



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

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www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

05/28/2013

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 001-13

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: Monday, June 10, 2013

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 Acknowledgment or 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 than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: James Lewis, City of Redmond
Gordon Howard, DLCD Urban Planning Specialist
Karen Swirsky, DLCD Regional Representative

<paa> YA



FORM 2

DLCD

Notice of Adoption

In person electronic mailed

DATE
STAMP

DEPT OF

MAY 22 2013

LAND CONSERVATION
AND DEVELOPMENT

For Office Use Only

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

Jurisdiction: **City of Redmond**

Local file number: **TA-12-3**

Date of Adoption: **5/14/2013**

Date Mailed: **5/20/2012**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: 1/28/2013

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other: **Amendment to Existing Code**

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

The proposal includes amendment to the City of Redmond Development Code (text amendment) to respond to community concerns regarding the design and development standards for new residential neighborhoods. New standards for architectural designs for single family dwellings and duplexes, fences and street trees have been drafted as they are primary components to overall neighborhood livability. The adopted Code text is attached in strikethrough for deleted text and red font for new text.

Does the Adoption differ from proposal? Yes, Please explain below:

Changes to actual adopted text reflect input during the public review process through both the Planning Commission and City Council. Also, the Code sections were re-structured for better clarity and ease of use.

Plan Map Changed from: **N/A**

to: **N/A**

Zone Map Changed from: **N/A**

to: **N/A**

Location: **N/A**

Acres Involved: **0**

Specify Density: Previous: **Did not affect density**

New: **N/A**

Applicable statewide planning goals:

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

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

35-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

DLCD file No. _____

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

Affects on the City of Redmond.

Local Contact: **James Lewis**

Phone: (541) 923-7724 Extension:

Address: **716 SW Evergreen Avenue**

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

City: **Redmond**

Zip: **97756-**

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

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

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

9. **Need More Copies?** Please print forms on 8½ -1/2x11 green paper only if available. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail plan.amendments@state.or.us.

**CITY OF REDMOND
ORDINANCE NO. 2013-04**

AN ORDINANCE AMENDING THE REDMOND CITY CODE, CHAPTER 8, ARTICLES I, ZONING STANDARDS AND III, LAND DIVISION STANDARDS, TO REVISE/ADD STANDARDS RELATED TO ARCHITECTURAL REQUIREMENTS FOR SINGLE FAMILY DWELLINGS AND DUPLEXES, NEW FENCES AND THE PLANTING OF STREET TREES.

WHEREAS, the City of Redmond has adopted Development Code (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: 1.) "Create an image and identity that generates a sense of community pride, ensuring the high quality of life and safety of our citizens, attracting new residents and businesses and facilitating their success and safety as well" which is further implemented through the policy to "maintain the quality of Redmond neighborhoods"; and, 2.) "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" which is further implemented through the policy to "promote quality neighborhoods and development"; and,

WHEREAS, the City of Redmond has adopted Comprehensive Plan policies regarding new development that are directed to: 1.) Creating new developments in existing areas that are compatible with surrounding developments, including landscaping, visual impact, architectural styles and lighting, and that their appearance should enhance the area; and, 2.) Residential zones should allow for a wide variety of compatible housing types and densities; and,

WHEREAS, the Urban Area Planning Commission held a public hearing on March 19, 2013 and, after reviewing the record and providing an opportunity for public testimony, has recommended that the Redmond City Council adopt the amended Development Code text for Architectural (Single family and Duplex Residential), Fence and Street Tree Standards as set forth in Exhibits A, B and C; and

WHEREAS, the Redmond City Council held a public hearing on May 14, 2013 to consider the recommendation of the 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 and further implement the Redmond Comprehensive Plan Goals and Policies for Residential Compatibility and New Residential Development; and

WHEREAS, the City Council concludes that the Findings to support the adoption of the Development Code amendments regarding the Architectural, fence and Street Tree Standards 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.

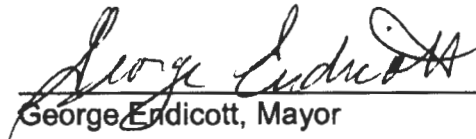
NOW, THEREFORE, THE CITY OF REDMOND ORDAINS AS FOLLOWS:

SECTION ONE: The City of Redmond hereby amends the Redmond City Code, Chapter 8, Articles I, Zoning Standards and III, Land Division Standards, to revise the existing standards and add new standards related to architectural requirements for single family dwellings and duplexes, new fences and the planting of street trees, in order to implement The City of Redmond Comprehensive Plan, the State Law and adopt development standards that allow and encourage desirable design for the City. The amendments and adopted text are attached hereto as "Exhibits A, B and C."

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 D" which were prepared by City staff, reviewed by the Planning Commission 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 and Statutes.

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 14th day of May, 2013.


George Endicott, Mayor

ATTEST:


Kelly Morse, City Recorder

EXHIBIT A TO ORDINANCE 2013-04

Article I, Zoning Standards - Proposed Development Code Amendments, Residential Design Standards

Development Code Amendments: Existing code language is in black, proposed new code language is in **red** and the proposed deleted language is noted with ~~strikethrough~~.

8.0140 Table B, Minimum Standards. The following minimum standards apply in each of the Residential zones as follows:

Standard:	Zone:				
	R-1		R-3	R-4	R-5
Minimum Lot size - Square Feet					
Single Family	9,000	9,000	7,500	6,000	900
Duplex	NA	^D 10,000	^A 10,000	7,500	900
Duplex Lot			4,250	3,750	900
Townhouse				E	
Multi-family Dwelling	NA	NA	NA	F	
Multi-family Complex	NA	NA		F	
Maximum Density (1 unit per # s.f.)_F				3,000	900
Minimum Setback Distance_{CF}					
Front	15	15	15	15	
Interior Side	^B 5/10	^B 5/10	^B 5/10	^B 5/10	
Street Side	15	15	15	15	
Rear	20	20	20	20	
Garage	20	20	20	20	
Maximum Building Height_F	30	30	30	40, ^E	E
Minimum Street Frontage					
Standard Street	50	50	50	50	
Cul-de-sac	30	30	30	30	
Flag Lot	20	20	20	20	
Duplex lot (non flag or cul de sac)	N/A	N/A	25	25	
Townhouse				E	
A Duplexes permitted only on corner lots					
B Interior side yards must provide a minimum of 5 feet on one side and 10 feet on the other side for single family and duplex residences. Where alley access is provided, both interior side yards may be reduced to 5'. Exceptions to this 10' setback are allowed (1) when the lot was created prior to the adoption of this standard (November 9, 2006); or (2) on cul de sac lots; or (3) on flag lots, or (4) parcels created by partition.					
C Does not include solar setbacks, which are calculated separately					
D Duplexes only allowed on legally created lots of adequate size / created prior to November 9, 2006, otherwise prohibited.					
E Pursuant to the Townhouse Development Standards in Chapter 8, Article IV Site and					

Design Review Standards, Section 8.3035.4.f.2, Table A.
F Does not apply to development standards for Multi-family Dwellings and Multi-family Complexes which are located in Chapter 8, Article IV, Site and Design Review Standards, Section 8.3035.4.E.2., Table A
N/A = "not allowed"
All distances shown are measured in feet.

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 style 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 designate. 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.
- 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 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 a sight obscuring fence or wall, with such fences or walls being maintained in perpetuity. 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 tract-type housing, a separation by at least three (3) lots on either side and across the street by 2 lots in each direction 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 floor plans, or exterior elevations of the same basic design which utilize different colors, materials or ornamentation.
 - 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 structure. Roof Design Elements include:
 - a. Pitched or sloping roof;**
 - b. Variations in roof orientation;**
 - c. Variations in roof pitch, height of roof planes or roof orientation;**
 - d. Dormer, such as hipped, gabled, shed or eyebrow dormer design**
 - e. Eave of at least 12 inches;**
 - f. Overhang of at least 6 inches with bargeboard or vergeboard; and**

- Section 8.0500 through 8.0515 (Off Street Parking and Loading Requirements) of the City of Redmond Development Code.
- b. Driveway access to any street less than 28 feet wide shall be in conformance with Section 8.2710 (3)(Table 1), of Article 3, the City of Redmond Land Division Code.
 - c. Driveways, whether accessed from a public or private street or alley, shall be of adequate size to accommodate a minimum of one vehicle, and shall at a minimum meet the design requirements in Section 8.0515 (Parking Table and Diagram) of the City of Redmond Development Code.
 - d. Notwithstanding Section 8.0141 (5)(B)(5)(a, b and c) above, all garages and driveways accessed directly from public or private streets or alleys less than 36 feet in width shall be sized to accommodate a minimum of 2 cars based on the parking space design standards listed in Section 8.0515 (Parking Table and Diagram) of the City of Redmond Development Code.
 - e. If a garage as required by subsection 8.0141 (5)(B)(5)(a) above is converted to living or other space permissible by this Code, two off-street parking spaces shall be provided pursuant to Section 8.0500 through 8.0515 (Off Street Parking and Loading Requirements) of the City of Redmond Development Code.
 - f. Notwithstanding the applicable provisions of Sections 8.0500 through 8.0515 (Off Street Parking and Loading Requirements) of the City of Redmond Development Code, all required off street parking areas and driveways constructed in conjunction with single family dwellings and duplexes may have alternative surfaces to concrete or asphalt, and may include permeable surfaces to the extent they provide an all weather surface sufficient for vehicular travel. Loose gravel, aggregate and similar surface treatments are not permitted for required parking spaces.
6. **Landscaping.** All lots on which new single family dwellings or duplexes are constructed which abut a public or private street, not including an alley, shall be landscaped between the corresponding façade of the structure and the edge of the street, for the entire length of the street frontage.
 7. **Fences.** Fences constructed in conjunction with any single family dwelling or duplex (including fences constructed by the developer of a subdivision as perimeter fences) shall be in accordance with the applicable provisions of Section 8.340 of the City of Redmond development Code.

EXHIBIT B TO ORDINANCE 2013-04

Article I, Zoning Standards - Proposed Development Code Amendments, Fence Standards

Development Code Amendments: Existing code language is in black, proposed new code language is in red and the proposed deleted language is noted with strikethrough.

8.0340 Fences

1. ~~In any residential zone, a fence, lattice work, screen or wall, other than a retaining wall, not more than six feet in height may be located in any required front yard, and no more than eight feet in height in any required side or rear yard. Provided however, in those areas designated for clear vision, the restrictions set forth in Sections 8.0305-8.0310 shall apply. (Revised 6/08) (Note: the International Building Code indicates that fences in excess of six feet in height require a building permit, and may need to be professionally engineered).~~

All fences constructed after the time of the adoption of this ordinance shall comply with the following standards. For the purpose of these standards fences refers to fences, lattice work, screens or walls (other than a retaining wall).

The intent of these standards is to ensure that fencing contributes positively to the appearance of the community, and that the scale, location, and appearance of fencing does not adversely affect adjacent or nearby properties or public safety.

1. On all properties one (1) acre or less in size, in all Residential Zones and the Urban Holding Zone, all fences shall be developed to the following standards:
 - A. Fences abutting a public street shall comply with the following:
 1. Fences in front yards, and in that portion of side yards extending from the front property line to the front façade of the dwelling, shall be a maximum of 3½ feet tall and constructed of wood, vinyl or wrought iron only. Chain link fences are not permitted.
 2. Fences in that portion of side yards extending from the front façade of the dwelling to the rear property line, and all rear yards, shall be a maximum of 6 feet tall and constructed of wood, vinyl or wrought iron only. Chain link fences are not permitted.
 3. Fences located in side and rear yards shall incorporate other architectural elements such as stone, brick, rock, or similar products every 16' in length (See: *Examples*).
 4. Other types of fences (allowed to the 6 foot height limit) may be approved by and at the discretion of the Community Development Director subject to compliance with the intent statement above.

5. Fences in side or rear yards which abut an alley shall be allowed to be 8 feet in height. (Note: the Oregon State Building Code – as defined in State Statute - indicates that fences in excess of 6 feet in height require a building permit, and may need to be professionally engineered).
6. Fences which encroach into the public right of way shall be treated as a nuisance and shall be subject to enforcement pursuant to Section 8.0805 of the City of Redmond Development Code.

B. Fences not abutting a public street shall comply with the following:

1. Fences located in the side or rear yards shall not exceed 8 feet in height. (Note: the Oregon State Building Code – as defined in State Statute - indicates that fences in excess of 6 feet in height require a building permit, and may need to be professionally engineered).

C. No fence in any residential zone, except as exempted by Section 8.0340 (5) below, shall be constructed with barbed wire, razor wire, or similar apparatus.

2. In ~~a C-4~~ all Commercial Zones (except for the C-2, Central Business District Zone and the Mixed Use Zones), ~~any~~ the PF-Public Facility Zone, the Park Zone, and in ~~both~~ any Industrial Zones, all fences shall be developed to the following standards:

A. The maximum height of a fence shall not exceed 8 feet. (Note: the International Building Code indicates that fences in excess of 6 feet in height require a building permit, and may need to be professionally engineered). ~~Provided however, in these areas designated for clear vision, the restrictions set forth in Sections 8.0305-8.0310 shall apply. (Revised 6/08)~~

3. For any development undergoing land use review, any wood or vinyl fence bordering a street ~~exceeding a span of 25' in length~~ shall incorporate other architectural elements such as stone, brick, rock, or ~~varied usage of wood, similar products every 16' in length~~ (See: *Examples*).

4. All fences, regardless of zone or location, shall comply with the following requirements:
- A. Fences fronting public streets shall provide one gate, opening, or other site access for emergency services use. For corner lots, only one opening along the either the front or side yard frontage is required.
 - B. Fences shall not block the clear vision area and shall comply with the standards in RDC Section 8.0305.
 - C. Fences shall be constructed on private property, and shall not be located in public rights of way.
 - D. Fences shall be comprised of wood, vinyl, metal or other solid material that is able to be painted and/or maintained in structurally sound condition. All fences shall be maintained in a structurally sound condition and be free from exposed nails, screws, loose members, decaying materials or other similar conditions that can pose a hazard.
4. 5. The following fences shall be exempt from height ~~the restrictions~~ standards set forth herein, ~~except for the requirement to comply with the clear vision standards in RDC Section 8.0305, as listed in Section 8.0340 (4) (B) above:~~
- A. Any security fencing around a public or quasi-public utility or entity including the Airport perimeter.
 - B. Fences related to a park or school use including (but not necessarily limited to) tennis courts, driving ranges and ball fields.
 - C. Fences necessary for compliance with any documented Federal or State mandated requirements (i.e. Homeland Security requirements)
 - ~~G.~~ D. Any fence exempted under ~~(4)~~ (5) (A and B) herein that is in excess of 20 feet in height shall require conditional use permit review and approval, and a public hearing.

~~5. At no time shall fence heights exceed 4' when the fence fronts a public road or street.~~

~~6. Fences fronting public streets shall provide one gate, opening, or other site access for emergency services use.~~

Examples:



EXHIBIT C TO ORDINANCE 2013-04

Article I, Zoning Standards and Article III, Land Division Standards - Proposed Development Code Amendments

Development Code Amendments: Existing code language is in black, proposed new code language is in **red** and the proposed deleted language is noted with ~~strikethrough~~.

8.0140 Table B, Minimum Standards. The following minimum standards apply in each of the Residential zones as follows:

Standard:	Zone:				
	R-1	R-2	R-3	R-4	R-5
Minimum Lot size - Square Feet					
Single Family	9,000	9,000	7,500	6,000	6,000
Duplex	NA	^D 10,000	^A 10,000	7,500	7,500
Duplex Lot			4,250	3,750	3,750
Townhouse				E	E
Multi-family Dwelling	NA	NA	NA	F	F
Multi-family Complex	NA	NA		F	F
Maximum Density (1 unit per # s.f.)_F				3,000	2,500
Minimum Setback Distance_{CF}					
Front	15	15	15	15	15
Interior Side	^B 5/10	^B 5/10	^B 5/10	^B 5/10	5
Street Side	15	15	15	15	15
Rear	20	20	20	20	5
Garage	20	20	20	20	20
Maximum Building Height_F	30	30	30	40,E	40,E
Minimum Street Frontage					
Standard Street	50	50	50	50	50
Cul-de-sac	30	30	30	30	30
Flag Lot	20	20	20	20	20
Duplex lot (non flag or cul de sac)	N/A	N/A	25	25	25
Townhouse				E	E
A Duplexes permitted only on corner lots					
B Interior side yards must provide a minimum of 5 feet on one side and 10 feet on the other side for single family and duplex residences. Where alley access is provided, both interior side yards may be reduced to 5'. Exceptions to this 10' setback are allowed (1) when the lot was created prior to the adoption of this standard (November 9, 2006); or (2) on cul de sac lots; or (3) on flag lots, or (4) parcels created by partition.					
C Does not include solar setbacks, which are calculated separately					
D Duplexes only allowed on legally created lots of adequate size / created prior to November 9, 2006, otherwise prohibited.					
E Pursuant to the Townhouse Development Standards in Chapter 8, Article IV Site and Design Review Standards, Section 8.3035.4.f.2, Table A.					

F Does not apply to development standards for Multi-family Dwellings and Multi-family Complexes which are located in Chapter 8, Article IV, Site and Design Review Standards, Section 8.3035.4.E.2., Table A
G Street trees are required to be provided in accordance with Section 8.3035.5K
N/A = "not allowed"
All distances shown are measured in feet.

Section 8.3035.5K

~~A. Street trees. A street tree plan is required for all development fronting on public or private roads. All street trees shall meet the following requirements.~~

- ~~1. Certain trees are prohibited by City Code. Prohibited tree species include: fir, cedar, willow, balm, poplar and aspen, nut, locust, all fruit bearing species and cottonwood.~~
- ~~2. Trees chosen for the public right of way shall be single stem, round, compact crown, deciduous trees, free of fruit, thorns or other harmful appendages. Trees that are tolerant of extremes in weather, cultivation around the root area, and pest and diseases are recommended.~~
- ~~3. Tap root trees and surface root trees shall be avoided.~~
- ~~4. Trees shall be chosen with a mature height of no more than 30 feet and a minimum branching clearance of 8 feet at maturity.~~
- ~~5. The center of all trees planted in public right of way shall be a minimum of 18" from the face of the street curb.~~
- ~~6. Street trees shall be placed at the rate of one tree for every 25 feet of street frontage. Trees may be evenly spaced with variations to the spacing permitted. Irrigation systems shall be required for all street trees.~~
- ~~7. When street trees are planted on private property, the trees shall not be planted further than 25' from the curb. Evergreen species are acceptable street trees on private property provided that they are more than 5 feet away from pathways and driveways.~~

K. Street trees. Street trees are required to be installed on all residential, commercial, and industrial lots fronting on public or private streets, including on lots already platted at the time of adoption of this ordinance, but not yet developed. Street trees shall be provided in accordance with the following requirements:

- 1. Street Tree Plan.** A street tree plan shall be provided showing the location of street trees, the types and the installation sizes of the trees and the type of irrigation proposed.
- 2. Timing of Improvements.** All street tree(s) shall be installed prior to issuance of a Certificate of Occupancy for said construction. An exception to this shall be when it is not feasible to plant street trees due to cold weather, in which case a posting of a bond for the value of the tree shall be acceptable to ensure the tree is planted at the earliest feasible time.
- 3. Number of Trees Required.** The number of street trees planted on each lot is dependent upon the lot width per the table below:

Lot Width	Number of Street Trees Required
50 feet and less	1
51-100 feet	2
101-150 feet	3

151 and more	One tree/40 feet of width fronting street
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4. **Spacing of Trees.** Street trees shall be spaced in accordance with the table below:

Lot Width	Tree Spacing Requirement
50 feet and less	The street tree shall be planted as close as possible to the center of the lot frontage, unless there is a conflict with a driveway, in which case it should be located as close as possible to the center
50 feet and more	Small canopy and columnar shaped trees shall be planted no further than thirty (30) feet apart
	Medium and large canopy trees shall be planted no further than forty (40) feet apart
Downtown	Per Public Works standards

An exception to the tree spacing requirements above include: when planting a tree would conflict with existing trees, retaining walls, utilities, driveways, views or other similar physical barriers. In those cases, the Community Development Director or designee may approve alternative spacing.

5. **Location of Trees.** Street trees shall be planted within existing and proposed planting strips or in City approved sidewalk tree wells on streets without planting strips, unless an alternative street tree location is approved during the planning review process. The location of trees shall meet the following setback requirements:

Object Tree Must Be Setback From	Distance Street Tree Must Be Setback From Object
Curb or Sidewalk	3 feet (small and medium stature tree) and 3 -feet (large stature tree); in no cases, shall the tree be more than 10 feet from the curb
Curb line of an intersection, stop/yield signs, and street lights	25 feet
Adjacent Tree	20 feet
Fire hydrants, underground utilities, utility poles and directional traffic signs	10 feet
Edge of a driveway	5 feet
Property lines	2 feet

6. **Caliper Size.** The minimum caliper size at planting shall be 1 ½ inches for single family residential and 1 ½ inches for commercial and industrial. If the required caliper is not available, the Community Development Director or designee may accept an alternative proposal that is comparable.
7. **Approved Tree List.** Types of street trees shall be selected from the City Arborist's approved list of trees.
8. **Maintenance.** Maintenance of street trees shall be in accordance with standards listed in Section 3.600 of the Redmond Code.
9. **Utility Easements.** All street trees shall be placed outside utility easements unless the utilities are in a conduit for maintenance. If the existing planter strip contains such

easements and is not wide enough to also accommodate street trees, the street tree location requirement in Section 4 above may be adjusted by the Community Development Director or designee during the development review process.

EXHIBIT D TO ORDINANCE 2013-04

FINDINGS OF THE REDMOND CITY COUNCIL REGARDING TA-12-3, LAND DIVISION CODE CITY OF REDMOND ORDINANCE #2013-04

AN AMENDMENT TO THE TEXT OF THE REDMOND DEVELOPMENT CODE TO ADOPT NEW AND REVISED DEVELOPMENT STANDARDS FOR SINGLE FAMILY RESIDENCES AND DUPLEXES; FENCES; AND, STREET TREES)

FILE NO. TA 12- 3

REQUEST: A Legislative Amendment to the Redmond Development Code, Articles I, Zoning Standards and IV, Site and Design Review Standards, to revise/add standards related to architectural requirements for single family dwellings and duplexes, new fences and the planting of street trees.

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

LOCATION: The proposal applies to all single family and duplex residential uses, all proposed fences, and requirements for planting street trees within the incorporated boundary of the City of Redmond.

STAFF: James Lewis, Planning Manager
Heather Richards, Community Development Director

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

DATE & TIME: Planning Commission – March 19, 2013 at 6:30 p.m.
LOCATION: City Council – May 14, 2013 at 7:00 pm
City Council Chambers, 777 Deschutes Avenue, Redmond, Oregon

I. APPLICABLE CODE SECTIONS AND CRITERIA:

Redmond Development Code, Chapter 8:

**Article I - Zoning Standards (amending existing and adding new Sections)
-Section 8.0140 Table B, Minimum Standards**

- Section 8.0141 (new/proposed) Architectural Design Standards for Single Family Residences and Duplexes
- Section 8.0340 Fences

Article II - Land Use Procedures

- Section 8.1110 through 8.1125; Legislative Procedures

Article IV – Site and Design Review Standards

- Section 8.3035 (5)(K), Site and Design Review (Street Trees)

The Redmond Urban Area Comprehensive Plan, including:

- Chapter 1, Citizen Involvement
- Chapter 2, Land Use Planning
- Chapter 10, Housing

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)

Not Applicable

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 merely limited to basic design elements appurtenant to physical development of vacant residential lots - the uses permitted by zone are not affected by this action.

- II. BACKGROUND & HISTORY:** In the early part of the past decade residential development and growth exploded in Redmond. New subdivisions were developed, homes were built and the population grew. Over the past few years, as economic decline has plagued many communities, Redmond was hit especially hard with a large number of foreclosures, empty homes and undeveloped subdivisions. Many of the empty homes and undeveloped subdivisions are now in a state of disrepair and are undesirable for new development or rehabilitation for a variety of reasons – a primary reason being the lack of physical amenities and design elements that make neighborhoods attractive and desirable, and/or amenities were constructed that were not desirable to the community, including the homes themselves, many of which lacked enduring architectural interest. The proposed amendments are intended to ensure that new development results in neighborhoods where people want to live, where property values are maintained and that the development becomes an asset to the community for many years to come. These are in conformance with the existing adopted goals and policies of the City of Redmond Comprehensive Plan as discussed herein.

The proposed Development Code Text Amendments have been initiated legislatively by the City of Redmond – thus, the City is the applicant – and include: The Development Code requirements for Articles I, Zoning Standards and IV, Site and Design Review Standards, to revise/add standards related to architectural requirements for single family dwellings and duplexes, new fences and the planting of street trees. The intent of the amendments is to achieve these primary goals:

- Implement the Redmond City Council Goals to continue to promote quality neighborhoods and developments through incorporation of great neighborhood principles.
- Implement existing 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 rationale for the adoption of the proposed text amendments is also consistent with the Redmond City Council 2012-13 Goals – the following Goals apply:

Council Goal 4. Create an image and identity that generates a sense of community pride, ensuring the high quality of life and safety of our citizens, attracting new residents and businesses and facilitating their success and safety as well.

A. Maintain the quality of Redmond neighborhoods.

1. Pursue a Neighborhood Revitalization Strategy in coordination with agency partners.
2. Reduce property code violations.
3. Serve as a community resource for neighborhood organizations.

Council Goal 5. 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.

A. Promote quality neighborhoods and development.

1. Continue to incorporate the Great Neighborhood Principles in both new development and infill development
 - a.) Amend the Redmond Development Code to ensure the principles are promoted throughout the code.
2. Review Redmond Development Code, Building Codes, programs and policies to evaluate creating incentives for new

development and redevelopment that are energy, water and land efficient and support a multi-modal transportation system.

III. PROPOSAL: The request is for a Legislative Amendment to the Redmond Development Code, Articles I, Zoning Standards and IV, Site and Design Review Standards, to revise/add standards related to architectural requirements for single family dwellings and duplexes, new fences and the planting of street trees.

IV. AREA DESCRIPTION: As stated above, this proposal (a Text Amendment to the Redmond Development Code) is applicable to development standards for single family and duplex residential development, all fences and the planting of street trees within the incorporated boundary of the City of Redmond. Thus, the proposal does not include any specific Comprehensive Plan or Zoning map changes, or changes to the text of the Comprehensive Plan.

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 I, Section 8.0140, Table B, Minimum Standards; Section 8.0141 (new), Architectural Design Standards for Single Family Residences and Duplexes; and, Section 8.0340, Fences.
3. The existing and proposed text of Article IV Section 8.3035 (5)(K), Site and Design Review (Street Trees).
4. Agency and departmental comments (on-file) with the Planning Division.
5. Notice to DLCD – mailed January 28, 2013.
6. Notice of Planning Commission Public Hearing - Redmond Spokesman- published March 6, 2013 (file).
7. Notice of City Council Public Hearing - Redmond Spokesman- May 1, 2013 (file).
8. Planning Commission Work Session/Public Hearing Staff Reports.
9. City Council Work Session/Public Hearing Staff Reports.
10. Public comment letters received in response to these proposals.

VI. SUMMARY:

1. The request is for a Legislative Amendment to the Redmond Development Code, Article I, Zoning Standards and IV, Site and Design Review Standards, to revise/add standards related to architectural requirements for single family dwellings and duplexes, new fences and the planting of street trees.

2. The intent of the proposed amendments are to: provide more affirmative action toward the neighborhood designs which the City of Redmond desires with residential development; address community concerns regarding design elements that are desirable in new neighborhoods; ensure that design standards further implement requirements for

complete neighborhoods; ensure that new residential development is aesthetically pleasing and maintains property value; and, require connectivity between existing and new neighborhoods.

3. The proposals will be applicable to the entirety of the land area within the incorporated boundary of the City of Redmond specifically for those zoning designations specified therein.

4. The findings, the proposed Development Code text, 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 applicable policies adopted by the City.

5. 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 ORS 197.610, *Local Government Notice of Amendment or New Regulation*; ORS 197.250, *Compliance with Goals Required*, and 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 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 a similar fashion have been met. Subsequently, the Planning Commission and (ultimately) 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 amendment conforms to applicable State statutes.

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

Finding: The proposed amendments do not directly implement a comprehensive planning requirement of the Statewide Planning Goals, State Statutes or Administrative Rules concerning the necessary provision of housing – they do not include provisions that are directly applicable to the substantive “land use” elements of the Goals requiring a variety of housing types at urban densities, but do fall within the “procedural” Statewide Planning Goal requirements applicable to the development of land. Thus, the only applicable Statewide Planning Goals are: Goal 1 (Citizen Involvement); 2 (Land Use Planning); and, Goal 10 (Housing). All the listed Goals are addressed below.

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 – 5, and public hearing - 1) at the end of 2012 and beginning of 2013 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 local newspaper, the Redmond Spokesman. Additionally, a work session and public hearing were held before the City Council, with required notice provided. The City continually provided public review and involvement opportunities during/via the public work sessions and public hearings both at the Planning Commission level and City Council level as deemed necessary by such bodies. 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: The staff, the Redmond Urban Area Planning Commission and the Redmond City Council, have received input from other City staff and residents of the community. Based on this input, these revised standards are necessary to enhance residential neighborhood livability by initiating new and revised standards for single family and duplex residential architectural design, fences and street trees. The Planning Commission and City Council have 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. Based on these findings, the proposed amendments are in conformance with Goal 2.

Goal 10- Oregon's Statewide Planning Goals: Housing.
To provide for the housing needs of citizens of the state.

Finding: The proposed text will implement the City of Redmond Comprehensive Plan by continuing to allow for the housing needs of the citizens of Redmond, which is consistent with the densities and development policies prescribed therein. The proposal includes changes to the design elements for single family and duplex residences, and associated site design elements – all of which implement the Great Neighborhood Principles. The resulting development will provide more desirable residential designs, and a more viable and livable product for the community – resulting in greater conformance with other Statewide Planning Goals. Overall, by amending the Development Code as proposed, the City will be encouraging residential development that is desirable and meets the housing needs of its citizens. Based on these findings, the proposed amendments are in conformance with Goal 10.

Conclusion:

Based on the findings addressing Code amendment criterion 2, the proposed Development Code text amendments conform to applicable Statewide planning goals.

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 public hearings 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 initial public hearing was published in the local newspaper, the Redmond Spokesman, as required. 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 staff, the Planning Commission and the City Council 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 and new development/design standards are necessary to implement Chapters 1 and 2 of the City of Redmond’s Comprehensive Plan, specifically, and other Chapters through the support of good design principles. 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 10 – Redmond Comprehensive Plan: Housing.

Finding: The proposed text will not have a direct effect on the type or density of housing allowed in Redmond. However, the amendments will provide design standards which ensure that the build out of residential subdivisions with single family homes and duplexes are desirable to residents of the community and of that particular neighborhood. The standards will ensure a base degree of architectural and neighborhood design integrity, but will not limit architectural freedom to develop a multitude of architectural styles and home designs. Overall, by amending the Development Code as proposed, the City will be encouraging residential development that is desirable and economically viable, which ultimately provides more community vitality.

The proposed amendments facilitate further implementation of the following Goals of Chapter 10 of the Redmond Comprehensive Plan.

2. Allow for a variety of housing options at 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.

The proposed amendments serve the following Policies of Chapter 10 of the Redmond Comprehensive Plan.

Residential Compatibility

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

New Residential Development

8. All residential development should protect, to the greatest extent possible, the physical characteristics of the site relating to soils, slope, erosion, drainage, natural features and vegetation.
12. New residential developments in areas without an established character or quality should be permitted maximum flexibility in design and housing type consistent with densities and goals and objectives of this plan, and approved Master Plans.

Density

29. Residential zones should allow for a wide variety of compatible housing types and densities.

Conclusion:

Based on the findings addressing Code amendment criterion 3, the proposed Development Code text amendment conforms with the Redmond Comprehensive Plan, and land use requirements and policies.

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 the amendment of existing standards for single family and duplex residential design, as well as those for fences and street trees – all of which contribute to the overall character and livability of a neighborhood. Thus, this criterion is applicable to the need for addressing the amendments in relation to changes in circumstances/further study justifying the amendment since the existing standards were adopted – past development under the previous standards has shown that additional standards are desirous and necessary to ensure the development of high quality neighborhoods.

In the early part of the past decade residential development and growth exploded in Redmond. New subdivisions were developed, homes were built and the population grew at an accentuated rate. Some of that development was completed hastily to respond to market opportunity, without a great degree of forethought in architectural design and longevity. Over the past few years, as economic decline has plagued many communities, Redmond was hit especially hard with a large number of foreclosures, empty homes and undeveloped subdivisions. Many of the empty homes and undeveloped subdivisions are now in a state of disrepair and are undesirable for new development or rehabilitation for a variety of reasons – a primary reason being the lack of initial architectural diversity and integrity, as well as lacking physical amenities and design elements

that make neighborhoods attractive and desirable. Thus, the development pattern that was established under the previous regulations did not always support or lead to desirable neighborhoods.

State law does not stipulate many of the components of new development that concern most citizens of the community and result in attractive, desirable neighborhoods. These are left up to the local jurisdiction to develop based on community desires. For example, State law requires that a variety of housing types be provided within a community but does not specify that such homes include any degree of architectural integrity to try to ensure that they are long lasting assets to the community. Additionally, State law does not specify any particular requirements for fences and the planting of street trees, both of which are routine elements of most neighborhoods and have the ability to greatly influence neighborhood character. These elements are some of the primary components that affect the overall livability and character of the City.

The attached Draft Code is being amended to achieve these primary goals:

- Implement the Redmond City Council Goals to continue to promote quality neighborhoods and developments through incorporation of great neighborhood principles.
- Implement existing 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 values

The proposed amendments are intended to provide more affirmative action toward the designs the City of Redmond desires with residential development and the accompanying amenities. The resulting development pattern will be more desirable for residents, will maintain property values, and will result in a more viable and livable product for community's residents. Thus, these findings include such justification as applied to the change in circumstances/further study justifying the amendment part of this criterion.

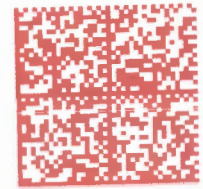
Conclusion:

Based on the findings addressing Code amendment criterion 4, the proposed Development Code text amendment is supported by the change in circumstances described above.

CONCLUSION:

The Redmond City Council concludes that the above findings demonstrate that the proposed Development Code Text amendments to Articles I, Zoning Standards and IV, Site and Design Review Standards, to revise/add standards related to architectural requirements for single family dwellings and duplexes, new fences and the planting of street trees.

City of Redmond
Attn: James Lewis
716 SW Evergreen Ave.
Redmond, OR 97756



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05/20/2013
Mailed From 97756
US POSTAGE

DEPT OF
MAY 22 2013
LAND CONSERVATION
AND DEVELOPMENT

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

