



CITY OF REDMOND
Community Development Department

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

Monday, May 4, 2015

6:30 PM

Agenda

**UAPC
Members**

**Evan
Dickens,
Chair**

**Dean
Lanouette,
Vice-Chair**

**David
Allen**

**William
Hilton**

**Lori
McCoy**

**Eric
Porter**

Vacant

**Vacant
Youth Ex Officio**

I. CALL TO ORDER

II. CITIZEN COMMENTS

III. APPROVAL OF MINUTES
a. April 20, 2015

IV. PUBLIC HEARING

City File (711-15-000029-TA) Text Amendments to the City of Redmond Development Code to clarify uses and add Assisted Living as a Conditional Use to the R-4 and R-5 zones; correct chapter titles for Commercial Uses; modify and streamline the Design Review Standards in Chapter 8.0141 – Residential; clarify acronyms for zoning tables; and, delete obsolete standards for schools in Chapter 8.0615.

V. COUNCIL LIASION COMMENTS (if present)

VI. COMMISSIONER COMMENTS

VII. STAFF COMMENTS

VIII. ADJOURN

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

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, April 20, 2015

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

Commissioners Present: Vice-Chair Dean Lanouette, William Hilton, Lori McCoy, Eric Porter
(excused: David Allen, Evan Dickens; 1 vacancy)

Youth Ex Officio: Vacant

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

Visitors: Mayor George Endicott, City Councilor Tory Allman

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/opposed/abstaining.)*

CALL TO ORDER

Vice-Chair Lanouette opened the meeting at 6:33 p.m. without a quorum of commissioners (3 of 6) present.

SWEAR IN NEW COMMISSIONER

Mayor Endicott administered the oath of office to Mr. Hilton, thanked him for serving, and announced that the Planning Commission now had a quorum.

CITIZEN COMMENTS

None.

APPROVAL OF MINUTES

Commissioner Porter said his absence from the April 6 meeting was excused.

Ms. McMahon directed that Commissioner Hilton be listed under Commissioners Present as "appointed, not sworn."

Motion 1 (3/0/1): Commissioner Porter moved to approve the April 6, 2015, minutes as amended. Commissioner Hilton seconded the motion which passed with Commissioners Hilton, Lanouette, and McCoy voting in favor and Commissioner Porter abstaining due to his absence from the April 6 meeting.

WORK SESSION

A. Update 2015-2016 Work Plan

Ms. McMahon reviewed the status of tasks listed on the 2014-2015 work program.

Commissioners discussed commercial design review (motivation, Council priority, precedent, mixed message of encouraging economic development vs. more barriers/levels of review), residential design review (developer incentives to build higher-class homes, incentive sunset dates), different system development charges (SDCs) for infill vs. bareland development, including transit in the City Center Circulation Study, transit changes (converting Dial-A-Ride to fixed-route system), relocation of Redmond transit hub from Redmond Public Library to another site, need for marijuana regulations, and downtown parking.

Following discussion, Commissioners agreed by consensus to rename Items 1 and 2 under IV. Backlog of Projects to be Considered, Time Permitting, to "Exploring Office Uses in Industrial Zones" and add Section V. Code and Policy Updates as a Result of Committee Work."

- B. Other Items as Time Allows
None.

COUNCIL LIAISON COMMENTS

Councilor Allman commented that it was interesting to see how issues cycle through the city. He announced that the old Parr Lumber facility is being converted to the Sports Hub Restaurant.

COMMISSIONER COMMENTS

Vice-Chair Lanouette asked about the status of excavated rock being dumped in the vacant lot across from the Catholic Church at the Maple Avenue/19th Street intersection. Ms. McMahon responded that she forwarded his concerns to the City's Code Enforcement Officer (Jacob Smith).

Commissioner Porter apologized for missing the April 6 meeting. He has spoken with two people interested in the Planning Commission. He talked with City Attorney Steve Bryant, who did not see a problem with Mr. Porter's cousin, a retired escrow officer, serving on the Planning Commission.

STAFF COMMENTS

Ms. McMahon summarized developments under consideration by Central Christian (a high school in the South Highway 97 area), 150 single-family homes in the North Neighborhood, 40-acre manufactured home park, Hayden Homes (Maple Meadows and Obsidian Trails), 150 apartment units, Dr. Pavlicek (Rose Krantz parcel), 40 single-family homes (Badger Road), Palmer Homes, and a group in west Redmond (mixed-use employment lands). Home sales in Redmond are currently running \$229,000-\$299,000. She expressed concern about the lack of commercial and industrial development. The City is moving closer to hiring a new Urban Renewal/Economic Development Project Coordinator.

ADJOURN

The next meeting is scheduled for 7 p.m., Monday, May 4, 2015.

With no further business, Vice-Chair Lanouette adjourned the meeting at 7:36 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 – Public Hearing

DATE: May 4, 2015
TO: Redmond Urban Area Planning Commission
THROUGH: Heather Richards, Community Development Director
FROM: Deborah McMahon, Principal Planner
SUBJECT: Public Hearing - Text Amendments to the City of Redmond Development Code to modify and streamline the Design Review Standards in Chapter 8.0141 - Residential; add Assisted Living as a Conditional Use to the R-4 and R-5 zones, Chapter 8.0135; correct chapter titles for Commercial Uses; clarify acronyms for zoning tables; and, delete obsolete standards for schools in Chapter 8.0615.

Report in Brief:

This is a Public Hearing to consider amendments to the City of Redmond Development Code. This includes text amendments to modify and streamline the Design Review Standards in Chapter 8.0141 – Residential; clarify uses and add Assisted Living as a Conditional Use to the R-4 and R-5 zones, Chapter 8.0135; correct chapter titles for Commercial Uses; clarify acronyms for zoning tables; and, delete obsolete standards for schools in Chapter 8.0615. (New text is **red**; deleted text is ~~strikethrough~~, unless otherwise stated)

1. Chapter 8.0141 Redmond Development Code - Residential Design Review Update

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.

Attachments:
Attachment A – Draft Proposed Text Amendments

- 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.

Staff also met with Hayden Homes staff and other builders to review City concerns and to explore construction techniques, details about wall design, materials, and code language

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 element choices in addition to a baseline of elements. 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.

Revised as noted in Green Red includes previously discussed code changes

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 and ~~directly across the street~~ 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 or exterior elevations of the same basic design which utilize different colors, materials or ornamentation. 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 or similar designs
- e. Eave of at least 12 inches; **and,**
- f. Overhang of at least 6 inches using fascia with or bargeboard or vergeboard fixed to the gable end to hide the truss tails, rafter ends or roof timbers.

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) **three** wall design elements shall be used on **the sides that front onto public spaces** 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 first story front façade and 20% 10% fenestration on the public facing 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 except when single wall panel systems are used;**
- d. Variation in wall siding ~~cladding~~, wall surface pattern or decorative materials if an **area above the highest band course exists, it must**

- contain a different siding material than the area below the band on walls that front onto public spaces;**
- e. Recessed or covered front entry at least 20 square feet, with a minimum 4 foot depth **measured from the front door. If columns are used they must be decorative and no less than 6" x 6". Plain support columns are not allowed.**
 - f. ~~Bay window, box window, or box bay~~ **Box window, 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,~~ with multi-paned sashes, **operable sashes,** or windows that are elliptical, round, arched, **bay,** semi-circular or similar design;
 - h. Shutters, as a matched pair for windows, either **decorative,** 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 1/2" caliper tree in front landscape area, in addition to required street trees;**
 - q. 1 1/2" 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;**
 - t. Eave greater than 12 inches in depth, including extended soffit details;**
 - u. **Where gable ends are proposed, at least three ~~five (35) (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; and,**
 - v. **Other elements as approved by the Community Development Director.**

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

2. Chapter 8.0135 Redmond Development Code - Assisted Living added as a Conditional Use to the R-4 and R-5 zones

Background:

It has been brought to the City's attention that *Assisted Living Facilities* need to be added to the R-4 and R-5 zones as a conditional use. This is consistent with other similar facility uses. (New text is **red**; deleted text is ~~strikethrough~~, unless otherwise stated)

8.0135 Table A, Residential Zones, Uses Permitted. The following uses are allowed outright or conditionally in each of the Residential zones as follows:

LAND USE:	ZONE:					RESTRICTIONS AND REQUIREMENTS:
<i>Residential Uses:</i>	R-1	R-2	R-3	R-4	R-5	
Accessory Building:						
Sheds, shops, garages	O	O	O	O	O	Detached; includes greenhouse, workshops
Guest House	C	C	C	O	O	No kitchen; uses main houses' sewer & water
Accessory Dwelling Unit	C	C	C	O	O	Uses main houses' sewer & water; has kitchen
Accessory Use	O	O	O	O	O	Includes Home Occupations
Apartments						See Multi-Family Complex / Dwelling
Bed and Breakfast	C	C	C	C	C	
Boarding or Rooming House					C	
Cluster Development				C	C	
Cottage Development		C*	C	C	C	*Cottages only in R-2 zone / limited to single story
Condominium						State regulated
Duplex		C*	C**	O	O	*Duplexes not allowed on R-2 lots unless they were platted prior to Nov. 9, 2006. Lots created before this date desiring duplexes are subject to conditional use review and approval and shall be on lots of 10,000+ s.f. **Duplexes in the R-3 zone are permitted on corner lots of 10,000 s.f. or more / with conditional use approval.
Duplex Lot			O	O	O	
Manufactured Home						See Single Family Dwelling
Manufactured Home Park			C	C	C	
Manufactured Home			O	O	O	Subject to compliance w/ applicable

Subdivision						ORS
Multi Family Complex (5 + units)				C	O	
Multi Family Dwelling (3 & 4 plex)				C	O	
Nursing, and Convalescent, and Assisted Living Facility				C	C	More than 15 people
Planned Unit Development				C	C	
Residential Care Facility				C	O	Defined in and regulated by ORS
Residential Care Home	O	O	O	O	O	Defined in and regulated by ORS
Single Family Dwelling	O	O	O	O	O	
Townhouse				C	O	

3. Chapter 8.0150-8.0175 Redmond Development Code - Correction to chapter titles for Commercial Uses

Background:

This is a housekeeping item to add clarification to the chapter in order to help readers understand the use tables more easily. (New text is **red**; deleted text is ~~strikethrough~~, unless otherwise stated)

COMMERCIAL USE AND INDUSTRIAL USE ZONES

- 8.0150 Strip-Service Commercial C-1 Zone.**
- 8.0155 Central Business District Commercial (CBD) C-2 Zone.**
- 8.0160 Special-Service Commercial C-3 Zone.**
- 8.0165 Limited Service Commercial C-4 Zone.**
- 8.0166 Limited Service Commercial C-4A Zone: Except as provided in 8.0190 and 8.0195, the standards and criteria for development in the C-4A Zone shall apply to development in the C-4A Zone.**
- 8.0170 Tourist Commercial C-5 Zone.**
- 8.0175 Downtown Design Overlay Zone. 8.0180 Light Industrial M-1 Zone.**
- 8.0185 Heavy Industrial M-2 Zone.**
- 8.0190 Table C, Uses Permitted.** The following uses are allowed outright or conditionally in each of the Commercial and Industrial zones as follows:

<i>Residential:</i>	C-1	C-2	C-3	C-4	C-4A	C-5	M-1	M-2	DOD	MUN	MUE	Restrictions and Requirements
Apartments												See Multi family dwellings and complexes
Assisted Living Facility	C	C	C	C					C			
Bed and Breakfast	C	C	C	C					C			
Boarding House	C	C	C	C	C	C						
Caretaker / Watchman	C			C		C	C	O				Must live on site
Condominium												State regulated
Homeless Shelter	O	C					O					
Manufactured Home Park	C			C								
Multi Family Complex	C	O	C	C					O			

Multi Family Dwelling	C	O	C	C					O			
Planned Unit Development Res. Use above ground floor Res. Use on ground floor <25%		O O		O O					O O			Not in front of bldg, or as non-watchman
Residential care facility Residential care home		C	C	C					C			Only permitted where MFR's are allowed Only permitted where SFR's are allowed
Single Family and Duplex		O*							O*			*Only permitted for those uses pre-dating the adoption of the C-2 Zone Amendments and Downtown Overlay District on August 12, 2008
Resumption of a residential use	C		C	C					C			Only as previously established residential use
Eating and Drinking	C-1	C-2	C-3	C-4	C-4A	C-5	M-1	M-2	DOD	MUN	MUE	Restrictions and Requirements
Bakery (retail / sit down) Bar, Lounge, Tavern, Nightclub,	O O	O O	O C	O O	O* O*	C C	O O	O O	O O			
Café, Restaurant (sit-down), Diner, Brew Pub Café, Restaurant, Espresso (Drive-through)	O O	O O	O O	O O	O* O*	O O	O O	O O	O O			Deli's are listed under "retail uses" Deli's are listed under "retail uses"
Entertainment	C-1	C-2	C-3	C-4	C-4A	C-5	M-1	M-2	DOD	MUN	MUE	Restrictions and Requirements
Amusement Park Arena for Indoor Sport Events	C O	C		C		C C			C			Larger than indoor commercial recreational use
Driving Range Golf Course Indoor Commercial Recreation Miniature Golf, "Pitch & Putt"	O O	O		O		O O O	C	C	O			

4. **Chapters 8.0135, 8.0190, 8.0220, and 8.0260 Redmond Development Code - Clarify Acronyms for Zoning Tables**

Background:

This is a housekeeping item to add clarification to the chapter in order to help readers understand the acronyms “O” and “C” more easily. (New text is red; deleted text is strikethrough, unless otherwise stated)

- “O” means Permitted Outright
- “C” means Permitted Conditionally

These clarifications will be placed above the use charts throughout the Development Code.

5. **Chapter 8.0615 Redmond Development Code - Delete obsolete standards for schools in Chapter 8.0615.**

Background:

Attachments:
Attachment A – Draft Proposed Text Amendments

The standards for schools is no longer a requirement that is useful for elementary and secondary school development and is thus, obsolete. (New text is red; deleted text is ~~strikethrough~~, unless otherwise stated)

16. **Nursery** Schools:

- A. nursery schools shall provide and maintain at least 100 square feet of outdoor play area per child. A sight obscuring fence at least four feet but not more than six feet high shall separate the play area from the abutting lots.
- ~~B. elementary schools should provide a basic site area of five acres plus one additional acre for each 200 pupils of predicted ultimate enrollment.~~
- ~~C. secondary schools should provide a basic site area of 10 acres plus one additional acre for each 100 pupils of predicted ultimate enrollment.~~
- ~~D. there shall be access to all buildings for emergency vehicles.~~

Summary:

The Planning Commission will need to hold a public hearing and review the Development Code changes described above, including any testimony presented. Staff recommends approval of the above code amendments. 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 (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 Planning Commission 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 a hearing and adoption.

Deborah McMahon, Principal Planner