



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

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**REDMOND URBAN AREA PLANNING COMMISSION**  
**City Hall Conference Room A 716 SW Evergreen Avenue**

**Monday, June 16, 2014**

**6:00 PM**

**Agenda**

**UAPC  
Members**

**Evan  
Dickens,  
Chair**

**Dean  
Lanouette,  
Vice-Chair**

**David  
Allen**

**Jennifer Cort  
Youth Ex-Officio**

**Anne  
Graham**

**Tom  
Kemper**

**Lori  
McCoy**

**Eric  
Porter**

**I. CALL TO ORDER**

**II. CITIZEN COMMENTS**

**III. WORK SESSION**

**a. Residential Design Standards (Exhibit 1)**

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

**V. STAFF COMMENTS**

**VI. COMMISSIONER COMMENTS**

**VII. 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)

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## EXHIBIT 1

**DATE:** June 16, 2014  
**TO:** Redmond Urban Area Planning Commission  
**FROM:** Scott Woodford, Associate Planner  
**THROUGH:** Heather Richards, Community Development Director  
**SUBJECT:** Work Session – Review of the Residential Design Standards

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### **Report in Brief:**

This is a continuation of the work sessions held on April 21, 2014 and May 19, 2014 with the Planning Commission, staff and several local home builders to consider changes to the Wall Element and Roof Design portions of the Residential Design Guidelines.

### **Background:**

The City of Redmond adopted the design guidelines on May 14, 2013. The guidelines consist of architectural design standards for new single-family dwellings and duplexes (and also revised the fencing and street tree standards). The impetus for them sprang from concerns the Planning Commission and community were raising about the quality of residential development built in the City in the past decade. The general consensus received was that there was too much repetition of home designs on the same block and there was not enough architectural features added to the houses, which was in turn diminishing the perception people had of Redmond as a good place to live and work.

Based on that feedback, the Planning Commission and city staff conducted work sessions at the time to draft amendments to the Development Code to strengthen the design standards to improve design quality. The intent of the amendments was to achieve these primary goals:

- Implement the Redmond City Council Goals to continue to promote quality neighborhoods and developments through incorporation of great neighborhood principles.
- Implement existing goals and policies of the City of Redmond Comprehensive Plan concerning residential compatibility and enhancement.
- Address community concerns regarding elements that are desirable in new neighborhoods.
- Ensure that design standards continue to include requirements for complete neighborhoods.
- Ensure that new residential development is aesthetically pleasing and maintains property value.

The design standards have now been implemented by staff for nearly one year and the City has processed multiple single family building permits. After some initial learning curve for both staff and the applicant, staff feels that the process is now working well and the resulting architectural design has been significantly improved.

Since staff received the request by the builders to revise the standards and the newspaper article written in the Bend Bulletin about the effort, staff has heard from members of the City Council and the public that they want to retain the higher design standards for residential housing and fence designs. Outside of the builders participating in this process, staff has not heard from anyone that supports reducing the standards, except on those facades not facing public streets.

### **Discussion:**

Over the course of several work sessions (April 21<sup>st</sup> and May 19<sup>th</sup>), representatives from Hayden Homes and Pahlisch Homes, staff and Planning Commission have participated in an open discussion about concerns the builders have with several aspects of the residential design guidelines along with their specific recommendations for changes to improve them. The items are:

1. Screening of mechanical equipment
2. Limits on the repetition of the same model of home
3. Number of required wall design elements
4. Fencing requirements

At the May 19<sup>th</sup> work session, the Planning Commission provided staff direction on recommended changes to #1, 2, and 4 above and requested staff schedule a public hearing on the proposed code changes on July 7, 2014. On item #3, the Planning Commission directed the staff to continue working with the builders to flesh out agreeable changes to the wall element section that result in improvements to the administration and usability of the standards, yet still met the intent of the guidelines to improve the desirability of new neighborhoods. The Planning Commission also requested information on other possible methodologies to address the issue that are being used in other communities similar to Redmond (Please see Attachment A).

On June 9<sup>th</sup>, staff and the home builders met to discuss these issues. After a long meeting, the consensus was that the public facing facades (i.e. from streets or parks) are the most visible and, therefore, should receive the most design attention, while the nonpublic facing side and rear facades are not very visible and thus should not be required to add additional wall elements above and beyond what it typically offered. It was also agreed that the menu list is the most preferred method to regulate design, in that it is not overly prescriptive and it offers builders a multitude of ways to comply with the intent. Several changes were also recommended to the menu list to add additional ways to comply, including being able to use lap siding on the rear elevation (often times builders use a cheaper siding on the rear), provide a minimum amount of fenestration (i.e., windows) on the sides and rear, and allowing them to count variations in wall treatment underneath the gable roof ends towards the wall element requirement (which heretofore was not allowed) as they will provide visual interest.

A new concept that came out of the meeting that hasn't heretofore been considered, which was that emphasizing only the public facing facades relative to wall design also applied to roof design. If there isn't a significant view of the sides or rear of the home (due to narrow side setbacks or lack of a significant public view-shed), the requirement to design a more intricate roof system should be less necessary. Therefore, a new recommendation for Planning Commission to consider is to only apply the requirement for three roof design elements to those facades facing the public right-of-way or that are in the public view-shed.

Based on that, the following are the recommended code language amendments for Planning Commission review with the proposed new code language is noted in **red** and removed language in ~~strikeout~~:

## 1. Wall Design:

*Staff and Builder Recommendations: (Section 8.0141.5.B.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 **that face a public-right-of-way or are in a public view-shed, as viewed from a public park or other similar feature**, and five (5) **wall design** elements on the front elevation. **Those facades that do not face a public right-of-way or public view-shed are encouraged to provide four (4) wall design elements, but are not required to do so.** 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 that entire length of the façade of relatively slight projection;*
- o. *Exterior chimney of brick, stone, composite, masonry or other similar materials; and,*
- p. **Lap siding (rear elevation only)**
- q. **Minimum 20% fenestration (side and rear elevations only); NEED TO INSERT HOW TO MEASURE-BY LINEAL FOOT OR PERCENTAGE OF OVERALL WALL**
- r. **Gable end roof elements that include variations in the wall treatment different from the wall façade that it shares, such as the use of board and batten siding.**
- s. **Other design elements not on this list that are approved by the Community Development Director provided they comply with the intent of this section.**

## 2. Roof Design:

*Staff and Builder Recommendation (Section 8.0141.5.B.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 structures visible from the public right-of-way or that are in a public view-shed, as viewed from a public park or other similar feature.*

*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)*

**Alternative Courses of Action:**

1. Direct staff to make amendments to the Residential Design Standards and bring them back to the Planning Commission in another work session.
2. Direct staff to make amendments to the Residential Design Standards and bring them back to the Planning Commission in a public hearing.
3. Choose not to take action on the requested amendments to the Residential Design Standards.

**Recommendation/Suggested Motion:**

Not applicable at this time.

Residential Design Standards-Comparison with Other Oregon Communities

	Redmond (current)	Tualatin	Canby	Corvallis	Bend	Grants Pass	Albany	The Dalles	Dallas
<b>Have Design Standards?</b>	Yes	Yes	Yes	Yes	No (only for multi-family)	Yes	Yes	No	Yes
<b>Method of Regulation</b>	Menu list	Menu list	Menu list	Prescriptive/ Menu	N/A	Menu list	Prescriptive	N/A	Menu list
<b>Regulate all four sides?</b>	Yes	Yes, except for side yards that abut other side yards, which are exempt	No, only street facing facades	Emphasis on street facing facades	N/A	No, only on street facing facades	No, only street facing facade	N/A	Required on street facing facades; less on sides and rear
<b>Standards</b>	<u>Roofs:</u> <ul style="list-style-type: none"> <li>• Min. 3 roof elements</li> </ul> <u>Walls:</u> <ul style="list-style-type: none"> <li>• Min. 5 on front</li> <li>• Min. 4 on sides/rear</li> </ul> <u>Front Door:</u> <ul style="list-style-type: none"> <li>• Must be visible from street</li> </ul>	<u>Front:</u> <ul style="list-style-type: none"> <li>• Windows for 12% of wall plane</li> <li>• 3 roof elements</li> <li>• 5 wall elements</li> </ul> <u>Side:</u> <ul style="list-style-type: none"> <li>• Windows for 8% of wall plane</li> <li>• 2 roof elements</li> <li>• 4 wall elements</li> </ul> <u>Rear:</u> <ul style="list-style-type: none"> <li>• Windows for 12% of wall plane</li> <li>• 2 roof elements</li> <li>• 4 wall elements</li> </ul>	<u>2 options:</u> <ol style="list-style-type: none"> <li>1. Meet garage standards, need 4 design elements</li> <li>2. Don't meet garage standards, need 6 design elements</li> </ol>	<ul style="list-style-type: none"> <li>• Minimum 15% windows on street facing facades</li> <li>• Place emphasis on garage design (no more than 50% of front façade)</li> <li>• Also must provide 4 design elements – mostly on street facing facade</li> </ul>	N/A	<ul style="list-style-type: none"> <li>• For the first 40 feet of length, 2 design features required and 1 for each additional 30 feet of length</li> <li>• Menu includes a roof overhang of 1 foot or a visual break in the roof elevation</li> </ul>	<ul style="list-style-type: none"> <li>• Street facing façade: min. 15% of façade must be window</li> <li>• Home entrance must face street or open onto a porch of at least 25 s.f.</li> </ul>	N/A	<ul style="list-style-type: none"> <li>• Garages must be setback and be no more than 50% of front</li> <li>• Standards to ensure a mix of street facades (5 of 8 different elements)</li> <li>• Min. 3 lots in between same models</li> <li>• Walls &gt;500 s.f. must be divided up to show articulation</li> </ul>