



CITY OF REDMOND
Community Development Department

411 SW 9th Street
Redmond, OR 97756
541-923-7724

www.redmondoregon.gov

REDMOND URBAN AREA PLANNING COMMISSION

411 SW 9th Street-COUNCIL CHAMBERS Redmond, OR 97756

Wednesday, October 18, 2023 5:00 pm

Oral comments can be provided in-person or virtually. For those who plan to provide oral comments virtually during the hearing, pre-register at planredmond@redmondoregon.gov (must pre-register before 3:00 p.m. on October 18th)

Stream the meeting live at: <https://www.redmondoregon.gov/government/city-council/council-meeting-info/meeting-agendas-minutes-and-video>

Agenda

**UAPC
Members**

Norman
Schultz, Chair

Ben
Schimmoller,
Vice-Chair

Heather DeWolf

Joseph
Zampko

Mercedes
Cook-Bostick

Michael Rogers

Wanda Wai
Lyian Toe

Ex-Officio
Vacancy

I. CALL TO ORDER / INTRODUCTIONS

II. CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA

III. APPROVAL OF MINUTES

- a. September 20, 2023

IV. DEVELOPMENT CODE AMENDMENTS

- a. Updates to Land Division Standards
- b. Subdivision Improvement Agreements
- c. Grading of Building Sites and Stormwater Drainage
- d. Application Submittal Requirements
- e. Administrative Review Noticing

V. Next Meeting – November 1, 2023

VI. COMMISSION MEMBER COMMENTS

VII. ADJOURN

Please note that these documents are also available on the City's website www.redmondoregon.gov; 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 541-923-7751 or email kelly.morse@redmondoregon.gov

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411 SW 9th Street
Redmond, OR 97756-2213

Phone **541-923-7724**
Fax 541-548-0706

www.redmondoregon.gov

REDMOND URBAN AREA PLANNING COMMISSION

Council Chambers

MINUTES

September 20, 2023

Commissioners Present: Chair Norman Schultz, Vice Chair Ben Schimmoller, Mercedes Cook-Bostick, Heather DeWolf, Michael Rogers, Wanda Wai Lyian Toe, *Absent: Joseph Zampko*

Youth Ex Officio: **Vacant**

City Staff: Kyle Roberts, *Planning Director*; John Roberts, *Deputy City Manager*; Jessica MacClanahan, *Director of Public Works and City Engineer*; Sarah Vowell, *Associate Planner*; Lindsey Crowsigt, *Assistant City Engineer*, Jamie Buddenbohn, *Planning Permit Coordinator*.

Visitors: Tobias Colvin, *City Council Liaison*

Media: None

(The 3 digits after a motion title show the number of commissioners voting in favor/opposed/abstaining.)

I. CALL TO ORDER – INTRODUCTIONS

Chair Schultz called the work session of the Redmond Urban Area Planning Commission to order at 5:00 pm, September 20, 2023, with a quorum present (6 of 7 commissioners).

II. CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA

None.

III. APPROVAL OF MINUTES

A. June 21, 2023

Motion 1 (6/0/0): Vice Chair Schimmoller moved to approve the June 21, 2023, minutes as presented, seconded by Commissioner Rogers. The motion passed unanimously.

B. August 16, 2023

Motion 2 (6/0/0): Commissioner Rogers moved to approve the August 16, 2023, minutes as presented, seconded by Vice Chair Schimmoller. The motion passed unanimously.

[The Commission proceeded to Item IV-F.]

IV. DEVELOPMENT CODE AMENDMENTS

A. Access Management Standards

Assistant City Engineer Lindsey Crowsigt described the proposed changes to the Code clarifying access management standards: every lot shall be permitted only one access point except in certain scenarios, enhancing and clarifying the existing language encouraging shared access, adding language to specify where access locations may be required to be moved or located, and

proposing a backing distance of 24 ft on-site or when abutting an alley or street.

Questions from the Commission were addressed, clarifying secondary access is permitted when all three listed conditions are met, the internal measurements of a garage or parking stall would not be included for the backing distance, in certain cases the backing distance would increase the setback of a property, the driveway standard does not change between residential and commercial, the added language says on-site driveways and the location of a driveway approach must be the specified distance from a property line, and properties cannot share a wing space or make one conforming entrance. Staff will look into a few townhome examples per Commissioner DeWolf's concern to ensure they are applying the backing distance appropriately.

[The Commission returned to Item V.]

B. Street Standards

Ms. Crooms explained Staff's proposal to move many of the street standards out of the Development Code and into Standards and Specifications that relate to the construction of roadways. Provisions were added that additional right-of-way may be required at roundabouts or at identified intersections that need to be widened and that any Oregon Department of Transportation (ODOT) facilities must meet ODOT standards. References to Grid Streets were removed, and private streets may only be permitted by the City Engineer.

She confirmed Staff would consider for a private street recording a joint maintenance agreement in order to avoid an HOA.

[The Commission proceeded to Item VI-A.]

C. Clear Vision Area and Curb Painting Establishment

Director of Public Works and City Engineer Jessica MacClanahan presented the proposed amendments to the Code regarding the establishment of clear vision areas and a different way to measure them, making it easier to measure in the field and clarified no changes are being made to any of the height requirements at this time. Staff also proposed requirements painting curbs yellow in commercial, industrial, and mixed use development areas and clarified extending into residential where a stop sign is located is something the City does on an as-needed basis where the clear vision is more challenging, as an extra reminder.

[The Commission proceeded to Item IV-E.]

D. Flag Lot Driveway Standards

Ms. Crooms stated that currently the Code requires 16-ft wide driveways on private property for any flag lot which is a challenge with the limited frontage for flag lots. Staff suggested reducing the standard to 10 ft max which is reflected in a corresponding change to the driveway drawing in Standards and Specifications.

[The Commission proceeded to Item IV-B.]

E. Temporary Use Permit

Ms. Crooms apologized for mistaking the meeting time for 6:00 pm and presented the proposed changes to the Code regarding temporary use permits which currently are not required for constructions trailers, trash receptacles, etc., in the right-of-way, adding the use is not permitted in the public right-of-way on a paved street.

Commissioner Wai Lyian Toe stated that when she pictures temporary structures on unpaved roads, looking through the lens of the Code amendments presented tonight, she does not see the overlay of having a temporary use permit apply to the mobile food carts because they seem very different in nature.

[The Commission proceeded to Item IV-D.]

F. Sign Code

Associate Planner Sarah Vowell presented the proposed sign code updates in the sections of provisions and procedures; exempt, temporary, and prohibited; signs by zone; maintenance, construction, and inspection, and non-confirming, variances, and appeals.

The Commission discussed the proposed changes to the political signage standards requiring signs be removed within 10 days of the election they pertain to and adding a provision not allowing them to be placed 90 days beforehand. Commissioner Schimmoller argued, seeing less engagement with the political process, his impulse was not have a forward limit, but he understood the need for one post-election. Chair Schultz stated that after a political event, the associated signs need to come down within a certain period of time

Clarifying questions from the Commission were addressed.

Commissioner Schimmoller noted a potential conflict of interest, having been a previous candidate for elected office.

Commissioner Wai Lyian Toe expressed concerns about visibility and accessibility resulting from the time limit on displaying the political signs.

The Commission discussed the proposed changes to electronic reader boards. Commissioner Schimmoller believed electronic reader boards would certainly be appropriate in any commercial or industrial area and added a potential discussion could be had about wattage and its impact. As the boards become more accessible, he would like to see more opportunities for the boards to be options rather than restricted.

Questions from the Commission were addressed, confirming the City has standards around flashing and how often the message can change, etc., in response to concerns about the signs distracting drivers. It was clarified a separate historical signage process exists, and if a sign is non-conforming when the standards go into effect, it will get to remain non-conforming unless the size or type of sign is altered.

G. Replats

Planning Director Kyle Roberts explained the amendment adding the formal process language in the code for replatting which is essentially the process to amend a subdivision that has already been platted and recorded.

Questions from the Commission were addressed clarifying having the City's own language in the Code is ideal rather than referencing ORS 92, Subsection 180.

Commissioner Schimmoller suggested if there were a hesitancy on the part of the department to institute a replat on paper, perhaps a system of in-person verification could be done out in the field in order to have some form of redress if the replat were not approved.

V. Next Meeting – October 4, 2023

Deputy City Manager John Roberts and Mr. Kyle Roberts forecasted the topics Staff will present to the Commission in October: a supportive sheltering code, changes to the Airport Compatibility Zone, maybe some changes to the City's chicken regulations, perhaps provisions related to Cascades East Transit, street trees, tree preservation, updates to the City's transportation system analyses, updates to the Subdivision Agreement language, grading, stormwater, and in mid-October consultant JET Planning's work on the City's subdivision regulations.

[The Commission proceeded to Item IV-C.]

VI. COMMISSION MEMBER COMMENTS

None.

VII. ADJOURN

With no further business, Chair Schultz adjourned the meeting at 6:16 pm.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this _____ day of _____, 2023.

ATTEST:

_____/s/
Norman Schultz
Chair

_____/s/
Kyle Roberts
Planning Director



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**PROPOSED TEXT AMENDMENTS
TO THE REDMOND CITY CODE, CHAPTER 8
REDMOND DEVELOPMENT CODE (RDC)**

DATE: Prepared for October 18, 2023, Work Session
HEARINGS BODY: Redmond Urban Area Planning Commission
REVIEWING STAFF: Kyle Roberts, Planning Director
TOPIC: Updates to Land Division Standards

I. Purpose

- Update the land division standards in Article III for clarity, consistency with other development standards, and to implement city priorities for new development, while ensuring residential developments can be reviewed with clear and objective standards and procedures.

II. Proposed Amendment to RDC

Proposed text amendments are shown in ~~strike-through~~ and **in Red or Red Underline**.

ARTICLE III – LAND DIVISION STANDARDS

See attached.

//Analysis: The land division standards include both procedures and standards for new land divisions to ensure that new development meets adopted City goals such as the Great Neighborhood Principles and adopted facilities plans like the Transportation System Plan. This article establishes a two-step process for tentative plan and final plat, along with applicable design and development standards for new lots created through the process. All standards that apply to residential development must be 'clear and objective' to meet ORS 197.307(4). The City previously met this requirement with two parallel sets of standards, but saw the opportunity to establish a single, unified set of standards given that all residential development must now apply clear and objective standards. Development and design standards have generally been relocated from the subdivision approval criteria in RDC 8.2335 and 8.2336 into the design standards in 8.2700s include 8.2715, Fundamental Design Standards, which translate many of the Great Neighborhood Principles into implementable zoning standards. In addition to the substantive reorganization and clarification, changes to the content of several design standards include:

- Removal of all solar orientation standards, which have been removed elsewhere in the code;
- New tree preservation standards to identify existing trees and preserve or mitigate them during development;
- Updated 'tot lot' standards for small park areas within new developments;

- Clearer ties to the recently adopted 2020 Transportation Master Plan requirements for bike and trail facilities;
- Updated urban/rural interface standards to manage the transition at the edge of the Urban Growth Boundary; and
- Removal of discretionary, vague standards that were not able to be enforced during subdivision reviews.

ARTICLE III. LAND DIVISION STANDARDS

INTRODUCTORY PROVISIONS

8.2000 Title. These standards shall be known as the City of Redmond Land Division Standards and may be so cited and plead.

[Section 8.2000 amended by Ord. #2012-11 passed October 23, 2012]

8.2005 Purpose. In accordance with the applicable provisions in the Oregon Revised Statutes (including but not limited to Chapters 92 and 227), these standards set forth the minimum standards governing the approval of land development, including subdivisions and partitions, as necessary to carry out the Redmond Urban Area Comprehensive Plan and to promote the public health, safety, and general welfare. The purposes of these provisions and regulations are to:

1. Encourage well planned subdivision and partition development to the end that good livable neighborhoods with all needed amenities and community facilities may be created.
2. Encourage development in harmony with the natural environment and within resource carrying capacities.
3. Safeguard the interest of the public, the developer, and the future lot owner – the Community.
4. Improve land records and boundary monumentation.
5. Ensure equitable processing of subdivision and partition plats and accomplish to the greatest extent possible the goals and objectives of the Comprehensive Plan for the Redmond Urban Area, including the Great Neighborhood Principles.
6. Provide for orderly and efficient urban development and coordinate development with public facility and service plans and capabilities.
7. ~~Promote and maximize the conservation of energy by preserving the option to utilize solar energy and to implement the Comprehensive Plan policies relating to solar energy by encouraging the design of new developments to protect future options to use solar energy by providing for and protecting solar access in the following ways:~~
 - A. ~~By regulating the orientation of streets, lots, and parcels;~~
 - B. ~~By the placement, height, and bulk of buildings;~~
 - C. ~~By the placement and growth of vegetation; and,~~
 - D. ~~By preserving options for other alternative energy sources, such as wind, that may be available and necessary in the future.~~

[Section 8.2005 amended by Ord. #2012-11 passed October 23, 2012]

[Section 8.2005 amended by Ord. #2020-15 passed November 10, 2020]

8.2010 Interpretation. No person may subdivide or partition land within the City of Redmond except in accordance with the applicable provisions in Oregon Revised Statutes (including but not limited to Chapters 92 and 227) and the provisions of these standards. The provisions of these standards shall be construed to affect the purposes set forth in Section 8.2005 of these standards. These are declared to be the minimum requirements fulfilling such objectives, and as deemed necessary through the land use review and decision process. The City may impose additional requirements to promote the health, safety, and general welfare, and to carry out the Comprehensive Plan of the City. Where conditions set forth herein are less restrictive than comparative conditions imposed by any other provision of these standards, by provision of other applicable local ordinance, resolution,

or regulation, or by provision of state statute or administrative regulation, the more restrictive shall govern.

[Section 8.2010 amended by Ord. #2012-11 passed October 23, 2012]

[Section 8.2010 amended by Ord. #2020-15 passed November 10, 2020]

8.2015 Construction and Terminology.

1. **Construction.** Words used in the present tense include the future tense; words used in the singular include the plural, and words used in the plural include the singular; the word "shall" is mandatory; the words "may" and "should" are permissive; ~~the masculine shall include the feminine and neuter.~~
2. **Terminology.** The word "City" shall mean the City of Redmond, Oregon. The words "City Council" shall mean the City Council of Redmond.

[Section 8.2015 amended by Ord. #2012-11 passed October 23, 2012]

[Section 8.2015 amended by Ord. #2020-15 passed November 10, 2020]

8.2020 Definitions. As used in these standards, the following words and phrases shall mean:

Abut. Having a common border with or being separated from such a common border by a right-of-way, including those properties which only connect or touch by a common point.

Access. The right to cross between properties, both public and private, allowing pedestrians and/or vehicles to access the public right-of-way.

Access, Vehicular. The area where ingress/egress for automobiles is taken between private property and a public right-of-way.

Access Connection. Any driveway, street, turnout, or other means of providing for the movement of vehicles and/or pedestrians to or from the public roadway system.

Access Management. The process of regulating access to streets, roads and highways from public roads and private driveways.

Access Road. See Street, Local, Private.

Acreage, gross. The total area within a unit of land.

Acreage, net. A measure of land area, exclusive of public road rights-of-way, and public use area dedications.

Adjacent. Not abutting but in near proximity.

Adjoining. (See Abut)

Adverse Impact. A condition that creates, imposes, aggravates, or leads to inadequate, impractical, unsafe, or unhealthy conditions on a site proposed for development or on off-tract property or facilities.

Affected Governmental Body. A city, county, state or federal agency or special district which either has a jurisdictional interest or is of such proximity to the land partition that a reasonable likelihood of annexation exists.

Affected Person. Any person, including those owners of record of real property located within a minimum distance of 100 feet, exclusive of public street and other rights-of-ways, from the property, and persons who are beneficiaries of CCR's affecting the proposed land division, subject to a permit required by these zoning standards affected by a decision.

Agent. Any person who represents or acts for any other person in disposing of interests in a land development. Includes a real estate broker as defined in ORS 696.010 (12) but does not include an attorney at law whose representation of another person consist solely of rendering legal services.

Alley. A public or private way reserved and generally used as a means of public access to the back side of a property and not intended for transporting through traffic. Alternate use of an alley is permissible when determined to be in the public interest.

Bicycle Route. A right-of-way for bicycle traffic.

Block. An area of land bounded by streets or by a combination of streets and public parks, cemeteries, railroad rights-of-way or lines, shore lines or waterways, natural topographical barriers, or city limit.

Boundary Line. The property line bounding a lot, parcel or tract that divides one property from another or from a public or private street or other public space.

Boundary Line Adjustment. The relocation or elimination of all or a portion of the common property line between abutting properties that does not create an additional lot or parcel.

Building. A structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.

Building Envelope. (See Building Line)

Building Line. A line parallel to the street right-of way at any story level of a building on a plat indicating the limit beyond which buildings or structures may not be erected. If no line is shown on the plat, the building line shall be that set forth in the City Zoning Standards. Also known as a building envelope.

City. City Staff, Development Director, Planning Commission, Hearings Officer, or City Council.

Consolidation. The removal of lot lines between contiguous lawfully created lots or parcels.

Construction Plans. The plans, profiles, cross sections and drawings or reproductions thereof, approved by a registered professional engineer, which show the details of the work to be done on improvements.

Contiguous. (See Abut)

Contiguous Land. Units of land under the same ownership which abut, irrespective of roadways, easements, or rights-of-way.

Cross-Section. A profile of the ground surface perpendicular to the centerline of a street, stream, or valley bottom.

Dedication. The transfer of private property to public ownership upon written acceptance.

Development. Any human-caused change to improved or unimproved real estate that requires a permit or approval from any agency of the city, county, or state, including but not limited to buildings or other structures, mining, filling, grading, paving of infrastructure, excavation or drilling operations, landscaping, and storage of materials.

Developer. Any person, corporation, partnership, or other legal entity who creates or proposes to create a land development; includes any agent of a developer.

Drainage.

1. Surface water runoff;
2. the removal of surface water or groundwater from land by drains, grading, or other means, which include runoff controls to minimize erosion and sedimentation during and after construction or development.

Drainage Easement. An easement required for drainage ditches and pipes, are required along a natural stream for the flow of water therein, intended to safeguard the public against flood damage or the accumulation of surface water.

Easement. A right to use a parcel of land by a person or persons who do not own it, for specific purposes, but in which ownership of the land is not transferred.

Egress. Access point for exiting a building, site, or area.

Exaction. Contributions, dedications, and/or payments required to mitigate development impacts as an authorized condition for receiving a development permit.

Feasibility Study. An analysis of a specific project or program to determine whether it can be successfully carried out.

Frontage. That portion of a parcel of property which abuts a dedicated public street or highway right-of-way or an approved private way (except an alley).

Grade. The average level of the finished surface of the ground adjacent to the exterior of a building.

Grade, Established. The elevation of the ground or infrastructure as officially established by city authority.

Grade, Existing. The surface of the ground or infrastructure at a stated location as it exists prior to disturbance in preparation for a project.

Grade, Finished. The final elevation of the ground surface after man-made alterations, such as grading, grubbing, filling, or excavating, have been made on the ground surface.

Grade, Ground Level. The average of the finished ground level at the center of all walls of a building. In case walls are parallel to and within five feet of a sidewalk, alley or other public way, the above-ground level should be measured at the elevation of the sidewalk, alley, or public way.

Grade, Natural. The elevation of the ground surface that exists or existed prior to man-made alterations, such as grading, grubbing, filling, or excavating.

Grading. Any leveling, stripping, cutting, filling, or stockpiling of earth or land, including the land in its cut, or filled, condition to create new grades.

1. Regular Grading: Any grading that involves 5,000 cubic yards or less of material.
2. Engineered Grading: Any grading that involves more than 5,000 cubic yards of material, or any filling of land that is intended to provide support for structures and or infrastructure.

Hearings Officer. A planning and zoning hearings officer appointed or designated by the City Council pursuant to ORS 227.165 or in the absence of such appointed hearings officer, the Planning Commission.

Impervious Surface. Any hard-surfaced area that does not readily absorb or retain water, including but not limited to building roofs, paved parking and driveway areas, sidewalks, and other paved areas.

Improvements. Include, but are not limited to, streets, alleys, curbs, roadbed, road surface, storm drains and appurtenances, sidewalks, streetlights, street signs, fire hydrants, sanitary sewers, and appurtenances, public or private water supply and water distribution systems and other utilities.

Improvement Agreement. Any contract, security or agreement that may be required and accepted between the developer and the city to assure that necessary improvements will be constructed and function as required. (See also Performance Guarantee)

Infill Development. Development of vacant, parcels of land in otherwise built-up areas.

Ingress. Access or entry point or entrance.

Intensity of Use. The range or scale or concentration or degree of impact of use, often measured by floor area ratios, building coverage or traffic generation.

Land Division. The subdividing or partitioning of land for any purpose into lots or parcels, or the creation of lots or parcels for the purpose of sale or lease.

Land Division Agreement. An agreement between the City and the developer that is approved as part of the land use review process which lists specifics terms applicable to the development which are recorded against the property. Such agreements are appealable as elements of the land use review and decision.

Land Division, Expedited. A division of land as defined in ORS 197.360.

Land Division, Middle Housing. A partition or subdivision of a lot or parcel on which the development of middle housing is allowed.

Lot. A lawfully created unit of land that is created by a subdivision of land.

Lot Area. The total horizontal surface area within the property lines of a lot, exclusive of streets.

Lot, Corner. A lot abutting upon two or more streets other than alleys, at their intersection, or upon two parts of the same street, such streets or parts of same street forming an interior angle of less than 135 degrees within the lot line.

Lot, Double Frontage. An interior lot having frontage on more than one street, or a corner lot having frontage on more than two streets.

Lot, Flag. See Section 8.2705(12).

Lot, Interior. A lot other than a corner lot.

Lot, Irregular. Any lot that is not rectangular in shape.

Lot Line, Front. For an interior lot, the lot line abutting a street other than an alley; for a corner lot, a lot line abutting either street other than an alley. In the case of a corner lot, or double frontage lot, the Community Development Department Director, or designee, shall determine the front lot line. The determination shall be made to provide the necessary public safety and shall be based on street classifications, house and driveway orientation, lot dimensions, and adjacent property use.

Lot Measurements:

1. Depth of a lot shall be considered to be the distance between the midpoints of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.
2. Width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot, measured across the rear of the required front yard; provided, however, that width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than 80 percent of the required lot width, except in the case of lots on the turning circle of a cul-de-sac, where the 80 percent requirement shall not apply. Flag lot area measurements are exclusive of the area within the flagpole.

Lot Line, Rear. The lot line or lines opposite and most distant from the front lot line.

Lot Line, Side. Any lot line or lines that are not a front or rear lot line. An interior side lot line is a lot line common to more than one lot or to the lot and an alley; and exterior side lot line is a lot line common to the lot and a street other than an alley.

Lot, Nonconforming. A lot that lawfully existed prior to the enactment of the requirements of these standards, but which does not meet the minimum lot size or lot width requirements.

Lot of Record. Any lawfully created unit of land, created as follows:

1. A lot in an existing, duly recorded subdivision;
2. A parcel in an existing, duly recorded land partition; or,
3. An existing unit of land for which a survey has been duly filed which conformed to all applicable regulations at the time of filing; or
4. Any unit of land created by deed description or metes and bounds provided, however, contiguous units of land created by deed description or metes and bounds under the same ownership and not conforming to the minimum parcel size of these standards shall be considered one (1) lot of record.

Lot, Through. An interior lot having a frontage on two streets and/or highways, not including an alley. (See also Lot, Double Frontage).

Lot, Width. The horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required setback.

Monument. A permanent and fixed survey marker conforming to the requirements established by state law and the regulations of Deschutes County.

MUTCD. Manual of Uniform Traffic Control Devices, Federal Highway Administration.

Natural Grade. (See Grade, Natural)

~~**Orderly Development and Land Use Patterns.** Development that is consistent with a zoning district's density requirements; does not overtax supporting public facilities and services and logical extensions thereof; provides for continued maintenance of supporting facilities and~~

~~services; recognizes the topographical limitations; is consistent with existing land use patterns and development; and does not foreclose future development opportunities on adjacent undeveloped or under-developed lands.~~

Owner. The owner of the title to real property or the authorized agent thereof having written notarized authorization recorded with the County Clerk, or the contract purchaser of real property of record as shown on the last available complete tax assessment roll or County Clerk's records. Does not include an interest created for security purposes.

Parcel. A unit of land created by a partitioning of land.

Partition. The act of partitioning land or an area or tract of land partitioned.

Partition Land. To divide an area or tract of land into two or three parcels within a calendar year.

Performance Bond. A document issued by a surety, in return for a fee or premium, guaranteeing the performance of the terms and conditions of a development approval.

Performance Guarantee. Any security or contract that may be accepted by a municipality as a guarantee that improvements required as part of an application for development are satisfactorily completed. (See also Improvement Agreement)

Person. An individual, firm, partnership, corporation, company, association, syndicate, or any legal entity, whether he, she or it is acting for himself, herself, or itself, or as the servant, employee, agent, or representative of another.

Phased Development Plan. An overall plan indicating the physical and functional interrelationships between uses and facilities for those projects, series of projects, phased developments or developments occurring in multiple phases over a period of ~~up to five~~ multiple years ~~unless extended~~.

Plat, Final. The final plan of all or a portion of a subdivision plat, partition plat, Planned Unit Development (PUD) that is presented to the approving authority for final approval in accordance with state law and is in accordance with the Tentative Plat Plan and all conditions as approved through the land use review and approval process.

Plat Plan, Tentative. A plan, diagram, drawing, replat, or other writing containing all descriptions, specifications, locations, dedications, provisions, and information concerning a subdivision or partition.

Primary Use. The intended use to which property is or may be devoted, and to which all other uses on the premises are derived as accessory or secondary uses. As used relative to dwelling units, the primary dwelling would be the first dwelling unit to be located on a specific parcel or lot.

Replat. The act of platting the lots, parcels and easements in a recorded subdivision or partition plat to achieve a reconfiguration of the existing subdivision or partition plat or to increase or decrease the number of lots in the subdivision.

Reserve Strip. "Reserve Strip" means a strip of land usually one foot in width, reserved across the end of a street or alley terminating at the boundary of a subdivision, or a strip of land between a dedicated street of less than full width and adjacent acreage, in either case reserved or held for future street extension or widening.

Review Authority. The Community Development Director, Planning Commission, Hearings Officer, or City Council of the City of Redmond.

Right-of-Way. A strip of land acquired by dedication, prescription or condemnation and intended to be occupied by a street, trail, waterline, sanitary sewer, and/or other public utilities or facilities.

Road. A public or private way that is created to provide vehicular ingress or egress for persons to one or more lots, parcels, areas, or tracts of land. (See also Street)

Sale or Lease. Every disposition or transfer of land in a subdivision or an interest or estate therein, by a subdivider or developer or their agents. Includes the offering of land as a prize or gift when a monetary charge or consideration for whatever purpose is required by the subdivider, developer, or their agents.

Series Partitioned Land and Series Partition. A series of partitions of land located within this state resulting in the creation of four or more parcels over a period of more than one calendar year.

Series Partitioner. Any person who causes land to be series partitioned into a series of partitions, or who undertakes to develop a series partition, but does not include a public agency or officer authorized by law to make partitions.

Sidewalk. A pedestrian walkway with permanent surfacing, typically located adjacent to a roadway.

Slope. The degree of deviation of a surface from the horizontal, usually expressed as a percentage or by degrees.

~~**Solar Access.** The ability of one property to continue to receive sunlight across property lines without obstruction from buildings and structures constructed on the abutting property to the south~~

~~**Solar Height Restriction.** The allowable height of buildings and structures on a property burdened by the requirement to provide solar access to the abutting property to the north.~~

Street. A public or private way that is created to provide ingress or egress for persons to one or more lots, parcels, areas, or tracts of land, excluding a private way that is created to provide ingress or egress to such land in conjunction with the use of such land for forestry, mining, or agricultural purposes. (See also Road)

Street, Collector. A restricted access street supplementary to the arterial street system used or intended to be used principally for the movement of traffic between arterial and local streets.

Street, Cul-de-sac. A street having one end open to traffic and terminated by a vehicle turn-around.

Street, Dead End. A street with only one outlet.

Street, Frontage Road. A street parallel and adjacent to a collector or arterial providing access to abutting properties and protected from and protecting through traffic.

Street, Local. A street intended primarily for access to abutting properties.

Street, Major Arterial. A street with access control, channelized intersections, restricted parking, and that collects and distributes traffic to and from minor arterial streets.

Street, Minor Arterial. A street with a high volume of traffic that collects and distributes traffic to and from collector streets.

Street, Roadway. That portion of a street developed for vehicular traffic.

Street, Stubbed. A street having only one outlet for vehicular traffic, and which is intended to be extended or continued to serve future subdivisions or developments on adjacent lands.

Subdivide Land. To divide an area or tract of land into four or more lots within a calendar year.

Subdivision. The act of subdividing land or an area or a tract of land subdivided as defined in this section.

Subdivider. Any person who causes land to be subdivided into a subdivision, or who undertakes to develop a subdivision, but does not include a public agency or officer authorized by law to make subdivisions.

Tract. An expanse of land comprised of a single or multiple ownership.

Unit. Any magnitude regarded as an independent whole or single entity.

Use. The word "use" is synonymous with the terms "land use" and "use of land" unless the context clearly indicates otherwise.

Utilities, Private. Include electric, telephone, natural gas and other services providing for energy or communication needs, or privately-owned water systems.

Utilities, Public. Include water and sewer systems owned and operated by the City of Redmond.

Zero Lot Line. The location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line.

Zero Lot Line Subdivision. A type of residential subdivision utilizing zero lot lines between dwelling units and providing for individual ownership of each lot, not including condominiums.

[Section 8.2020 amended by Ord. #2012-11 passed October 23, 2012]
[Section 8.2020 amended by Ord. #2015-01 passed February 24, 2015]
[Section 8.2020 amended by Ord. #2020-15 passed November 10, 2020]
[Section 8.2020 amended by Ord. #2022-04 passed June 28, 2022]

GENERAL REQUIREMENTS

8.2100 Procedure. All subdivisions, partitions, and other land use actions subject to the provisions of this Chapter shall be processed in accordance with Article 2 II, Land Use Procedures, of the City of Redmond Development Code.

1. Tentative subdivision plans, tentative partitions and phased development plans shall be reviewed as Land Use Actions subject to Section 8.1300 through 8.1400.
2. Modifications to approved tentative subdivision plans and tentative partitions prior to recording of final plat shall be reviewed per Section 8.1400.2.
3. Boundary line adjustments shall be reviewed as Development Actions subject to Section 8.1200 through 8.1215.
4. Middle housing and expedited land divisions shall be reviewed per Section 8.2660.

[Section 8.2100 added by Ord. #2012-11 passed October 23, 2012]

8.2105 Scope of Regulation. Before a plat of any subdivision or partition may be recorded, the person proposing the subdivision or the partition, or an authorized agent or representative, shall make an application in writing to the Redmond Community Development Department for approval of the proposed subdivision or partition in accordance with the requirements and procedures established by these standards.

[Section 8.2105 amended by Ord. #2012-11 passed October 23, 2012]

~~**8.2110 Minimum Standards.** No proposed subdivision or partition shall be approved unless it complies with the density and underground utility requirements of the Redmond Comprehensive Plan, applicable Zoning Standards, standards below, and ORS Chapter 92.~~

[Section 8.2110 amended by Ord. #2012-11 passed October 23, 2012]

[Section 8.2110 amended by Ord. #2022-04 passed June 28, 2022]

8.2115 Sale. No person shall sell or negotiate to sell any lot in any subdivision or parcel in any partition except in accordance with the applicable provisions of ORS Chapter 92, including but not limited to ORS 92.016, 92.015 and 92.027.

[Section 8.2115 amended by Ord. #2012-11 passed October 23, 2012]

8.2120 Delegation. The City Council, pursuant to state statute, hereby delegates to the ~~appropriate hearings or~~ Review Authority the power to make final action on a proposed subdivision or partition subject to appeal as provided for in Article 2 of the City of Redmond's Development Code, Land Use Procedures.

[Section 8.2120 amended by Ord. #2012-11 passed October 23, 2012]

[Section 8.2120 amended by Ord. #2020-15 passed November 10, 2020]

8.2125 Subdivisions or Partitions in the OSPR Zone. No partitions or subdivisions in the OSPR zone or property that lies both within the OSPR zone and an adjoining zone shall be allowed prior to approval of a master plan for development of the entire parcel pursuant to City of Redmond Development Code Section 8.0270.

[Section 8.2125 amended by Ord. #2012-11 passed October 23, 2012]

8.2130 Enforcement.

1. It shall be the duty of the Community Development Director or designated representative to administer and enforce the provisions of these standards in such a way as to carry out its intent and purpose.
2. Violation of any provision of these standards is a Class A Civil Infraction and shall be enforced through the Redmond Civil Infraction procedure.
3. Each day that a nuisance continues to exist constitutes a separate violation, and a separate penalty may be assessed for each day the violation continues.
4. Violation of these standards is hereby declared a nuisance and may be subject to abatement, removal or other remedy provided in the City of Redmond nuisance code under Section 5.345.
5. When any real property is or is proposed to be used, transferred, sold or disposed of in violation of these standards, the Community Development Director, designee, or any person whose interest in the property is or may be affected by the violation, in addition to other remedies provided by law, may institute injunction, mandamus, abatement or other appropriate proceedings to prevent, temporarily or permanently enjoin, abate or set aside such use, transfer, sale, disposition, offer, negotiation or agreement.
6. If any section, subsection, sentence, clause, or phrase of these standards is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of these standards.

[Section 8.2130 added by Ord. #2012-11 passed October 23, 2012]

[Section 8.2130 amended and renamed by Ord. #2013-06 passed April 9, 2013]

8.2135 Violation Declared a Nuisance.

[Section 8.2135 added by Ord. #2012-11 passed October 23, 2012]

[Section 8.2135 deleted by Ord. #2013-06 passed April 9, 2013]

8.2140 Civil Relief.

[Section 8.2140 added by Ord. #2012-11 passed October 23, 2012]

[Section 8.2140 deleted by Ord. #2013-06 passed April 9, 2013]

8.2145 Administration of Standards.

[Section 8.2145 added by Ord. #2012-11 passed October 23, 2012]

[Section 8.2145 deleted by Ord. #2013-06 passed April 9, 2013]

8.2150 Severability.

[Section 8.2150 added by Ord. #2012-11 passed October 23, 2012]

[Section 8.2150 deleted by Ord. #2013-06 passed April 9, 2013]

ARTICLE III. LAND DIVISION STANDARDS

TENTATIVE SUBDIVISION APPLICATION PROCEDURE PLAN

8.2200 Pre-Application Meeting. Prior to submitting a tentative subdivision ~~plat~~ plan each applicant or their representative is required to meet with the Community Development Director or a designated staff member(s) to review the proposal.

[Section 8.2200 amended by Ord. #2012-11 passed October 23, 2012]

8.2202 Neighborhood Meeting. The applicant or their representative shall conduct ~~Proof of a~~ neighborhood meeting that meets the requirements of Section 8.0385 ~~was conducted for~~ residential or mixed use development proposals that generate 200 or more daily trip ends, or 20 or more p.m. peak hour trip ends, where a Transportation Impact Analysis (TIA) is required per Section 8.2815. ~~See Section 8.0385 for meeting requirements.~~

[Section 8.2202 added by Ord. #2022-09 passed December 13, 2022]

8.2205 Application Submission. Any person, authorized agent, or representatives, proposing a subdivision, shall include with an application and filing fee for a subdivision, a tentative ~~plat~~ plan together with improvement plans and other supplementary material as may be required.

[Section 8.2205 amended by Ord. #2012-11 passed October 23, 2012]

8.2210 Scale of Tentative Subdivision Plat Plan. The tentative ~~plat~~ plan of a proposed subdivision shall be drawn on a sheet at an engineer's scale not greater than one inch per 100 feet, or as approved by the Community Development ~~staff~~ Director, or designee.

[Section 8.2210 amended by Ord. #2012-11 passed October 23, 2012]

8.2215 Informational Requirements. The following information shall be shown on the tentative ~~plat~~ plan or provided in accompanying materials. A tentative plan must be prepared by a professional land surveyor, a registered professional engineer or a registered landscape architect. No tentative ~~plat~~ plan shall be considered complete unless all such information is provided:

1. General information required:

- A. Proposed name of the subdivision.
- B. Names, address, and phone numbers of the owner of record, authorized agents or representatives, engineer or surveyor, and any assumed business names filed or to be filed with the Oregon Secretary of State Corporation Division by the applicant. If the application is filed by anyone other than the owner of record, a letter or other evidence of the owner's permission to file the application.
- C. Date of ~~plat~~ plan preparation, north and magnetic north and south, scale and gross area of the proposed subdivision.
- D. Appropriate identification of the drawing as a tentative ~~plat~~ plan for a subdivision. Location and tract designation sufficient to define its location and boundaries, and a legal description of the tract boundaries in relation to existing plats and streets.

- E. Certified copy of the recorded instrument under which the applicant claims an ownership interest, or copy of a land sales contract, which binds the applicant in the event of tentative approval.
- F. Title report or subdivision guarantee, issued within the last ninety (90) days, and supporting documentation of all easements identified on the property.

2. Information concerning existing conditions:

- A. Location, names, and widths of existing improved and unimproved public or private streets and roads within and adjacent to the proposed subdivision.
- B. Location of any existing features such as section lines, section corners, City and special district boundary lines, and survey monuments.
- C. Location of existing structures, irrigation canals and ditches, pipelines, waterways, railroads, and any natural features such as rock outcroppings, ~~marshes~~ **designated wetlands**, wooded areas, and natural hazards.
- D. Location and direction of water courses, and the location of areas subject to flooding and high water tables.
- E. Location, width and use or purpose of any existing easement or right-of-way within and adjacent to the proposed subdivision.
- F. Existing sewer lines or septic tanks and drain fields, water mains, wells, fire hydrants, culverts, and other underground and overhead utilities within and adjacent to the proposed subdivision together with pipe sizes, grades, and locations.
- G. Contour lines related to some established benchmark or other engineering acceptable datum and having minimum intervals of two feet for slopes of less than five percent, five feet for slopes of five to fifteen percent, ten feet for slopes of fifteen to twenty percent, and twenty feet for slopes greater than twenty percent.
- H. Zoning classification of land within and adjacent to the proposed subdivision.
- I. Names and addresses of all adjoining property owners.
- ~~J. The structures, trees, rock outcroppings or other shade producing objects, if the object will cast shade from or onto the subdivision.~~
- K. Existing covenants, conditions, and restrictions.
- L. Conditions specified on the approved Transportation System Analysis prepared in accordance with Section 8.2815.

3. Information Concerning Proposed Subdivision:

- A. Location, names, width, typical improvements, cross sections, bridges, culverts, approximate grades, curve radii and centerline lengths and reserve strips of all proposed streets, and the relationship to all existing and projected streets.
- B. Location, width, and purpose of all propose easements or rights-of-way and relationship to all existing easements and rights-of-way.
- C. Location of at least one temporary bench mark within the proposed subdivision boundary.
- D. Location, approximate area and dimensions of each **proposed** lot, and proposed lot and block numbers.
- E. Location, approximate area and dimensions of any lot or area proposed for public use, the use proposed, and plans for improvements or development thereof.
- F. Proposed use, location, approximate area, and dimensions of any lot intended for non-residential use.
- G. An outline of the area proposed for partial recording, if contemplated or proposed.
- H. Source, method, and preliminary plans, prepared by a licensed civil engineer, for domestic and other water supplies, sewage disposal, solid waste disposal, and all utilities.
- I. Description and location of any proposed community facility.

- J. Storm water, drainage facility and grading plans.
- K. Proposed deed restrictions including access restrictions or protective covenants if such are proposed to be utilized for the proposed subdivision.
- L. Statement from each utility company proposed to serve the proposed subdivision stating that each company is able and willing to serve the proposed subdivision as set forth in the tentative plan, and the conditions and estimated costs of such service.
- M. Proposed fire protection or fire hydrant system for the proposed subdivision and written approval thereof by the appropriate serving fire protection agency.
- N. ~~Solar Access. Demonstration of how solar access will be provided.~~
- O. ~~Location and type of street trees.~~

4. Information showing how the applicant has addressing the applicable Great Neighborhood Principles in Section 8.0270(3)(C)(13) and adopted Area Plans. **Narrative. Letter or narrative report documenting compliance with the applicable approval criteria contained in Section 8.2235.**

5. **Tree Survey.** A survey indicating location of all trees having a ten-inch trunk diameter 4.5 feet above grade or greater, their diameter, and whether they are coniferous or deciduous on private property and in the right of way adjacent to the property. The plan shall show which trees are proposed for removal and the location of replacement trees. The plan shall show the Tree Protection Zone (TPZ) for trees to be preserved, conforming with the City of Redmond Public Works Standards and Specifications. The tree survey shall show the proposed improvements or potential improvements, indicated by the buildable area of a lot consistent with the maximum lot coverage area of the zone.

[Section 8.2215 amended by Ord. #2012-11 passed October 23, 2012]

[Section 8.2215 amended by Ord. #2015-01 passed February 24, 2015]

[Section 8.2215 amended by Ord. #2016-17 passed January 31, 2017]

[Section 8.2215 amended by Ord. #2022-04 passed June 28, 2022]

[Section 8.2215 amended by Ord. #2022-09 passed December 13, 2022]

8.2220 Phased Development Plan. An applicant may propose phased development of a tentative subdivision plan by submitting a phased development plan that ~~An overall phased development plan shall be submitted for all developments for which phased development is contemplated. The phased development plan shall include but not be limited to, the following elements:~~

- 1. Overall development plan, including phase or unit sequence.
 - A. For development that includes a commercial component, a surety may be required when the commercial component is not sequenced in the initial phases.
- 2. Show compliance with all applicable land division standards and policies as described in this Article.
- 3. Schedule of improvements initiation and completion.
- 4. Overall transportation and traffic pattern plan showing compliance with grid street standards, and for land within the North Redmond US 97 Interchange Area Management Plan (IAMP), compliance with the Local Street Connectivity Plan (Comprehensive Plan Addendum Chapter 9 Transportation Element figure 1).
- 5. General program for phasing timetable projection.
- 6. Development plans for any common elements or facilities.
- 7. ~~If the proposed subdivision is believed to have an additional impact upon adjacent lands or lands within the general vicinity, the Hearings Body may require an additional impact analysis for various aspects of the development thought to cause such impacts.~~

- ~~8. Street tree plan.~~
- ~~9. Program for addressing applicable Great Neighborhood Principles in Section 8.0330(3)(C)(13) and adopted Area Plans.~~

[Section 8.2220 amended by Ord. #2012-11 passed October 23, 2012]

[Section 8.2220 amended by Ord. #2015-01 passed February 24, 2015]

[Section 8.2220 amended by Ord. #2022-09 passed December 13, 2022]

8.2225 Approval of Phased Development Plan. ~~The Hearings Body~~ Review Authority shall review a phased development plan at the same time a the tentative plat plan for the first phase is reviewed. ~~A phased development plan may be approved before the tentative plat for the first phase is submitted.~~ The ~~Hearings Body~~ Review Authority may approve, modify, or disapprove the phased development plan and shall set forth findings for such decision. The ~~Hearings Body~~ Review Authority may also attach conditions necessary to bring the plan into compliance with all applicable land use standards and policies. ~~Any tentative plat submitted for the plan area shall conform to the phased development plan unless approved otherwise by the City.~~

[Section 8.2225 amended by Ord. #2012-11 passed October 23, 2012]

8.2230 Development Following Approval.

1. Once a phased development plan is approved ~~by the City~~, the plan shall be binding, upon both the City and the ~~developer~~ applicant. The applicant shall submit a final plat for each phase per Section 8.2305.
2. The ~~Hearings Body~~ Review Authority may attach conditions to any changes proposed that are deemed necessary to ensure compliance with the Comprehensive Plan and implementing regulations.
- ~~3.~~ ~~After five (5) years from the date of approval of the plan, the City may initiate a review of the plan for conformance with applicable City regulations. If necessary, the City may require changes in the plan to bring it into conformance with new applicable city regulations.~~

[Section 8.2230 amended by Ord. #2012-11 passed October 23, 2012]

8.2235 Required Findings Approval Criteria for Tentative Subdivision Approval Plans.

1. The ~~Hearings Body~~ Review Authority shall ~~approve no application for a subdivision unless the following requirements are met:~~ shall approve, approve with conditions, or deny a proposed tentative subdivision plan. Approval, or approval with conditions shall be based on compliance with the following criteria:
 - A. Proposal is in compliance with ORS Chapter 92, ~~the Comprehensive Plan, the Transportation System Plan (TSP), applicable zoning and the applicable Track in Section 8.2236.~~
 - B. Proposal complies with the standards of this Code, including but not limited to:
 - a. Section 8.2705, Blocks, Lots and Parcels.
 - b. Section 8.2710, Streets.
 - c. Section 8.2715, Fundamental Design Standards.
 - d. Section 8.2720, Grading of Building Sites.
 - e. Section 8.2815, Transportation System Analysis.
 - f. Section 8.2820, Access Management Standards.

- g. Any other applicable standards.
 - C. Proposal complies with the standards of the zoning district in which the project is located.
 - D. The proposal is in substantial conformance with any applicable approved area plan, master plan, and/or framework plan.
 - E. Proposal does not conflict with acquired public access easements within or adjacent to the subdivision.
 - F. ~~Each lot is suited for the use intended or offered.~~
 - G. The proposed subdivision will provide adequate transportation systems, water supply, sewage disposal, drainage, and other public utilities consistent with City Standards and Specifications.
 - H. The subdivision will not exceed the operational capacity of public facilities and services as identified in the city's Water and Wastewater Master Plan and the Transportation System Plan, which are required to serve the development, or a determination that sufficient capacity can be provided.
 - I. A water rights division plan has been approved by the applicable irrigation district.
 - J. ~~The subdivision contributes to orderly development and land use patterns in the area and provides for the preservation of natural features and resources such as streams, lakes, natural vegetation, special terrain features.~~
 - K. The proposal does not create risk of fire, flood, geological hazards, or other public health and safety concerns.
 - L. The proposal provides for the preservation of natural features and resources such as streams, lakes, natural vegetation, special terrain features, and other natural and historic resources to the maximum degree practicable.
2. ~~Access Management proposals comply with the standards set forth in Section 8.2820 and all other applicable standards.~~

[Section 8.2235 amended by Ord. #2012-11 passed October 23, 2012]

[Section 8.2235 amended by Ord. #2020-15 passed November 10, 2020]

~~8.2236 Subdivisions may be created following two tracks: Track 1 (General) and Track 2 (Clear and Objective Standards).~~

- 1. ~~**Track 1 – General Criteria. Subdivision Tentative Plans (No ‘Needed Housing’).** The City shall approve, approve with conditions, or deny a proposed subdivision. Approval, or approval with conditions shall be based on compliance with the following criteria:~~
 - A. ~~The proposed subdivision will:~~
 - 1. ~~Not create risk of fire, flood, geological hazards, or other public health and safety concerns;~~
 - 2. ~~Provide adequate transportation systems, water supply sewage disposal, drainage, and other public utilities consistent with City Standards and Specification;~~
 - 3. ~~The proposed subdivision provides direct bicycle and pedestrian access to any adjacent residential areas, transit stops, neighborhood activity centers, commercial areas, and employment areas.~~
 - B. ~~Approval does not impede the future best use of the remainder of the property under the same ownership or adversely affect the development of the remainder or any adjoining land or access thereto, based on the provisions of this land use code.~~
 - C. ~~Any existing improvements on the proposed lots are consistent with the provisions of this land use code.~~

- ~~D. The proposed subdivision will be consistent with the property's designation in the comprehensive plan map.~~
- ~~E. General conformance with the Great Neighborhood Principles, including a description of the range of housing unit types proposed.~~
- ~~F. The proposed subdivision provides safe, convenient, and direct bicycle and pedestrian access to nearby and adjacent residential areas, transit stops, neighborhood activity centers, commercial areas, and employment and industrial areas, and provides safe, convenient, and direct transit circulation, provided the city makes findings to demonstrate consistency with constitutional requirements. "Nearby" means uses within ¼ mile that can reasonably be expected to be used by pedestrians and uses within 2 miles that can reasonably be expected to be used by bicyclists.~~
- ~~G. The proposed subdivision is designed and sited such that roads, infrastructure, utilities, and future development of proposed lots will minimize impacts to the natural environment by addressing the following:~~
 - ~~1. Protection of Natural Features.~~
 - ~~a. For areas not included on the city's acknowledged Goal 5 inventory, the preservation of significant natural features to the greatest degree attainable or feasibly, including:~~
 - ~~i. Significant on-site vegetation, including rare plants (those that are proposed for listing or are listed under state or federal law), and native plant communities.~~
 - ~~ii. Prominent topographic features, such as ridgelines and rock outcrops.~~
 - ~~iii. Natural resource areas designated in the comprehensive plan diagram as "Natural Resource" and areas identified in any city adopted natural resource inventory.~~
 - ~~b. For areas included on the city's acknowledged Goal 5 inventory, the preservation of natural features shall be consistent with the acknowledged level of preservation provided for the area.~~
 - ~~2. Tree Preservation. The proposed project shall be designed and sited to preserve significant trees to the greatest degree attainable or feasible, with trees having the following characteristics given the highest priority for preservation.~~
 - ~~a. Healthy trees that have a reasonable chance of survival considering the base zone or special area zone designation and other applicable approval criteria;~~
 - ~~b. Trees located within vegetated corridors and stands rather than individual isolated trees subject to windthrow;~~
 - ~~c. Trees that fulfill a screening function, provide relief from glare, or shade expansive areas of pavement;~~
 - ~~d. Trees that provide a buffer between potentially incompatible land uses;~~
 - ~~e. Trees located along the perimeter of the lot(s) and within building setback areas;~~
 - ~~f. Trees and stands of trees located along ridgelines and within view corridors;~~
 - ~~g. Trees with significant habitat value;~~
 - ~~h. Trees adjacent to public parks, open space, and streets;~~
 - ~~i. Trees along water features;~~
 - ~~j. Heritage Trees.~~

3. ~~Restoration or Replacement.~~
 - a. ~~For areas not included on the city's acknowledged Goal 5 inventory, the proposal mitigates, to the greatest degree attainable or feasible, the loss of significant natural features described in criteria (1) and (2) above, though the restoration or replacement of natural features such as:~~
 - i. ~~Planting of replacement trees within common areas; or~~
 - ii. ~~Re-vegetation of slopes, ridgelines, and street corridors; or~~
 - iii. ~~Restoration of native plant habitat.~~
 - b. ~~Street Trees. If the proposal includes removal of any street tree(s), removal of those street tree(s) has been approved or approved with conditions imposed by the City.~~
- H. ~~On R-1 zoned property, if the subdivision results in a lot greater than 13,500 square feet in size the application shall indicate the location of lot lines and other details of layout that show future division of the lot may be made without violating the requirements of this land use code and without interfering with the orderly extension of adjacent streets, bicycle paths, and accessways. If the City deems it necessary for the purpose of future land division, any restriction of buildings within future street, bicycle path, and accessway locations shall be made a matter of record in the tentative plan approval.~~
- I. ~~As far as is practicable, lot side lines shall run at right angles to the street upon which the lots face, except that on curved streets they shall be radial to the curve.~~
- J. ~~The proposed subdivision supplies all of the following:~~
 1. ~~Geological and Geotechnical Analysis.~~
 2. ~~Pedestrian Circulation On Site.~~
 3. ~~Public Access Required.~~
 4. ~~Special Setback Standards.~~
 5. ~~Underground Utilities.~~
 6. ~~Vision Clearance Areas.~~
 7. ~~Stormwater flood control, quality, oil and pollution control, source control, easements, and operation and maintenance.~~
 8. ~~The proposed subdivision complies with other applicable development standards for features explicitly included in the application.~~
- K. ~~The proposal complies with the Transportation System Analysis review provisions per Section 8.2815.~~
- L. ~~Urban-rural interface. Urban development shall interface with rural areas (rural areas are those that lie within areas outside of the UBG or UAR) through landscaped open-space buffers at least 100 feet wide and the length of the urban development, excluding public streets, or shall be transitioned from higher density development to lower density development at the urban-rural interface, or utilize other appropriate and equivalent transitional elements.~~
- M. ~~Fully developed "pocket parks" or "tot lots" shall be incorporated into medium and high density zoned residential subdivisions and site plans. These areas shall be developed for every twenty-five lots/units, a minimum of 3,000 square feet and privately maintained. Examples of amenities include: turf areas, benches, deciduous shade trees, irrigation, shrubs, natural or decorative features, and acceptable trash receptacle(s) and lighting.~~
- N. ~~No site grading of the site shall occur until the City has approved the subdivision application.~~
2. **Track 2 – Subdivision, Tentative Plan Approval Criteria ('Needed Housing' & Clear and Objective Standards).** The planning division shall approve, approve with conditions,

~~or deny a proposed subdivision. Approval, or approval with conditions, shall be based on compliance with the following criteria:~~

- ~~A. The applicant has demonstrated that the proposed housing is needed housing as defined by State statutes.~~
- ~~B. The proposed land uses and densities are consistent with the comprehensive plan, in this code, and as refined in any applicable area plan, master plan, or framework plan.~~
- ~~C. The proposed subdivision complies with all of the following, unless specifically exempt from compliance through a code provision applicable to a special area zone or overlay zone. The proposed subdivision will:~~
 - ~~1. Not create risk of fire, flood, geological hazards, or other public health and safety concerns;~~
 - ~~2. Provide adequate transportation systems, water supply, sewage disposal, drainage, and other public utilities consistent with City Standards and Specifications.~~
- ~~D. The proposed subdivision provides direct bicycle and pedestrian access to any adjacent residential areas, transit stops, neighborhood activity centers, commercial areas, and employment areas.~~
- ~~E. The proposed subdivision is designed and sited such so roads, infrastructure, utilities, and future development of proposed lots will minimize impacts to the natural landscape by addressing the following:~~
 - ~~1. Tree Preservation. The proposed project shall be designed and sited to preserve trees having the following characteristics:~~
 - ~~a. Healthy trees that have a reasonable chance of survival considering the base zone or special area zone designation and other applicable approval criteria;~~
 - ~~b. Trees located within vegetated corridors and stands rather than individual isolated trees subject to windthrow;~~
 - ~~c. Trees that fulfill a screening function, provide relief from glare, or shade expansive areas of pavement;~~
 - ~~d. Trees that provide a buffer between potentially incompatible land uses;~~
 - ~~e. Trees located along the perimeter of the lot(s) and within building setback areas;~~
 - ~~f. Trees and stands of trees located along ridgelines and within view corridors;~~
 - ~~g. Trees with significant habitat value;~~
 - ~~h. Trees adjacent to public parks, open space, and streets.~~
 - ~~i. Trees along water features.~~
 - ~~j. Heritage trees.~~
 - ~~2. Restoration or Replacement.~~
 - ~~a. For areas not included on the City's acknowledged Goal 5 inventory, the proposal mitigates, to the greatest degree attainable or feasible, the loss of significant natural features described in criteria (a) above, through the restoration or replacement of natural features such as:~~
 - ~~i. Planting of replacement trees within common areas; or~~
 - ~~ii. Re-vegetation of slopes, ridgelines, and pedestrian corridors; or~~
 - ~~iii. Restoration of native plant habitat.~~

- b. ~~For areas included on the City's acknowledged Goal 5 inventory, any loss of natural features shall be consistent with the acknowledged level of protection provided for the resource.~~

~~Street Trees. If the proposal includes removal of any street tree(s), removal of those street tree(s) has been approved or approved with conditions by the City.~~

- F. ~~On any Residential zoned property, if the subdivision results in a lot greater than twice the minimum lot size in the underlying zone, the application shall indicate the location of lot lines and other details of layout that show future division of the lot may be made without violating the requirements of this code and without interfering with the orderly extension of adjacent streets, bicycle paths, and accessways.~~
- G. ~~Lot side lines shall run at right angles to the street upon which the lots face, except that on curved streets they shall be radial to the curve.~~
- H. ~~There shall be no proposed grading on portions of the development site that meet or exceed 15% slope.~~
- I. ~~The proposed subdivision complies with the Transportation System Analysis review provisions per Section 8.2815.~~
- J. ~~The proposed subdivision street layout shall disperse motor vehicle traffic onto more than one public local street unless approved by the City Engineer.~~
- K. ~~Urban development shall interface with rural areas (rural areas are those that lie within areas outside of the UGB or UAR) through landscaped open space buffers at least 100 feet wide and the length of the urban development, excluding public streets, or shall be transitioned from higher density development to lower density development at the urban rural interface, or utilize other appropriate and equivalent transitional elements.~~
- L. ~~Fully developed "pocket parks" or "tot lots" shall be incorporated into medium and high density zoned residential subdivisions and site plans. These areas shall be developed for every twenty five lots/units, a minimum of 3,000 square feet and privately maintained. Examples of amenities include: turf areas, benches, deciduous shade trees, irrigation, shrubs, natural or decorative features, and adequate trash receptable(s) and lighting.~~
- M. ~~No site grading of the site shall occur until the City has approved the subdivision application.~~
- O. ~~The proposed subdivision does not contain any Through/Double Frontage lots or parcels.~~

~~[Section 8.2236 added by Ord. #2020-15 passed November 10, 2020]~~

~~[Section 8.2236 amended by Ord. #2022-04 passed June 28, 2022]~~

~~[Section 8.2236 amended by Ord. #2022-09 passed December 13, 2022]~~

8.2240 Future Subdivision. On any Residential zoned property, if the subdivision results in a lot greater than twice the minimum lot size in the underlying zone, the application shall indicate the location of lot lines and other details of layout that show future division of the lot may be made without violating the requirements of this code and without interfering with the orderly extension of adjacent streets, bicycle paths, and accessways.

8.2240 Improvement Requirements (For Track 1 and Track 2 Subdivisions).

- ~~1. In the approval of a subdivision, the Community Development Director, or Hearings Body, shall consider the need for street and other improvements. All streets in new subdivisions, except for private streets, shall be dedicated to the public without reservation or restriction.~~
- ~~2. Private Alley Access. The Community Development Director, or Hearings Body, may require the applicant to improve a private alley access easement serving two or more lots according to the adopted City of Redmond Public Works Standards and Specifications, as amended.~~
 - ~~A. Such access easements shall include provisions for permanent, long-term maintenance, including: maintenance measures to be employees; responsible parties; funding; design; timing; and enforceability. These provisions shall be included as recorded Covenants, Conditions and Restrictions (CCR's) appurtenant to the affected properties.~~
- ~~3. The subdivider shall record the required (including but not limited to) land division agreement, public improvement agreement, shared access agreement or shared well agreement, as may be applicable, with the Deschutes County Clerk's office at the time of recording of the final subdivision plat.~~
- ~~4. Paved access is guaranteed to each lot.~~
- ~~5. Each lot is to be connected to the City water and sewer system pursuant to Section 4.007 of the Code of the City of Redmond.~~
- ~~6. All required public utilities are available.~~

[Section 8.2240 amended by Ord. #2012-11 passed October 23, 2012]

[Section 8.2240 amended by Ord. #2020-15 passed November 10, 2020]

8.2245 Resubmission of Denied Tentative Subdivision ~~Plats~~ Plans.

1. A tentative ~~plat~~ plan that was previously denied for an area or tract of land shall be resubmitted in accordance with this Chapter, and shall be reviewed in the same manner as any other tentative ~~plat~~ plan.

[Section 8.2245 amended by Ord. #2012-11 passed October 23, 2012]

ARTICLE III. LAND DIVISION STANDARDS

FINAL SUBDIVISION PLAT

8.2300 Submission of Final Plat.

1. **Filing Time Period Requirements.** Notwithstanding the requirements included herein as amended, all final plats submitted for review and approval shall be subject to the final plat requirements of the City of Redmond Development Code in effect as of the date of the tentative plan approval. Except as provided for in Section 8.2305, the applicant shall prepare and submit to the Community Development Department, a final plat that is in conformance with the tentative ~~plat~~ plan as approved, including all conditions of the land use decision. Within two (2) years of the approval date for the tentative ~~plat~~ plan for a subdivision, the applicant shall submit the final plat, a filing fee and any supplementary information required by these standards and the land use decision. If the applicant fails to proceed with the submission before the expiration of the two (2) year period following the approval of the tentative ~~plat~~ plan, the plan approval shall be void.
2. **Extensions.**
 - A. If it appears the applicant will not be able to comply with the filing time requirements of these standards, applicant may submit a written application to the Community Development Director, or designee, requesting an extension of the filing time requirement. The application shall be filed no later than sixty (60) days prior to the date the two (2) year period expires. The extension request shall also be accompanied by the appropriate fee.
 - B. If there is good cause, the Community Development Director, or designee, may grant the extension of up to six (6) months from the date of expiration. Good cause shall require a showing by the applicant that the delay is unavoidable and was not the result of the applicant's own actions. The applicant must also show he or she has made significant progress on the majority of conditions of the tentative ~~plat~~ plan.
 - C. Any extension granted by the Community Development Director, or designee, may be conditioned by a requirement that the applicant provide appropriate guarantees that the requirements of these standards will be met.
 - D. The applicant may appeal a decision of the Community Development Director, or designee, to the Hearings Body pursuant to Sections 8.1500 through 8.1560 of Article 2 of the City of Redmond Development Code, Land Use Procedures.
 - E. Notice of the application for an extension shall be provided as prescribed in Section 8.1310 of Article 2 II of the City of Redmond Development Code, Land Use Procedures.

[Section 8.2300 amended by Ord. #2012-11 passed October 23, 2012]

[Section 8.2300 amended by Ord. #2020-15 passed November 10, 2020]

8.2305 Submission of Final Plats for Phased Development.

1. ~~If a tentative plat is approved for phased development, t~~The final plat for the first phase of a phased development shall be filed within two (2) years of the approval date for the tentative plat plan. However, the Community Development Director, or Hearings Body, may allow extensions as provided in Section 8.2300, above.
2. The final plat for a subsequent phase shall be filed in sequential order within ~~three (3)~~ two (2) years of the date the final plat for the first previous phase is filed, and the final plat for

the final phase shall be filed within eight (8) years of the approval date for the tentative plan. If the phased development is a Planned Unit Development or Cottage Development, the final plat for the final phase shall be filed within eight (8) years of the date the development is approved, as provided in RDC 8.1605.

3. If the applicant fails to file a final plat within the timeframe established herein, the tentative plan for that phase and all subsequent phases shall become null and void.

[Section 8.2305 amended by Ord. #2012-11 passed October 23, 2012]

[Section 8.2305 amended by Ord. #2020-15 passed November 10, 2020]

8.2310 Form of Final Plat. The final plat shall be submitted in the form prescribed by state statute (ORS Chapter 92).

[Section 8.2310 amended by Ord. #2012-11 passed October 23, 2012]

8.2315 Technical Review of Subdivision Plat.

1. **Standards Check.** Upon receipt by the Community Development Department, the plat and other data shall be reviewed to determine that the subdivision as shown is substantially the same as it appeared on the approved tentative plat, and for compliance with provisions of these standards and other applicable laws.
2. **Field Check.** The City Engineer or their designated representatives may make such checks in the field as are desirable to verify that the plat is sufficiently correct. The City Engineer or representative may enter the property for this purpose.

[Section 8.2315 amended by Ord. #2012-11 passed October 23, 2012]

[Section 8.2315 amended by Ord. #2020-15 passed November 10, 2020]

8.2320 Conditions of Final Subdivision Plat Approval.

1. The Community Development Director, or designee, shall determine whether the final plat conforms with the approved tentative ~~plat~~ plan and with these regulations. If the Community Development Director, or designee, does not approve the plat, the applicant shall be advised of the changes or additions that must be made and shall afford an opportunity to make corrections. If the Community Development Director, or designee, determines the plat conforms to all requirements, approval shall be made, provided non-discretionary supplemental documents and provisions for required improvements are satisfactory. Approval of the plat does not constitute or effect an acceptance by the public of the dedication of any street or other easement shown on the plat nor does such approval constitute final approval, said authority for final acceptance being vested with the City Council.
2. No plat of a proposed subdivision shall be approved unless:
 - A. Streets and roads for public use are to be dedicated without any reservation or restriction.
 - B. The plat contains provisions for dedication to the public of all common improvements, including but not limited to streets, roads, parks, sewage disposal and water supply systems, if made a condition of the approval of the tentative plat.
 - C. Explanations of all common improvements required as conditions of approval of the tentative ~~plat~~ plan shall be recorded and referenced on the final plat.
3. No plat of a subdivision shall be approved unless the subdivider has either constructed and had accepted by the City the required improvements or the subdivider has executed

an improvement agreement pursuant to the provisions of Section 8.2325. If the subdivider chooses to construct the improvements, he or she shall also file with the City a warranty bond executed by a surety company to cover the one (1) year warranty period following acceptance by the City. Said bond shall be in the amount of ten (10) percent of the value of the improvements as determined by the City Engineer.

[Section 8.2320 amended by Ord. #2012-11 passed October 23, 2012]

[Section 8.2320 amended by Ord. #2020-15 passed November 10, 2020]

8.2325 Improvement Agreement.

1. The subdivider may, in lieu of completion of the required improvements and repair to existing streets and facilities, request the Community Development Director, or designee, to approve an agreement specifying the schedule by which the required improvements and repairs shall be completed. Provided, however, any schedule of improvements agreed to shall not exceed one (1) year from the date the final plat is recorded. The agreement shall also provide the following information:
 - A. The repairs required and cost of the project.
 - B. That, pursuant to the requirements of Section 8.2330 of this Chapter, the City may call upon the security filed to construct or complete the improvements and repairs if the schedule of improvements is not adhered to.
 - C. That the City shall recover the full cost and expense of any work performed by the City to complete construction of the improvements and repairs including, but not limited to attorneys' and engineering fees.
 - D. That a warranty bond for one (1) year shall be deposited with the City following acceptance of the improvements. Said bond shall be in the amount of ten (10) percent of the value of the improvements.
 - E. Building permits will not be issued for any structure on any lot included within the subdivision plat until such time as all improvements are completed as specified in the agreement.
2. The Community Development Director, or designee, may reject an agreement authorized by this Section for any reason the Community Development Director, or designee, deems sufficient.
3. The subdivider shall record the required land division agreement or public improvement agreement with the Deschutes County Clerk's office at the time of recording of the final subdivision plat.

[Section 8.2325 amended by Ord. #2012-11 passed October 23, 2012]

[Section 8.2325 amended by Ord. #2020-15 passed November 10, 2020]

8.2330 Bond or Cash Deposit.

1. The subdivider shall file with any agreement specified in Section 8.2325, to assure his or her full and faithful performance thereof, one of the following:
 - A. A surety bond executed by a surety company authorized to transact business in the State of Oregon in a form approved by the City Attorney.
 - B. A cash deposit in a City account at an approved lending institution.
2. A bond or cash deposit, or any combination thereof, shall be for 120% of the cost of the improvements and repairs as determined by the City.
3. If the subdivider fails to carry out the provisions of the agreement, the City may call upon the bond or cash deposit to finance any cost or expenses resulting from said failure. In

the alternative, the City may form a Local Improvement District or a Reimbursement District to lien the properties in accordance with the relevant provisions of Oregon State Law and the Redmond City Code. If the amount of the deposit or bond exceeds the cost and expense incurred by completing the improvements, the City shall release the remainder. If the amount of the deposit or bond is less than the cost and expense incurred by the City for the improvements and repairs, the subdivider shall be liable to the City for the difference.

[Section 8.2330 amended by Ord. #2012-11 passed October 23, 2012]

8.2335 Final Plat Approval. After the final plat has been reviewed and approved by the City, and when all signatures as required by the Deschutes County Surveyor other than the Development Services Director, County Clerk, and County Commissioner appear on the mylar, the City Engineer and Planning Director shall sign the final plat mylar and return it to the applicant to file with Deschutes County.

[Section 8.2335 amended by Ord. #2012-11 passed October 23, 2012]

[Section 8.2335 amended by Ord. #2022-04 passed June 28, 2022]

8.2340 Recording of Plat.

1. Within 60 days of City approval, the applicant shall submit the approved final plat with the Deschutes County Clerk for recordation.
2. The subdivider shall record the required (including but not limited to) land division agreement, public improvement agreement, shared access agreement or shared well agreement, as may be applicable, with the Deschutes County Clerk's office at the time of recording of the final subdivision plat.
 - A. Any private access easements, if made a condition of approval of the tentative plan, shall include provisions for permanent, long-term maintenance, including: maintenance measures to be employed; responsible parties; funding; design; timing; and enforceability. These provisions shall be included as recorded Covenants, Conditions and Restrictions (CCR's) appurtenant to the affected properties.
3. The applicant shall provide exact copies of the recorded plat to the City Engineer and City Development Director.
4. No plat shall have any force or effect and no title to any property shall pass until the final plat has been recorded.

[Section 8.2340 amended by Ord. #2012-11 passed October 23, 2012]

ARTICLE III. LAND DIVISION STANDARDS

LAND PARTITIONING

8.2400 Applicability of Regulations. All proposed land partitions within the City shall be approved by the City. Approval shall only be granted in accordance with the provisions of these standards. Provided, however, the Community Development Director, or designee, may refer any partition to the Hearings Body for a hearing and decision.

[Section 8.2400 amended by Ord. #2012-11 passed October 23, 2012]

8.2405 Filing Procedures and Requirements.

1. Any person or an authorized agent or representative, proposing a land partitioning, shall prepare and submit three (3) copies of the documents hereinafter described, in accordance with the prescribed procedures, and the appropriate filing fee, to the Community Development Department.
2. The tentative ~~plat~~ plan or preliminary drawing shall include the following:
 - A. A vicinity map locating the proposed partitioning in relation to adjacent subdivisions, roadways and adjoining land use and ownership patterns. The map must include names of all existing roadways shown therein.
 - B. A plan of the proposed partitioning showing tract boundaries and dimensions, the area of each tract or parcel, locations of all easements, and the names, rights-of-way widths and improvement standards of existing roads.
 - C. Names and addresses of the landowner, the applicant (if different), a mortgagee if applicable, the engineer or surveyor employed or to be employed to make necessary surveys and prepare the legal descriptions of each parcel to be created, and record owners of land contiguous to the proposed partition. If the application is filed by anyone other than the owner of record, a letter or other evidence of the owner's permission to file the application.
 - D. A statement regarding contemplated water supply, sewage disposal, solid waste disposal, fire protection and access, etc.
 - E. North point, scale and date of tentative plat preparation, and property identification by tax lot, section, township, and range.
 - F. Statement regarding past, present and intended use of the parcels to be created, or the use for which the parcels are to be offered.
 - G. If a tract of land has water rights, the application shall be accompanied by a water rights division plan approved by the irrigation district or other water district holding the water rights, or when there is no such district, by the County Watermaster.
 - H. Location of all existing buildings, canals, ditches, septic tanks and drain fields, wells, and utility lines.
 - I. Location of any topographical features which could impact the partition, such as canyons, bluffs, rock outcroppings, natural springs, and flood plains.
 - J. Location of all existing deciduous or coniferous trees having a ten-inch trunk diameter or greater, 4.5 feet above grade.
 - K. Location, width, name, curve ratio and approximate grade of all proposed rights-of-way.

[Section 8.2405 amended by Ord. #2012-11 passed October 23, 2012]

[Section 8.2405 amended by Ord. #2020-15 passed November 10, 2020]

8.2410 Requirements Approval Criteria for Tentative Partition Approval.

1. ~~No application for partitioning shall be approved unless the following requirements are met:~~ The Review Authority shall approve, approve with conditions, or deny a proposed tentative subdivision plan. Approval, or approval with conditions shall be based on compliance with the criteria set forth in Section 8.2235.
 - A. ~~Proposal is in compliance with ORS Chapter 92, the Transportation System Plan (TSP) and applicable zoning.~~
 - B. ~~Proposal does not conflict with acquired public access easements within or adjacent to the partition.~~
 - C. ~~Each parcel is suited for the use intended or offered.~~
 - D. ~~The partition will not exceed the operational capacity of public facilities and services as identified in the city's Water and Wastewater Master Plan and the Transportation System Plan, which are required to serve the development, or a determination that sufficient capacity can be provided.~~
 - E. ~~A water rights division plan has been approved by the applicable irrigation district.~~
 - F. ~~The partition contributes to orderly development and land use patterns in the area. Orderly development and land use patterns in general is development that:~~
 1. ~~Is consistent with zoning district's density requirements;~~
 2. ~~Does not overtax supporting public facilities and services and logical extensions thereof;~~
 3. ~~Provides for continued maintenance of supporting facilities and services;~~
 4. ~~Recognizes topographical limitations;~~
 5. ~~Is consistent with existing land use patterns and development;~~
 6. ~~Does not foreclose future development opportunities on adjacent undeveloped or under-developed lands; and,~~
 7. ~~Is consistent with applicable Great Neighborhood Principles described in Section 8.0270 (3)(C)(13) and adopted Area Plans.~~
 - G. ~~Provides for the preservation of natural features and resources such as streams, lakes, natural vegetation, special terrain features.~~
2. ~~Access Management proposals comply with the standards set forth in Section 8.2820.~~
3. ~~The Hearings Body may approve an application for partitioning having the effect of creating more than three (3) parcels without subdividing provided that the partition complies with all applicable subdivision standards and criteria.~~

[Section 8.2410 "Blocks" repealed in its entirety and replaced with Section 8.2410 "Requirements for Tentative Partition Approval" by Ord. #2012-11 on October 23, 2012]

[Section 8.2410 amended by Ord. #2015-01 passed February 24, 2015]

[Section 8.2410 amended by Ord. #2022-04 passed June 28, 2022]

8.2415 Improvement Requirements.

1. In the approval of a land partition, the ~~Community Development Director, or Hearings Body,~~ Review Authority shall consider the need for street and other improvements, and may require as a condition of approval any improvements that may be required for a subdivision under the provisions of these standards. All streets in partitions shall be dedicated to the public without reservation or restriction.
2. **Private Alley Access.** ~~The Community Development Director, or Hearings Body,~~ Review Authority may require the applicant to improve a private alley access easement serving two or more parcels according to the adopted City of Redmond Public Works Standards and Specifications, as amended.

- A. Such access easements shall include provisions for permanent, long-term maintenance, including maintenance measures to be employed; responsible parties; funding; design; timing; and enforceability. These provisions shall be included as recorded Covenants, Conditions and Restrictions (CCR's) appurtenant to the affected properties.
3. The partitioner shall record the required (including but not limited to) land division agreement, public improvement agreement, shared access agreement or shared well agreement with the Deschutes County Clerk's office at the time of recording of the final partition plat.
4. Paved access is guaranteed to each parcel.
5. Each parcel within the City limits is to be connected to the City sewage system when reasonably available.
6. All required public utilities are available.

[Section 8.2415 "Lots and Parcels - Size & Shape" repealed in its entirety and replaced with Section 8.2415 "Improvement Requests" by Ord. #2012-11 passed October 23, 2012]

[Section 8.2415 amended by Ord. #2020-15 passed November 10, 2020]

~~**8.2420 Application Review.** Following submission of an application for a land partitioning the Hearings Body shall review the plans and application submitted and shall either approve or deny the application.~~

[Section 8.2420 "Lots and Parcels - General Requirements" repealed in its entirety and replaced with Section 8.2420 "Application Review" by Ord. #2012-11 passed October 23, 2012]

[Section 8.2420 amended by Ord. #2020-15 passed November 10, 2020]

~~**8.2425 Appeal.** An appeal of a decision or requirement of the Hearings Body relative to a land partition shall be made in accordance with the provisions of Section 8.1500 through 8.1560 of Article 2 of the City of Redmond Development Code, Land Use Procedures.~~

[Section 8.2425 amended by Ord. #2012-11 passed October 23, 2012]

FINAL PARTITION PLAT

8.2500 Final Partition Plat Filing. Following approval of tentative plat ~~plat~~ plan for a proposed partitioning, the applicant shall prepare and submit to the Community Development Department the final plat for the subject partitioning. Such filing shall be completed within two (2) years from the date of the approval, or the approval shall be void. The final plat shall be prepared in accordance with the following requirements and the original and two (2) copies thereof submitted by the applicant to the Community Development Department for approval. The original shall be recorded by the applicant in the office of the County Clerk following approval by the Community Development Director, or designee.

[Section 8.2500 amended by Ord. #2012-11 passed October 23, 2012]

[Section 8.2500 amended by Ord. #2020-15 passed November 10, 2020]

8.2505 Extensions. Requests for extensions shall be reviewed in the manner provided for in Section 8.2300(2)(A-E).

[Section 8.2505 amended by Ord. #2012-11 passed October 23, 2012]

8.2510 Requirements.

1. **Final plat requirements:**

- A. Plats shall be drawn to a scale of one inch per 100 feet. Provided, however, for partitions of large lots the scale may differ so long as the scale is reasonable.
- B. Name of the owner, developer and engineer or surveyor shall be shown on the plat.
- C. Date, scale, north point, legal description of boundaries, and a tie by actual survey to a section or donation land claim corner.
- D. Parcel boundary lines, with dimensions and bearings; bearings shall be to the nearest 30 seconds, and distances to the nearest 0.01 feet.
- E. An affidavit by the engineer or surveyor having surveyed the land involving a partitioning.
- F. A certification of acceptance of any public dedication.
- G. A guarantee of approved or required improvements, including identification of maintenance responsibilities for proposed or existing roads and streets.
- H. A certification of approval for execution by the Community Development Director.
- I. Water rights to be assigned to each parcel shall be indicated on the plat and certification of approval thereof.

2. **Approval Requirements:** No final plat for a land partitioning shall be approved by the Community Development Director unless all of the following requirements are met:

- A. The final plat is in strict conformance with the approved tentative ~~plat~~ plan.
- B. The final plat is in conformance with the requirements set forth in subsection (1) of this section.
- C. Paved access is guaranteed to each parcel.
- D. Each parcel is to be connected to the City sewer and water systems.
- E. All required public utilities are available.
- F. All conditions of the tentative plat approval have been met or guaranteed.
- G. All proposed or required improvements have been completed and accepted by the City.

[Section 8.2510 amended by Ord. #2012-11 passed October 23, 2012]

8.2515 Special Partitioning Regulations. The partitioning of a tract of land in which not more than one (1) parcel is created and transferred to a public or semi-public agency for the purpose of a road, railroad, electric substation, or canal right-of-way, and thereby not meeting the lot size and configuration requirements of the underlying zone and/or this Chapter, may be approved by the Community Development Director, or designee.

[Section 8.2515 amended by Ord. #2012-11 passed October 23, 2012]

[Section 8.2515 amended by Ord. #2020-15 passed November 10, 2020]

8.2520 Final Plat Approval. After the final plat has been reviewed and approved by the City, and when all signatures as required by the Deschutes County Surveyor other than the Development Services Director, County Clerk, and County Commissioner appear on the mylar, the City Engineer and Planning Director shall sign the final plat mylar and return it to the applicant to file with Deschutes County.

[Section 8.2520 added by Ord. #2022-04 passed June 28, 2022]

ARTICLE III. LAND DIVISION STANDARDS

DESIGN STANDARDS AND IMPROVEMENTS

8.2700 Compliance Required.

1. Any land division or development shall be in compliance with the design and improvement standards and requirements of this section, and all other applicable provisions, as set forth in this Chapter.

[Section 8.2700 "Penalties" repealed in its entirety and replaced with Section 8.2700 "compliance Required" by Ord. #2012-11 on October 23, 2012]

[Section 8.2700 amended by Ord. #2012-11 passed October 23, 2012]

8.2705 Blocks, Lots and Parcels.

1. **Blocks.** The resulting or proposed length, width and shape of blocks shall take into account the requirements for adequate building lot sizes, street widths, access needs and topographical limitations.
 - A. No block shall be more than 660 feet in length between street center lines unless it is adjacent to an arterial street, or unless topography or the location of adjoining streets justifies an exception and is so approved by the reviewing authority. In MUN, MUE and MULW zones, block lengths shall be an average of 330 feet, except where required to meet grid street or access management requirements.
 - B. The recommended minimum length of a block along an arterial street is 1,320 feet, except that along such blocks, a public right-of-way for pedestrian and bicycle access shall be dedicated at or nearest the mid-point of the block length as is practical. The right-of-way shall be a minimum of 10 feet wide, with an all weather surface a minimum of 5 feet wide, constructed and centered within the right-of-way.
 - C. A block shall have sufficient width to provide for 2 tiers of lots unless topography, the location of adjoining streets, or adjacency to an arterial street justifies an exception.
 - D. Where appropriate at approved cul-de-sacs, dead-end streets, or along blocks approved at more than the maximum block length standard, pedestrian and bicycle access corridors shall be required to be constructed between lots to minimize travel distance between subdivisions, parks, school, and collector or arterial streets. Access corridors shall be located to provide a reasonably direct connection between likely pedestrian destinations and shall be consistent with the City of Redmond Bicycle Refinement Plan where applicable. A reasonably direct connection is a route which minimizes out of direction travel for people likely to use the connection considering terrain, safety, and likely destination. The ~~Community Development Director, or Hearings Body~~ Review Authority, may determine based on evidence in the record that construction of a separate access corridor is inappropriate or impractical. Such evidence may include but is not limited to:
 1. When the nature of abutting existing development makes construction of an access corridor impractical.
 2. When the access corridor would cross a natural area with significant natural habitat and construction would be incompatible with protection of natural values.

3. When the access corridor would cross topography where slopes exceed 30% or where path grade would exceed 12% slope; or
 4. When a cul-de-sac or dead-end street abuts rural resource land at the urban growth boundary. In industrial zones, this standard may be waived at the discretion of the ~~Community Development Director, or Hearings Body~~ Review Authority, when it is determined that the City's grid street standards should not be applied to the industrial development.
2. **Lots and Parcels.** The size, width, and orientation of newly created lots and parcels shall be appropriate for the location of the land division and for the type of development and use contemplated. Lots and parcels shall be generally rectangular in shape and shall be consistent with the lot size provisions of the zoning standards and the density requirements as established in the City of Redmond Comprehensive Plan. Notwithstanding these requirements, the following exceptions may apply:
- A. In areas beyond the City Limits where public sewer is not currently available, minimum lot and parcel sizes shall permit compliance with the requirements of the Department of Environmental Quality and shall be sufficient to permit adequate sewage disposal. Any problems posed by soil structure and water table as related to sewage disposal by septic tank shall be addressed and resolved in the applicant's initial plan.
 - B. Where property is zoned and planned for business or industrial use, other widths and areas may be permitted by the ~~Community Development Director, or Hearings Body~~ Review Authority. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.
 - C. In steep terrain, increased lot or parcel sizes may be required to avoid excessive cuts, fills, and steep driveways.
3. **Frontage.** Each newly created lot and parcel shall abut upon a public street other than an alley for at least 50 feet (at least 25 feet in Mixed Use zones). Lots fronting on the bulb of a cul-de-sac the minimum frontage shall be 30 feet. Flag lots shall have no less than 20 feet of street frontage measured at the property line. Townhouse frontage shall be at least 20 feet. Vehicular access shall be provided as specified in Section 8.2820, Access Management Standards, of this Chapter, or as specified in Section 8.2705(6) below, for residential lots and parcels abutting collector and arterial streets. All lot and parcels shall be addressed from the primary public street frontage, not including alleys.
4. **Side Lot or Parcel Lines.** All side lot lines shall be at right angles to street lines or radial to curved streets wherever practical except as provided for in subsection (10) of this section.
5. **Through/Double Frontage Lots and Parcels.** Through lots or parcels, and lots or parcels with double frontage shall be avoided whenever possible, including lots or parcels created adjacent to Collector and Arterial Streets, but not including alley frontage as described in Section 8.2705(6) below, except when they are necessary due to an irregular parent lot or parcel configuration, or are necessitated by topography or other unique circumstance.
6. **Residential Lots and Parcels Abutting Collector and Arterial Streets.** Lots and parcels created adjacent to Collector and Arterial streets shall be oriented so that the front elevation of the residential development faces the Collector or Arterial Street. Vehicular access shall be provided pursuant to Section 8.2820, Access Management Standards, of this Chapter. In instances where direct vehicular driveway access to lot or parcel from the Collector or Arterial Street is not permissible, alley access shall be provided to the rear of

the lot or parcel in accordance with the design standards included in Section 8.2710(3) of this Chapter.

7. **Corner Lots and Parcels.** Corner lots and parcels shall be 5 feet more in width than other lots and parcels and also shall have sufficient extra width to meet the additional side yard requirements of the zoning district in which they are located.
8. **Special Building Setback Lines.** If special building setback lines, in addition to those required by the applicable zoning, are to be established in a development, they shall be shown on the final plat of the development and included in the deed restrictions.
9. **Large Building Lots; Re-division.** In the case where lots or parcels are of a size and shape that future redivision is possible, ~~the Community Development Director, or Hearings Body~~ Review Authority, may require that the blocks be of a size and shape so that they may be redivided into building sites, and the development approval and site restrictions may require provision for the extension and opening of streets at intervals which will permit a subsequent redivision of any tract of land into lots or parcels of smaller sizes than originally platted, and in conformance with the density provisions established in the City of Redmond Comprehensive Plan for the existing or intended Zone. A plan indicating the ability for re-division according to these standards may be required as part of the initial land division process.
- ~~10. **Solar Access.** As much solar access as feasible shall be provided each lot and parcel in every new subdivision or partition considering topography, development pattern, and existing vegetation. The boundary lines of lots and parcels, as far as feasible, shall be oriented to provide solar access at ground level at the southern building line of the adjoining lot to the north two hours before and after the solar zenith from September 22 to March 21. If it is not feasible to provide solar access to the southern building line the solar access, if feasible, shall be provided at 10 feet above ground level at the southern boundary line two hours before and after the solar zenith from September 22 to March 21, and three hours before and after the solar zenith from March 22 to September 21. This solar access shall be protected by solar height restrictions on burdened properties for the benefit of lots receiving the solar access pursuant to Section 8.0370, of the City of Redmond Development Code, Solar Access Standards. If the solar access for any lot, either at the southern building line or at 10 feet above the southern building line, is not feasible, supporting information may be required with the application.~~
11. **Curvilinear Street and Block Design.** Although a basic grid street design with minimum and maximum block lengths are requirements of this section, a curvilinear street/block design is encouraged for the purpose of adding interest to new subdivision development.
12. **Flag Lots.** A flag lot shall be considered as a "flag lot" if the pole of the flag lot is less than half the width of the average lot width. For flag lots, the following shall be required:
 - A. Flag poles shall be no less than 20' feet wide. Flag lot frontage can be reduced by approval from Redmond Fire & Rescue and City Engineer.
 - B. All zone regulations apply, including the minimum required lot size and setbacks unless setback reductions are allowed as described in (E).
 - C. Each flag lot shall contain a minimum 46' 10-foot wide paved driveway.
 - D. A flag lot is exempt from the 50-foot street frontage requirement; however, a minimum of 20 feet of street frontage is required.
 - E. Front and/or rear yard setbacks may be reduced to no less than 10' feet subject to review and approval by the Community Development Director. The orientation of any structure (determination of front) may be suggested by the property owner and is subject to the review and approval of the Community Development Director, or designee. The location(s) of all structures immediately adjacent to any flag lot shall be shown on a site plan (1) during planning review and during the act of creating

- any new flag lot, and (2) during a building permit review for any structure built on a flag lot.
- F. No flag lot shall be partitioned or further divided, except as provided for by middle housing.
- G. The “pole” of the flag lot shall be no longer than 150’ **feet** measured from the street intersection to the beginning of the base of the flag.
- H. The “pole” of the flag shall not be included in the minimum lot size calculation.
- I. Flag lots shall be exempt from street tree requirements unless the street frontage portion of the flag lot is 30’ **feet** or greater.
- J. Flag lots are prohibited along or abutting the Dry Canyon Rim.
- K. Two off-street parking spaces shall be provided for single family detached dwellings; and one space per unit for middle housing on a flag lot.

[Section 8.2705 “Violation Declared a Nuisance” repealed in its entirety and replaced with Section 8.2705 “Blocks, Lots and Parcels” by Ord. #2012-11 on October 23, 2012]

[Section 8.2705 amended by Ord. #2020-15 passed November 10, 2020]

[Section 8.2705 amended by Ord. #2022-04 passed June 28, 2022]

[Section 8.2705 amended by Ord. #2022-09 passed December 13, 2022]

8.2710 Streets.

1. **General.** Streets shall be in conformance with the City of Redmond Transportation System Plan as specified herein.
 - A. Except along Arterial Street, public streets shall be spaced a maximum of 660 feet between centerlines. The purpose is to provide a street grid pattern of through streets to facilitate traffic movement. Street designs shall conform to topography and other existing natural and man-made conditions. Illustrative examples of other conditions include the dry canyon, main COI canal, Highway 97, and the Burlington Northern Railroad tracks.
 - B. All proposed streets, sidewalks, bike lanes and pedestrian pathways shall connect to other streets, sidewalks bike lanes and pedestrian pathways within a development and to existing and planned streets, sidewalks, bike lanes and pedestrian pathways outside the development. Such facilities shall serve existing and planned parks, schools, or other public lands within a neighborhood.
 - C. To the maximum extent possible, new local streets shall align and connect with existing local streets and collectors, and in certain special cases arterial streets. Cul-de-sac streets shall be permitted only where no feasible connection with an adjacent street exists, or if the local street connection would be to an arterial street and the function of the arterial street may be diminished as determined through the land use review process, or the block length would be less than that which is permitted by Section 8.2705(1)(B).
 - D. Consideration should be given to alternative street designs other than required herein in the City’s non-residential land use zones to allow for more effective developments. Such designs may be considered and approved during the subdivision or partition process without need for variance.
 - E. All proposed or required streets and alleys shall comply with Section 8.2820 Access Management Standards, the Transportation System Plan, and with Local Street Connectivity Plans adopted as part of the transportation element of the Comprehensive Plan.
2. **Existing Streets.** Whenever existing streets, adjacent to or within a tract, are of inadequate width per City of Redmond Standards and Specifications and the City’s

approved Transportation System Plan additional right-of-way shall be provided at the time of the land division by the applicant. During consideration of the tentative plat for the subdivision or partition, the ~~Hearings Body~~ Review Authority shall determine whether the improvements to existing streets, adjacent to or within the tract, are required. If so determined, such improvements shall be required as a condition of approval of the tentative plat. Improvements to adjacent streets shall be required where traffic on said streets shall be directly affected by the proposed subdivision. Notwithstanding these provisions, off-site improvements to streets not within or adjacent to the development may be required when impacts resulting from the development necessitate such improvements as demonstrated through a transportation impact analysis.

3. **Existing Access Easements.** Whenever existing unpaved access easements, adjacent to or within a tract, the Review Authority may require paving to city standards at the time of the land division by the applicant.
4. **Minimum Right-of-Way and Roadway Width.** The street right-of-way and roadway surfacing widths shall be in conformance with the standards as specified in Table 1 below:

Table 1 - City of Redmond Right of Way and Roadway Design and Cross-Section Standards

Functional Class	Width (ft)			Travel Lanes	Sidewalks	Bike Lanes**	Parking**
	Pavement Standard	Pavement (minimum)	Right-of-Way				
Residential Alley	16 ft		20 ft	n/a	none	shared	none
Commercial Alley	20 ft		20 ft	n/a	none	shared	none
Local Residential*****	36 ft		60 ft	2***	5 ft	shared	both sides (unstriped)
Parking One Side	28 ft*		60 ft	2***	5 ft	shared	one side (unstriped)
No Parking	24 ft*		60 ft	2***	5 ft	shared	none
Local Industrial	40 ft	38 ft	60 ft	2***	5 ft	shared	optional (unstriped)
Industrial Collector	40 ft	38 ft	80 ft	2	5 ft	6 ft	none
Minor Collector	40 ft	36 ft****	60 ft	2	5 ft	shared	both sides (8 ft)
Major Collector	36-50 ft	36 ft****	80 ft	2	5 ft	6 ft	none
Minor Arterial (3-lane)	50 ft	48 ft	100 ft	3	7 ft	6 ft	none
Minor Arterial (5-lane)	74 ft	72 ft	100 ft	5	7 ft	6 ft	none
Notes:							
*May be constructed only in conjunction with the creation of covenants, conditions, and restrictions (CCR's) and the establishment of a homeowners association (HOA) for the development. The CCR's shall provide that the primary responsibility for parking enforcement shall be the HOA, with the City of Redmond also being acknowledged in the CCR's as a beneficiary for such parking enforcement as a violation of the land use decision and/or city code.							
**In certain cases, bike lanes may be reduced to 5 ft, parking may be reduced to 7 ft, and travel lanes to 11 ft at the discretion of the City Engineer.							
***Unstriped travel lanes							
****36 ft in existing built-out areas							
*****All streets less than 28 feet wide shall be no longer than 300 feet in length, unless such streets include at least one (1) parking bay per lot, located along each lot frontage for the entire length of such street, up to the maximum block length. Streets 300 feet or less in length shall not have any direct driveway access. In no case shall any street less than 28 feet wide intersect with any other street less than 28 feet wide.							

5. **Future Extension of Streets.** When necessary to give access to or permit a satisfactory future division of adjoining land, streets shall be extended to the boundary of the subdivision or partition and the resulting dead-end streets may be approved without a permanent turn around if they are 150 feet or less in length, although, an adequate temporary turn around to ensure emergency vehicle access must be provided if such streets are greater than 150 feet in length.
6. **Collector and Arterial Street Access.** Notwithstanding the provisions of Section 8.2705 of this Chapter, if a land division abuts or contains an existing or proposed collector or arterial street, the ~~Community Development Director, or Hearings Body~~ Review Authority, may require other treatments, including but not limited to frontage roads, necessary for adequate protection of residential properties and to afford separation of through and local traffic. Provision may be made for emergency access. All frontage roads shall comply with the City of Redmond Transportation System Plan.
7. **Streets Adjacent to Railroads, Freeways and Parkways.** When the area to be subdivided or partitioned is residentially zoned and abuts a railroad, freeway, or parkway, a provision may be required for a street approximately parallel to and on each side of such right-of-way at a distance suitable for use of the land between the street and railroad, freeway or parkway. In the case of a railroad, there shall be a land strip of not less than 25 feet in width adjacent and along the railroad right-of-way for screen planting between the railroad right-of-way and residential property. If the intervening property between such parallel streets and a freeway or a parkway is less than 80 feet in width, such intervening property shall be dedicated to park or thoroughfare use. The intersections of such parallel streets, where they intersect with streets that cross a railroad, shall be determined with due consideration as cross streets of a minimum distance required for approach grades to a future grade separation and right-of-way widths of the cross street.
8. **Continuation of Streets.** Subdivision or partition streets which constitute the continuation of streets in contiguous territory shall be aligned so that their center lines coincide. Where straight line continuations are not possible, such center lines shall be continued as curves. These streets or the continuation of streets in contiguous territory may be required by the ~~Community Development Director, or Hearings Body~~ Review Authority, where such continuation is necessary to maintain the function of the street or desirable in the surrounding area. ~~Where solar orientation would not be possible if the street area continued, a new pattern may be started that is solar oriented.~~
9. ~~**Lot Layout.** Local residential streets should be oriented on an east/west axis to the greatest possible extent to insure solar access for lots within the subdivision or partition.~~
10. **Street Names.** Except for extensions of existing streets, no street name shall be used which will duplicate or be confused with the name of an existing street in a nearby city or in the county. Street names and numbers shall conform to the established pattern in the City, including the continuation of street names across intersecting streets, and shall be subject to the approval of the Fire Department or the responsible agency.
11. **Sidewalks.** Sidewalks are required to be installed on both sides of a public street and in any special pedestrian way within the subdivision or partition that comply with the City of Redmond Transportation System Plan. ~~except that~~ In the case of collectors, arterials, special industrial districts or in steep terrain, the ~~Hearings Body~~ Review Authority may approve a subdivision or partition without sidewalk if alternative pedestrian routes are available or provided by the developer. Sidewalks shall be required along routes to existing or future school and park sites.
12. **Bicycle Routes Facilities and Multi-use Pathways.** ~~If appropriate to the extension of a system of bicycle routes, existing or planned pursuant to the City of Redmond Bicycle Refinement Plan, the Community Development Director or the Hearings Body may require the installation of separate bicycle lanes within streets and/or separate bicycle paths.~~

Bicycle facilities and multi-use pathways are required to be installed within the subdivision or partition that comply with the City of Redmond Transportation System Plan.

13. **Intersection Angles.** Street intersections shall be as near right angles as possible except where topography or existing conditions requires a lesser angle, but in no case shall the acute angle be less than as permitted by the adopted City of Redmond Public Works Standards and Specifications.
14. **Alignment.** Staggered street alignment shall whenever possible, leave a minimum of 200 feet distance between the center line of the streets, but in no case be less than as permitted by Standards and Specifications.
15. **Narrow Streets.** Local residential grid streets designed at widths less than 36 feet as described in Section 8.2710(3)(Table 1), shall be permitted when the subdivision design is found to be in compliance with the following:
 - A. Narrow streets may only be permitted for continuous full-length blocks internal to a Subdivision or Planned Unit Development with street connections at both ends.
 - B. Lots adjoining the narrow streets shall be a minimum of 5000 square feet and have a street minimum 50 feet of frontage.
 - C. Sidewalks shall be separated from the curb by a landscape strip with street trees conforming with Public Works Standards and Specifications.
 - D. Curb cuts along the narrow street shall not be less than the minimum width required within the adopted City of Redmond Public Works Standards and Specifications.

[Section 8.2710 "Civil Relief" repealed in its entirety and replaced with Section 8.2710 "Streets" by Ord. #2012-11 on October 23, 2012]

[Section 8.2710 amended by Ord. #2022-09 passed December 13, 2022]

8.2715 Fundamental Design Elements Standards.

1. **Lighting.** The subdivider or partitioner shall provide underground wiring to the City standards and a base for any proposed ornamental streetlights at locations approved by the affected utility company.
2. **Multiple Access Points.** Whenever possible, a minimum of two points of access to the subdivision or partition shall be provided to provide assured access for emergency vehicles and ease resident evacuation.
3. **Water/Sewer.** All subdivisions and partitions shall provide water and sewer lines constructed to City standards and specifications approved by the City Engineer. All lots or parcels shall be served from the City of Redmond water and sewer systems or by water and sewer systems acceptable to the City. Water and sewer mains and service lines shall be installed prior to the curbing and paving of new streets in all new subdivisions or partitions.
4. **Underground Utilities.** All permanent utility service, cell service, and minor power transmission lines that are within or immediately adjacent to lots in a subdivision or parcels in a partition shall be provided from underground facilities unless otherwise approved by the ~~Community Development Director, or designee, or Hearings Body~~ Review Authority. The subdivider, partitioner, or developer shall be responsible for complying with requirements of this section and shall:
 - A. Obtain a permit from Public Works for placement for all underground utilities within the public right-of-way.
 - B. Make all necessary arrangements with the utility companies and other persons or corporations affected by the installation of such underground utilities and facilities

in accordance with rules and regulations of the Public Utility Commission of the State of Oregon.

- C. All underground utilities, water lines, sanitary sewer lines and storm drains installed in streets shall be constructed prior to the surfacing of such streets to the extent practicable, and water and sanitary sewer service lines shall be placed to such lengths as will negate the necessity for disturbing the street improvements when service connections are made.
- 5. **Preservation of Natural Features.** Existing ~~trees, vegetation, and~~ natural features (i.e., rock outcrops) add character to the development and shall be preserved to the greatest extent practicable. ~~All trees over 8 inches d.b.h. shall be noted and shown on the tentative plat.~~
- 6. **Preservation and Replacement of Trees.** All deciduous or coniferous existing trees having a ten-inch trunk diameter 4.5 feet above grade or greater are considered significant and shall be preserved or replaced at a 'one-to-one' ratio. Replacement trees shall have a minimum 1-1/2-inch trunk diameter measured at 4.5 feet above grade. This criterion shall be met in the submitted landscape plan. Street trees are counted as replacement trees. Trees removed for installation of public infrastructure are not required to be replaced, however they should be preserved where possible. The Community Development Director, or designee, may prohibit removal of significant trees located within the setback along the perimeter of the parcel to be developed, located adjacent to water features, or that provide screening or buffering to existing development where not located within the proposed or potential building footprint. An alternate restoration plan may be approved by the Community Development Director, or designee.
- 7. ~~**Scenic Views.** Significant views shall be taken into consideration during subdivision design. The establishment of view corridors, building envelopes, building height restrictions or similar methods shall be employed for the retention and protection of views from individual lots and from public spaces to the greatest degree practicable as determined through the land use review process. Such measures shall be shown on the final plat and included in the deed restrictions.~~
- 8. ~~**Land for Public Purposes.**~~
 - A. ~~If the City has an interest in acquiring a portion of a proposed development for a public purpose, it shall notify the property owner as soon as the City Council authorizes the transaction to proceed.~~
 - B. ~~Within a development, or adjacent to a development in contiguous property owned by the developer, a parcel of land of not more than 5% of the gross area of the development may be required to be set aside and dedicated to the public for parks and recreation purposes by the developer. The parcel of land, if required, shall be determined to be suitable for the park and/or recreation purpose(s) intended, and the city may require the development of the land for the park or recreation use intended or identified as a need within the community.~~
 - C. ~~In the event no such area is available that is found to be suitable for parks and/or recreation uses, the developer may be required, in lieu of setting aside land to pay to the appropriate parks and recreation agency a sum of money equal to the market value of the area required for dedication, plus the additional funds necessary for the development thereof if so required; if such is required, the money may only be utilized for capital improvements by the appropriate parks and recreation agency.~~
 - D. ~~The foregoing land and development or money dedication (if require) may be provided for in lieu of an equal value of systems development charge assessment for parks if so, approved by the collecting agency in accordance with the applicable provisions of the system development charge ordinance. If the collecting agency will not permit the land or money dedication in lieu of an applicable systems~~

~~development charge, then the land and development or money dedication shall not be required.~~

- ~~E. If the nature and design, or approval, of a development is such that over 30% of the tract of land to be developed is dedicated to public uses such as streets, water or sewer system facilities and the like, then the requirements of this subsection shall be reduced so that the total obligation of the developer to the public does not exceed 30%.~~

8. **Easements.**

A. **Utility Easements.** Easements shall be provided along property lines when necessary for the placement of underground utilities and to provide the subdivision or partition with electric power, communication facilities, street lighting, sewer lines, water lines, gas lines, or drainage. Such easements shall be labeled "Public Utility Easement" on the tentative and final plat; they shall be at least 12 feet in width and centered on lot lines where possible, unless determined otherwise by the City Engineer or designate. Excepting utility pole guyline easements along the rear of lots adjacent to unsubdivided land may be reduced to 10 feet in width, unless determined otherwise by the City Engineer or designate.

B. **Drainage.** If a tract is traversed by a water course, such as a drainage way, channel or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially with the lines of the water course or in such further width as will be adequate for the purpose. Streets or parkways parallel to major water courses and drainage ways may be required.

9. ~~Fully developed "pocket parks" or "tot lots" shall be incorporated into medium and high density zoned residential subdivisions and site plans. These areas shall be developed for every twenty five lots/units, a minimum of 3,000 square feet and privately maintained. Park amenities shall, at a minimum, include: one half of the park dedicated to turf areas, benches, trees, shrubs, ground cover, irrigation, other landscape or decorative features, and acceptable trash receptable(s) and lighting.~~ **Pocket Parks.** Residential subdivisions shall incorporate "pocket parks" or "tot lots" at a ratio of 150 square feet of park area per lot/unit. These pocket parks or tot lots shall be privately maintained and must be developed as either 'active-style' or 'passive-style'. Active-style parks shall be a minimum of 15,000 square feet in size, be consolidated in shape, and be configured/furnished for recreational activities such as sports, public/family gatherings, or pet areas. Passive-style parks may be any configuration or shape, and shall be landscaped for aesthetic value and to encourage passive enjoyment (i.e. walking, sitting, trails) without the use of any irrigated turf. No land located within public rights-of-way or a neighborhood or community park identified within the Parks Master Plan may count towards this requirement.

10. **Urban-rural Interface.** Residential subdivisions adjacent to areas outside of the UGB or UAR shall provide buffering to manage the transition from urban to rural intensities meeting at least one of the following standards:

A. Landscaped open space buffers at least 100 feet wide and the length of the urban development, excluding public streets, landscaped with native vegetation characteristic of the local ecosystem; or

B. Locating lower density development at the urban-rural interface; or

C. Other appropriate and equivalent transitional elements as approved by the Review Authority.

[Section 8.2715 "Administration of Standards" repealed in its entirety and replaced with Section 8.2715 "Fundamental Design Elements" by Ord. #2012-11 on October 23, 2012]

[Section 8.2715 amended by Ord. #2020-15 passed November 10, 2020]

[Section 8.2715 amended by Ord. #2022-04 passed June 28, 2022]

8.2720 Grading of Building Sites. Grading of building sites shall conform to the following standards unless physical conditions demonstrate the propriety of other standards:

1. Slopes shall be less than or equal to 3 to 1 (horizontal to vertical) unless slope reinforcement and low maintenance surfaces are provided. Cut slopes as steep as 1 to 1 are permitted in native rock material if that material is suitable to stand at the slope without raveling. Toe of full slopes steeper than 3 to 1 and top of cut slope shall be no closer than 2 feet from the property line.
2. Structural engineering must be provided for retaining walls higher than four feet from the base of the footing to the top of the retaining portion of the wall and for retaining walls of any height that support a surcharge such as a structure, roadway, or slope greater than 4 to 1.
3. Stormwater must be controlled in accordance with the City of Redmond Public Works Standards and Specifications to avoid erosion and impacts to adjacent property.
4. Cuts and fills greater than 5 feet from original ground to final grade should be avoided.
5. Foundations should be stepped or other measures used to minimize cuts and fills. Slopes steeper than 3:1 shall be landscaped, terraced, or receive other treatment to reduce the visual impact and minimize the need for maintenance.
6. Areas that require engineered fill to support structures, roadways or for other reasons shall be noted in the grading plan. Design and placement of engineered fill shall be under the direction of a licensed professional engineer. Fill material shall be tested and approved by the engineer prior to placement and tested with suitable methods after compaction. Fill in areas that do not support a structure shall be suitable with a minimum of voids and organic material.
7. The composition of soil for fill and the characteristics of lots and parcels made useable by fill shall be suitable for the purpose intended.
8. When filling or grading is contemplated by the subdivider or partitioner, they shall submit plans showing existing and finished grades for the approval of the City Engineer. In reviewing these plans, the City Engineer shall consider the need for drainage and effect of filling an adjacent property. No site grading of the site shall occur until the City has approved the subdivision application.
9. Grading shall be finished in such a manner as not to create steep banks or unsightly areas to adjacent property.
10. Any land that requires engineered fill shall be so noted on the plat. Design and placement of engineered fill shall be under the direction of a licensed professional engineer.

[Section 8.2720 "Severability" repealed in its entirety and replaced with Section 8.2720 "Grading and Building sites" by Ord. #2012-11 on October 23, 2012]

[Section 8.2720 amended by Ord. #2016-17 passed January 31, 2017]

8.2435 Special Setbacks.

[Section 8.2435 deleted by Ord. #2012-11 on October 23, 2012]

**PROPOSED TEXT AMENDMENTS
TO THE REDMOND CITY CODE, CHAPTER 8
REDMOND DEVELOPMENT CODE (RDC)**

PREPARED FOR: October 18, 2023, Planning Commission Work Session
December 12, 2023, City Council

HEARINGS BODY: Redmond Urban Area Planning Commission

REVIEWING STAFF: Jessica MacClanahan, City Engineer
Lindsey Crowsigt, Assistant City Engineer
David Pilling, Engineering Development Manager

TOPIC: Subdivision Improvement Agreements

I. Purpose

- Modifies regulatory criteria for Subdivision Improvement Agreements.

II. Proposed Amendment to RDC

Proposed text amendments are shown in ~~strike-through~~ and **in Red or Red Underline**.

8.2325 Improvement Agreement.

1. The subdivider may, in lieu of completion of the required improvements and repair to existing streets and facilities, request the Community Development Director, or designee, to approve an agreement specifying the schedule by which the required improvements and repairs shall be completed. Provided, however, any schedule of improvements agreed to shall not exceed ~~one-two (12)~~ years from the date the final plat is recorded. **Improvements required to deem the subdivision substantially complete are not permitted to be included within an improvement agreement, unless otherwise approved by the City Engineer or designee.** The agreement shall also provide the following information:
 - A. The **improvements or** repairs required and cost of the project.
 - B. That, pursuant to the requirements of Section 8.2330 of this Chapter, the City may call upon the security filed to construct or complete the improvements and repairs if the schedule of improvements is not adhered to.
 - C. That the City shall recover the full cost and expense of any work performed by the City to complete construction of the improvements and repairs including, but not limited to attorneys' and engineering fees.
 - D. That a warranty bond for one (1) year shall be deposited with the City following acceptance of the improvements. Said bond shall be in the amount of ten (10) percent of the value of the improvements.
 - E. Building permits will not be issued for any structure on any lot included within the subdivision plat until such time as all improvements are completed **or secured** as specified in the agreement.
2. The Community Development Director, or designee, may reject an agreement authorized by this Section for any reason the Community Development Director, or designee, deems sufficient.

3. The subdivider shall record the required land division agreement or public improvement agreement with the Deschutes County Clerk's office at the time of recording of the final subdivision plat.



CITY OF REDMOND
Community Development Department

411 SW 9th Street
Redmond, OR 97756
Ph: (541) 923-7721
www.redmondoregon.gov

**PROPOSED TEXT AMENDMENTS
TO THE REDMOND CITY CODE, CHAPTER 8
REDMOND DEVELOPMENT CODE (RDC)**

PREPARED FOR: October 18, 2023, Planning Commission Work Session
December 12, 2023, City Council Work Session

HEARINGS BODY: Redmond Urban Area Planning Commission

REVIEWING STAFF: Jessica MacClanahan, City Engineer
Lindsey Crowsigt, Assistant City Engineer
David Pilling, Engineering Development Manager

TOPIC: Grading of Building Sites and Stormwater Drainage

I. Purpose

- Moves grading and stormwater criteria from the Redmond Development Code to the City of Redmond Standards and Specifications.

II. Proposed Amendment to RDC

Proposed text amendments are shown in ~~strike-through~~ and **in Red or Red Underline**.

**ARTICLE III – LAND DIVISION STANDARDS
DESIGN STANDARDS AND IMPROVEMENTS**

8.2720 Grading of Building Sites. Grading of building sites shall conform to the current version of the City of Redmond Standards and Specifications. ~~following standards unless physical conditions demonstrate the propriety of other standards:~~

- ~~1. Slopes shall be less than or equal to 3 to 1 (horizontal to vertical) unless slope reinforcement and low maintenance surfaces are provided. Cut slopes as steep as 1 to 1 are permitted in native rock material if that material is suitable to stand at the slope without raveling. Toe of full slopes steeper than 3 to 1 and top of cut slope shall be no closer than 2 feet from the property line.~~
- ~~2. Structural engineering must be provided for retaining walls higher than four feet from the base of the footing to the top of the retaining portion of the wall and for retaining walls of any height that support a surcharge such as a structure, roadway, or slope greater than 4 to 1.~~
- ~~3. Stormwater must be controlled in accordance with the City of Redmond Public Works Standards and Specifications to avoid erosion and impacts to adjacent property.~~
- ~~4. Cuts and fills greater than 5 feet from original ground to final grade should be avoided.~~
- ~~5. Foundations should be stepped or other measures used to minimize cuts and fills. Slopes steeper than 3:1 shall be landscaped, terraced, or receive other treatment to reduce the visual impact and minimize the need for maintenance.~~

- ~~6. Areas that require engineered fill to support structures, roadways or for other reasons shall be noted in the grading plan. Design and placement of engineered fill shall be under the direction of a licensed professional engineer. Fill material shall be tested and approved by the engineer prior to placement and tested with suitable methods after compaction. Fill in areas that do not support a structure shall be suitable with a minimum of voids and organic material.~~
- ~~7. The composition of soil for fill and the characteristics of lots and parcels made useable by fill shall be suitable for the purpose intended.~~
- ~~8. When filling or grading is contemplated by the subdivider or partitioner, they shall submit plans showing existing and finished grades for the approval of the City Engineer. In reviewing these plans, the City Engineer shall consider the need for drainage and effect of filling an adjacent property.~~
- ~~9. Grading shall be finished in such a manner as not to create steep banks or unsightly areas to adjacent property.~~
- ~~10. Any land that requires engineered fill shall be so noted on the plat. Design and placement of engineered fill shall be under the direction of a licensed professional engineer.~~

ARTICLE IV - SITE AND DESIGN REVIEW STANDARDS

INTRODUCTORY PROVISIONS

8.3035 Design Review Criteria. Prior to issuance of a building permit, the following applicable criteria shall be met.

[...]

7. General Site Criteria.

A. Grading and Drainage.

~~1. **Grading.** Grading of on-site private land shall be managed to ensure that there are no adverse conditions created for neighboring lands or public right-of-way. A stormwater grading plan shall be developed that satisfies the following criteria shall conform to the current version of the City of Redmond Standards and Specifications.:~~

~~a. On-site maintainability.~~

~~b. Professional civil engineering practices.~~

~~c. Identify responsibility for the management of the stormwater.~~

~~2. **Drainage and Stormwater.** Per direction of the City Engineer, and specified in the City of Redmond Standards and Specifications, drainage shall be managed on-site or as determined reasonable for shared responsibility for both conveyance and disposal of private and public right-of-way stormwater. Drainage shall be maintained in conformance with the City of Redmond Standards and Specifications. A stormwater drainage plan shall be developed in conformance with the City of Redmond Standards and Specifications.~~

~~The storm event shall be for the 50-year 24-hour storm event, and require the total of public and private runoff to be contained within development boundaries. At a minimum, a drainage plan shall include engineering calculations meeting professional practice methods of storm volume development, original and new topography of the site, drainage pathways and flow direction, location of retainage, and/or disposal of stormwater.~~

~~3. **Blasting.** A permit for explosive blasting shall be obtained from Redmond Fire & Rescue and City Engineer prior to blasting.~~



CITY OF REDMOND
Community Development Department

411 SW 9th Street
Redmond, OR 97756
Ph: (541) 923-7721
www.redmondoregon.gov

**PROPOSED TEXT AMENDMENTS
TO THE REDMOND CITY CODE, CHAPTER 8
REDMOND DEVELOPMENT CODE (RDC)**

DATE: Prepared for October 18, 2023, Work Session
HEARINGS BODY: Redmond Urban Area Planning Commission
REVIEWING STAFF: Kyle Roberts, Planning Director
TOPIC: Application Submittal Requirements

I. Purpose

- To provide better clarity on the application elements required to be submitted in order to consider an application ready for processing and review.

II. Proposed Amendment to RDC

Proposed text amendments are shown in ~~strike-through~~ and **in Red or Red Underline**.

**ARTICLE II – LAND USE PROCEDURES
INTRODUCTORY PROVISIONS**

8.1010 Application Requirements.

1. Applications for development or land use actions shall:
 - A. Be submitted by the property owner or a person who represents in writing that he or she has authority from the property owner as defined herein to make the application;
 - B. Be completed on a form prescribed by the Community Development Director, or designee;
 - C. Be filed with a ~~Trip Generation Report or Transportation Impact Analysis,~~ **Transportation System Analysis Application that has been** approved by City Engineering, when required per Section 8.2815;
 - D. Be filed with a narrative statement or Burden of Proof, explaining how the application satisfies each and all of the relevant criteria and standards in sufficient detail for review and decision-making; and
 - E. Be accompanied by the appropriate filing fee.
2. **An application may be rejected if it does not** ~~Failure to include any of the required information may lead to a determination the application is incomplete and may be rejected.~~
3. Acceptance of an application indicates only that the application is ready for processing and review.
4. Applications for uses or development that are not authorized under Section 8.0060 will not be accepted.

8.1015 Incomplete Applications.

1. If an application is incomplete, the Community Development Director, or designee, shall, within thirty (30) days of receipt of the application that contains all elements listed in Section 8.1010(1), notify the applicant in writing of exactly what information is missing.

Analysis:

Section 8.1010 outlines the required elements needed to accompany an application submitted to the Planning Division. Staff is proposing revisions to this section to better clarify what is required as part of an application submittal in order for an application to be considered ready for processing and review. These changes are necessary because on occasion the Planning Division receives applications that are missing key element(s), most often the Transportation System Analysis Application (TSAA) approved by the City Engineering Department.

In instances where key element(s) are missing, staff will not begin processing the application or begin conducting the completeness review of the application. As an example, the Planning Division requires that the TSAA, approved by Engineering, be submitted with the land use application because it confirms that all transportation/traffic concerns have been completely addressed before land use review. As transportation issues are a significant component of proposed development, having the transportation reviewed and approved beforehand ultimately allows for a more efficient land use review process.



CITY OF REDMOND
Community Development Department

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DATE: Prepared for October 18, 2023, Work Session
HEARINGS BODY: Redmond Urban Area Planning Commission
REVIEWING STAFF: Kyle Roberts, Planning Director
TOPIC: Administrative Land Use Review Noticing

I. Purpose

- To improve a noticing requirement associated with the review of land use applications.

II. Proposed Amendment to RDC

Proposed text amendments are shown in ~~strike-through~~ and in Red or Red Underline.

**ARTICLE II – LAND USE PROCEDURES
LAND USE ACTION**

8.1310 Administrative Land Use Decisions with Prior Notice.

1. Notice of the application shall be sent within ten (10) days of ~~acceptance of the application~~ the application being deemed complete to persons and parties entitled to notice under Section 8.1335 herein. Such notice shall include all the information specified under Section 8.1340 except for those items specified in Subsections (g) and (j) unless the decision is referred to a hearing.
2. Any person may comment in writing on the application within fourteen (14) days from the date notice was mailed or a longer period as specified in the notice.
3. Notice of the decision and the appeal period shall be sent to all interested parties and members of the Planning Commission.
4. The applicant and persons commenting as provided in this section constitute interested parties to the administrative decision. Any interested party can appeal the decision in accordance with Sections 8.1500 through 8.1560 ~~herein~~.

Analysis:

A majority of the applications the Planning Division receives require staff to provide notice to the public. There are different noticing requirements depending on the type of application received; however, at a minimum, all applications that involve a quasi-judicial review require staff to notify adjacent landowners that a land use application has been received by the Planning Division.

Section 8.1310(1) of the RDC requires that staff notify adjacent landowners within ten days of application *acceptance* (emphasis added) (i.e., once the Planning Division has received an

application, payment, and the application is ready for processing). As written, this requirement is problematic because it does not consider an application's completeness review period. After an application is received, per ORS 227.178(2) staff has up to 30 days to conduct a completeness review to ensure that the applicant has submitted all required information that is sufficient to allow for a comprehensive review of the development proposal. If the application is missing information and is incomplete, staff is required to notify the applicant identifying 'exactly what information' is missing and extend the timeline for completeness review.

Requiring staff to notify adjacent landowners once an application is received (and prior to completeness check review) allows adjoining landowners to review or provide comments on a potentially incomplete application submittal. Therefore, it is recommended to notify adjacent landowners only after a received application has been deemed *complete* by staff.

Oregon Revised Statutes (ORS)

PLANNING AND ZONING HEARINGS AND REVIEW

(***)

227.178 Final action on certain applications required within 120 days; procedure; exceptions; refund of fees. (1) Except as provided in subsections (3), (5) and (11) of this section, the governing body of a city or its designee shall take final action on an application for a permit, limited land use decision or zone change, including resolution of all appeals under ORS 227.180, within 120 days after the application is deemed complete.

(2) If an application for a permit, limited land use decision or zone change is incomplete, the governing body or its designee shall notify the applicant in writing of exactly what information is missing within 30 days of receipt of the application and allow the applicant to submit the missing information. The application shall be deemed complete for the purpose of subsection (1) of this section or ORS 197.311 upon receipt by the governing body or its designee of:

- (a) All of the missing information;
- (b) Some of the missing information and written notice from the applicant that no other information will be provided; or
- (c) Written notice from the applicant that none of the missing information will be provided.