



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

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

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

**Monday, October 06, 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. August 18, 2014**
  
- III. CITIZEN COMMENTS**
  
- IV. PUBLIC HEARING**
  - A. Comprehensive Plan Amendment –  
“Chapter 15, Livability Element” (*Exhibit 1*)**
  
  - B. Development Code Amendments –  
Sign Standards (*Exhibit 2*)**
  
- V. COUNCIL LIASON COMMENTS (if present)**
  
- VI. STAFF COMMENTS**
  
- VII. COMMISSIONER COMMENTS**
  
- VIII. 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 Recorders 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 Jodi Burch, at least 48 hours in advance of the meeting at (541) 923-7735, 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, August 18, 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, Eric Porter (absent: *Tom Kemper, Lori McCoy*)

**Youth Ex Officio:** Jennifer Cort

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

**Visitors:** Leslie Pugmire Hole, *Western Communications*

*(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 6:10 p.m. with four of seven commissioners present, establishing a quorum. Vice-Chair Lanouette arrived after the minutes were approved.

**II. APPROVAL OF MINUTES**

**Motion 1** (4/0/0): Commissioner Graham moved to approve the July 7, 2014, minutes as amended to correct the spelling of Jennifer "Court" to "Cort" and correct Sentence 2 under CITIZEN COMMENTS to read: "He claimed the new antenna installed the week of Memorial Day 2014 is taller than the one it replaced and cables were wrapped around the pole instead of being put inside." Commissioner Allen seconded the motion which passed unanimously.

**III. CITIZEN COMMENTS (None)**

**IV. WORK SESSION**

A. Livability Goals and Policies

Ms. Richards reported (PowerPoint) the City is working with a consultant to clean up the Redmond Comprehensive Plan and Redmond Development Code for master-planning and annexation processes and to resolve some confusion related to the mixed-use neighborhood zone. She referenced the City's mission, vision statement, City Council goal, and Redmond Development Plan. The comp plan and development code refer to livability as a desired goal and primary driving force in decision-making but lack definitions, policies, or strategies. She presented a draft Chapter 15 for the comp plan.

Ms. McMahon said studies and comments from agency partners indicate that, to be competitive economically, Redmond needs better choices for housing, transportation, and all the other things that drive people to Bend.

Commissioner comments on the proposed draft Chapter 15 – Livability Element included:

- \* Policy 3 to read: “Redmond shall create well-balanced and aesthetically pleasing neighborhoods that provide a variety of housing types for all income levels.”
- \* Policy 8 to read: “Redmond shall develop a variety of safe, reliable, and economical transportation choices to decrease household transportation costs, improve air quality , reduce greenhouse gas emissions, and promote public health.”
- \* Policy 13 to read: “Redmond shall provide well-planned and maintained high-quality infrastructure to provide a competitive advantage for business and community growth.”
- \* Policy 14 to read: “Redmond shall work to attract and retain an educated , skilled, and competitive workforce capable of fulfilling a variety of 21<sup>st</sup> century employer needs.”
- \* Policy 17 to read: “Downtown Redmond shall offer diverse districts with mutually supportive functions, including a pedestrian-focused core that attracts residents and visitors for entertainment, shopping, dining, civic activities, and community events.”
- \* Policy 18: Move near Policy 3.
- \* Policy 19: Combine with footnote on Page 1 of draft Chapter 15.

Ms. Richards said a Planning Commission public hearing on draft Chapter 15 was scheduled for September 15, 2014.

**B. Residential Design Standards**

Ms. Richards summarized (PowerPoint) the background including Planning Commission efforts to date. She noted Vice-Chair Lanouette’s eloquence in representing Planning Commission’s dialogue at Council’s public hearing on this issue. Council adopted Planning Commission’s proposed amendments verbatim. In response to lobbying efforts of the development community, Council directed staff to work with commissioners to develop an approach to assure enduring value of long-term, quality housing in Redmond for all income levels. Staff reviewed and analyzed historic neighborhoods in Redmond, Sisters, and Bend and Summitcrest Subdivision in Redmond. Based on that review, staff is proposing minimum base standards (primary elements) and a menu of other architectural (secondary) elements to encourage variety in housing products.

Commissioner discussion covered number of primary elements vs. secondary elements, adding a band course to the exterior house parts illustration, limiting percentage of front façade allocated to the garage, experience of other jurisdictions (Albany, Bend, Canby, Corvallis, Dallas, Grants Pass, The Dalles, Tualatin), flexible guidelines vs. prescriptive menus, appeal process from the Community Development Director’s decision, approval process, restoring Track 1 and Track 2 procedures, restoring deleted language, striking elements without the enduring value that Council wants (shutters, plant shelves), restricting public comments during Planning Commission work sessions, need for more resources for Planning Commission, and addressing side-view improvements, and need for discussion of this issue by all commissioners.

Ms. Richards said staff will revise the draft language based on tonight’s discussion and feedback from homebuilders who will not be doing this type of production housing, and present a new draft to Commissioners at their October 6 meeting.

**C. Sign Code**

Ms. Richards presented (PowerPoint) development code amendments which staff drafted to clean up the sign code, set up standards for the public facilities zone, and address community concerns about electronic billboards. Based on the 2020 Redmond vision, there was never an intent to allow electronic billboards. She stated that, according to a legal opinion, changes proposed to sign infrastructure will not impact 1<sup>st</sup> Amendment rights

because there is no intent to regulate content. A public hearing has been scheduled for the Planning Commission meeting on September 15.

Commissioner concerns included the potential for a Council moratorium on billboards, public safety (traffic hazard), 1<sup>st</sup> Amendment issues, and if sign owners are required to apply for permits to convert nonelectronic billboards to electronic billboards.

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

**VI. STAFF COMMENTS** (None)

**VII. COMMISSIONER COMMENTS**

Commissioner Graham said she would be absent from the September 15 meeting.

Chair Dickens reported that his wife will be the new Community Development Block Grant Coordinator for the City of Redmond, starting August 25, 2014. He discussed this situation with Ms. Richards before his wife applied for the position. He stated his confidence that none of the issues his wife will be involved in will come before the Planning Commission. Should a conflict arise, he will take appropriate action.

Chair Dickens requested an update on regulations for home occupations.

**VIII. ADJOURN**

The September 1 meeting is canceled due to its occurrence on Labor Day. The next meeting is scheduled for Monday, September 15, 2014, 7 p.m., in City Council Chambers at 777 SW Deschutes Avenue, Redmond, Oregon.

With no further business, Chair Dickens adjourned the meeting at 7:50 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 – Public Hearing STAFF REPORT**

**DATE:** October 6, 2014  
**TO:** Redmond Urban Area Planning Commission  
**FROM:** Deborah McMahon, Principal Planner  
**THROUGH:** Heather Richards, Community Development Director  
**SUBJECT:** City File Number: 711-14-000185-PA  
Proposed Comprehensive Plan Amendment, New Plan Chapter 15 – Livability Element

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### **Report in Brief:**

This is a public hearing to discuss and receive testimony on the proposed amendment for the Comprehensive Plan adding Chapter 15 - Livability Element. This chapter supports the City's mission to create and maintain community livability as discussed in the recent Redmond Development Plan. The attachment to this staff report provides a draft Ordinance, the proposed Comprehensive Plan Amendments (Exhibit A of the Ordinance) and the Findings (Exhibit B of the Ordinance).

### **Background:**

The mission of the City of Redmond is to create and maintain community livability. The vision of the City of Redmond is that the City of Redmond will be a model for Northwest communities by being innovative in the creation of a high quality of life, ample family wage jobs, and a safe environment in which to raise and educate families. Additionally, the Comprehensive Plan and Development code refer to livability as a desired goal and a primary driving force in decision-making. It will become increasingly important to craft land use decision "findings" that determine whether a project has addressed livability in their designs and developments.

### **Discussion:**

The attached proposed Comprehensive Plan Amendments introduce a new Chapter 15 – Livability Element to the Redmond Comprehensive Plan with a Livability Definition, Livability Goal and Livability Policies that will provide the framework for the city's decision-making as it pertains to livability.

These amendments were discussed in two work sessions with the Planning Commission on August 18, 2014 and September 15, 2014. During the work sessions on this matter the Planning Commission asked for minor changes to the text and this was completed by staff.

The public hearing was previously noticed to the Department of Land Conservation and Development (DLCD) and in the Bulletin on Friday, September 26, 2014.

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**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."

**CITY OF REDMOND  
ORDINANCE NO. 2014-**

**AN ORDINANCE AMENDING THE REDMOND COMPREHENSIVE PLAN TO ADD CHAPTER 15 – LIVABILITY ELEMENT**

**WHEREAS**, the City of Redmond has adopted zoning and planning regulations in accordance with Oregon Revised Statutes Chapter 227 that regulate and control the development of land within the City; and

**WHEREAS**, the City of Redmond City Council has an adopted set of goals that include: “Enhance the quality of life in the City through the adoption of programs, policies and standards that balance growth while maintaining the city’s unique character; Promote quality development; Continue to incorporate the Great Neighborhood Principles in both new development and infill development”; begun implementation of the Redmond Development Plan; and

**WHEREAS**, the City of Redmond Comprehensive Plan is the product of hundreds of citizens from the public and private sector who participated in the Redmond Vision 2020 planning process; and

**WHEREAS**, the City of Redmond Comprehensive Plan 2020 Addendum contains 94 visioning statements, including statements on improving urban form and community design; and

**WHEREAS**, the City of Redmond will set the action steps necessary to implement the Goals and Policies in the Comprehensive Plan related to the vision; and

**WHEREAS**, the Redmond Urban Area Planning Commission held a public hearing on October 6, 2014 and, after reviewing the record and gathering public testimony, has recommended that the Redmond City Council adopt the Livability Element as Chapter 15 to the Redmond Comprehensive Plan; and

**WHEREAS**, the Redmond City Council held a public hearing on \_\_\_\_\_ 2014 to consider the recommendation of the Redmond Urban Area Planning Commission, review the existing record and gather additional evidence and public testimony; and

**WHEREAS**, the City Council has received the Planning Commission’s recommendation and, after receiving additional evidence and testimony, determined that the requested Comprehensive Plan amendments would contribute to the Redmond Comprehensive Plan Goals and Policies for livability and appearance; and

**WHEREAS**, the City Council finds that the findings for the adoption of the amendments to the Redmond Comprehensive Plan have fully addressed the City’s Comprehensive Plan, the applicable state law, the Statewide Planning Goals and the City’s standards and criteria for an amendment to the Comprehensive Plan; and,

**WHEREAS**, the City Council finds that the attached amendments are necessary to further these interests.

**NOW, THEREFORE, THE CITY OF REDMOND ORDAINS AS FOLLOWS:**

**SECTION ONE:** The City of Redmond hereby amends the Redmond Comprehensive Plan to add Chapter 15 – Livability Element. The amendments and adopted text are attached hereto as “Exhibit A.”

**SECTION TWO:** In support of the comprehensive plan amendments in Section One, the City of Redmond hereby adopts the findings, which are attached hereto as “Exhibit B” which were prepared by City staff and demonstrate compliance with the City’s Comprehensive Plan and the applicable Statewide Planning Goals.

**SECTION THREE: SEVERABILITY.** The provisions of this Ordinance are severable. The invalidity of any section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given without such invalid part, or parts.

**PASSED** by the City Council and **APPROVED** by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_ , 2014.

\_\_\_\_\_  
George Endicott, Mayor

ATTEST:

\_\_\_\_\_  
Kelly Morse, City Recorder

## **Exhibit A: Comprehensive Plan Amendments**

### **Proposed Comprehensive Plan Amendment – Chapter 15 – Livability Element**

**New language highlighted in red text and removed text shown in strikethrough).**

Those policies that are followed with a (\*) are adopted goals and polices in the Redmond Development Plan, April 2012.

### **Chapter 15 LIVABILITY ELEMENT**

#### **OVERVIEW**

The purpose of this chapter is to identify the “Livability” goals and policies that the City of Redmond will use to guide and manage growth. It is important to define livability and set specific goals and policies so that community aspirations can be met over the life of the plan.

#### **Livability Definition:**

Livability is a term used to describe the variety of surroundings and human experiences that shape Redmond and convey an image of a future that is enduring, vibrant, responsible, and offers a desirable quality of life. Community livability also refers to actions that improve the City’s ability to respond to changing social, economic, or environmental events.

#### **Livability Goal:**

The City of Redmond shall create and maintain livability. The City of Redmond shall guide development and support community identity and pride by implementing policies that improve livability and are innovative creating a high quality of life, ample family wage jobs, and a safe environment in which to raise and educate families.

#### **Livability Policies:**

1. Redmond shall plan and invest in the community to provide a high quality of life for both current generations of residents and businesses and future generations of residents and businesses.
2. Redmond shall plan and invest in neighborhoods that provide a high quality of life for residents incorporating the Great Neighborhood Principles in both existing neighborhoods and new neighborhoods.
3. Redmond shall create well-balanced and aesthetically pleasing neighborhoods that provide a variety of housing types for all income levels.
4. Redmond shall adopt urban planning and building design strategies that create a positive and lasting first impression.

5. Redmond shall support energy-efficient housing choices for people of all ages, incomes, races, and ethnicities to increase mobility and lower the combined cost of housing and transportation.
6. Redmond shall strive to be the safest city in the state.
7. Redmond shall plan to become an interconnected community of parks and open spaces.
8. Redmond shall plan for a variety of transportation choices.
9. Redmond shall plan for and promote attractive streetscapes free from clutter, confusion, and blight.
10. Redmond shall develop safe, reliable, and economical transportation choices to decrease household transportation costs, improve air quality, reduce greenhouse gas emissions, and promote public health.
11. The City of Redmond shall develop and maintain the environment that promotes and supports a strong, healthy, and diverse economic base.
12. Redmond shall promote economic competitiveness through sustainable choices for housing, transportation, education, cultural diversity and enrichment, and recreational opportunities as well as improve reliable and timely access to employment centers, educational opportunities, services, and other basic needs by workers.
13. Redmond shall help existing businesses within the City to grow and thrive.
14. Redmond shall help to create and foster new businesses of all types.
15. Redmond shall provide well-planned and maintain high-quality infrastructure to provide a competitive advantage for business and community growth.
16. Redmond shall work to educate, attract and retain a highly educated, skilled, and competitive workforce capable of fulfilling a variety of 21<sup>st</sup> century employer needs.
17. Redmond shall improve community aesthetics; strengthen its identity and sense of place by recognizing and enhancing its unique cultural and environmental resources (e.g., historic structures, improved viewsheds, urban landscape, authenticity, heritage, and architectural styles).
18. Redmond shall provide diverse family friendly entertainment for all Central Oregon residents and visitors.
19. Downtown Redmond shall offer diverse districts with mutually supportive functions, including a pedestrian focused core that attracts residents and visitors for entertainment, shopping, dining, civic activities, and community events.

**20. Redmond shall develop strategies that improve diversity of systems and reduce the potential negative impact to the whole city of the failure of any one particular system. Increasing the diversity of systems means that Redmond should maximize the diversity of different business types, institutions, sources of food, and industries, etc.**

**Exhibit B**  
**(Comprehensive Plan Amendments – Chapter 15 Livability Element).**

**Findings for Comprehensive Plan Amendments to add  
Chapter 15 - Livability Element**

Prepared by Deborah McMahon,  
Principal Planner  
City of Redmond

September 27, 2014

**FINDINGS OF THE REDMOND CITY COUNCIL  
REGARDING 711-14-000185-PA, AMENDMENTS TO THE REDMOND  
COMPREHENSIVE PLAN TO ADD A NEW CHAPTER 15 – LIVABILITY ELEMENT**

**FILE NO.** 711-14-000185-PA

**REQUEST:** A LEGISLATIVE AMENDMENT TO THE REDMOND COMPREHENSIVE PLAN TO ADD CHAPTER 15 – LIVABILITY ELEMENT

**APPLICANT:** City of Redmond, 716 SW Evergreen Avenue, P O Box 726 Redmond, OR 97756

**STAFF:** Deborah McMahon, Principal Planner

**HEARINGS BODY:** Redmond City Council  
Redmond Urban Area Planning Commission

**DATE & TIME:** October 6, 2014 at 7:00 pm, Redmond Urban Area Planning Commission  
\_\_\_\_\_ at 7:00 pm, Redmond City Council

**LOCATION:** City Council Chambers, 777 Deschutes Avenue, Redmond, Oregon

**I. APPLICABLE CODE SECTIONS AND CRITERIA:**

- Oregon Revised Statutes (ORS) – ORS 197.250, 197.610, 197.763.
- Oregon Administrative Rule (OAR), LCDC, Division 15, Statewide Planning Goals and Guidelines – OAR 660-015-0000 (as applicable)

**II. BACKGROUND & HISTORY:**

The proposed text amendment creates a new chapter to the Redmond Comprehensive Plan – Chapter 15 Livability Element. The new chapter incorporates concepts and policies previously adopted through the Redmond Development Plan, adopted April 2012. It is essential to add these policies to the Plan because it is the primary guiding document for the communities land use. The City refers to these policies when it prepares findings for new developments and other land use applications.

The proposed Comprehensive Plan Amendments were initiated legislatively by the City of Redmond – thus, the City is the applicant. The rationale for the adoption of the proposed amendments is consistent with the Oregon Land Use Goals, the City of Redmond Comprehensive Plan, and the Redmond City Council goals.

**III. PROPOSAL:**

The request is for a Legislative Amendment to the Redmond Comprehensive Plan to add a new chapter, Chapter 15 – Livability Element. The purpose of this new chapter is to identify the “Livability” goals and policies that the City of Redmond will use to guide

and manage growth. It is important to define livability and set specific goals and policies so that community aspirations can be met over the life of the plan.

**V. EXHIBITS:**

The following exhibits make up the record in this matter:

1. Proposed Findings and Conclusions included herein.
2. The proposed text of the new Chapter 15 – Livability Element
3. Notice to Department of Land Conservation and Development (DLCD) (file)
4. Notice of Planning Commission Public Hearing “Bulletin- Published September 26, 2014” (file).
3. Notice of City Council Public Hearing “Bulletin- Published \_\_\_\_\_, 2014” (file).
4. Planning Commission Work Session/Public Hearing Staff Reports.
5. Public testimony received.

**VI. SUMMARY:**

The request is for an amendment to the Redmond Comprehensive Plan to add a new chapter – Chapter 15 – Livability Element. The purpose of this new chapter is to identify the “Livability” goals and policies that the City of Redmond will use to guide and manage growth. It is important to define livability and set specific goals and policies so that community aspirations can be met over the life of the plan.

1. The findings, the text for the enforcement standards, and supporting materials, all demonstrate that the proposed Plan amendment is consistent with the Statewide Planning Goals, the Redmond Comprehensive Plan, the City Council Goals, and other policies adopted by the City.
2. The four criteria set forth in RDC Section 8.0760 (Criteria for Amendments) are addressed herein/below, as well as all applicable state laws and requirements.

**VII. FINDINGS AND CONCLUSIONS:**

**A. REDMOND DEVELOPMENT CODE (RDC),** Chapter 8, Sections 8.0750 through 8.0775 (Amendments) sets forth the procedure and standards for an amendment to the text of the Code or to the adopted Comprehensive Plan or Zoning map. Specifically, Section 8.0760 - Criteria for Amendments, sets forth the four (4) criteria that must be met:

**1. In conformity with all applicable State statutes:**

**Finding:** The State statutes that directly apply to this application include:

1. ORS 197.610, *Local Government Notice of Amendment or New Regulation*
2. ORS 197.250, *Compliance with Goals Required*
3. ORS 197.763, *Conduct of Local Quasi-Judicial Land Use Hearings; Notice Requirements.*

The applicable City of Redmond Code standards (sections 8.0750 to 8.0775, Amendment Procedures and Notice Requirements), and (sections 8.1100 through 8.1125, Legislative Procedures), were developed in compliance with the

applicable State Statutes listed above regarding noticing and public hearings. Applicability of the Statewide Planning Goals is addressed in greater detail below – those findings, incorporated by reference herein, show compliance with the applicable Statutes listed above.

With regard to the Statutory noticing requirements referenced above, notice of the proposed amendment has been provided to DLCD and advertised in the local newspaper (public notice) as required by City Code and State Statute.

With regard to the Statutory public hearing requirements referenced above, this proposal is legislative and not necessarily quasi-judicial in nature. However, for lack of specific Statutory requirements governing such legislative actions, Sections 8.1100 through 8.1125 of the Redmond Development Code, which implement the quasi-judicial Statutory requirements in similar fashion have been met. Subsequently, the Planning Commission and City Council's public hearing and review processes meet the Statutory requirements for the purpose of the review.

Notwithstanding the Statutory requirements addressed herein, the Oregon Administrative Rules (OAR) also implement the Statutes. The applicable Rules are addressed in the ensuing review.

**Conclusion:** Based on the findings addressing amendment criterion 1, the proposed Comprehensive Plan amendment conforms to applicable State statutes.

**2. In conformity with the State-wide planning goals whenever they are determined to be applicable:**

**Goal 1- Oregon's Statewide Planning Goals: Citizen Involvement.**

***To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.***

**Finding:** The Urban Area Planning Commission serves as the City's formal citizen advisory committee to fulfill Goal 1 and is made up of Redmond area residents. The City conducted public meetings (Planning Commission work sessions and a public hearing) over the past few months regarding the proposal.

Public notices and agendas for Planning Commission meetings where the proposed amendments were discussed were provided. All documents were available for the public review. Further, public notice advertising the public hearing was published in the Bend Bulletin.

The City continually provided extensive public review and involvement opportunities during public work sessions and public hearings both at the Planning Commission level and City Council level as deemed necessary by such bodies.

**Conclusion:** Based on these actions, Oregon Planning Goal 1 for Citizen Involvement has been met.

**Goal 2- Oregon's Statewide Planning Goals: Land Use Planning.**

***To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.***

**Finding:** Through the course of review, the staff, the Redmond Urban Area Planning Commission and the Redmond City Council has received input from other City staff and residents of the community. The City Council has determined that enough factual and policy basis exists to support the proposed language amendments. The proposed amendments will better implement policies of the Comprehensive Plan and Redmond Development Plan and will provide clearer regulations and policies for the City staff to administer.

**Conclusion:** Based on these findings, the proposed amendments meet Goal 2.

**3. In conformity with the Redmond Comprehensive Plan, land use requirements and policies:**

**Chapter 1 – Redmond Comprehensive Plan: Citizen Involvement.**

***To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.***

**Finding:** The Urban Area Planning Commission serves as the City's formal citizen advisory committee (as required by State Administrative Rule) and is made up of Redmond area residents. The Planning Commission is formally recognized through City Code and was appointed by the City Council. Thus, the Planning Commission is the appropriate public review and recommendation body to the City to meet this Comprehensive Plan policy.

The City, through the Planning Commission, has conducted initial public meetings, and a public hearing over the past few months regarding the proposed amendments. Public notices and agendas for Planning Commission meetings where the proposed amendments were discussed were provided. All documents were available for the public review. Further, a notice of the public hearing was published in a local newspaper, either the Redmond Spokesman or Bend Bulletin. The City has continually provided extensive public review and involvement opportunities during public work sessions and public hearings both at the Planning Commission and City Council levels as deemed necessary by such bodies.

The proposed amendments serve the following Policies of Chapter 1 of the Redmond Comprehensive Plan.

1. The City shall establish a citizen involvement program to provide for widespread citizen involvement.

2. The citizen involvement program shall involve a cross-section of affected citizens in all phases of the planning process.
3. The City shall assign the Redmond Urban Area Planning Commission as its officially recognized committee for citizen involvement (CCI).
4. The City shall establish mechanisms to assure two-way communications between citizens and elected and appointed officials.
5. The City shall provide the opportunity for citizens to be involved in all phases of the planning process.
6. The City shall assure that technical information is available to citizens in an understandable form.
7. The City shall assure that recommendations resulting from the citizen involvement program shall be retained and made available for public assessment. Citizens who have participated in this program shall receive a response from policy-makers.
8. The City shall allocate adequate human, financial and informational resources for the citizen involvement program.

**Chapter 2 – Redmond Comprehensive Plan: Land Use Planning.**

***To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.***

**Finding:** The Planning Commission, City Council, and staff have provided opportunities for and have received public input throughout the review process. Based on this input, the City Council finds that the proposed amendments are necessary to implement Chapters 1 and 2 of the City of Redmond's Comprehensive Plan, specifically, and other Chapters. The City Council has determined that enough factual and policy basis exists to support the proposed language amendments. The proposed amendments will better implement policies of the Comprehensive Plan and Redmond Development Plan and will provide clearer regulations and policies for the City staff to administer.

The proposed amendments serve the following Policies of Chapter 2 of the Redmond Comprehensive Plan.

...

2. The plan shall be the basis for specific implementation measures. These measures shall be consistent with and adequate to carry out the plans. Each plan and related implementation measure shall be coordinated with the plans of affected governments.
3. All land use plans and implementation ordinances shall be adopted by the governing body after public hearing and shall be reviewed and, as needed, revised on a periodic cycle to take into account changing public policies and circumstances, in accord with a schedule set forth in the plan.
4. Opportunities shall be provided for review and comment by citizens and affected governmental units during preparation, review and revisions of plans and implementing ordinances

5. To provide a sound basis for orderly and efficient urbanization by establishing proper relationships between residential, commercial, industrial, public and open land uses, and transportation uses.

**Chapter 9 – Economic Development**

***To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.***

**Finding:** The Planning Commission, City Council, and staff have provided opportunities for and have received public input throughout the review process. Based on this input, the City Council finds that the proposed amendments are necessary to implement Chapters 1 and 2 of the City of Redmond's Comprehensive Plan, specifically, and other Chapters. The City Council has determined that enough factual and policy basis exists to support the proposed language amendments. The proposed amendments will better implement policies of the Comprehensive Plan and will provide clearer regulations for the City staff to administer.

Many of the Plan's existing concepts and policies are consistent with the proposed amendments. In general, the proposal serves the following Policies of Chapter 9 of the Redmond Comprehensive Plan.

1. Expand, improve, and diversify the economy of the Redmond Urban Growth Boundary area while maintaining Redmond's quality of life.
2. Provide family wage employment opportunities for area residents.
3. Retain or create industrial, office, professional services, technology, medical, tourism, retail, and other jobs through expansion and retention of existing businesses and recruitment of new businesses.
4. Improve the appearance of the community's employment districts, particularly along Highways 97 and 126, the Downtown, central east side industrial areas, and the Airport/Fairgrounds area.
5. Allow mixed used employment and commercial uses in outlying areas of the community as neighborhood centers to provide opportunities for citizens to reside near employment and service destinations.
6. Provide for an attractive, interesting, and convenient downtown as a place to do business, work, shop, reside, visit, socialize, and celebrate the community
7. Preserve our historic legacy as reflected in place names, parks, art, buildings, and traditions.
- ...
12. The following shall be the general objectives of the Redmond urban area concerning overall commercial development to:

- a) Protect and insure the permanency of the Central Business District (CBD) as a vital economic base and to maximize customer access and exposure, and convenience.
- b) Encourage landscaping and other forms of city beautification for the purpose of enhancing the physical character of commercial areas and the overall City.
- c) Maintain alleyways as viable pedestrian walkways in the CBD area and to promote an atmosphere therein for pedestrian traffic.
- d) Solve the problems of parking within the CBD area and to prevent or minimize such problems in other and new commercial development.
- e) Increase customer convenience and accessibility to downtown businesses, minimize congested traffic conditions and pedestrian/auto conflicts, and generally promote the downtown area.
- f) Focus community efforts to improve the overall appearance of existing commercial areas and encouraged to all new developments.
- g) Encourage new commercial areas in developing neighborhoods to be clustered in mixed-use neighborhood commercial centers rather than as strips along major roads.
- h) Establish development standards for all commercial areas and particularly for those that are planned within mixed-use centers and in areas where commercial and industrial uses are adjacent to residential areas.
- i) Rehabilitate or re-develop older commercial areas in order to retain their values to the community, including the Downtown and Highway 97 corridor after the highway is re-routed to a limited access corridor.

...

16. The City shall develop standards relating to appearance and neighborhood compatibility.

**Chapter 10 – Housing**

***To provide for the housing needs of citizens of the state.***

**Finding:** The Planning Commission, City Council, and staff have provided opportunities for and have received public input throughout the review process. Based on this input, the City Council finds that the proposed amendments are necessary to implement Chapters 1 and 2 of the City of Redmond’s Comprehensive Plan, specifically, and other Chapters. The City Council has determined that enough factual and policy basis exists to support the proposed language amendments. The proposed amendments will better implement policies of the Comprehensive Plan and will provide clearer regulations for the City staff to administer. Many of the Plan’s existing concepts and policies are consistent with the proposed amendments. In general, the proposal serves the following Policies of Chapter 10 of the Redmond Comprehensive Plan.

- 2. Allow for a variety of housing options for all income levels in both existing neighborhoods and new residential areas that match the changing demographics and lifestyles of Redmond residents.
- 3. Establish residential neighborhoods that are safe, convenient, and attractive places to live, which are located close to schools, services, parks, shopping and employment centers.

## **Residential Compatibility**

1. New developments in existing residential areas shall be compatible with surrounding developments, including landscaping, visual impact, architectural styles and lighting, and their appearance should enhance the area.

### **Chapter 12 – Transportation**

***To provide and encourage a safe, convenient and economic transportation system.***

**Finding:** The Planning Commission, City Council, and staff have provided opportunities for and have received public input throughout the review process. Based on this input, the City Council finds that the proposed amendments are necessary to implement Chapters 1 and 2 of the City of Redmond's Comprehensive Plan, specifically, and other Chapters. The City Council has determined that enough factual and policy basis exists to support the proposed language amendments. The proposed amendments will better implement policies of the Comprehensive Plan and will provide clearer regulations for the City staff to administer. Many of the Plan's existing concepts and policies are consistent with the proposed amendments. In general, the proposal serves the following Goals of Chapter 12 of the Redmond Comprehensive Plan.

### **GOALS**

Within the Redmond Urban Growth Boundary, an urban area transportation system will be developed which enhances the livability of Redmond and accommodates growth and development through careful planning and management of existing and future transportation facilities.

### **Chapter 12 – Urbanization**

***To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.***

**Finding:** The Planning Commission, City Council, and staff have provided opportunities for and have received public input throughout the review process. Based on this input, the City Council finds that the proposed amendments are necessary to implement Chapters 1 and 2 of the City of Redmond's Comprehensive Plan, specifically, and other Chapters. The City Council has determined that enough factual and policy basis exists to support the proposed language amendments. The proposed amendments will better implement policies of the Comprehensive Plan and will provide clearer regulations for the City staff to administer. Many of the Plan's existing concepts and policies are consistent with the proposed amendments. In general, the proposal serves the following Goal of Chapter 13 of the Redmond Comprehensive Plan.

## **GOALS**

1. To direct development within the Redmond UGB at urban level densities in a phased and orderly manner, and with the provision of an adequate level of urban services, including but not limited to public water, sewer, and urban streets.

### **2020 Comprehensive Plan Addendum**

*The Redmond Urban Area Comprehensive Plan is the product of hundreds of citizens from the private and public sector who participated in the Redmond Vision 2020 planning process. An advisory committee, the Vision 2020 committee, representing a broad cross section of the community, was appointed by the Redmond City Council and the Deschutes County Board of Commissioners to undertake a major update of the 1979 adopted Redmond Urban Area Comprehensive Plan. This was due to several factors, including rapid population growth, an expanding and changing local economy, and changes to state law requirements for housing and transportation planning.*

*The Vision 2020 Committee met from March, 1996 to February, 1999. During this time it identified the major trends affecting Redmond, crafted a statement of community values, established a vision of Redmond in the year 2020, and drafted goals and policies for the Comprehensive Plan. Over 4,000 person hours were generously contributed by committee members and additional hours were donated by Planning Commissioners, City Councilors, and numerous individuals who provided information and collaborated with the Committee to make this project successful.*

The proposed amendments serve the following vision statements and policies of the 2020 Comprehensive Plan Addendum.

### **CREATE A COMMUNITY VISION**

In the process of “visioning” Redmond in the year 2020 a list of 94 vision statements were developed. These ideas originated in a community-wide vision workshop in 1996 and were then reviewed and refined by the Redmond City Council, the Redmond Urban Area Planning Commission and the Vision 2020 Committee.

### **Urban Form and Community Design**

- 6. An ordinance regulates sign size and design.
- 11. Billboards are eliminated.
- 41. New development is served only with underground utilities.

### **Economic Element**

7. The commercial areas have a tremendous impact on the appearance of the community. Since they are located along major traffic routes in and out of the area, they are seen by more people each day than any other parts of the community.

4. **That there is a change of circumstances or further studies justifying the amendment or mistake in the original zoning.**

**Finding:** This proposal responds to a change of circumstances where new data from the Redmond Development Plan and changes in the community require evaluation and updates to the current Comprehensive Plan language. The new language is necessary to make the zoning standards easier to implement and provide consistency with the vision described in the Plan and its addendum.

**Conclusion:**

Based on the findings addressing amendment criterion 4, the proposed Comprehensive Plan amendment is supported by the need to incorporate new and updated data to the Plan.



**CITY OF REDMOND**  
Community Development Department

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## **EXHIBIT 2 – Public Hearing STAFF REPORT**

**DATE:** October 6, 2014  
**TO:** Redmond Urban Area Planning Commission  
**FROM:** Deborah McMahan, Principal Planner  
**THROUGH:** Heather Richards, Community Development Director  
**SUBJECT:** Proposed Development Code Amendments – Signs/Billboards.

---

### **Report in Brief:**

This public hearing is to discuss and receive testimony on the proposed sign code amendments to the Redmond Development Code related to billboards, illumination, and minor amendments to other sections of the code. The attachment to this staff report provides a draft Ordinance, the proposed Comprehensive Plan Amendments (Exhibit A of the Ordinance) and the Findings (Exhibit B of the Ordinance).

### **Background:**

Development Code revisions or “tune-ups” will occur periodically throughout the year when the public, council, commissions, and staff note where certain changes are needed.

### **Discussion:**

The current sign code contains a variety of restrictions meant to eliminate distracting and unsightly illumination of signs and billboards. Staff believes the current code language needs to be clarified given the potential for using certain aspects of new digital technology to light signs and billboards. This is consistent with Comprehensive Plan community visioning statement #9 regulating sign size and design; #11 elimination of billboards; and, the concepts contained in the Redmond Development Plan related to seeking creative solutions to improve the overall aesthetics of existing arterial and collector street corridors. These amendments were discussed in two work sessions with the Planning Commission on August 18, 2014 and September 15, 2014. During the work sessions on this matter the Planning Commission asked for minor changes to the text and this was completed by staff.

The public hearing was noticed to the Department of Land Conservation and Development (DLCD) and in the Bulletin on Friday, September 26, 2014

The following describes the proposed code amendments and the basis for the recommendation. Delete text is represented as ~~strikethrough~~. Amend with new text in **red**.

**8.4070(2):** Permit Exceptions.

Delete “~~except for changing the name of the business or use advertised~~”.

Basis: If the sign itself is already approved, it should be fine to switch out for different tenants. Otherwise, Staff is just reviewing “content” of the sign, which is prohibited by law.

#### 8.4110(2) Prohibited Signs.

Delete is strikethrough text. Amend with new text in **red**.

**Signs** that contain or include or are **internally or externally** illuminated by any flashing intermittent revolving, rotating or moving lights or moves or has any animated moving parts; however, this does not apply to traffic control signs or signs providing public service information such as time, date, temperature, **and** weather **or similar** information., ~~nor does it apply to the normal rotation of Trivision style billboards approved in compliance with Sections 8.4240 and 8.4245~~—**This prohibition also applies to electronic, digital, liquid crystal diode, light emitting diode, motion signage, rotating louvers, and similar digital technologies for new billboards, or modified billboards. Lighting of Billboards is regulated by 8.4240 (9).**

Basis: Clarifies language and aligns with Redmond Comprehensive Plan.

#### 8.4180(3)(C). Signs Permitted in the Downtown Overlay District – Ground Mounted or Monument Signs.

Delete “~~Must have a setback of 5 feet or more.~~”

Basis: No reason for a sign setback in the Downtown Overlay. Mandatory clear vision areas are already regulated.

#### 8.4240(8). Billboards.

Delete “~~Tri-Vision Billboards: Dwell time between changing messages on a Tri-vision style billboard face is no more frequent than every eight (8) seconds, and the actual rotation process is accomplished in four (4) seconds or less. It can display no more than three separate and distinct messages in any direction.~~”

#### 8.4240(9). Billboards.

Amend by adding “**Any approved lighting of billboards shall be from solar systems or underground electrical lines; overhead electrical lines are prohibited.**”

Basis: Clarifies language and aligns with Redmond Comprehensive Plan.

These amendments were discussed in two work sessions with the Planning Commission on August 18, 2014 and September 15, 2014. During the work sessions on this matter the Planning Commission asked for minor changes to the text and this was completed by staff.

The public hearing was noticed to the Department of Land Conservation and Development (DLCD) and in the local newspapers.

**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."

**CITY OF REDMOND  
ORDINANCE NO. 2014-**

**AN ORDINANCE AMENDING THE REDMOND CITY DEVELOPMENT CODE CHAPTER 8, ARTICLE V. SIGN STANDARDS; SECTIONS 8.4110, 8.4240, 8.4070, and 8.4180**

**WHEREAS**, the City of Redmond has adopted zoning and planning regulations in accordance with Oregon Revised Statutes Chapter 227 that regulate and control the development of land within the City; and

**WHEREAS**, the City of Redmond City Council has an adopted set of goals that include: “Enhance the quality of life in the City through the adoption of programs, policies and standards that balance growth while maintaining the city’s unique character; Promote quality development; Continue to incorporate the Great Neighborhood Principles in both new development and infill development”; and

**WHEREAS**, the City of Redmond Comprehensive Plan is the product of hundreds of citizens from the public and private sector who participated in the Redmond Vision 2020 planning process; and

**WHEREAS**, the City of Redmond Comprehensive Plan 2020 Addendum contains 94 visioning statements, including statements on improving urban form and community design; and

**WHEREAS**, the City of Redmond will set the action steps necessary to implement the Goals and Policies in the Comprehensive Plan related to the vision; and

**WHEREAS**, the Redmond Urban Area Planning Commission held a public hearing on October 6, 2014 and, after reviewing the record and gathering public testimony, has recommended that the Redmond City Council adopt the Development Code Amendments to Sections 8.4110, 8.4240, 8.4070, and 8.4180, as set forth in Exhibit A; and

**WHEREAS**, the Redmond City Council held a public hearing on \_\_\_\_\_ 2014 to consider the recommendation of the Redmond Urban Area Planning Commission, review the existing record and gather additional evidence and public testimony; and

**WHEREAS**, the City Council has received the Planning Commission’s recommendation and, after receiving additional evidence and testimony, determined that the requested Development Code amendments would contribute to the Redmond Comprehensive Plan Goals and Policies for livability and improved signage; and

**WHEREAS**, the City Council finds that the findings for the adoption of the Amendments to Section 8.4070 (Permit Exceptions), 8.4110 (Prohibited Signs), 8.4240 (Billboards), and 8.4180 (Downtown Overlay District) have fully addressed the City’s Comprehensive Plan, the applicable state law, the Statewide Planning Goals and the City’s standards and criteria for an amendment to the Redmond Development Code; and,

**WHEREAS**, the City Council finds that the attached code amendments are necessary to further these interests.

**NOW, THEREFORE, THE CITY OF REDMOND ORDAINS AS FOLLOWS:**

**SECTION ONE:** The City of Redmond hereby amends the Redmond City Code, Amendments to Section 8.4070 (Permit Exceptions), 8.4110 (Prohibited Signs), 8.4240 (Billboards), and 8.4180 (Downtown Overlay District). The amendments and adopted text are attached hereto as "Exhibit A."

**SECTION TWO:** In support of the Development Code text amendments in Section One, the City of Redmond hereby adopts the findings, which are attached hereto as "Exhibit B" which were prepared by City staff and demonstrate compliance with the Redmond Development Code, Section 8.0760 – Criteria for Amendments, the City's Comprehensive Plan, and the applicable Statewide Planning Goals.

**SECTION THREE: SEVERABILITY.** The provisions of this Ordinance are severable. The invalidity of any section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given without such invalid part, or parts.

**PASSED** by the City Council and **APPROVED** by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
George Endicott, Mayor

ATTEST:

\_\_\_\_\_  
Kelly Morse, City Recorder

# Exhibit A: Article V, Zoning Standards – Development Code Amendments

## Proposed Development Code Amendment – Sign Standards

City of Redmond Development Code, Chapter 8, Article V Sign Standards; Sections 8.4070, 8.4110, 8.4180, and 8.4240 (new code highlighted in red text and removed text shown in strikethrough).

**8.4070 Permit Exceptions.** The following signs or procedures shall not require a sign permit. Provided, however, these signs shall be subject to the provisions of Section 8.4110 excepting subsection (10).

1. Exempt signs listed in Section 8.4100.
2. The changing of advertising or message on an approved painted or printed sign or sign specifically designed for the use of replaceable copy, ~~except for changing the name of the business or use advertised.~~
3. The painting, repainting, cleaning, and normal maintenance, and repair of an existing sign unless a substantial structural change is made.
4. Daily display signs and banners erected during street closures associated with construction. This exemption is only for the duration of the street closure.

**8.4110 Prohibited Signs.** The following signs are prohibited:

1. Signs that use valances, propellers or similar wind activated or attention attracting devices. These devices when not part of any sign, but on the premises where a sign is utilized, are similarly prohibited unless they are permitted specifically by other legislation.
2. **Signs** that contain or include or are **internally or externally** illuminated by any flashing intermittent revolving, rotating or moving lights or moves or has any animated moving parts; however, this does not apply to traffic control signs or signs providing public service information such as time, date, temperature, **and** weather **or similar** information., ~~nor does it apply to the normal rotation of Trivision style billboards approved in compliance with Sections 8.4240 and 8.4245~~ **This prohibition also applies to electronic, digital, liquid crystal diode, light emitting diode, motion signage, rotating louvers, and similar digital technologies for new billboards, or modified billboards. Lighting of Billboards is regulated by 8.4240 (9).**

**8.4180 Signs Permitted in the Downtown Overlay District.** This section shall apply to all signs in the Downtown Overlay District. No signs shall be permitted in this Overlay District except as provided in this section.

3. Ground Mounted or Monument Sign

- A. Shall not exceed 20 square feet in area and not more than 5 feet high. A base not to exceed 2 feet in height is allowed. Sign calculation is only based on the sign area.
- B. Not within 10 feet of any other sign
- ~~C. Must have a setback of 5 feet from right of way (sidewalk)~~
- D. Outside of the clear vision area
- E. No more than one monument/ground mounted sign per street frontage
- F. One illuminated or cabinet sign is allowed subject to the following standards:
  - i. Shall include a dark background. White or light colored backgrounds are prohibited.
  - ii. Complies with Section 8.4080 Material standards.
  - iii. Only one ground mounted illuminated cabinet sign is allowed on a property.

**8.4240 Billboards.** The following criteria shall be applicable for all the billboards allowed in the City of Redmond under Section 8.4245.

1. No billboard shall be erected within 500 feet of another billboard on the same side of the roadway. The distance between billboards shall be measured along the centerline of the road.
2. No billboards shall exceed a maximum height of thirty feet.
3. The face size of any billboard shall not exceed twelve (12) feet in vertical height or twenty-four (24) feet in horizontal dimension.
4. Billboards may be installed on public or private property, subject to the consent of the property owner, and city approval based on the City's evaluation of traffic safety issues resulting from the billboard. No billboard shall be installed within any transportation right of-way.
5. All structural supports for billboards shall be constructed of steel.
6. Evidence must be provided showing the obtaining of a state permit from the Oregon Department of Transportation (ODOT) in compliance with the Oregon Motorists Information Act of 1971, where applicable.
7. The applicant shall acquire a conditional use permit (CUP) from the City of Redmond for each individual billboard prior to installing or relocating any billboard subject to the criteria in Section 8.0600.
- ~~8. Tri-Vision Billboards: Dwell time between changing messages on a Tri-vision style billboard face is no more frequent than every eight (8) seconds, and the actual rotation process is accomplished in four (4) seconds or less. It can display no more than three separate and distinct messages in any direction.~~

**8.-9. Lighting of Billboards:** No sign shall be so illuminated that it interferes with the effectiveness of any official traffic device or that it impairs the vision of a driver of any motor vehicle or that otherwise interferes with a driver's operation of a motor vehicle. No sign shall be so illuminated that it causes glare to adjacent residential structures. All **external** lighting of billboards shall be shielded downcast lighting. **Any approved external lighting source for billboards shall be from solar systems or underground electrical lines; overhead electrical lines are prohibited.**

## **Exhibit B**

**(Development Code Amendments – City of Redmond Development Code, Chapter 8, Article V Sign Standards Amendments to Section 8.4070 (Permit Exceptions), 8.4110 (Prohibited Signs), 8.4240 (Billboards), and 8.4180 (Downtown Overlay District).**

**Findings for Development Code Amendments to amend Chapter 8, Article V Sign Standards Amendments to Section 8.4070 (Permit Exceptions), 8.4110 (Prohibited Signs), 8.4240 (Billboards), and 8.4180 (Downtown Overlay District).**

Prepared by Deborah McMahon,  
Principal Planner  
City of Redmond

September 27, 2014

**FINDINGS OF THE REDMOND CITY COUNCIL  
REGARDING 711-14-000184-TA, AMENDMENTS TO THE REDMOND CITY CODE  
CHAPTER 8, ARTICLE V, SECTION 8.4070 (PERMIT EXCEPTIONS), 8.4110  
(PROHIBITED SIGNS), 8.4240 (BILLBOARDS), AND 8.4180 (DOWNTOWN  
OVERLAY DISTRICT)**

**AN AMENDMENT TO THE TEXT OF THE REDMOND DEVELOPMENT CODE TO  
REVISE THE STANDARDS FOR VARIOUS SECTIONS OF ARTICLE V, SIGNS**

**FILE NO.** 711-14-000184-TA

**REQUEST:** A LEGISLATIVE AMENDMENT TO CHAPTER 8, ARTICLE V, SECTION 8.4070 (PERMIT EXCEPTIONS), 8.4110 (PROHIBITED SIGNS), 8.4240 (BILLBOARDS), AND 8.4180 (DOWNTOWN OVERLAY DISTRICT) OF THE CITY OF REDMOND DEVELOPMENT CODE

**APPLICANT:** City of Redmond, 716 SW Evergreen Avenue, P O Box 726 Redmond, OR 97756

**STAFF:** Deborah McMahon, Principal Planner

**HEARINGS BODY:** Redmond City Council  
Redmond Urban Area Planning Commission

**DATE & TIME:** October 6, 2014 at 7:00 pm, Redmond Urban Area Planning Commission  
\_\_\_\_\_ at 7:00 pm, Redmond City Council

**LOCATION:** City Council Chambers, 777 Deschutes Avenue, Redmond, Oregon

**I. APPLICABLE CODE SECTIONS AND CRITERIA:**

The following are the applicable code sections from Chapter 8 of the Redmond Development Code that are applicable to this proposed code amendment:

- Article V, Zoning Standards, Sections 8.4070 (PERMIT EXCEPTIONS), 8.4110 (PROHIBITED SIGNS), 8.4240 (BILLBOARDS), AND 8.4180 (DOWNTOWN OVERLAY DISTRICT)

The following are provisions from the Redmond Urban Area Comprehensive Plan that are applicable to this proposed code amendment:

- Chapter 1 – Citizen Involvement
- Chapter 2 - Land Use Planning
- Chapter 5 - Open Spaces, Scenic and Historic Areas, and Natural Resources
- Chapter 9 – Economic Development

The following are other criteria that are applicable to this proposed code amendment:

- Oregon Revised Statutes (ORS) – ORS 197.250, 197.610, 197.763.
- Oregon Administrative Rule (OAR), LCDC, Division 15, Statewide Planning Goals and Guidelines – OAR 660-015-0000 (as applicable)

The following criteria are not applicable to the proposed code amendment:

Oregon Administrative Rule (OAR), LCDC, Division 12, Statewide Planning Goals and Guidelines – OAR 660-012-0000 (specifically OAR 660-012-0060) is not applicable because the proposal does not include any changes to the allowable uses that would affect the number of trips or functional classifications of roads/streets in Redmond. The proposal is limited to clarifying the code enforcement procedures.

## II. **BACKGROUND & HISTORY:**

The proposed text amendments update several sections of the code related to illumination, billboards, and other minor clarifications to enable better administration of the code. The current sign code contains a variety of restrictions meant to eliminate distracting and unsightly illumination of signs and billboards. Staff believes the current code language needs to be clarified given the potential for using certain aspects of new digital technology to light signs and billboards.

This is consistent with Comprehensive Plan community visioning statement #9 regulating sign size and design; #11 elimination of billboards; and, the concepts contained in the Redmond Development Plan related to seeking creative solutions to improve the overall aesthetics of existing arterial and collector street corridors.

The proposed Development Code Text Amendments were initiated legislatively by the City of Redmond – thus, the City is the applicant. The rationale for the adoption of the proposed text amendments is consistent with the Oregon Land Use Goals, the City of Redmond Comprehensive Plan, and the Redmond City Council goals.

## III. **PROPOSAL:**

The request is for a Legislative Amendment to the Redmond Development Code, Articles V, Sign Standards to revise/add standards related to Billboards, Illumination, and minor clarifications to several other sections of the code as noted below.

1. Section 8.4110 Prohibited Signs: Revise the standards to clarify language related to prohibited signs, eliminate new tri-vision and digital billboards.
2. Section 8.4240 Billboards: Adds language to require any approved lighting of billboards shall be from solar systems or underground electrical lines; overhead electrical lines are prohibited.
3. Section 8.4070 Permit Exceptions: The changing of advertising or message on an approved painted or printed sign or sign specifically designed for the use of replaceable copy, and changing the name of the business or use advertised is allowed as an exception and consistent with not regulating content.
4. Section 8.4180 Signs in the Downtown Overlay District: Modifications would eliminate the setback requirements since downtown urban design constraints and mandatory clear vision areas are already regulated at all ingress and egress points. The added setback interferes with on-site parking.

**V. EXHIBITS:**

The following exhibits make up the record in this matter:

1. Proposed Findings and Conclusions included herein.
2. The existing and proposed text of: Article V, Sign Standards, Sections 8.4070 (PERMIT EXCEPTIONS), 8.4110 (PROHIBITED SIGNS), 8.4240 (BILLBOARDS), AND 8.4180 (DOWNTOWN OVERLAY DISTRICT)
3. Notice to Department of Land Conservation and Development (DLCD)
4. Notice of Planning Commission Public Hearing “Bulletin- Published September 26, 2014” (file).
5. Notice of City Council Public Hearing “Bulletin- Published \_\_\_\_\_, 2014” (file).
6. Planning Commission Work Session/Public Hearing Staff Reports.
7. Public testimony received.

**VI. SUMMARY:**

1. The request is for an amendment to the text of the City of Redmond Development Code to Article V, Sign Standards, Sections 8.4070 (Permit Exceptions), 8.4110 (Prohibited Signs), 8.4240 (Billboards), and 8.4180 (Downtown Overlay District)
2. The findings, the text for the enforcement standards, and supporting materials, all demonstrate that the proposed Development Code amendments are consistent with the Statewide Planning Goals, the Redmond Comprehensive Plan, the City Council Goals and other policies adopted by the City.
3. The four criteria set forth in RDC Section 8.0760 (Criteria for Amendments) are addressed herein/below, as well as all applicable state laws and requirements.

**VII. FINDINGS AND CONCLUSIONS:**

**A. REDMOND DEVELOPMENT CODE (RDC)**, Chapter 8, Sections 8.0750 through 8.0775 (Amendments) sets forth the procedure and standards for an amendment to the text of the Code or to the adopted Comprehensive Plan or Zoning map. Specifically, Section 8.0760 - Criteria for Amendments, sets forth the four (4) criteria that must be met:

**1. In conformity with all applicable State statutes:**

**Finding:** The State statutes that directly apply to this application include:

1. ORS 197.610, *Local Government Notice of Amendment or New Regulation*
2. ORS 197.250, *Compliance with Goals Required*
3. ORS 197.763, *Conduct of Local Quasi-Judicial Land Use Hearings; Notice Requirements.*

The applicable City of Redmond Code standards (sections 8.0750 to 8.0775, Amendment Procedures and Notice Requirements), and (sections 8.1100 through 8.1125, Legislative Procedures), were developed in compliance with the applicable State Statutes listed above regarding noticing and public hearings.

Applicability of the Statewide Planning Goals is addressed in greater detail below – those findings, incorporated by reference herein, show compliance with the applicable Statutes listed above.

With regard to the Statutory noticing requirements referenced above, notice of the proposed amendment has been provided to DLCDC and advertised in the local newspaper (public notice) as required by City Code and State Statute.

With regard to the Statutory public hearing requirements referenced above, this proposal is legislative and not necessarily quasi-judicial in nature. However, for lack of specific Statutory requirements governing such legislative actions, Sections 8.1100 through 8.1125 of the Redmond Development Code, which implement the quasi-judicial Statutory requirements in similar fashion have been met. Subsequently, the Planning Commission and City Council's public hearing and review processes meet the Statutory requirements for the purpose of the review.

Notwithstanding the Statutory requirements addressed herein, the Oregon Administrative Rules (OAR) also implement the Statutes. The applicable Rules are addressed in the ensuing review.

**Conclusion:** Based on the findings addressing Code amendment criterion 1, the proposed Development Code text amendments conforms to applicable State statutes.

**2. In conformity with the State-wide planning goals whenever they are determined to be applicable:**

**Goal 1- Oregon's Statewide Planning Goals: Citizen Involvement.**  
***To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.***

**Finding:** The Urban Area Planning Commission serves as the City's formal citizen advisory committee to fulfill Goal 1 and is made up of Redmond area residents. The City conducted public meetings (Planning Commission work sessions and a public hearing) over the past few months regarding the proposal.

Public notices and agendas for Planning Commission meetings where the proposed amendments were discussed were provided. All documents were available for the public review. Further, public notice advertising the public hearing was published in the Bend Bulletin.

The City continually provided extensive public review and involvement opportunities during public work sessions and public hearings both at the Planning Commission level and City Council level as deemed necessary by such bodies.

**Conclusion:** Based on these actions, Oregon Planning Goal 1 for Citizen Involvement has been met.

**Goal 2- Oregon's Statewide Planning Goals: Land Use Planning.**

***To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.***

**Finding:** Through the course of review, the staff, the Redmond Urban Area Planning Commission and the Redmond City Council has received input from other City staff and residents of the community. The City Council has determined that enough factual and policy basis exists to support the proposed Code amendments. The proposed amendments will better implement policies of the Comprehensive Plan and will provide clearer regulations for the City staff to administer.

**Conclusion:** Based on these findings, the proposed amendments meet Goal 2.

**3. In conformity with the Redmond Comprehensive Plan, land use requirements and policies:**

**Chapter 1 – Redmond Comprehensive Plan: Citizen Involvement.**

***To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.***

**Finding:** The Urban Area Planning Commission serves as the City's formal citizen advisory committee (as required by State Administrative Rule) and is made up of Redmond area residents. The Planning Commission is formally recognized through City Code and was appointed by the City Council. Thus, the Planning Commission is the appropriate public review and recommendation body to the City to meet this Comprehensive Plan policy.

The City, through the Planning Commission, has conducted initial public meetings, and a public hearing over the past few months regarding the proposed amendments. Public notices and agendas for Planning Commission meetings where the proposed amendments were discussed were provided. All documents were available for the public review. Further, a notice of the public hearing was published in a local newspaper, either the Redmond Spokesman or Bend Bulletin. The City has continually provided extensive public review and involvement opportunities during public work sessions and public hearings both at the Planning Commission and City Council levels as deemed necessary by such bodies.

The proposed amendments serve the following Policies of Chapter 1 of the Redmond Comprehensive Plan.

1. The City shall establish a citizen involvement program to provide for widespread citizen involvement.
2. The citizen involvement program shall involve a cross-section of affected citizens in all phases of the planning process.

3. The City shall assign the Redmond Urban Area Planning Commission as its officially recognized committee for citizen involvement (CCI).
4. The City shall establish mechanisms to assure two-way communications between citizens and elected and appointed officials.
5. The City shall provide the opportunity for citizens to be involved in all phases of the planning process.
6. The City shall assure that technical information is available to citizens in an understandable form.
7. The City shall assure that recommendations resulting from the citizen involvement program shall be retained and made available for public assessment. Citizens who have participated in this program shall receive a response from policy-makers.
8. The City shall allocate adequate human, financial and informational resources for the citizen involvement program.

**Chapter 2 – Redmond Comprehensive Plan: Land Use Planning.**

***To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.***

**Finding:** The Planning Commission, City Council, and staff have provided opportunities for and have received public input throughout the review process. Based on this input, the City Council finds that the proposed amendments are necessary to implement Chapters 1 and 2 of the City of Redmond's Comprehensive Plan, specifically, and other Chapters. The City Council has determined that enough factual and policy basis exists to support the proposed Code amendments. The proposed amendments will better implement policies of the Comprehensive Plan and will provide clearer regulations for the City staff to administer.

The proposed amendments serve the following Policies of Chapter 2 of the Redmond Comprehensive Plan.

2. The plan shall be the basis for specific implementation measures. These measures shall be consistent with and adequate to carry out the plans. Each plan and related implementation measure shall be coordinated with the plans of affected governments.
3. All land use plans and implementation ordinances shall be adopted by the governing body after public hearing and shall be reviewed and, as needed, revised on a periodic cycle to take into account changing public policies and circumstances, in accord with a schedule set forth in the plan.
4. Opportunities shall be provided for review and comment by citizens and affected governmental units during preparation, review and revisions of plans and implementing ordinances
5. To provide a sound basis for orderly and efficient urbanization by establishing proper relationships between residential, commercial, industrial,

public and open land uses, and transportation uses.

**Chapter 9 – Economic Development**

***To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.***

**Finding:** The Planning Commission, City Council, and staff have provided opportunities for and have received public input throughout the review process. Based on this input, the City Council finds that the proposed amendments are necessary to implement Chapters 1 and 2 of the City of Redmond's Comprehensive Plan, specifically, and other Chapters. The City Council has determined that enough factual and policy basis exists to support the proposed Code amendments. The proposed amendments will better implement policies of the Comprehensive Plan and will provide clearer regulations for the City staff to administer.

The proposed amendments serve the following Policies of Chapter 9 of the Redmond Comprehensive Plan.

4. Improve the appearance of the community's employment districts, particularly along Highways 97 and 126, the Downtown, central east side industrial areas, and the Airport/Fairgrounds area.

39. Sign standards should be designed to enhance the appearance of the city and provide for the advertising needs of the business community.

**2020 Comprehensive Plan Addendum**

***The Redmond Urban Area Comprehensive Plan is the product of hundreds of citizens from the private and public sector who participated in the Redmond Vision 2020 planning process. An advisory committee, the Vision 2020 committee, representing a broad cross section of the community, was appointed by the Redmond City Council and the Deschutes County Board of Commissioners to undertake a major update of the 1979 adopted Redmond Urban Area Comprehensive Plan. This was due to several factors, including rapid population growth, an expanding and changing local economy, and changes to state law requirements for housing and transportation planning.***

***The Vision 2020 Committee met from March, 1996 to February, 1999. During this time it identified the major trends affecting Redmond, crafted a statement of community values, established a vision of Redmond in the year 2020, and drafted goals and policies for the Comprehensive Plan. Over 4,000 person hours were generously contributed by committee members and additional hours were donated by Planning Commissioners, City***

***Councilors, and numerous individuals who provided information and collaborated with the Committee to make this project successful.***

The proposed amendments serve the following vision statements and policies of the 2020 Comprehensive Plan Addendum.

**CREATE A COMMUNITY VISION**

In the process of “visioning” Redmond in the year 2020 a list of 94 vision statements were developed. These ideas originated in a community-wide vision workshop in 1996 and were then reviewed and refined by the Redmond City Council, the Redmond Urban Area Planning Commission and the Vision 2020 Committee.

**Urban Form and Community Design**

- 6. An ordinance regulates sign size and design.
- 11. Billboards are eliminated.
- 41. New development is served only with underground utilities.

**Economic Element**

7. The commercial areas have a tremendous impact on the appearance of the community. Since they are located along major traffic routes in and out of the area, they are seen by more people each day than any other parts of the community.

**4. That there is a change of circumstances or further studies justifying the amendment or mistake in the original zoning.**

**Finding:** This proposal in and of itself does not include a change of zoning to any particular property or area within the City. Rather, it involves evaluation of current regulations and the commensurate amendment of existing sign standards – all of which contribute to the overall character and livability of the community. There are several code changes necessary to make the standards easier to implement and provide consistency with the vision described in the Plan and its addendum. This ensures that Redmond adapts its codes when new technologies appear and regulates signs appropriately.

**Conclusion:**

Based on the findings addressing Code amendment criterion 4, the proposed Development Code text amendment is supported by the need to update text and adopt needed changes to the sign code regulations.