



# Oregon

Theodore R. Kubongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



## NOTICE OF ADOPTED AMENDMENT

06/05/2009

TO: Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Redmond Plan Amendment  
DLCD File Number 005-08

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures\*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Tuesday, June 16, 2009

This amendment was submitted to DLCD for review prior to adoption. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

**\*NOTE:** THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAT IT WAS MAILED TO DLCD. AS A RESULT, YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

Cc: Heather Richards, City of Redmond  
Gloria Gardiner, DLCD Urban Planning Specialist  
Mark Radabaugh, DLCD Regional Representative  
Bill Holmstrom, DLCD Transportation Planner

<paa> YA/email

Notice of Adoption

THIS FORM MUST BE MAILED TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

DEPT OF LAND CONSERVATION AND DEVELOPMENT
MAY 27 2009
For DLCD Use Only

Jurisdiction: City of Redmond Local file number: TA 08-04

Date of Adoption: 10/18/2008 Date Mailed: 5/26/2009

Date original Notice of Proposed Amendment was mailed to DLCD: 3/26/2008

- Comprehensive Plan Text Amendment
Comprehensive Plan Map Amendment
Land Use Regulation Amendment
Zoning Map Amendment
New Land Use Regulation
Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Establishment of a Downtown Overlay District in the C2 Zone, that codifies development, design and signage standards for the downtown core area to increase the density and intensity of development, establish height, bulk and lot coverage regulations that balance existing urban fabric with a desired character for downtown, and promote a pedestrian-friendly environment. Additional design and development standards were adopted for the C2 Zone outside for the Downtown

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "SAME". If you did not give Notice for the Proposed Amendment, write "N/A".

same

Plan Map Changed from: N/A to: n/a

Zone Map Changed from: C2 to: Downtown Overlay District

Location: C2 Zone - Central Business District, Acres Involved: 235

Specify Density: Previous: N/A New: n/a

Applicable Statewide Planning Goals: Goals 1,2,9,10,11, 13

Was and Exception Adopted? YES NO

DLCD File No.: 005-08 (16807) [15532]

Did the Department of Land Conservation and Development receive a Notice of Proposed Amendment.....

**Forty-five (45) days prior to first evidentiary hearing?**  Yes  No

If no, do the statewide planning goals apply?  Yes  No

If no, did Emergency Circumstances require immediate adoption?  Yes  No

Affected State or Federal Agencies, Local Governments or Special Districts:

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Local Contact: Heather Richards Phone: (541) 923-7756 Extension: 0

Address: 716 SW Evergreen City: Redmond

Zip Code + 4: 97756- Email Address: HeatherR@ci.redmond.or.us

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## ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**  
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and **TWO (2) Copies** of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST  
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT  
635 CAPITOL STREET NE, SUITE 150  
SALEM, OREGON 97301-2540**

2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.

3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.

4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.

5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.

6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.

7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to mara.ulloa@state.or.us - ATTENTION: PLAN AMENDMENT SPECIALIST.

**CITY OF REDMOND  
ORDINANCE NO. 2008-14**

**AN ORDINANCE AMENDING CHAPTER 8 – DEVELOPMENT REGULATIONS, ARTICLE I – ZONING STANDARDS, ARTICLE IV – SITE AND DESIGN REVIEW STANDARDS, ARTICLE V – SIGN STANDARDS.**

**WHEREAS**, the City of Redmond’s Urban Renewal Agency adopted URD Resolution No. 2006-06, the 2006 Downtown Action Plan Update, and

**WHEREAS**, the 2006 Downtown Action Plan Update included recommendations to amend the Redmond Development Code as it pertained to the C2 (Central Business District) Zone, and

**WHEREAS**, the 2006 Downtown Action Plan Update provided the following intent statements to guide the amendments to the Redmond Development Code as it pertained to the C2 (Central Business District) Zone: encourage a vibrant mix of pedestrian-oriented uses, including residential, shopping and entertainment uses; increase the density and intensity of development; establish height, bulk, and lot coverage regulations that balance existing urban fabric with a desired character for Downtown; promote active ground floors by regulating the quantity and location of doors and windows; establish standards for setbacks and landscaping that encourage and promote a strong pedestrian environment; establish parking and access standards that support pedestrian activity, and

**WHEREAS**, one of the Economic Development goals of the Redmond 2020 Comprehensive Plan, adopted by the City of Redmond on May 22, 2001, is to “provide for an attractive, interesting, and convenient downtown as a place to do business, work, shop, reside, visit, socialize, and celebrate the community, and

**WHEREAS**, the Redmond Urban Area Planning Commission conducted public workshops and six public hearings (May 5, 2008, May 19, 2008, June 2, 2008, June 16, 2008, June 23, 2008, and July 7, 2008) to take oral and written testimony on the proposed revisions to Article I – Zoning Standards, Article IV – Site and Design Review Standards, and Article V – Signage Standards; and

**WHEREAS**, after receiving public testimony and deliberating the proposed amendments to Article I, Article IV and Article V, the Planning Commission recommended that the City Council approve the proposed amendments to Article I – Zoning Standards, Article IV – Site and Design Review Standards, and Article V – Signage Standards, as set forth in Exhibit A along with the findings set forth in Exhibit B; and

**WHEREAS**, the proposed amendments will allow for Daily Display Signs with the appropriate standards, all existing Daily Display Signs will not be grandfathered by the adoption of this ordinance, and will need to comply with the amended code within ninety days of adoption in terms of standards, locations and practices, and

**WHEREAS**, the City Council finds that in the adoption of this ordinance, supporting findings, and accompanying code language is in the best interest of the City; and

**WHEREAS**, additional editing and refinement may again be necessary after adoption of this Zoning Code update, and the Council intends to have additional public hearings and to make subsequent amendment:



**CITY OF REDMOND  
ORDINANCE NO. 2008-14**

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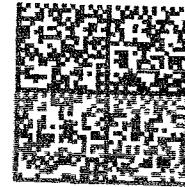
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**CITY OF REDMOND  
COMMUNITY DEVELOPMENT  
16 SW EVERGREEN AVENUE  
REDMOND, OR 97756**



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**\$00.61**

05/26/2009

Mailed From 97756

**US POSTAGE**

ncjpost

Attention: Plan Amendment Specialist  
Department of Land Conservation and Development  
635 Capitol Street NE, Suite 150  
Salem, Oregon 97301-2540