



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

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**REDMOND URBAN AREA PLANNING COMMISSION**  
**Council Chambers 777 SW Deschutes Avenue**

**Monday, July 7, 2014**

**7:00 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. APPROVAL OF MINUTES**

- a. April 21, 2014
- b. May 5, 2014
- c. May 19, 2014

**III. CITIZEN COMMENTS**

**IV. PUBLIC HEARING**

**Public Hearing (City File #TA-14-5), amendments to Section 8.0141 (Architectural Design Standards for Single-Family Dwellings and Duplexes) and Section 8.0340 (Fencing) of the City of Redmond Development Code (Exhibit 1).**

**V. NUISANCE APPEAL BOARD APPOINTMENT  
(Replacement of Bea Leach on the Nuisance Appeal Board)**

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

**VII. STAFF COMMENTS**

**VIII. 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.



**DRAFT**

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

Monday, April 21, 2014

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

**Commissioners Present:** Chair Evan Dickens, Vice-Chair Dean Lanouette, Anne Graham, Lori McCoy, Eric Porter (absent: *David Allen*; 1 vacancy)

**Youth Ex Officio:** Jennifer Cort

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

**Visitors:** Tory Allman, *City Councilor*; Geoff Harris, Matthew Gillette, and Mike Newell, *Hayden Homes*; Nathan Martin, *Pahlisch Homes*; Leslie Pugmire Hole, *Redmond Spokesman*

*(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 show the number of Commissioners voting in favor/against/abstaining.)*

**I. CALL TO ORDER**

Chair Dickens opened the meeting at 6 p.m. with five of six commissioners present, establishing a quorum.

**II. APPROVAL OF MINUTES**

**Motion 1** (5/0/0): Commissioner McCoy moved to approve the March 3, 2014, minutes. Commissioner Lanouette seconded the motion which passed unanimously.

**III. CITIZEN COMMENTS** (None)

**IV. DISCUSSION ITEMS**

A. Proposed Development Code Amendment – Allow Increased-Density Housing in C-2 and DOD

Ms. Richards said the intent of this amendment was to eliminate the maximum density threshold in the Central Business District (C-2) and Downtown Overlay District (DOD) that prevents development of higher-density housing downtown where public infrastructure is available and to improve the consumer market for downtown businesses. She discussed factors driving the proposed amendment which included comprehensive plan goals/policies, Council's 2013-2014 goals, housing strategies recommended in the City Center Housing Study, and the very tight multi-family rental market. On April 14, 2014, DURAC (Downtown Urban Renewal Advisory Committee) approved a City Center Housing Strategy to encourage higher-density housing development downtown and identified 5<sup>th</sup> and 6<sup>th</sup> Street frontages for special treatment.

Commissioner concerns included restricting residential development on lots facing 5<sup>th</sup> and 6<sup>th</sup> Streets to a maximum of three units per lot, discouraging medium density, impact of

higher-density housing on C-2 and DOD parking requirements, center-outward growth, and Oregon Department of Land Conservation and Development's input.

Commissioners agreed by consensus to schedule a public hearing on the proposed amendment for May 5, 2014, 7 p.m., subject to rewording Bullet 2 in Section 8.0195, Table D, Minimum Standards, to read: "Residential uses permitted in Commercial zones shall be subject to the density standards for the R-5 zone, except for the C-2 zone and Downtown Overlay District, for which there is no maximum density requirement."

**B. Review and Evaluation of Residential Design Standards**

Ms. Richards presented her staff report and summarized how the City has been working with developers to address their concerns. The City adopted Residential Design Standards on May 14, 2013. The impetus for these standards arose from Planning Commission and community concerns that single-family homes built from 2000 to 2010 were diminishing the positive perception of Redmond as a good place to live and work. Developers have expressed concern that the new standards (screening of mechanical equipment, separation of the same/similar house designs, required design features on side and rear walls not facing public view, masonry on fencing) add \$2,500-\$3,500 per dwelling unit without providing additional benefit to the consumer. A representative of Central Oregon Builders Association met with the City Manager and Mayor, who recommended developers meet with City staff and the Planning Commission. The goal of today's workshop is to review City objectives and developer concerns. Staff concerns included clarity for home builders and the City's ability to administer and enforce these standards.

Chair Dickens said he appreciated the City Manager's support of Planning Commission involvement in the review process.

Mr. Newell (Hayden Homes) agreed that residential design standards were needed but said these must be balanced between providing architectural interest and the extra costs (burden) these standards place on homeowners, especially first-time homebuyers.

Mr. Harris, Hayden Homes' regional manager, said the 10-foot space between houses is insufficient for the public to appreciate architectural interest on sides of homes. Hayden Homes understands the intent but wants to remain responsive to market demand. He recommended eliminating the new requirements for side and rear façade improvements, screening of air-conditioners, and fencing. Customers don't select these amenities when offered a menu of optional features. Keeping the cost of a new home below \$170,000 makes homes more affordable to the buying public.

Mr. Martin (Pahlisch Homes) said he agreed with most of what Mr. Harris said in his memo. The intent of the standards was to protect arterials and collectors, not local streets. Pahlisch Homes wants to be part of Redmond's future but needs more flexibility in how homes will look.

Commissioner McCoy announced a potential conflict of interest in this matter as her husband works for Hayden Homes.

Commissioner concerns included intent of the new standards (increasing the quality of homes in Redmond), developers providing visual examples of desirable wall and fence designs, developers' definition of "significant" changes, alternatives to using masonry to break up fencing and avoid the "tunnel" effect, screening mechanical equipment with landscaping, requiring developers to maintain landscaping until the home is sold, location of

mechanical equipment in side yard, and source of the 16-foot distance between masonry columns on fences.

Chair Dickens recommended that the City continue its dialogue with developers including those not represented at tonight's meeting.

**V. COUNCIL LIAISON COMMENTS** (None)

**VI. STAFF COMMENTS**

Ms. Richards said the City is working to fill the Principal Planner position as quickly as possible and she is hoping to make an offer in mid-May. There may be an opportunity for Chair Dickens to serve on the interview panel. Staff will prepare a thank-you gift for outgoing Commissioner Leach. She identified issues to be addressed at upcoming meetings. She affirmed that Ms. Cort's term of office was one year and will extend past the end of the school year.

**VII. COMMISSIONER COMMENTS**

Chair Dickens announced the resignation of Commissioner Bea Leach and expressed gratitude for her service. He welcomed Mr. Woodford's return and reviewed the hearing process for the Planning Commission public hearing on May 5.

Vice-Chair Lanouette requested a status report on recruiting a new commissioner. Ms. Richards summarized City efforts to fill the vacant commissioner position and commissioner qualifications (residency, relation to other commissioners). She requested Commissioners' assistance. No applications have been received yet.

Ms. Cort asked why socioeconomic diversity in housing was important to land use planning. Chair Dickens responded that top-end executives tend not to live in Redmond because the type of houses they find attractive cannot be found here. Ms. Richards explained the relationship of different housing products with property taxes, which pay for community infrastructure such as police, parks, and roads. Commissioner Graham identified potential retirees who prefer a housing product different from what Redmond is currently offering.

**VIII. ADJOURN**

The next meeting is scheduled for 7 p.m., Monday, May 5, 2014.

With no further business, Chair Dickens adjourned the meeting at 8:14 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

ATTEST:

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Evan Dickens, Chair



**DRAFT**

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

Monday, May 5, 2014

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

**Commissioners Present:** Chair Evan Dickens, Vice-Chair Dean Lanouette, David Allen, Anne Graham, Lori McCoy, Eric Porter

**Youth Ex Officio:** Jennifer Cort

**City Staff:** Heather Richards, *Community Development Director*; David Pilling, *Public Works*; Scott Woodford, *Associate Planner*; Cameron Prow, *TYPE-Write II*

**Visitors:** Barbara Myers; Barry Heath; Deborah McMahon, *Southwest Area Plan Project Advisory Committee*; Erika Guiley; James Scott; Jan Painter; Jim Donohue; Joanna Painter; Laurie Gordon; Randy Shipley, *The Greens*; Sharon Goode

*(scribe CP's note: The minutes were created from an audio record and notes taken at the meeting. The three digits after a motion title show the number of Commissioners voting in favor/against/abstaining.)*

**I. CALL TO ORDER**

Chair Dickens opened the meeting at 7 p.m. with all commissioners present, establishing a quorum.

**II. APPROVAL OF MINUTES**

**Motion 1** (5/0/1): Commissioner Lanouette moved to approve the April 7, 2014, minutes. Commissioner Graham seconded the motion which passed with Commissioners Allen, Graham, Lanouette, McCoy, and Porter voting in favor and Commissioner Dickens abstaining due to his absence from that meeting.

**III. CITIZEN COMMENTS (None)**

**IV. PUBLIC HEARINGS**

**A. C2 Zone Development Code Amendment, City File TA-14-4**

Chair Dickens read aloud a statement summarizing the issue and the legislative hearing procedures. None of the commissioners disclosed prehearing contacts, ex parte observations, or conflicts of interest. No one in the audience challenged any commissioner for bias, prejudice, or personal interest. He opened the public hearing at 7:05 p.m.

Mr. Woodford presented the staff report on the proposed amendment to allow residential density in the C2 zone (Central Business District) and Downtown Overlay District (DOD) to exceed 17.5 dwelling units per acre. He discussed the factors driving the proposed amendment (comprehensive plan goals/policies, City Council 2013-2014 goals) and the intended impact. The Planning Commission reviewed the proposed amendment at its April 21, 2014, work session. Building size would still be mitigated by height limits, setbacks, and parking requirements. There are no known direct fiscal impacts associated with the amendment, but allowing more residential development in the Central Business

and Downtown Overlay Districts could increase tax revenue for the City. Facility and amenity costs associated with new development will be borne by the developer at the time development is proposed. Staff recommend approval of City File TA-14-4.

Chair Dickens invited testimony at 7:11 p.m. and closed the hearing when no one offered comment.

Commissioner concerns included the minimum dwelling unit size and the difference in meaning between "limitation" and "requirement."

**Motion 2** (6/0/0): Commissioner Lanouette moved to recommend approval of TA-14-4, an amendment to Article I, Section 8.0195, Table D, Minimum Standards, of the City of Redmond Development Code to the Redmond City Council as modified by the Planning Commission to remove the word "requirement" from the second note in Table D. Commissioner McCoy seconded the motion which passed unanimously.

B. Southwest Area Plan, City File PA-14-2 (cont.)

Chair Dickens read aloud a summary of the issue including applicable criteria and the legislative hearing procedure. The entire record is available for public review. Commissioner Porter disclosed that his cousin testified at the public hearing held on April 7, 2014, but stated he could be impartial. None of the other commissioners disclosed prehearing contacts, ex parte observations, or conflicts of interest. No one in the audience challenged any commissioner for bias, prejudice, or personal interest.

Ms. Richards reported that the SWAP was amended on April 29, 2014, to include the transportation study and the City complied with re-notice requirements and sent out another mailing. In response to the many phone calls received from citizens confused about the SWAP, she provided (PowerPoint) a fuller discussion of the SWAP's purpose and intent. Her presentation included information about the framework plan, project area, neighborhood sub-areas, Great Neighborhood Principles (housing choices, diverse activities, interconnected streets, walkable/bikeable neighborhoods, public infrastructure), focus areas, existing land use decisions, and improvements to the Helmholtz/Wickiup intersection. She stated that all input influences the final product and outlined the level of citizen involvement in putting the SWAP together. The SWAP will cover 1,009.8 acres and allow 6,120 dwelling units at build-out. She corrected a statement made in Jan Painter's letter, submitted at the April 7 hearing. The fiscal impacts associated with the SWAP are unknown at this time; however, the majority of facility and amenity costs will be borne by the developer at the time development is proposed. She recommended the Planning Commission hear testimony tonight, continue the public hearing to August 4, 2014, and keep the written record open.

Chair Dickens invited additional public testimony at 7:50 p.m.

Barbara Myers, 6566 NE Juniper Ridge Road, Redmond, read a letter from James Scott (12750 Oak Cliff Drive, Colorado Springs, Colorado) into the record, in which he protested the siting of a park on his land (Tax Lot 151330-00-00800).

Barry Heath, 2775 SW 49<sup>th</sup> Street, Redmond, submitted written testimony. He opposed siting a mixed-use neighborhood (MUN) at the Helmholtz/Wickiup intersection and recommended retaining R1 or R2 zoning at that location.

Jim Donohue, 2813 SW 50<sup>th</sup> Street, Redmond, expressed concern about the street width dimensions when determining an intersection's traffic volume.

Randy Shipley stated he was the new owner of The Greens. He received his first notice about this hearing today. He expressed concern about the impact of the SWAP on his property and public safety issues caused by siting the trail through the golf course.

Ms. Richards offered to meet with Mr. Shipley regarding his concerns.

Erika Gurley, 2962 SW 50<sup>th</sup> Street, Redmond, read aloud a statement, expressing her concerns about the impact on personal safety and privacy from increasing traffic in the area and at the Helmholtz/Wickiup intersection.

Sharon Goode, 2953 SW 50<sup>th</sup> Street, Redmond, expressed concern about aligning the mixed-use neighborhood with 49<sup>th</sup> Street (too close to Helmholtz), maximum density allowed, public safety at the Canal/Helmholtz intersection, and stormwater runoff capacity.

Lorie Gordon, 233 SW 34<sup>th</sup> Lane, Redmond, expressed concern about the impact of an MUN on agriculture and exclusive farm-use lands and how complaints will be resolved.

Ms. Richards offered to meet with Ms. Gordon regarding her concerns.

Joanna Painter, 4738 SW Wickiup Avenue, Redmond, read aloud a typed statement expressing her concerns about siting an MUN at the Helmholtz/Wickiup intersection, lack of customer base, neighborhood livability, and the impact on vehicle miles traveled due to increased density. She stated that single-family residential use was the best long-term plan as it would align with prior plans.

Jan Painter, 1015 NW Poplar Avenue, Redmond, referenced his May 2, 2014, letter and read aloud a statement in which he expressed concern about transportation assumptions, retaining R2 zoning at the Helmholtz/Wickiup intersection, and the urban/rural interface. He asserted that the MUN a mile away was enough commercial development for this area.

Ms. Richards offered to meet with the Painters regarding their concerns.

Ms. Richards said the City's legal counsel recommended keeping the record open in order to maintain a public dialogue. Staff will inform everyone for whom they have a mailing address about any further amendments to the draft SWAP.

Commissioners agreed by consensus to continue the public hearing on File PA-14-2 to August 4, 2014, 7 p.m., in City Council Chambers at 777 SW Deschutes Avenue, Redmond, Oregon, and to leave the written record open until August 4.

Commissioners asked staff to summarize all public comments received to date and add the city limits, urban growth boundary, and golf course footprint to Figure 2.1. Commissioners agreed by consensus to request that staff research conformance with the framework plan and with comprehensive plan policies (MUN and R4 areas at Helmholtz/Wickiup), if the proposed housing density exceeds the City's average, potential traffic safety issues at the Canal/Helmholtz intersection, City-adopted plan regarding an R1 zone at the urban/rural interface, intent behind preserving the urban/rural interface, conflict between the trail and the golf course; and imposing a park on Mr. Scott's land.

Chair Dickens instructed citizens to submit written testimony to the City Planning Department, which will distribute it to the Planning Commission. He stated the Planning Commission appreciated citizen input in this process.

Vice-Chair Lanouette recommended that the City address transportation problems at the Helmholtz/Wickiup intersection and determine if there is a stormwater runoff issue in the Summercrest Subdivision. Commissioner Allen pointed out that Summercrest's stormwater issue was not part of the SWAP discussion.

Mr. Pilling discussed possible fixes for the Helmholtz/Wickiup intersection: flashing red light, LED (light-emitting diode) stop signs, rumble strips, and a speed zone study.

Ms. Richards assured Commissioners that staff would look at the Helmholtz/Wickiup intersection in the framework of how they make decisions, based on empirical (not anecdotal) data.

Chair Dickens reminded Commissioners to be cautious about contact outside Planning Commission meetings, since the record is still open. Commissioners who share information with someone outside the hearing process should inform City staff what was discussed, and will be expected to disclose any ex parte contacts at the next hearing on this issue.

**V. COUNCIL LIAISON COMMENTS** (None)

**VI. STAFF COMMENTS**

Ms. Richards said the City will interview seven candidates on May 7 for the planner position.

**VII. COMMISSIONER COMMENTS**

Chair Dickens announced he would be absent from the May 19, 2014, meeting and that the June 2 meeting might be canceled.

**VIII. ADJOURN**

The next meeting is scheduled for 6 p.m., Monday, May 19, 2014.

With no further business, Chair Dickens adjourned the meeting at \_\_:\_\_ p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

ATTEST:

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Evan Dickens, Chair



**DRAFT**

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## **REDMOND URBAN AREA PLANNING COMMISSION**

### **Minutes**

Monday, May 19, 2014

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

**Commissioners Present:** Vice-Chair Dean Lanouette, David Allen, Anne Graham, Lori McCoy, Eric Porter (absent: *Evan Dickens*; 1 vacancy)

**Youth Ex Officio:** Jennifer Cort

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

**Visitors:** Matthew Gillette, *Hayden Homes*; Nathan Martin, *Pahlisch Homes*; Robert Cook

*(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 show the number of Commissioners voting in favor/against/abstaining.)*

#### **I. CALL TO ORDER**

Vice-Chair Lanouette opened the meeting at 6:02 p.m. with five of six commissioners present, establishing a quorum.

#### **II. APPROVAL OF MINUTES**

**Motion 1** (5/0/0): Commissioner Porter moved to approve the March 17, 2014, minutes. Commissioner McCoy seconded the motion which passed unanimously.

#### **III. CITIZEN COMMENTS**

Mr. Cook expressed concern about the smaller size of new homes Pahlisch is building in Phase 2 of Fieldstone Crossing where he lives. The new homes look to be 500-600 feet smaller.

Ms. Richards reported that Mr. Cook e-mailed the City last week about this issue. She will direct Sean Cook to review the design standards approved for Fieldstone, a planned unit development.

Vice-Chair Lanouette asked staff to report to Planner Commissioners the results of their research.

#### **IV. WORK SESSION**

##### **A. Residential Design Standards**

Mr. Woodford presented his staff report and summarized Commissioner concerns from the April 21 work session, builders' recommendations, and staff recommendations for (1) Screening of Mechanical Equipment and Trash Storage Areas, (2) Repetition of Homes, (3) Wall Design, and (4) Fencing.

Commissioner McCoy announced a potential conflict of interest as her husband works for Hayden Homes, but stated she felt she could be impartial.

Commissioners discussed screening materials, improving the public viewshed, avoiding “mirror” and similar elements on side walls facing each other, developers’ responsibility to maintain landscaping until a home is purchased, who assures that design standards are met, process to appeal the Community Development Director’s decision, eliminating the diagram on Page 3 of the staff report, balancing improvements in community aesthetics with what makes sense economically, keeping homes affordable, avoiding cookie-cutter subdivision design but allowing some flexibility, different standards for different neighborhoods, overregulating vs. giving developers free rein, difference between custom and portfolio houses, enforceability, assigning point values for different wall design elements, adding design elements that work for production housing, and looking at typical elements for the front of homes.

Following discussion, Commissioners recommended changes to Screening of Mechanical Equipment and Trash Storage Areas, Repetition of Homes, and Fencing; asked staff to work with developers to meet the intent of the design standards; and directed staff to schedule a public hearing on the proposed amendments for Screening of Mechanical Equipment and Trash Storage Areas, Repetition of Homes, and Fencing.

Based on tonight’s discussion, Chair Dickens requested that staff hold the section on Wall Design elements for further discussion by the Planning Commission.

**V. COUNCIL LIAISON COMMENTS (None)**

**VI. STAFF COMMENTS**

Ms. Richards reported that the City is checking references on the candidate selected as the new Principal Planner (Deborah McMahan). One application has been received for the vacant commissioner position. She requested assistance in recruiting a new commissioner.

**VII. COMMISSIONER COMMENTS**

Commissioner Allen recommended the City be proactive in its public outreach regarding the proposed change in fencing standards. Ms. Richards said the City can include this information in the City newsletter that goes out to all households.

Vice-Chair Lanouette reported that the Dry Canyon Master Plan is coming together and is expected to be finalized at the next meeting. He asked why Johnnie Murray’s property was not presented to the Southwest Area Plan Citizen Advisory Committee before now.

**VIII. ADJOURN**

The next meeting is scheduled for 7 p.m., Monday, June 2, 2014.

With no further business, Vice-Chair Lanouette adjourned the meeting at 8:04 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

ATTEST:

\_\_\_\_\_  
Evan Dickens, Chair



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## EXHIBIT 1

**DATE:** July 7, 2014  
**TO:** Redmond Urban Area Planning Commission  
**THROUGH:** Heather Richards, Community Development Director  
**FROM:** Scott Woodford, Associate Planner  
**SUBJECT:** Public Hearing (City File #TA-14-5) – Amendments to Section 8.0141 (Architectural Design Standards for Single-Family Dwellings and Duplexes) and Section 8.0340 (Fencing) of the City of Redmond Development Code

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### Report in Brief:

This is a public hearing to consider amendments to the City of Redmond Development Code - - Amendments to Section 8.0141 (Architectural Design Standards for Single-Family Dwellings and Duplexes) and Section 8.0340 (Fencing).

### Background:

On May 14, 2013, the City of Redmond adopted Architectural Design Standards for Single-Family Dwellings and Duplexes. The reason for the standards was due to community concern about the quality of residential development built in the City in the past decade noting that there was too much repetition of the same home designs and not enough architectural interest added to the houses. The feeling was that this was in turn diminishing the perception of Redmond as a great place to live and work.

The intent of the new standards was to achieve these primary goals:

- Implement the Redmond City Council Goals to promote quality neighborhoods and developments through incorporation of Great Neighborhood Principles.
- Implement 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 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.

Recently, though, several local home builders approached the City Manager and the Mayor about their concerns with the design standards. The concern was that the new standards added \$2,500-\$3,500 per dwelling unit to the cost of a house and that those architectural enhancements did not provide any

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Attachments:  
Attachment A – Draft Proposed Text Amendments

additional benefit to their consumer. The Mayor and City Manager directed the home builders to work with the staff and the Planning Commission to review the concerns and make recommendations to City Council on possible changes. Staff met with representatives from Hayden Homes, Pahlisch Homes, and the Central Oregon Builders Association several times and participated in three work sessions with the Planning Commission (April 21<sup>st</sup>, May 19<sup>th</sup>, and June 16<sup>th</sup>). The outcome of those efforts are proposed development code amendments to Section 8.0141 and Section 8.0340.

Since staff received the request by the home builders to revise the standards and a newspaper article written in the Bend Bulletin about the effort, staff has heard from several members of the community that they do not support the changes and want to retain the higher design standards for residential housing and fence designs. One letter to the editor of the Bend Bulletin stated support for Hayden Homes. No public testimony has been received in advance of the public hearing for recording in this staff report.

**Discussion:**

The home builders had four areas of concern with the design standards: 1) Screening of Mechanical Equipment and Trash Storage Areas; 2) Repetition of Homes; 3) Wall Design; and 4) Fencing. Staff considered the requests and made its own recommendations for changes for Planning Commission to consider. The Planning Commission deliberated on both recommendations and provided their direction on each issue. Based on that discussion, staff has prepared draft text amendments for Planning Commission to review (Please see Attachment A for the draft text amendments). The four issues are:

1. Screening of Mechanical Equipment & Trash Storage Areas: The builders contend that the requirement to screen these areas is an unnecessary added cost, as they typically are not very visible located between homes and setback from the front façade by at least 20’ and their chosen manner of compliance has been with a cheap, plastic covering that will not likely stand up over time. Their request was to allow landscaping as an option to screen.

Staff agreed that landscaping that is a minimum of three (3) feet in height would be an adequate screening of these facilities. The Planning Commission generally was in favor of this direction.

2. Repetition of Homes: The builders stated that the provision in the design standards to “discourage the appearance of tract like housing” by requiring minimum spacing between homes with the same or very similar design and floor plans made it difficult for them to be able to offer popular floor plans to their customers in close proximity to each other. Thus, the builders requested that the minimum separation between the same front facades be reduced from two lots to one lot and more flexibility be permitted as to what constitutes not being considered “very similar design”, as they say it is currently vague and difficult to predict.

Staff responded with recommending the deletion of the code language precluding the repetition of the same floor plan – as regulating the inside of the house was not the intention - and that language be added allowing the Community Development Director the ability to interpret what does and does not constitute the same or very similar design. Staff was not comfortable with reducing the minimum separation standards between the same exterior home designs as it is an important tool in providing a varied and interesting streetscape. The Planning Commission generally was in favor of staff’s position.

3. Wall Design: The builders requested that the required number of for walls elements for the front façade be reduced from its current 5 down to 4, that the side and rear walls be reduced from 4 to 2, that several new wall elements be added to the menu (such as lap siding and minimum fenestration) and to allow wall elements that are visible from the front, side or rear to count

towards the requirement even though they may be attached to a different wall. Their primary contention was that the side elevations are not very visible from the street and therefore shouldn't be required to add as many features.

Staff was not supportive of reducing the standards on front facades and other public facing facades (i.e. those facing a public street or public park), but was open to reducing the standards on the sides if they were not very visible. The recommendation from Staff, which was shared by the builders, was that facades not directly facing public areas and side-facing facades on homes less than 10 feet apart from each other not be required to provide any additional wall elements above and beyond what is typically provided.

The Planning Commission was not supportive of this recommendation and some Commissioners mentioned they were more concerned with the possibility of mirror image side facing facades, but ultimately decided not to change the wall element standard - citing too many differing Commissioner opinions to come up with a consensus. Their recommendation, therefore, is for the current code language on wall design to remain as is.

4. **Fencing:** Citing the costs of providing masonry columns every 16 feet along a fence, the builders requested that alternatives to masonry be allowed, such as wood columns, and that the requirements only apply to collector and arterial streets, not local subdivision streets. Additionally, the builders recommended that:
  - a. Columns be required at each property corner and be a minimum of 12" x 12" to provide some shadowing and vertical and horizontal relief to the long expanses of fences.
  - b. Smaller columns a minimum of 5" wide square be installed every 8 feet for further visual interest and relief.
  - c. The columns only be required on fences longer than 160 feet.

Staff agreed that more affordable types of fencing adornment, such as wood, should be considered, as long as they are aesthetically pleasing and meet the intent of the design standards. Further, staff supported the builder's recommendations for the specifications of the columns, but felt that they must also apply to local subdivision streets and be provided more frequently than every 160 feet. Planning Commission was generally supportive of staff's recommendation.

**Alternative Courses of Action:**

1. Close the Public Hearing and recommend approval of the amendments as proposed herein or as further modified by the Planning Commission (with the suggested changes or any additional changes) to the City Council;
2. Continue the public hearing, and/or leave the written record open, for further testimony and public comment; or,
3. Close the public hearing and recommend that the City Council not approve the amendment.

**Recommendation/Suggested Motion:**

"I move to recommend the proposed changes (or as modified – detail the modification) to the Redmond City Council for adoption."

Scott Woodford, Associate Planner

## Proposed Development Code Amendment – Architectural Design Standards and Fencing Standards

City of Redmond Development Code, Chapter 8, Article I, Zoning Standards, Section 8.0141 and 8.0340 (new code highlighted in red text and removed text shown in strikethrough).

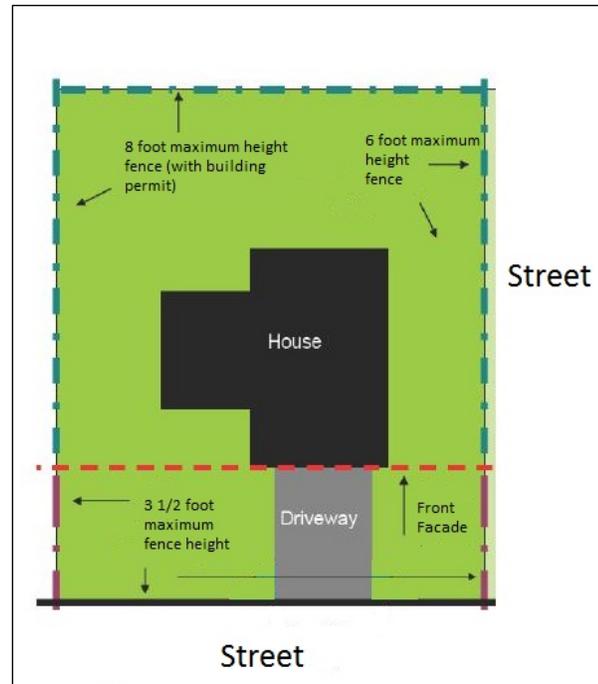
**8.0141.5.A** Screening of Mechanical Equipment and Trash Storage Areas. All exterior ground mounted mechanical equipment areas, shall be entirely screened from view in perpetuity on all sides at the ground/eye level line of sight by either utilizing a sight obscuring fence or wall, with such fences or walls being maintained in perpetuity or sight obscuring landscaping at least three (3) feet in height at installation. 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.

**8.0141.5.B.1.** Architectural Design. In order to discourage the appearance of tract-type housing, a separation by at least three ~~(3)~~ two (2) lots on either side and directly 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 elevations ~~floor plans~~, or exterior elevations of the same basic design which utilize different colors, materials or ornamentation. The Community Development Director or designee shall be allowed to interpret what constitutes the same or very similar designs.

**8.0340** Fences. All fences constructed after the time of the adoption of this ordinance (~~Ord #2013-04, 05/14/2013~~ Insert new 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 (including residential uses in the C-2 Zone and in the Downtown Overlay District) and the Urban Holding Zone, all fences shall be developed to the following standards:
  - A. Fences abutting a local 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. On corner lots, only one front yard restriction is applied relative to the 3 ½ feet fence height restriction, in which case, the fence along the non-front yard designated side may be up to 6 feet tall from the front facade of the house back to the rear property line (see fence example below).

3. 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.~~
  4. Fences located in side and rear yards shall incorporate ~~other architectural elements~~ **columns consisting of materials** such as stone, brick, rock, **wood** or **other** similar products, **at each property corner along the fence. every 16' in length** (See: Examples). **The columns shall be a minimum of 12" x 12" in size.**
  5. **Fences shall be constructed of wood, vinyl or wrought iron and chain link fences are not permitted.** 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.
  6. 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).
  7. 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.
- B. **Fences abutting a collector or arterial street shall comply with the following:**
1. **In addition to the requirements for fences abutting a local street, fences located in side and rear yards that abut a collector or arterial public street shall in addition incorporate a minimum 5" wide square column every eight (8) feet along the fence with a cap added to the top of each column that is a minimum of a 1/2" larger in each direction and a minimum of 1" in height.**
- C. 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).
- D. 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.



Corner Lot Fence Example

2. In all Commercial Zones (except for the C-2, Central Business District Zone and the Mixed Use Zones), the PF-Public Facility Zone, the Park Zone, and in any Industrial Zone, 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).
3. For any development undergoing land use review, any wood or vinyl fence bordering a street shall incorporate other architectural elements ~~such as stone, brick, rock, or similar products every 16' in length (See: Examples).~~ **in accordance with Section 8.0340 1.A.4 and/or 1.B.1 above.**
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 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.

5. The following fences shall be exempt from the standards set forth herein, except for the requirement to comply with the clear vision standards in the 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)
  - D. Any fence exempted under (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.

Examples:



(Added photo)