



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

06/12/2009

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 010-08

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: Thursday, June 25, 2009

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. 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: Nick Lelack, City of Redmond
Gloria Gardiner, DLCD Urban Planning Specialist
Mark Radabaugh, DLCD Regional Representative

<paa> YA

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
JUN 05 2009
For DLCD Use Only

Jurisdiction: City of Redmond

Local file number: TA 08-09

Date of Adoption: 5/26/2009

Date Mailed: 6/4/2009

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes Date:

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

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

An amendment to the Redmond Development Code to allow for a Mixed Use neighborhood (MUN) Zone Classification. No specific properties have been identified to receive the MUN Zone designation at this time. Properties must undergo a Zoning Map Amendment to receive this MUN Zone designation.

Does the Adoption differ from proposal? Please select one

No

Plan Map Changed from: n/a

to:

Zone Map Changed from: n/a

to:

Location: n/a

Acres Involved:

Specify Density: Previous:

New:

Applicable statewide planning goals:

- 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19
[X] [X] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] []

Was an Exception Adopted? [] YES [X] NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

[X] Yes [] No

If no, do the statewide planning goals apply?

[] Yes [] No

If no, did Emergency Circumstances require immediate adoption?

[] Yes [] No

DLCD file No. See First Page

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Local Contact: **Wayne Sorensen**

Phone: (541) 923-7724 Extension:

Address: **716 SW Evergreen AVE**

Fax Number: **541-548-706**

City: **Redmond**

Zip: **97756-**

E-mail Address: **WayneS@ci.redmond.or.us**

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 Complete Copies** (documents and maps) 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. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: **webserver.lcd.state.or.us**. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing **mara.ulloa@state.or.us**.
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 now access these forms online at **http://www.lcd.state.or.us/**. Please print on **8-1/2x11 green paper only**. You may also 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. 2009-03**

**AN ORDINANCE AMENDING CHAPTER 8 OF THE REDMOND CODE BY
ADOPTING REGULATIONS THAT ESTABLISH THE MIXED USE NEIGHBORHOOD
(MUN) ZONING DISTRICT.**

WHEREAS, the City of Redmond, in coordination with Deschutes County and special districts, designated 5,664 acres of land per Oregon Administrative Rule (OAR) 660-021-0020 as the Redmond Urban Reserve Area (RURA) in December, 2005; and

WHEREAS, ECO Northwest, under contract with the City, prepared an Urbanization Study (June, 2005) that documented the need to expand the Redmond Urban Growth Boundary (UGB) by approximately 2,400 acres to accommodate 6,929 residential housing units and approximately 100 acres of land for neighborhood commercial uses through 2025; and

WHEREAS, the City of Redmond adopted the City of Redmond Framework Plan by Resolution in order to provide guidance and organizing principles to guide future development in the Urban Growth Boundary and to comply with statewide planning goal 2, Land Use Planning; and

WHEREAS, the City of Redmond amended its Urban Growth Boundary in August, 2006, and updated the Comprehensive Plan policies regarding Land Use Planning, Economic Development, Housing, Public Facilities, Urbanization and Urban Growth Management; and

WHEREAS, the City of Redmond adopted the Comprehensive Plan policies in order to facilitate master plans within the Urban Reserve Area (URA) and to provide for an orderly and efficient transition for lands to be annexed into the City of Redmond and in order to comply with the Statewide Planning Goals; and

WHEREAS, the Redmond Urban Area Planning Commission held a public hearing on December 15, 2008, and has recommended that the Redmond City Council adopt the Mixed Use Neighborhood Zoning District; 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 amendment would contribute to the Redmond Comprehensive Plan goal to expand, improve and diversify the economy of the Redmond area while maintaining Redmond's quality of life; and

WHEREAS, the City Council finds that the findings for the adoption of the MUN zone has 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.

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

SECTION ONE: The City of Redmond hereby amends the Redmond Development Code Chapter 8, Article I – Zoning Standards, Article III – Subdivision and Partition Standards, Article IV – Site and Design Review Standards and Article V – Signage Standards, in order to establish a new Mixed Use Neighborhood (MUN) Zoning District which is attached hereto as “Exhibit A”.

SECTION TWO: In support of the adopted Mixed Use Neighborhood (MUN) Zoning District 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.

PASSED by the City Council and **APPROVED** by the Mayor this 26th day of May, 2009.

/s/ George Endicott
George Endicott, Mayor

ATTEST:

/s/ Terie Snyder
Terie Snyder, Deputy City Recorder

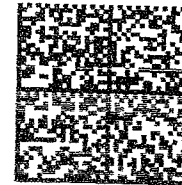
Approved as to form:

/s/ Steve Bryant
Steve Bryant, City Attorney

Exhibits:

- A. Redmond Development Code Amendments to establish a Mixed Use Neighborhood (MUN) Zoning District
- B. Findings for Development Code Amendments to Establish a Mixed Use Neighborhood (MUN) Zone.

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OR 97756



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06/04/2009

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US POSTAGE

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