirements) of the City of Redmond Development Code.
    - b. Driveway access to any street less than 28 feet wide shall be in conformance with Section 8.2710 (3)(Table 1), of Article 3, the City of Redmond Land Division Code.
    - c. Driveways, whether accessed from a public or private street or alley, shall be of adequate size to accommodate a minimum of one vehicle, and shall at a minimum meet the design requirements in Section 8.0515 (Parking Table and Diagram) of the City of Redmond Development Code.
    - d. Notwithstanding Section 8.0141 (5)(B)(5)(a, b and c) above, all garages and driveways accessed directly from public or private streets or alleys less than 36 feet in width shall be sized to accommodate a minimum of 2 cars based on the parking space

- design standards listed in Section 8.0515 (Parking Table and Diagram) of the City of Redmond Development Code.
- e. If a garage as required by subsection 8.0141 (5)(B)(5)(a) above is converted to living or other space permissible by this Code, two off-street parking spaces shall be provided pursuant to Section 8.0500 through 8.0515 (Off Street Parking and Loading Requirements) of the City of Redmond Development Code.
  - f. Notwithstanding the applicable provisions of Sections 8.0500 through 8.0515 (Off Street Parking and Loading Requirements) of the City of Redmond Development Code, all required off street parking areas and driveways constructed in conjunction with single family dwellings and duplexes may have alternative surfaces to concrete or asphalt, and may include permeable surfaces to the extent they provide an all weather surface sufficient for vehicular travel. Loose gravel, aggregate and similar surface treatments are not permitted for required parking spaces.
3. C. Site Landscaping. All single family dwelling and duplex residential lots shall have landscaping on all sides of the structure which includes but is not limited to lawn, trees, shrubs, native vegetation, xeriscaping, hard-scapes (patios and walkways), and planters (a in any combination thereof suitable to consist of a complete, maintainable site landscaping plan). Such landscaping shall be maintained in good condition, with irrigation provided as necessary, and with dead and dying vegetation removed. Landscape plans which demonstrate compliance with this requirement shall be submitted with building plans for each individual lot.
4. D. Fences. Fences constructed in conjunction with any single family dwelling or duplex (including fences constructed by the developer of a subdivision as perimeter fences) shall be in accordance with the applicable provisions of Section 8.340 of the City of Redmond development Code.

**FENCE STANDARDS - EXISTING and PROPOSED****8.0340 Fences**

- ~~1. In any residential zone, a fence, lattice work, screen or wall, other than a retaining wall, not more than six feet in height may be located in any required front yard, and no more than eight feet in height in any required side or rear yard. Provided however, in those areas designated for clear vision, the restrictions set forth in Sections 8.0305-8.0310 shall apply. (Revised 6/98) (Note: the International Building Code indicates that fences in excess of six feet in height require a building permit, and may need to be professionally engineered).~~

All fences constructed after the time of the adoption of this ordinance shall comply with the following standards. For the purpose of these standards fences refers to fences, lattice work, screens or walls (other than a retaining wall).

The intent of these standards is to ensure that fencing contributes positively to the appearance of the community, and that the scale, location, and appearance of fencing does not adversely affect adjacent or nearby properties or public safety.

1. On all properties one (1) acre or less in size, in all Residential Zones and the Urban Holding Zone, all fences shall be developed to the following standards:

A. Fences abutting a public street shall comply with the following:

1. Fences in front yards, and in that portion of side yards extending from the front property line to the front façade of the dwelling, shall be a maximum of 3½ feet tall and constructed of wood, vinyl or wrought iron only. Chain link fences are not permitted.
2. Fences in that portion of side yards extending from the front façade of the dwelling to the rear property line, and all rear yards, shall be a maximum of 6 feet tall and constructed of wood, vinyl or wrought iron only. Chain link fences are not permitted.
3. Fences located in side and rear yards shall incorporate other architectural elements such as stone, brick, rock, or similar products every 16' in length (See: *Examples*).
4. Other types of fences (allowed to the 6 foot height limit) may be approved by and at the discretion of the Community Development Director subject to compliance with the intent statement above.
5. Fences in side or rear yards which abut an alley shall be allowed to be 8 feet in height. (Note: the Oregon State Building Code – as defined in State Statute - indicates that fences in excess of 6 feet in height require a building permit, and may need to be professionally engineered).

B. Fences not abutting a public street shall comply with the following:

1. Fences located in the side or rear yards shall not exceed 8 feet in height. (Note: the Oregon State Building Code – as defined in State Statute -

indicates that fences in excess of 6 feet in height require a building permit, and may need to be professionally engineered).

- C. No fence in any residential zone, except as exempted by Section 8.0340 (5) below, shall be constructed with barbed wire, razor wire, or similar apparatus.
2. In ~~a C-4~~ all Commercial Zones (except for the C-2, Central Business District Zone and the Mixed Use Zones), ~~any~~ the PF-Public Facility Zone, the Park Zone, and in ~~both~~ any Industrial Zones, all fences shall be developed to the following standards:
    - A. The maximum height of a fence shall not exceed 8 feet. (Note: the International Building Code indicates that fences in excess of 6 feet in height require a building permit, and may need to be professionally engineered). ~~Provided however, in those areas designated for clear vision, the restrictions set forth in Sections 8.0305-8.0310 shall apply. (Revised 6/98)~~
  3. For any development undergoing land use review, any wood or vinyl fence bordering a street ~~exceeding a span of 25' in length~~ shall incorporate other architectural elements such as stone, brick, rock, or ~~varied usage of wood~~, similar products every 16' in length (See: *Examples*).
  4. All fences, regardless of zone or location, shall comply with the following requirements:
    - A. Fences fronting public streets shall provide one gate, opening, or other site access for emergency services use. For corner lots, only one opening along the either the front or side yard frontage is required.
    - B. Fences shall not block the clear vision area and shall comply with the standards in RDC Section 8.0305.
    - C. Fences shall be constructed on private property, and shall not be located in public rights of way.
    - D. Fences shall be comprised of wood, vinyl, metal or other solid material that is able to be painted and/or maintained in structurally sound condition. All fences shall be maintained in a structurally sound condition and be free from exposed nails, screws, loose members, decaying materials or other similar conditions that can pose a hazard.
  4. 5. The following fences shall be exempt from ~~height~~ the ~~restrictions~~ standards set forth herein, ~~except for the requirement to comply with the clear vision standards in RDC Section 8.0305, as listed in Section 8.0340 (4) (B) above:~~
    - A. Any security fencing around a public or quasi-public utility or entity including the Airport perimeter.
    - B. Fences related to a park or school use including (but not necessarily limited to) tennis courts, driving ranges and ball fields.

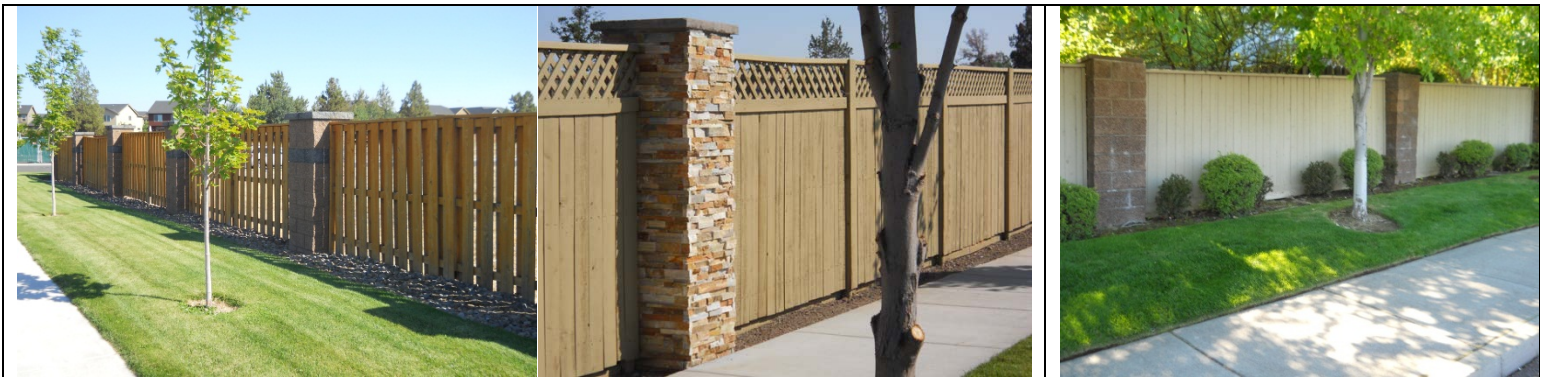
C. Fences necessary for compliance with any documented Federal or State mandated requirements (i.e. Homeland Security requirements)

~~G.~~ D. Any fence exempted under ~~(4)~~ (5) (A and B) herein that is in excess of 20 feet in height shall require conditional use permit review and approval, and a public hearing.

~~5. At no time shall fence heights exceed 4' when the fence fronts a public road or street.~~

~~6. Fences fronting public streets shall provide one gate, opening, or other site access for emergency services use.~~

*Examples:*





**CITY OF REDMOND**  
Community Development Department

716 SW Evergreen Avenue  
Redmond, OR 97756  
(541) 923-7721  
Fax: (541) 548-0706  
[www.ci.redmond.or.us](http://www.ci.redmond.or.us)

## EXHIBIT 3

**DATE:** February 19, 2013  
**TO:** Redmond Urban Area Planning Commission  
**FROM:** James Lewis, Planning Manager  
**SUBJECT:** Planning Commission Work Program - 2012

---

### **Report in Brief:**

This is an update on the Planning Commission Work Program for calendar year 2012. Attachment A to this report lists the work plan items adopted by the Planning Commission and pursued during the past calendar year, and either completed or underway. On Attachment A, the items highlighted in yellow are complete, while the items highlighted green are currently underway. Of the items currently underway – they are in various stages toward completion as described below.

### **Background:**

The Planning Commission's FY 2012/2013 Work Program is divided into four sections including: 1.) Code Amendments; 2.) Long Range Planning Projects; 3.) Planning Efforts Underway; and 4.) Backlog Projects for Consideration.

### **Discussion:**

The following projects were completed (these projects were adopted by the City Council):

- Multi-Family Housing and Complex Design Standards (adopted April 24, 2012).
- Subdivision Code – Connectivity, neighborhood transition, housing design standards (adopted October 23, 2012).
- Bicycle Refinement Plan (adopted 2012).
- Professional Business Medical District Master Plan (adopted February, 12, 2013).

The following projects are currently underway, and are expected to be completed by June 30, 2013:

- Residential Design Standards (as a separate outfall project of the revisions to the Subdivision Code). Sign Code Amendment – Flags.

The following projects are being developed outside of the Planning Commission and are expected to be brought to the Planning Commission for review, evaluation and the initiation of a public process within the next twelve months.

- Southeast Redmond Employment Site – 465 Acres.
- Southwest Area Plan.

---

*Attachment:*

*Attachment A – Redmond Planning Commission – Work Program, 2012*

- Transit Master Plan – being done in conjunction with Central Oregon Intergovernmental Council who is acting as the lead agency.
- City Center Housing Density Study
- South U.S. Highway 97 Corridor Plan

Staff will be prepared to discuss these items with the Planning Commission in greater detail at the meeting.

**2013 Work Plan:**

As was previously discussed with the Planning Commission, a Work Program for 2013 will be developed to match the fiscal year (July 1, 2013 through June 30, 2014). This is currently scheduled for initial discussion at the Planning Commission's March 5, 2013 meeting. This allows the overall Community Development Department and Planning Commission Work Programs to be coordinated with City Council Goals and the City of Redmond Budget for FY 2013/14 which are currently being developed and scheduled for adoption in February, 2013 and May, 2013 respectively.

---

*Attachment:*

*Attachment A – Redmond Planning Commission – Work Program, 2012*

## Attachment A

### REDMOND PLANNING COMMISSION – WORK PROGRAM, 2012



The Planning Commission's 2012 work program includes the following items:

**Development Code Amendments:** Goal is two major Redmond Development Code amendments per year.

- 1) Multi-Family Housing and Complex Design Standards
- 2) Subdivision Code – Connectivity, neighborhood transition, housing design standards
- 3) Development Code Fixes (These will be incorporated into the work plan as appropriate).
  - o Screening wind turbines, solar panels, etc.
  - o Flags as Signs
  - o Reader Boards
  - o Home Occupations

**Long Range Planning Projects:** Goal is two major long range planning projects per year.

- 1) Southeast Redmond Employment Site – 465 Acres (Legislative directive with timeliness requirements for performance).
- 2) Southwest Redmond High School Area Plan

**Review and Recommendation of Planning Efforts Underway:** The following plans are either underway or have been drafted for consideration by the Planning Commission for recommendation. They will be interspersed into the work plan based upon their completion date and need for review and evaluation. A work session with the Planning Commission will commence mid-way through the planning process and then after the final draft is recommended by the relevant commission/agency. At that time, the Planning Commission will evaluate the plan and make a recommendation to the City Council for adoption. Below is a list of the plans in the chronological order of when they are expected to be reviewed by the Planning Commission.

- 1) Bicycle Refinement Plan – TSP Amendment, Reference Document
- 2) Transit Master Plan Adoption – TSP Amendment
- 3) Professional Business and Medical District Master Plan
- 4) City Center Housing Density Study
- 5) City Center Circulation Study
- 6) South US 97 Highway Corridor Plan

**Backlog of Projects to Be Considered, Time Permitting:**

- 1) Professional Office Overlay District, M1 Zone
- 2) Industrial Zone Standards Amendments
- 3) Annexation Policy / Process
- 4) Hybrid Form/Incentive Code
- 5) Review of Urbanization Assumptions – PFPs
- 6) Two Map vs. One Map System
- 7) Public Health Planning Review





**DRAFT**

**CITY OF REDMOND**  
Community Development Department

716 SW Evergreen Avenue  
Redmond, OR 97756-2242

Phone **541-923-7721**  
Fax 541-548-0706

[www.ci.redmond.or.us](http://www.ci.redmond.or.us)

**REDMOND URBAN AREA PLANNING COMMISSION**  
**Minutes**

Tuesday, February 5, 2013

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

**Commissioners Present:** Chair Anne Graham, Vice Chair Dean Lanouette, Evan Dickens, Lori McCoy, Gretchen Stauffer (absent: *Bea Leach, Eric Porter*)

**City Staff:** Heather Richards, *Community Development Director*; Scott Woodford, *Associate Planner*; Sharon Harris, *Interim City Manager*; Cameron Prow, *TYPE-Write II*

**Visitors:** Tory Allman and Joe Centanni, *City Councilors*; Chris Arathoon, *Taco Del Mar*

*(scribe CP's note: The minutes were created from an audio record and notes taken at the meeting.*

*The three digits after the motion title shows the number of Commissioners voting in favor/against/abstaining.)*

**I. CALL TO ORDER**

Chair Graham opened the meeting at 6:30 p.m. with a quorum present. All present introduced themselves.

**II. CITIZEN COMMENTS**

Mr. Arathoon summarized his business operations in Redmond over the last year. He put up feather and banner signs to promote his Taco Del Mar store on Highland Avenue. The banner sign was not very effective due to his building's setback from the street. The 20% increase in sales which he experienced while the feather signs were up has been lost since he took them down, which he did after learning that they were prohibited. He has opportunities to move this store to a Bend location, but is trying to make a go of it in Redmond. He contrasted Redmond and Bend sign restrictions, noting that setting up a new business in Redmond has been much easier than doing so in Bend where he owns two Taco Del Mar stores.

Ms. Richards discussed setback requirements along Highway 126 (Highland Avenue). City Council has had a lot of dialogue about signs in the last few years. In addition to being a distraction to motorists, feather banners have come loose in the past and created traffic hazards.

**III. WORK SESSION**

**D. Residential Design/Fence Standards**

Following discussion of *how to protect front yards from being used as parking lots, screening of mechanical equipment, nonduplicity of house designs, and front door locations*, Commissioners agreed by consensus that Residential Design Standards Draft 4 was ready for a public hearing.

Chair Graham reminded Commissioners that they agreed by consensus at the January 29, 2013, meeting that Fence Standards Draft 4 was ready for a public hearing.

A. Sign Code

Ms. Richards presented draft text amendments to regulate flags and banners. She explained the background of this issue, noting that flags and banners were not allowed in the past due to concerns about creating traffic or structural hazards and sign clutter. Several business owners have expressed interest in using flags and banners and Council has directed the Planning Commission to consider amending the code.

Commissioner concerns included *sign definitions* (specific types, exempt, nonprofit, charitable, temporary), *sign content*, *sandwich boards*, *setbacks* (reducing from 20 to 15 feet, measuring from the road or curb), *implications of ODOT* (Oregon Department of Transportation) *right-of-way*, *clear-vision areas*, *permanent vs. temporary signs*, *balloons*, *off-site advertising for community events*, *code enforcement*, and *Site and Design Commission*.

Ms. Richards passed around color photos illustrating tripod signs. Following discussion, Commissioners requested that staff recommend text to regulate these signs.

Ms. Richards summarized the changes requested by Commissioners and said that the City will issue a 35-day notice to ODOT of its intent to schedule a public hearing on the sign code draft approved by Commissioners.

B. Code Enforcement

Commissioners agreed by consensus to request that staff schedule a public hearing on the proposed code enforcement text changes.

C. Street Trees

Mr. Woodford made a PowerPoint presentation on why the current ordinance needs to be amended, benefits to having street trees, and what the ordinance allows now.

Ms. Richards said the current street tree ordinance does not comply with Redmond's comprehensive plan policies regarding geographical location of street trees. Another issue to be resolved is who should be responsible for planting street trees and at what point in the building process this should occur. Staff are exploring how to coordinate street tree maintenance with the stormwater program and other Public Works' concerns.

Chair Graham suggested changing "homeowner" references to "homebuilder."

**V. APPROVAL OF MINUTES**

The December 18, 2012, minutes listed on the agenda were approved on January 29, 2013.

**VI. STAFF COMMENTS**

Ms. Richards reported speaking to students in several high school classes today as part of the Community Development Department's public outreach program. Students would make a one-year commitment to attend meetings and be a resource for City commissions and project committees on issues that could impact youth. She has five sign-up sheets filled with names of students wanting to participate.

Commissioners expressed support for student involvement in City government. Vice Chair Lanouette suggested that at least one Commissioner participate in the interview process.

**VII. COMMISSIONER COMMENTS**

Commissioner Dickens thanked Ms. Richards for her ongoing hard work related to Sam Johnson Park. This is an exciting development for the community. He asked about the status of the Planning Commission work plan for the rest of this fiscal year.

Ms. Richards said that the Planning Commission should be able to complete the Southwest Area Plan by June 30, 2013. Commissioners will begin discussing their goals and work plan for the next fiscal year (July 1, 2013, through June 30, 2014) once City Council has established its goals. She agreed to add this topic to the next agenda.

**IV. CITY COUNCIL LIAISON COMMENTS**

Councilor Allman thanked new Commissioners for their willingness to serve.

**VIII. ADJOURN**

The next meeting is scheduled for Tuesday, February 19, 2013.

With no further business, Chair Graham adjourned the meeting at 8:26 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

\_\_\_\_\_  
Anne Graham, Chair