



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
716 SW Evergreen Ave Conference Room A

Monday, March 16, 2015

6:00 PM

Agenda

UAPC Members	6:00PM	CALL TO ORDER
Evan Dickens, Chair	6:05PM	CITIZEN COMMENTS
	6:10PM	COUNCIL LIASION COMMENTS (if present)
Dean Lanouette, Vice-Chair	6:15PM	APPROVAL OF MINUTES a. February 2, 2015
David Allen	6:20PM	WORK SESSION a. Architectural Design Standards for Single-Family Dwellings and Duplexes
Lori McCoy	7:20PM	COMMISSIONER COMMENTS
Eric Porter	7:25PM	STAFF COMMENTS
Vacant	7:30PM	ADJOURN
Vacant		
Vacant Youth Ex Officio		

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REDMOND URBAN AREA PLANNING COMMISSION

Minutes

Monday, February 2, 2015

Council Chambers, 777 SW Deschutes Avenue, Redmond, Oregon

Commissioners Present: Chair Evan Dickens, Vice-Chair Dean Lanouette, David Allen, Eric Porter
(excused: *Lori McCoy*; 2 vacancies)

Youth Ex Officio: Vacant

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

Visitors: Barry Kleckler

Media: None

*(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.)*

CALL TO ORDER

Chair Dickens opened the meeting at 7:02 p.m. with four of five commissioners present, establishing a quorum.

CITIZEN COMMENTS

None.

COUNCIL LIAISON COMMENTS

None.

APPROVAL OF MINUTES

Motion 1 (4/0/0): Commissioner Porter moved to approve the December 15, 2014, minutes. Commissioner Lanouette seconded the motion which passed unanimously.

Motion 2 (4/0/0): Commissioner Porter moved to approve the January 5, 2015, minutes. Commissioner Lanouette seconded the motion which passed unanimously.

PUBLIC HEARING

Amendments to Redmond Comprehensive Plan regarding Master Planning and Amendments to Redmond Development Code Chapter 8 regarding Master Planning, City File TA-14-2

Chair Dickens read aloud a statement summarizing the issue and outlined the hearing procedures. No commissioner disclosed any pre-hearing contacts, ex parte observations, or conflicts of interest. There were no audience challenges for commissioner bias, prejudice, or personal interest.

Ms. McMahon presented the staff report (PowerPoint) and explained how the City's proposed amendments to the Redmond Comprehensive Plan and Redmond Development Code met the

applicant's burden of proof regarding the amendment criteria. She stated the intent of the proposed amendments was to streamline the master-planning and annexation process for lands zoned UH-10 (Urban Holding Zone). Once completed and adopted, the plan and code amendments will further implement the Great Neighborhood Principles which were adopted by the City as part of the comprehensive plan when the urban growth boundary was expanded in 2006. She reported receiving written comments from James Lewis in response to the hearing notice.

Commissioners discussed applicability of the joint management agreement between the City and Deschutes County and James Lewis' concerns about area plans.

Chair Dickens opened the public hearing at 7:29 p.m. and closed it when no one offered testimony.

Motion 3 (4/0/0): Commissioner Porter moved to recommend the changes to the Redmond Comprehensive Plan and Redmond Development Code proposed in City File TA-14-2 including suggestions by James Lewis about area plans and as modified by commissioners (correcting the last sentence in the definition of a Partial Master Development Plan to read: "Only the partially master planned portion of the property may be annexed unless otherwise approved and accepted by the City" and correcting Sentence 1 of Item 15 under Chapter 14 – Urbanization Element to read: "The City of Redmond will cooperate with Deschutes County to prepare a Framework Plan for the County-owned property located east of Redmond outside the city limits") to the Redmond City Council for adoption. Commissioner Allen seconded the motion which passed unanimously.

Ms. McMahon said this issue would be presented to Council as soon as she could get it on the agenda.

COMMISSIONER COMMENTS

Commissioner Porter asked what project was taking place north of Lowe's where excavation has been going on and why heavy equipment was sitting in the dog park. Ms. McMahon said she would report the results of her research of these two issues to Commissioner Porter.

Commissioner Allen expressed concern about the Rite Aid sign. Ms. McMahon announced she will make a presentation to Council later this month on digital billboards and will convey Planning Commission's general and specific concerns to Council. Council's consideration of Planning Commission's recommendation was delayed due to a request by Deschutes County Fairgrounds for time to study this issue and perhaps present an alternative. If staff is asked for a recommendation, she stated she would recommend that Council ban digital readerboards.

Chair Dickens announced that the president of Kiwanis International will attend the groundbreaking at Sam Johnson Park at 8:30 a.m. on February 13, 2015, and encouraged commissioners to attend. This project is 1 of 10 projects worldwide in which Kiwanis International is interested.

Vice-Chair Lanouette requested a status report on the housing design standards.

STAFF COMMENTS

Ms. McMahon reported speaking with someone interested in becoming a planning commissioner who has not yet submitted an application. Leadership Redmond has been working on a Heritage Tree Program and has submitted a request for staffing assistance to the University of Oregon.

ADJOURN

The next meeting is scheduled for 6 p.m., Monday, February 23, 2015, in City Hall Conference Room A, 716 SW Evergreen Avenue, Redmond, Oregon. This will be a joint meeting with all City commissions and committees and will include ethics training.

With no further business, Chair Dickens adjourned the meeting at 7:42 p.m.

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

ATTEST:

Evan Dickens
Chair

Heather Richards
Community Development Director



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EXHIBIT 1

DATE: February 6, 2015
TO: Redmond Urban Area Planning Commission
THROUGH: Heather Richards, Community Development Director
FROM: Deborah McMahon, Principal Planner
SUBJECT: Work Session - Amendments to Section 8.0141 (Architectural Design Standards for Single-Family Dwellings and Duplexes)

Report in Brief:

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

Background:

In 2014, 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 been implemented and after a series of experiences in processing residential applications additional concerns have arisen from the public and City Council. Concerns with mobile home and manufacturing permits being able to meet the standards and to be consistent with State law became apparent and Staff has proposed a way to remedy the situation. For example Staff has proposed that:

Design Review for Manufactured and Mobile Homes not within approved mobile home parks: Some manufactured homes and mobile homes may not be able to fully comply with the requirements above. In those cases the following features are required.

Attachments:
Attachment A – Draft Proposed Text Amendments

1. **At least one covered porch;**
2. **Changes in wall siding material on 3 sides;**
3. **Band courses on 3 sides; and,**
4. **One additional tree**

Staff also met with Hayden Homes staff and others to review City concerns and to explore details about wall design, materials, and actual construction methods.

Wall Design: Staff was greatly concerned about the current code not providing a baseline of effective wall elements. Staff has proposed revising the code to provide a greater range of elements in addition to a baseline of elements. The baseline elements include:

- a. **40% fenestration of the front façade and 20% fenestration on the sides and rear facades to include a variety of windows, doors, louvers, vents, and curtain walls.**
- b. Window trim or surround (casing) at least 3.5 inches wide that completely surrounds the window;
- c. Band course, band molding, bellyband, belt course or similar horizontal element that runs the entire **width** of the front façade of relatively slight projection; **and at the break of the second floor and at the line made by the lower roofline at the gable end;**
- d. Variation in wall siding ~~cladding~~, wall surface pattern or decorative materials **where the area above the highest band course must contain a different siding material than the area below the band;**
- e. Recessed or covered front entry at least 20 square feet, with a minimum 4 foot depth **measured from the front door and including decorative columns and railings. Plain support columns, such as undecorated, single 4" x 4" posts are not allowed.**

These baseline elements are the basic components of quality design and should not be an option. Should there be a supportable design that precludes such elements the builder may ask the Community Development Director for a Track II routing process.

The remaining wall elements have been examined and additional wall element choices added to reflect current building techniques. These include:

- f. ~~Bay window, box window, or box bay~~ **Shelf and/or under-window planter box unit that is designed to accommodate live plants, watering/drainage and** projects at least 6 inches outward from the wall plane;
- g. Windows with grids, multi-paned sashes, or windows that are elliptical, round, arched, **bay**, semi-circular or similar design;
- h. Shutters, as a matched pair for windows, either fixed or movable;
- i. Balconies **or decks of at least 2 foot depth and 5 feet in width, accessed by a door and** enclosed by railing or parapet;
- j. Decorative garage doors, with or without windows, including patterning relief ~~at least 5/8" deep~~ over the door surface;
- k. Vertical offsets, at least two, either projecting or recessed at least 6 inches deep and a minimum of 4 feet long;
- l. Horizontal offsets, at least two, either projecting or recessed at least 6 inches deep;
- m. **A minimum of two** columns or pilasters, complete or engaged; engaged tower, with the design being square, rectangular, circular or polygonal in form;
- n. Exterior **wall (or portion) and/or** chimney of brick, stone, composite, masonry or other similar materials;
- o. **Enclosed soffits;**
- p. **1 ½" caliper tree in front landscape area, in addition to required street trees;**
- q. **1 ½" caliper tree in rear or side landscape area;**
- r. **Covered entry feature over secondary doors, separate from eave;**

- s. Covered rear patio or porch, separate from eave; and**
- t. Eave greater than 12 inches in depth, including extended soffit details**

The new elements are better organized, clarified, and help to better meet the overall goals of the section. The entire document was reviewed by DLCD as well. Their comments have been incorporated into the document. Staff will review the proposed text amendments in detail at the work session.

Deborah McMahon, Principal Planner

8.0141 Architectural Design Standards for Single Family Dwellings and Duplexes

1. Purpose. The purpose of the Architectural Design Standards for Single Family Dwellings and Duplexes is to promote and sustain:
 - A. High quality development throughout a variety of housing choices;
 - B. A diversity of individual styles that incorporate positive design characteristics throughout the City; and,
 - C. Excellence in architectural design that:
 1. Enhances the visual environment and character of the community;
 2. Preserves and protects property values, as well as public and private infrastructure investment;
 3. Conveys a sense of balance, integrity and character among all neighborhoods throughout the City; and,
 4. Elevates the attractiveness and quality of life in Redmond.
2. Intent. The intent of the Architectural Design Standards for Single Family Dwellings and Duplexes is to:
 - A. Maintain flexibility for a variety of architectural styles to be developed throughout the City;
 - B. Establish a basis for architectural character for each dwelling, regardless of architectural style;
 - C. Continue to allow innovations in design that recognize emerging technologies such as solar and wind power, telecommunications, and environmentally conscious construction methods;
 - D. Provide an integral relationship between the quality of the dwelling and the quality of the public and private infrastructure of the neighborhood; and,
 - E. Promote quality design characteristics that will enhance the long-term desirability of the dwelling, neighborhood, and community as an attractive place to live.
3. Procedure. New single-family dwellings and duplexes shall be reviewed for conformance with the requirements listed in this Section, subject to the procedures outlined below:
 - A. Track 1. Conformance with Section 8.0141(5), below. An application demonstrating conformance with Section 8.0141(5) shall be submitted to and reviewed by the Community Development Director or designee. Conformance with the objective standards included in Section 8.0141(5) shall be shown on the architectural plans submitted with the building permit application and administered as part of the plan review process. These applications are reviewed administratively by City of Redmond Planning Staff.
 - B. Track 2. As an alternative to the procedure for Review as a Development Action as listed in Section 8.0141(3)(A) above (in cases where the proposed design does not, or the applicant chooses not to comply with the requirements of Section 8.0141(5)), an application may be submitted to the Community Development Director which demonstrates conformance with the Purpose and Intent of this Section as listed in Sections 8.0141(1) and (2), above. ~~The individual provisions of subsections (1) and (2) shall serve as discretionary review criteria, and shall be addressed by the applicant in writing and shown on the architectural plans submitted with the application.~~ These applications are reviewed administratively by City of Redmond Planning Staff, unless the Community Development Director determines that a public hearing is necessary, in which case the application will be reviewed to the Hearings Body. **The Community Development Director may also approve other architectural**

designs or design elements not listed in this section, approve exceptions or uniquely identifiable house styles provided they comply with the intent of this section.

C. Design Review for Manufactured and Mobile Homes not within approved mobile home parks: Some manufactured homes and mobile homes may not be able to fully comply with the requirements above. In those cases the following features are required.

- 1. At least one covered porch;**
- 2. Changes in wall siding material on 3 sides;**
- 3. Band courses on 3 sides; and,**
- 4. One additional tree.**

These applications are reviewed administratively by City of Redmond Planning Staff, unless the Community Development Director determines that a public hearing is necessary, in which case the application will be reviewed to the Hearings Body.

4. Application and Approval Process. The applications for either a Track 1 or Track 2 review as specified in Sections 8.0141(3)(A) and (B) above, shall be submitted prior to or in conjunction with an application for a building permit. Building permits will not be issued until the **design** review action is completed and approved by the City. The application shall be submitted on a form prescribed by the City with an accompanying fee.
5. Architectural Design Standards. Although specific architectural styles (i.e. Craftsman, Colonial, Tudor) are not mandated, single family dwelling and duplex design shall conform with the following standards:
 - A. Screening of Mechanical Equipment and Trash Storage Areas. All exterior ground mounted mechanical equipment areas shall be entirely screened from view on all sides at the ground/eye level line of sight by 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.
 - B. Building Design.
 1. Architectural Design. ~~In order~~ To discourage the appearance of **the same, similar or** tract-type housing, **the following is required: The same, similar, or tract home designs must be separated by a separation** at least two (2) lots on either side of the home **and not be directly across the street from one another.** This 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. This also includes **similar elevations** not substantially modified by use of **altered rooflines, projections, garage doors, orientation,** or glazing materials. The Community Development Director or designee shall interpret what constitutes the same or very similar designs.
 2. Roof Design. Most architectural styles utilize a related set of roof elements that compliment and help establish the overall style and character of a dwelling. ~~Because the roof is a primary feature and key~~

~~component of a dwelling that contributes greatly to the overall architectural style and character of the dwelling. A minimum of three (3) roof design elements shall be used on all four elevations of the structures. Roof Design Elements include:~~

- a. Pitched or sloping roof;
- b. Variations in roof orientation;
- c. Variations in roof pitch, and/or height of roof planes; ~~or roof orientation;~~
- d. Dormer, hipped, gabled, shed or eyebrow dormer designs
- e. Eave of at least 12 inches;
- f. Overhang of at least 6 inches with bargeboard or vergeboard; and,
- g. **Where gable ends are proposed, at least five (5) gable end elements such as windows, decorative vent cover, decorated verge boards, trusses, false beams, corbels, brackets, **molding, rake, fascia, cornice return treatments**, or other decorative elements in gable ends, shall be used.**

3. ~~Wall Design. Most architectural styles utilize a related set of façade features, details and finishes that define the overall character of a dwelling. The most attractive designs work within the established style and incorporate an appropriate mix of multiple façade elements to achieve a base degree of style recognition. A Because an appropriate number and mix of wall elements is fundamental to achieving and establishing style and character.~~

~~a minimum of four (4) wall design elements shall be used on the side and rear elevations of the structure, and five (5) elements on the front elevation. Multiple siding treatments are highly encouraged. Wall Design Elements include:~~

In addition to the elements in a-e below: a minimum of five (5) **façade** elements shall be used on the front elevation and four (4) wall design elements shall be used on the side and rear elevations of the structure. Multiple siding treatments are highly encouraged; **the sole use of T-111 is not allowed.**

- a. **40% fenestration of the front façade and 20% fenestration on the sides and rear facades to include a variety of windows, doors, louvers, vents, and curtain walls.**
- b. Window trim or surround (casing) at least 3.5 inches wide that completely surrounds the window;
- c. Band course, band molding, bellyband, belt course or similar horizontal element that runs the entire **width** of the front façade of relatively slight projection; **and at the break of the second floor and at the line made by the lower roofline at the gable end;**
- d. Variation in wall siding ~~cladding~~, wall surface pattern or decorative materials **where the area above the highest band course must contain a different siding material than the area below the band;**
- e. Recessed or covered front entry at least 20 square feet, with a minimum 4 foot depth **measured from the front door and including decorative columns and railings. Plain support columns, such as undecorated, single 4" x 4" posts are not allowed.**

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- g. Windows with grids, multi-paned sashes, or windows that are elliptical, round, arched, **bay**, semi-circular or similar design;
- h. Shutters, as a matched pair for windows, either fixed or movable;
- i. Balconies **or decks of at least 2 foot depth and 5 feet in width, accessed by a door and** enclosed by railing or parapet;
- j. Decorative garage doors, with or without windows, including patterning relief ~~at least 5/8" deep~~ over the door surface;
- k. Vertical offsets, at least two, either projecting or recessed at least 6 inches deep and a minimum of 4 feet long;
- l. Horizontal offsets, at least two, either projecting or recessed at least 6 inches deep;
- m. **A minimum of two** columns or pilasters, complete or engaged; engaged tower, with the design being square, rectangular, circular or polygonal in form;
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