



CITY OF REDMOND

CITY HALL

411 SW 9th STREET

REDMOND, OR 97756

541.923.7710

FAX: 541.548.0706

info@redmondoregon.gov

redmondoregon.gov

CITY COUNCIL

February 10, 2026

Council Chambers • 411 SW 9th Street

COUNCIL MEMBERS

Ed Fitch
Mayor

Shannon Wedding
Council President

Clifford Evelyn
Councilor

John Nielsen
Councilor

Kathryn Osborne
Councilor

Jay Patrick
Councilor

Cat Zwicker
Councilor

FEBRUARY 10, 2026

EXECUTIVE SESSION AGENDA

5:30 PM

I. EXECUTIVE SESSION

Oregon Law permits public bodies to meet in executive session to discuss specific matters which are not open to the public. Final actions or decisions on these matters will be made during regular session.

- A. Real Property – ORS 192.660(2)(e) authorizes executive session “to conduct deliberations with persons designated by the governing body to negotiate real property transactions.”
- B. Litigation – ORS 192.660(2)(h) authorizes executive sessions “to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.”

Under the provisions of the Oregon Public Meetings Law, the proceedings of this executive session are for background information only for media attending and not for publication or broadcast.

FEBRUARY 10, 2026

REGULAR MEETING AGENDA

6:00 PM

I. CALL TO ORDER / ESTABLISH A QUORUM

II. BLESSING - Pastor Chris Bowlby, Crossing Church

III. PLEDGE OF ALLEGIANCE

IV. CITY ANNOUNCEMENTS

- A. Budget Committee — Appointment of Sean Neary, term expiring December 31, 2026.
- B. Housing and Community Development Committee - Appointment of Starla McMullin, term expiring December 31, 2028.
- C. Historic Landmarks Commission - Appointment of Bill Braly, term expiring December 31, 2028.

V. CONSENT AGENDA

- A. Minutes of December 16, 2025, Council Meeting
- B. Minutes of January 6, 2026, Council Meeting
- C. Award a Five-Year Agreement with T2 Systems to upgrade the Parking Access Control System at the Redmond Municipal Airport (RDM): \$336,473
- D. Amend Airport’s Attorney of Record - A \$75,000 increase to the Professional Services Contract 2025-69 at Redmond Municipal Airport with Bryant, Lovlein & Jarvis, P.C.: \$200,000

VI. PRESENTATIONS

- A. Project Wildfire Neighborhood Coalition of Deschutes County
- B. City of Redmond and Urban Renewal Fiscal Year 2024/2025 Financial Audit Results
- C. 2nd Quarter (Mid-Year) Financial Report

VII. PUBLIC HEARINGS

- A. Ordinance #2025-22: An Ordinance Amending Various Sections of the Redmond City Code, Chapter 8 (Development Code) to Modernize Regulations and Improve Clarity and Administration.
- B. Ordinance #2026-01: An Ordinance Amending Various Chapters of the Redmond City Code, Chapters 3, 4 and 5.

VIII. ACTION ITEMS

- A. Juniper Golf Course - Project JC2601 - Range Improvement Project Amount of \$280,178 and Contract Award of \$121,725 to Cover the Tee's.
- B. 5-Year Capital Improvement Plan Review
 - i. Resolution #2026-02 and #2026-03 — Resolutions amending the Water System Development Charge Project List and Parks System Development Charge Project List.

IX. COMMENTS FROM CITIZENS AT THE MEETING

Citizen comments are limited to three (3) minutes per person and will be accepted for a period of 30 minutes. Comments should be focused on City of Redmond business. Attendees are asked to refrain from interrupting, calling-out, or cheering during citizen comments.

X. CITY MANAGER COMMENTS

XI. COUNCIL COMMENTS

XII. MAYOR'S COMMENTS

XII. ADJOURN

Regular Council meetings are broadcast live on COTV11 – BendBroadband Channel 11 beginning at 6:00 p.m. on the 2nd and 4th Tuesdays of each month. Rebroadcasts are scheduled for the non-meeting Tuesdays at 6:00 p.m.

The City of Redmond encourages all citizens to participate in its programs and activities. This meeting location is accessible to people with disabilities. Requests for accommodation may include sign language interpreter service, assistive listening devices, materials in an alternate format or any other accommodation. If any accommodations are needed, please contact the ADA Coordinator at 541-504-3036 or access@redmondoregon.gov. Requests should be made as soon as possible, but at least 3 business days prior to the scheduled meeting.

The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities

**CITY OF REDMOND
BUDGET COMMITTEE APPLICATION**

Please type or print answers to the following questions and submit to the City Recorder at City Hall, 411 SW 9th St, Redmond, OR 97756. If you have any questions, please feel free to contact the City Recorder at 541-923-7751. Thank you for your time and interest in the City of Redmond. Attach additional sheets if necessary.

I, Sean M Neary, respectfully request to be considered as an applicant for a
(Please print first and last name)
position on the City of Redmond Budget Committee.

(Address)

(Home phone)

(Cell phone)

(E-mail)

(Occupation)

(Place of Employment)

A qualified applicant must reside within the Redmond City Limits, be 18 years of age or older, and a registered voter.

Are you 18 years of age or older?
Do you reside within the Redmond city limits?
How long have you been a resident?
Are you a registered voter in Deschutes County?

Yes ☒ No ☐
Yes ☒ No ☐
Years: 9 Months: _____
Yes ☒ No ☐

Education / Activities:

Please list academic background: Gonzaga University, Bachelors Business Admin
Willamette University, College of Law, JD, cum laude

Please list any current or prior Civic or Professional organizations / activities: Redmond Chamber
Board, REDI Board, EDCO Board, Redmond Airport Advisory
Committee, Deschutes County Bar Assn, Cascade View Estates
HOA Board

Related Experience:

What prior work or volunteer experience have you had that would be helpful if you were appointed to this position?

10+ years experience as attorney in private
practice, 2+ years experience in public sector employment
Numerous boards and committees

What other special skills, interested, hobbies, or training do you have that would bring special value to your ability to serve on this committee? Licensed attorney and certificate in dispute resolution

parent of young children and homebrewer and
certified beer judge

How did you hear about this position? Keith Witek

Have you ever attended a budget committee meeting before? No

Are you available to attend special meetings, in addition to the regularly scheduled meetings? Yes

Why are you applying for this position? to make a positive difference
in our community,

What community topics concern you that relate to this committee? infrastructure, livability,
affordability, maintaining small town feel.

What specific contributions do you hope to make? to provide perspective
and opinion as a homeowner, small business
owner and parent in our community

If you were elected to the Budget Committee, how would you determine service priorities for the City of

Redmond? Findy value wherever possible. Safety
and security are also high priorities. Keeping
Redmond "Liveable"

How do you think these service priorities should be financed (i.e. user charges, property taxes, fees, special
licenses, taxes)? A balance, depending on service provided/use.

Parks + Rec for example, should be more user fee based than public safety.

Do you have experience in group processes and decision making? Please describe: Yes, 10+

years, various board and committee experience, including
formulating strategic plans.

My signature affirms that the information in this application is true to the best of my knowledge. I understand that
misrepresentations of facts are cause for removal from any advisory committee, board or commission I may be
requires disclosure of actual or potential conflicts of interest by
All information and documentation related to service on this
ure.

(Date)

3/3/22



City of Redmond Application for Boards, Advisory Committees and Commissions

Name: Starla McMullin
Street Address: [REDACTED]
Redmond, OR 97756

Mailing Address: [REDACTED]
Redmond, OR 97756

Preferred Phone Number: [REDACTED]

Alternate Number: _____

Email Address: [REDACTED]

Do you reside within the City Limits? ☒ Yes ☐ No
If yes, how long? 20 years If no, do you reside in the Urban Growth Boundary _____

Have you previously served on any of the City's Boards/Committees/Commissions? ☐ Yes ☒ No
If yes, please indicate which one(s) and when? _____

Are you applying for a Youth Ex-Officio Position (terms are only one year)? ☐ Yes ☒ No
If yes, what school do you attend and what grade are you in? _____

Board/Committee/Commission applying for (you may apply for more than one):

- | | | | |
|--|--|---|---|
| ☐ Airport Committee | ☐ Downtown Urban
Renewal Advisory
Committee | ☐ Juniper Golf Committee | ☐ Redmond Commission
for Art in Public Places |
| ☒ Bicycle & Pedestrian
Advisory Committee
<i>Interest: Bike</i> ☒ <i>Ped</i> ☒ | ☐ Historic Landmarks
Commission | ☐ Nuisance Appeal Board | ☐ Tourism and Lodging
Committee |
| ☐ Budget Committee | ☒ Housing & Community
Development Committee | ☐ Parks Committee | ☐ Urban Area Planning
Commission |

Employment/Occupation: Licensed Massage Therapist/ Public Health Student at OSU

Please indicate why you are volunteering and what makes you a good candidate to serve. Please include any special training, experience, education, and/or qualifications you may have that are unique or specific to the board/committee/commission for which you are applying (you can include an extra sheet of paper).

See attachment

My signature affirms that the information in this application is true to the best of my knowledge. I understand that misrepresentations of facts are cause for removal from any advisory committee, board, or commission I may be appointed to. I also understand that City policy requires disclosure of actual or potential conflicts of interest by persons appointed by the Mayor and Council. All information and documentation related to service on this commission is subject to public records disclosure.

Signature

11/16/2025
Date

PLEASE RETURN YOUR COMPLETED APPLICATION TO: Kayla Duddy, Deputy City Recorder at 411 SW 9th Street, Redmond, OR 97756 or by email at kayla.duddy@redmondoregon.gov

I am a senior at Oregon State University for my Bachelors of Science in Public Health Human Behavior with a concentration in Management and Policy. I also will have a minor in Environmental and Occupational Health, concentrating in water science, sustainability, and healthy workplaces and homes. The final requirement for my degree is the completion of an internship, and the hours I contribute through volunteering on these committees will count toward that requirement. More importantly, this opportunity has given me the encouragement I needed to join committees I have been interested in for several years.

My interests and qualifications for the Bicycle and Pedestrian Advisory Committee stem from my active involvement in the community as a trail runner, road runner, road cyclist, and motor vehicle operator. These experiences have provided me with a strong understanding of local trails and pedestrian areas, as well as insight into areas of our community that would benefit from improvement. I am familiar with current safety concerns, infrastructure needs, and relevant laws. My academic background further supports this perspective by providing education in public health principles, community safety, and environmental health practices.

My interests and qualifications for the Housing and Community Development Committee stem from wanting to deepen my understanding of local housing issues, resources, and community dynamics. I am particularly passionate about addressing inequalities and the social determinants of health, which has motivated me to enroll in coursework related to ethnicity, equity, and community health. Participating in this committee will not only strengthen my academic and professional skills but also allow me to contribute meaningfully to the health and well-being of our community.



Mailing Address: Same

Alternate Number: _____

If no, do you reside in the Urban Growth Boundary _____

Are you applying for a Youth Ex-Officio Position (terms are only one year)? ☐ Yes ☐ No
If yes, what school do you attend and what grade are you in? _____

☐ Airport Committee	☐ Downtown Urban Renewal Advisory Committee	☐ Juniper Golf Committee	☐ Redmond Commission for Art in Public Places
☐ Bicycle & Pedestrian Advisory Committee <i>Interest: Bike ☐ Ped ☐</i>	☒ Historic Landmarks Commission	☐ Nuisance Appeal Board	☐ Tourism and Lodging Committee
☐ Budget Committee	☐ Housing & Community Development Committee	☐ Parks Committee	☐ Urban Area Planning Commission

Please indicate why you are volunteering and what makes you a good candidate to serve. Please include any special training, experience, education, and/or qualifications you may have that are unique or specific to the board/committee/commission for which you are applying (you can include an extra sheet of paper).

My interest at this time comes from the realization that many of the valuable historic resources--both human and architectural--are vanishing or at risk as our community grows and develops, it is my firm belief that Redmond's rich history deserves to be documented and preserved. I would be honored to be able to contribute to that process.

1/28/2026
Date

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**Redmond City Council
Regular Meeting Minutes**

December 16, 2025

Council Chambers & Remote Video Conferencing
<https://www.redmondoregon.gov/city-council>

Present: Clifford Evelyn, Ed Fitch, John Nielsen, Kathryn Osborne, Jay Patrick, Shannon Wedding, Cat Zwicker

Excused: None

Staff Present: City Manager Keith Witcosky; Deputy City Recorder Kayla Duddy; Airport Director Zachary Bass; City Attorney Keith Leitz; Deputy City Manager/Chief Financial Officer Jason Neff; Network Administrator Dan Schroedl; Police Chief Devin Lewis; Budget Analyst Herlinda Corn; Paralegal Joyce Mumia-Stubbs; Principal Engineer Jake Sherman

Media Present: None

EXECUTIVE SESSION

- A. Labor Negotiations – ORS 192.660(2)(d) authorizes executive sessions "to conduct deliberations with persons designated by the governing body to carry on labor negotiations."**
- B. Litigation – ORS 192.660(2)(h) authorizes executive sessions "to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed."**
- C. Real Property – ORS 192.660(2)(e) authorizes executive session "to conduct deliberations with persons designated by the governing body to negotiate real property transactions."**

Mayor Fitch convened the Council into Executive Session at 5:29 p.m. in accordance with ORS 192.660(2)(d) authorizes executive sessions "to conduct deliberations with persons designated by the governing body to carry on labor negotiations," ORS 192.660(2)(h) authorizes executive sessions "to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed," and ORS 192.660(2)(e) authorizes executive session "to conduct deliberations with persons designated by the governing body to negotiate real property transactions."

Mayor Fitch adjourned the Executive Session at 5:53 p.m.

CALL TO ORDER / ESTABLISH A QUORUM

Mayor Fitch called the meeting to order at 6:00 p.m.

BLESSING

Pastor Luke Cobray with Journey Church Redmond led the blessing.

PLEDGE OF ALLEGIANCE

Councilor Zwicker led the Pledge of Allegiance.

CITY ANNOUNCEMENTS

There were no announcements.

CONSENT AGENDA

- A. Cedar & Birch Improvements Project (TR2404) Change Order #3 with Taylor Northwest, LLC: \$18,395.97**
- B. Amendment to City Manager Contract, effective January 1, 2026**
- C. Standards and Specifications Design Directives for Turf in Right-of-Way Planter Strips and Alley Pavement Widths**
- D. January 2026 Recognitions**

Mayor Fitch removed Item C from the consent agenda.

Councilor Osborne moved, seconded by Councilor Evelyn, to approve the Consent Agenda seconded, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

Principal Engineer Jake Sherman provided an overview of the modified 2024 City of Redmond Standards and Specifications regarding turf in right-of-way planter strips and alley pavement widths.

Councilor Zwicker moved, seconded by Councilor Patrick, to approve the Specifications changes as noted, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

BID AWARDS / BID REJECTIONS

A. Eastside Arterial Project Amendment #4 - Guaranteed Maximum Price (Phase 3) with Knife River Corporation, Project #TR2403; \$8,545,841.18

Mr. Sherman requested approval of Amendment #4 to the Progressive Design-Build contract with Knife River Corporation for Phase 3 of the Eastside Arterial Project and provided updates on Phases 1 and 2, and the Phase 3 detour.

Councilor Nielsen moved, seconded by Councilor Zwicker, to approve Amendment #4 with Knife River Corporation for the construction of Phase 3 of the Eastside Arterial Project in an amount not to exceed \$8,545,841.18 and authorize the City Manager to sign the Amendment, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

PUBLIC HEARINGS

A. Resolution #2025-23 - A resolution of the City of Redmond to make Budget Adjustments. (Fiscal Year 2025/2026 to General, Police, Transportation and Capital Projects Funds)

Mayor Fitch opened the public hearing.

Deputy City Manager/Chief Financial Officer Jason Neff requested approval of Resolution #2025-23, which makes budget adjustments, totaling \$4,000,000 to four funds, due to unplanned resources and expenditures in the Fiscal Year 2025/2026 Budget. Key highlights included recommendations to utilize General Fund reserves to construct a Public Safety Facility evidence storage facility and to replace the Police Department's portable radios.

There being no public testimony, Mayor Fitch closed the public hearing.

Councilor Nielsen moved, seconded by Councilor Wedding, to adopt Resolution #2025-23, adjusting the City's Fiscal Year 2025/2026 Budget, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

COMMENTS FROM CITIZENS AT THE MEETING

There were no public comments.

CITY MANAGER COMMENTS

City Manager Keith Witcosky reported on Public Works' preparation for an expected large rainstorm on Thursday.

COUNCIL COMMENTS

Councilor Patrick wished everyone a merry Christmas.

Councilor Zwicker thanked the Council, staff and residents for keeping the Council accountable.

DRAFT

Councilor Nielsen wished everyone a merry Christmas and a happy new year.

Councilor Osborne wished everyone happy holidays.

Councilor Nielsen recognized the Council's many accomplishments and commended Staff.

MAYOR'S COMMENTS

Mayor Fitch commended staff, the Leadership Team, and the Council, highlighting City projects and development in Redmond.

ADJOURNMENT

The meeting adjourned at 6:28 p.m.

Prepared by ABC Transcription Services, Inc.
Reviewed by Kayla Duddy, Deputy City Recorder

APPROVED by the City Council and SIGNED by the Mayor this 10th day of February 2026.

Ed Fitch, Mayor

ATTEST:

Kayla Duddy, Deputy City Recorder

January 6, 2026

Redmond City Council

Special Meeting Minutes

Council Chambers & Remote Video Conferencing

<https://www.redmondoregon.gov/government/city-council>

Present: Clifford Evelyn, Ed Fitch, John Nielsen, Kathryn Osborne, Jay Patrick, Shannon Wedding, Cat Zwicker

Excused: None

Staff Present: City Manager Keith Witcosky, Deputy City Manager/Chief Financial Officer Jason Neff, City Attorney Keith Leitz, Planning Director Kyle Roberts, City Recorder Kelly Morse, Police Chief Devin Lewis, Communications Director Heather Cassaro, Public Works Director/City Engineer Jessica MacClanahan, Airport Director Zachary Bass, Procurement & Payables Manager Scott Brang, Client Systems Administrator Tyler Roppe

Media Present: None

CALL TO ORDER/ESTABLISH A QUORUM

Mayor Fitch called the meeting to order at 6:00 pm. A quorum was established.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CITY ANNOUNCEMENTS

A. Refresher on Status of Code Amendments Coming to Council on February 10, 2026

Planning Director Kyle Roberts provided an update on the status of the proposed code amendments, highlighting the public hearing process, and staff's actions to written public comments received at the Urban Area Planning Commission's (UAPC) hearing. The UAPC continued the public hearing to January 21, 2026, and their recommendation will come before the Council on February 10, 2026.

B. Redmond Commission for Art in Public Places — Appointment of Dan Mooney, term expiring December 31, 2027.

Councilor Zwicker moved, seconded by Councilor Evelyn to approve the appointment of Dan Mooney to the Redmond Commission for Art in Public Places, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

ACTION ITEMS

A. Amendment to Contract #2022-33 in the amount of \$500,000 for Architectural and Engineering Services with RS&H for Airport Terminal Expansion Project in a not-to-exceed amount of \$20,000,000.

Airport Director Zachary Bass reviewed the proposed contract amendment, noting prior task orders to the design contract. In addition, he described several items the amendment will allow the Airport to explore and bring before the Council for a final decision.

Councilor Evelyn moved, seconded by Councilor Osborne, to approve a \$500,000 amendment to Architectural and Engineering Services Contract 2022-33 with RS&H and increasing the not-to-exceed amount from \$19,500,000 to \$20,000,000, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

B. Contract Award to Axon Enterprises Inc. for Police Department Bodycams and In-Car Cameras: \$1,299,371.65

Procurement & Payables Manager Scott Brang and Police Chief Devin Lewis requested approval of a contract with Axon Enterprises, Inc. for bodycams and in-car cameras for the Police Department. Mr. Brang and Chief Lewis reviewed the details of the five-and-a-half-year contract and described the significant benefits of new equipment, updated platforms, and a different vendor.

Councilor Osborne moved, seconded by Councilor Nielsen, to award the contract to Axon Enterprises Incorporated for Redmond Police Department body-worn cameras, in-car cameras and related evidence storage systems in an amount not-to-exceed \$1,299,371.65 and authorize the City Manager to sign the contract, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

CITY MANAGER COMMENTS

City Manager Keith Witcosky clarified the agenda items and date for the Council workshop scheduled for Monday, January 12, 2025.

COUNCIL COMMENTS

Councilor Osborne thanked the Police Department and Redmond Fire & Rescue for their work on a recent house fire. She congratulated all of the Redmond middle school students trying out for basketball.

Councilor Patrick read a statement regarding politics and urged people to avoid consuming hate and participate constructively. Councilor Osborne respectfully disagreed with portions of Councilor Patrick's comments.

MAYOR'S COMMENTS

A. A 2026 Resolution and Thoughts on Freedom and Liberty

No comments were made regarding a resolution.

Mayor Fitch shared that his dear friend Mark Keener passed away. He shared some of Dr. Keener's accomplishments.

ADJOURN

The meeting adjourned at 6:32 pm.

Prepared by ABC Transcription Services, Inc.
Reviewed by Kelly Morse, City Recorder

APPROVED by the City Council and SIGNED by the Mayor this 10th day of February 2026.

Ed Fitch, Mayor

ATTEST:

Kayla Duddy, Deputy City Recorder



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STAFF REPORT

DATE: February 10, 2026
TO: City Council
THROUGH: Keith Witcosky, City Manager
Jason Neff, Deputy City Manager/Chief Financial Officer
FROM: Zachary Bass, Airport Director
SUBJECT: Award a Five-Year Agreement with T2 Systems to upgrade the Parking Access Control System at the Redmond Municipal Airport (RDM): \$336,473

Report in Brief:

This item requests the City Council authorize a contract with T2 Systems, in the amount of \$336,473, for the replacement of the end-of-life parking access control system at the Redmond Municipal Airport (RDM), as well as an associated five-year service and maintenance agreement.

Background:

The original parking control system from Scheidt and Bachmann (S&B) was installed in 2008.

At this time, RDM needs to replace that system with one that has additional features and benefits — such as redundancy for lost or damaged tickets, mobile or alternative pay options. As well as a system that has more localized service and maintenance.

In October 2025, the contract with S&B expired and RDM opted to move to a month-to-month agreement while also initiating research into a replacement system.

Four parking access control vendors were examined: T2, S&B, Metropolis, and IronSite.

At this time, staff is recommending entering into a contract with T2.

Discussion:

T2 was procured through a cooperative contract with Sourcewell. Sourcewell's contracts are competitively solicited nationally and fulfill all City and State of Oregon procurement requirements, including advertising, and fair competition.

By replacing the current ingest ticketing system with credit card tap, QR coded tickets, and license plate recognition redundancy, the technology provided by T2 is estimated to eliminate over 90% of the maintenance and ticketing issues created by the current system. This elimination also reduces the amount of time staff has had to spend on these kinds of problems.

Fiscal Impact:

For the upgraded hardware and system service and maintenance contract, the fiscal impact of this agreement is \$232,000 for the capital replacement, with the five-year software and service agreement estimated at \$104,473 (about \$21,000 annually), funded entirely through local Airport funds. As a comparison, continuing with the current S&B system would cost approximately \$190,000 over the next five years (about \$38,000 annually). In summary, the upfront capital costs are expected to be recouped over the useful life of the equipment via the annual savings (\$21,000 vs. \$38,000).

The T2 Systems contract will take advantage of Sourcewell contract #080321, which is sourced in accordance with ORS 279A.215 permissive cooperative procurements.

Alternative Courses of Action:

1. Authorize the City to award the contract to T2 Systems.
2. Do not authorize the contract.
3. Take no action and request more information.

Recommendation / Suggested Motion:

"I move to award the parking access control software and services agreement to T2 Systems in the amount of \$336,473 and authorize the City Manager to sign the contract."



PARKING ACCESS CONTROL CONTRACT FIVE-YEAR CONTRACT WITH T2 SYSTEMS: \$336,473

REDMOND CITY COUNCIL
JANUARY 27, 2026



CURRENT SYSTEM:

SCHEIDT & BACHMAN

- PARKING HARDWARE IS 16 YRS OLD; ON A MONTH-TO-MONTH SERVICE CONTRACT
- MOST REPLACEMENT PARTS REQUIRE INTERNATIONAL SHIPPING; LIMITED ON-SITE SUPPORT
- INGEST TICKET PROCESSING & PAYMENT (90% OF MAINTENANCE ISSUES)
- REQUIRES MANUAL DAILY LICENSE PLATE AUDIT
- NO MOBILE OR PAY-ON-FOOT OPTION
- NO LOST/DAMAGED TICKET REDUNDANCY



CONSIDERATIONS OF SYSTEMS RESEARCHED

- OVERALL CUSTOMER EXPERIENCE
- MOST AIRPORTS MOVING TO SECONDARY REDUNDANCY
- AVAILABILITY OF REPLACEMENT PARTS AND ON-SITE SERVICE
- OVERALL SYSTEM FUNCTION AND AVAILABLE OPTIONS
- COST OF EQUIPMENT/SOFTWARE





WHY T2 WAS SELECTED

SLIDE / 4

- NO CUSTOMER TRANSACTION FEES
- MULTIPLE OPTIONS FOR CUSTOMER EXPERIENCE
- CUSTOMER-LEAD LPR REDUNDANCY PROCESS FOR LOST/DAMAGED TICKETS
- FULL ON-SITE EQUIPMENT MAINTENANCE TRAINING OPTIONS; REGIONAL ON-SITE TECH SUPPORT AVAILABLE WITHIN 24 HOURS
- EASE OF HARDWARE MAINTENANCE AND REPAIR
- REPLACEMENT PARTS LOCATED IN NORTH AMERICA
- PCI 6 COMPLIANCE THROUGH 2032
- FINANCIAL IMPACT TO RDM
- SOURCEWELL CONTRACT; GUARANTEED LOWEST PRICE



FINANCIAL IMPACT

- FIVE-YEAR CONTRACT
- UPFRONT & INSTALLATION COST OF \$232,000
- FIVE-YEAR SOFTWARE & SERVICE CONTRACT \$104,473

TOTAL COST: \$336,473



QUESTIONS?



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STAFF REPORT

DATE: February 10, 2026
TO: City Council
THROUGH: Keith Witcosky, City Manager
Jason Neff, Deputy City Manager/Chief Financial Officer
FROM: Zachary Bass, Airport Director
SUBJECT: Amend Airport's Attorney of Record - A \$75,000 increase to the Professional Services Contract 2025-69 at Redmond Municipal Airport with Bryant, Lovlein & Jarvis, P.C.: \$200,000

Report in Brief:

This action authorizes Redmond Municipal Airport (RDM) to amend its Professional Services Contract Agreement (Contract 2025-69) with Bryant, Lovlien & Jarvis, P.C. (BLJ) to increase the total fee(s) by \$75,000 for a new not-to-exceed total of \$200,000 for contract year 2025/2026.

Background:

The Airport continues to utilize outside legal services to assist in various areas of business, including, but not limited to, contracting, leasing, grant administration, and following applicable federal and state laws, rules, regulations and other legal matters pertaining to publicly owned and operated airports, especially Federal Aviation Administration (FAA) laws, rules and regulations.

On June 10, 2025, the City Council approved BLJ to be the Airport's Attorney of Record following a Request for Proposals under Contract 2025-69. The current Contract terminates June 30, 2026, but includes a provision to extend the Contract in four (4) optional one (1) year increments, subject to review and recommendation of City staff and satisfactory negotiation of terms.

Discussion:

The initial Contract totaled \$125,000 for the period beginning July 1, 2025, and ending June 30, 2026. Throughout the course of this initial contract year, the scope of services has increased significantly due to required work associated with the Terminal Expansion Project, Quick Turnaround Facility, and several significant Requests for Proposal. Because of the expanded scope required from BLJ, the Airport requests a \$75,000 increase in spending authority. This would raise the approved contract amount from \$125,000 to \$200,000.

The City is in the process of adding one attorney to the City Attorney's Office, which will reduce/eliminate the need for these kinds of outside professional service contracts. The additional attorney will be added early in fiscal year 2026/2027.

Fiscal Impact:

The proposed Amendment will add up to \$75,000 for additional legal services work (as needed) for a new not-to-exceed total of \$200,000 for contract year 2025/2026.

Alternative Courses of Action:

1. Accept the Airport's request to Amend Contract 2025-69 with Bryant, Lovlien & Jarvis, P.C. to increase the total fee(s) by \$75,000 for a new not-to-exceed total of \$200,000 for contract year 2025-2026.
2. Do not approve the contract increase.
3. Request more information.

Recommendation / Suggested Motion:

"I move to approve the Amendment of Contract #2025-69 with Bryant, Lovlien & Jarvis, P.C. to increase the total fee(s) by \$75,000 for a new not-to-exceed total of \$200,000 for contract year 2025-2026."



Project Wildfire Neighborhood Coalition

SINCE 2023...NOW 80+ FIREWISE COMMUNITIES AND GROWING

Supporting Project Wildfire's Mission to prevent deaths, injuries, property loss, and environmental damage resulting from wildfires in Deschutes County – by improving fire-adapted readiness one neighborhood at a time

R327: A Smart Step Toward Wildfire-Resilient Communities

Central Oregon is one of the most wildfire-prone regions in the West. As our area grows, the way we build new homes will shape our long-term safety, insurability, and economic stability.

Why R327 Matters:

1. Protects Future Housing and Neighborhoods

- Requires basic wildfire-resistant materials and design.
- Reduces community-wide risk with minimal upfront cost.
- Supports stable, resilient growth across Deschutes County.

2. Safeguards Our Economy and Outdoor Way of Life

- Fires disrupt tourism, recreation, and small businesses.
- Cleanup and rebuilding costs are massive and long-lasting.
- Hardened homes mean faster recovery and fewer losses.

3. Helps Keep Home Insurance Available

- Insurers are already cancelling or refusing policies.
- Wildfire-resistant construction reduces claims and restores confidence.
- Improves real estate stability for buyers, sellers, and lenders.

Why Act Now:

- R327 is available for local adoption and applicable to new construction.
- Adopting R327 today protects our communities for decades.
- Together we can make Central Oregon safer, stronger, and better prepared for the future.

PROJECT WILDFIRE NEIGHBORHOOD COALITION

To: Deschutes County Board of Commissioners, City Councilors, and Planning Commissions

Central Oregon is now one of the most wildfire-prone regions in the Western United States. Every fire season is arriving earlier, running longer, and burning closer to where people live and work. As our neighborhoods continue to grow, how we build today will determine whether our communities are resilient—or continually vulnerable—to the next major fire.

We urge your leadership to formally adopt Oregon’s R327 wildfire-hardening standard for all new residential construction across Deschutes County municipalities. This is a practical, evidence-based step that positions our cities and the county as forward-thinking leaders at a moment when residents and businesses are looking for decisive action.

1. R327 Protects the Region's Future Growth and Housing Stability

Deschutes County continues to expand rapidly, with tens of thousands of new housing units projected over the next two decades. Those homes will either reduce community wildfire risk or compound it. Requiring basic home-hardening measures (ember-resistant vents, ignition-resistant materials, defensible space design) is a minimal cost upfront that pays enormous dividends later.

A wildfire-resilient housing stock strengthens local affordability, keeps families insured, and reduces long-term public recovery costs. This aligns directly with your long-standing goals around sustainable growth and stable housing.

2. R327 Strengthens the Local Economy and Protects Our Outdoor-Driven Identity

Wildfire impacts do not stop at the burn scar. Toxic debris cleanup, infrastructure loss, and long-term displacement strain local budgets and slow economic recovery for years. Our regional economy depends on tourism, recreation, and a healthy outdoor environment—all of which are compromised when smoke and fire dominate the summer season.

A stronger community-scale wildfire strategy, including hardened homes, is essential to keeping our economy resilient and our identity intact.

3. R327 Helps Restore Insurability and Keeps Real Estate Moving

Insurers are already pulling back. Homeowners and HOAs across Central Oregon are facing cancelled or non-renewed policies, higher premiums, and stalled real-estate transactions. This erodes confidence for buyers and lenders and threatens the stability of new development.

Adopting R327 is one of the strongest signals the region can send that we are committed to reducing wildfire loss and restoring long-term insurability.

With R327 under expedited review, now is the moment to act decisively for a Spring 2026 decision. Your leadership can help Central Oregon become a statewide model for wildfire-resilient growth, protecting homeowners, strengthening the economy, and reducing future taxpayer burdens.

On behalf of residents and the Project Wildfire Neighborhood Coalition, we respectfully request that you adopt R327 without delay and publicly champion this effort. It is a forward-looking, fiscally responsible, community-protecting policy that your constituents will benefit from for generations.

Thank you for your service and for your commitment to keeping Central Oregon safe, livable, and resilient.

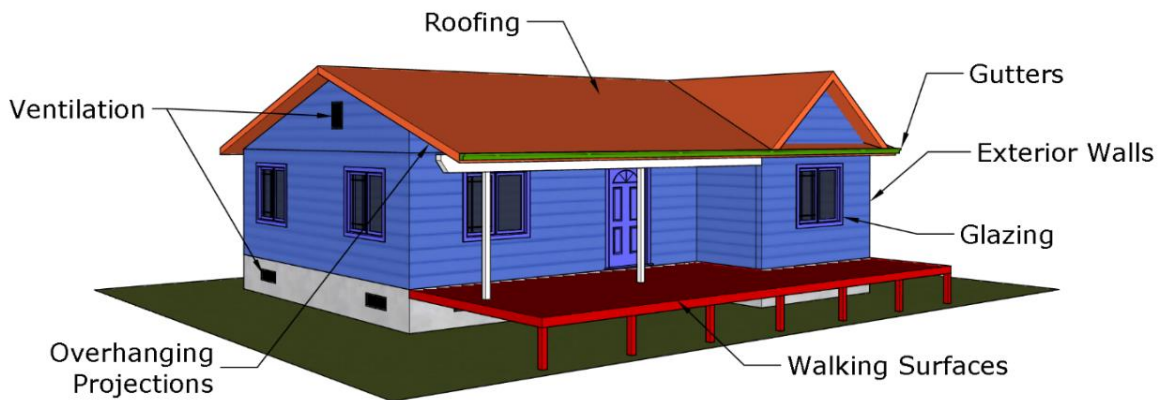
Sincerely,

PROJECT WILDFIRE NEIGHBORHOOD COALITION

Estimated cost of hardening your home

The estimated cost increase above standard prescriptive construction is approximately [+2% to +11%] - including labor and materials^{1,2}.

A wide array of variables impact this estimated baseline increase, including but not limited to; initial materials selected, size and shape of dwelling, size and number of projections and decks, eave heights, number and type of vents, number and type of windows, and similar customer design considerations. Various exterior elements commonly included in popular base home designs throughout the northwest already meet the requirements of Section R327 of the Oregon Residential Specialty Code such as architectural asphalt shingles for roofing, fiber-cement siding products, and code-compliant glazing and fenestration.



Ventilation

Vent openings covered with fine mesh, or designed to resist flame and embers

$\frac{1}{16}$ " mesh screen = \$2.82 per sq. ft.
Fire-rated vents = \$100 - \$200 per vent

Roofing

Metal panels, standing seam, or even architectural asphalt composite shingles

Arch. asphalt shingles = \$4 per sq. ft.
Metal roof panels = \$14.85 per sq. ft. <-> Slate roofing = \$17.23 per sq. ft.

Note: 80% of homes in the Northwest use compliant asphalt shingles as a base design choice

Gutters

Noncombustible materials such as aluminum, capped to prevent debris accumulation

Aluminum gutters - \$9.55 PLF
Caps/covers = \$7.66 PLF

Overhanging projections

Projections enclosed on the underside by materials consistent with wall covering options

Fiber-cement soffit = \$3.76 per sq. ft.
Exterior gypsum sheathing = \$3 per sq. ft.

Exterior walls

Exterior covering such as fiber-cement or aluminum. Exterior gypsum sheathing options

Fiber-cement lap siding = \$11.39 per sq. ft.
Note: Approx. 34% of homes in the Northwest use fiber-cement siding as a base material choice

Decks & walking surfaces

Noncombustible or ignition-resistant materials. 2-inch nominal lumber allowed for small decks

Concrete platform or slab = \$11 per sq. ft.
Proprietary decking products = varied, up to \$12 PLF

Glazing

Multi-paned windows, glass block, fire rated, or tempered/laminated windows and skylights

Minimum code compliant glazing and fenestration meets hardening criteria – no cost increase

¹ https://headwaterseconomics.org/wp-content/uploads/2022_HE_IBHS_WildfireConstruction.pdf

² <https://www.Homewyse.com>



CITY COUNCIL Staff Report

Meeting Date: November 19, 2025

Type: Regular

Subject: Public Hearing for Ordinance No. 545, an amendment to the Sisters Municipal Code adopting Oregon Residential Specialty Code Section R327 – Wildfire Hazard Mitigation

Staff: Martin

Dept: Community Development

Action Requested: Hold a public hearing to consider adoption of Ordinance No. 545 - AN ORDINANCE OF THE CITY OF SISTERS AMENDING SISTERS MUNICIPAL CODE CHAPTER 15, BUILDINGS AND CONSTRUCTION, TO ADOPT OREGON RESIDENTIAL SPECIALTY CODE SECTION R327.

SUMMARY POINTS

The City Council will hold a public hearing on November 19, 2025, to receive testimony and consider Ordinance No. 545 (Attachment 1) that adopts Oregon Residential Specialty Code (ORSC) Section R327 – Wildfire Mitigation¹ for new dwellings and their accessory structures in the city limits of Sisters.

For the 2025-26 fiscal year, the City Council (Council) adopted several goals to accomplish in the coming year including:

WILDFIRE MITIGATION AND COMMUNITY RESILIENCY

Strategy: Adopt local actions to increase community wildfire resiliency.

- *Adopt and implement Building Hardening standards through the Municipal Code.*

Building hardening is steps to make a building more resistant to damage from wildfire. This includes using materials for siding and roofing that resist ignition during wildfire, installing fire resistant windows to protect openings, or using attic ventilation devices that help reduce ember intrusion.

Building hardening, along with other measures such as creating defensible space, decreases the likelihood that a nearby fire will ignite a building and fire spread to other properties. By slowing down and limiting the spread of fire, it may create additional time and opportunity for emergency responders to protect life and property threatened by the fire and contribute to the long-term resilience of the community.

The City Council conducted workshops on [July 9, 2025](#)², and [November 5, 2025](#)³. The workshops provided an overview of building hardening techniques and associated costs, applicable local and state laws, and opportunities to implement additional standards in the City of Sisters.

¹ ORSC Section R327 - https://codes.iccsafe.org/content/ORRC2023P1/chapter-3-building-planning#ORRC2023P1_Pt03_Ch03_SecR327

² 7/9/25 City Council Meeting: <https://www.ci.sisters.or.us/citycouncil/meeting/city-council-workshop-meeting-29>

³ 11/5/25 City Council Meeting: <https://www.ci.sisters.or.us/citycouncil/meeting/city-council-workshop-meeting-25>

LOCAL ADOPTION OF ORSC SECTION 327

The Building Codes Division of the Oregon Department of Consumer and Business Services adopted amendments to the ORSC that make Section R327 - Wildfire Hazard Mitigation (Attachment 2) available for local adoption by municipalities (e.g. City of Sisters) and made the section applicable to new dwellings and their accessory structures. As amended, R327 does not apply to additions to existing dwellings and their accessory structures.

Local adoption of ORSC Section R327 shall be via approval of an ordinance. The proposal includes amending Sisters Municipal Code Title 15 - Building and Construction⁴ incorporating ORSC Section R327 by reference. To utilize the local adoption process detailed in ORSC Section R327, the entirety of Section R327 shall be adopted, not just a portion. Following adoption, the City shall notify the State of Oregon, Building Codes Division, and identify the areas of the city where the additional construction standards of ORSC Section R327 are required. As proposed, Section R327 will be applicable to all areas within the city limits of Sisters.

NEXT STEPS

The Council will hold a public hearing on November 19, 2025, to receive testimony and consider adoption of Ordinance No. 545 - an ordinance amending Sisters Municipal Code chapter 15, Buildings and Construction, to adopt Oregon Residential Specialty Code Section R327. At the conclusion of testimony, the City Council can consider the following options:

1. Continue the public hearing to a date certain.
2. Close the public hearing and leave the written record open to a date certain.
3. Close the hearing and set a date for deliberations.
4. Close the hearing and commence deliberations.

The Council will make a final decision via adoption of Ordinance No. 545. Decision options include:

1. Approve as drafted.
2. Approve with changes.
3. Deny as drafted.

Financial Impact: No impact on city finances is identified at this time.

Attachments:

Attachment 1 – Ordinance No. 545

Attachment 2 – Amended ORSC Section R327

⁴ Sisters Municipal Code Title 15 – Building and Construction:
<https://www.codepublishing.com/OR/Sisters/#!/Sisters15/Sisters1505.html#15.05>

ORDINANCE NO. 545**AN ORDINANCE OF THE CITY OF SISTERS AMENDING SISTERS MUNICIPAL CODE CHAPTER 15, BUILDINGS AND CONSTRUCTION, TO ADOPT OREGON RESIDENTIAL SPECIALTY CODE SECTION R327.**

WHEREAS, the City of Sisters ("City"), has all powers that the constitutions, statutes, and common law of the United States and Oregon expressly or impliedly grant or allow City;

WHEREAS, Chapter 15 of the Sisters Municipal Code ("SMC"), governs buildings and construction within the City;

WHEREAS, the City recognizes the significant hazard that wildfire presents to the City and has prioritized local actions to increase community wildfire resiliency;

WHEREAS, the Oregon Building Codes Division adopted Oregon Residential Specialty Code ("ORSC") Section R327, which includes additional building regulations to mitigate risk of wildfire that may be adopted by local jurisdictions;

WHEREAS, a public hearing was held by the Sisters City Council ("City Council") on November 19, 2025 to consider adoption of ORSC Section R327; and

WHEREAS, the City Council, after closing the public hearing, reviewing the record, and deliberating the matter, voted to adopt ORSC Section R327;

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

1. Findings. The findings contained in the recitals are hereby adopted.
2. Amendments. The amendments to the SMC attached hereto as Exhibit A are hereby adopted (the "Amendments").
3. Authorization. The City Manager, or designee, is authorized to execute any documents and to take such actions as are necessary to further the purposes and objectives of this Ordinance No. 545 (this "Ordinance") including, without limitation, codifying the Amendments into the SMC.
4. Effective Date; Phase-In. The Amendments are effective 30 days after adoption pursuant to the City Charter, however compliance will be voluntary until April 1, 2026 on which date compliance with the Amendments will be mandatory for all purposes and applications.
5. Severability; Corrections. If any section, subsection, sentence, clause, and/or portion of this Ordinance is for any reason held invalid, unenforceable, and/or unconstitutional, such invalid, unenforceable, and/or unconstitutional section, subsection, sentence, clause, and/or portion will (a) yield to a construction permitting enforcement to the maximum extent permitted by applicable law, and (b) not affect the validity, enforceability, and/or constitutionality of the remaining portion of this Ordinance. This Ordinance may be corrected by order of the City Council to cure editorial and/or clerical errors.

[signatures on next page]

This Ordinance was PASSED by the City Council by a vote of ____ for and ____ against and APPROVED by the mayor on this ____ day of ____, 2025.

Jennifer Letz, Mayor

ATTEST:

Kerry Prosser, Assistant City Manager

Exhibit A

AMENDMENTS

[attached]

ORDINANCE NO. 545 – EXHIBIT A

**DEVELOPMENT CODE AMENDMENTS
CITY OF SISTERS MUNICIPAL CODE
CHAPTER 15.05 – GENERAL PROVISIONS**

Underline is language added, Strike through is language deleted.

Chapter 15.03 – General Provisions

Sections:

15.05.010 State building code adopted.

The city of Sisters hereby adopts the state building codes, ORS Chapter 455 and Oregon Administrative Rules adopted thereunder as may be amended from time to time. In addition, the city of Sisters adopts Oregon Residential Specialty Code (ORSC) Section R327 – Wildfire Hazard Mitigation, as may be amended from time to time, for the entirety of the city of Sisters as authorized by ORSC Section R327.1.1. The city of Sisters or designee will enforce this code and the applicable rules. [Ord. 345 § 1, 2004; Ord. 545 § 1, 2025].



FINDINGS

WILDFIRE HAZARD BUILDING CODES - TEXT AMENDMENTS

I. **APPLICABLE CRITERIA:**

Title 22, Deschutes County Development Procedures Ordinance

II. **BACKGROUND:**

Pursuant to Senate Bill (SB) 83, Text Amendments to adopt section R327 of the Oregon Residential Specialty Code (ORSC) in unincorporated Deschutes County. Section R327 establishes fire hardening building requirements for new residential construction.

III. **BASIC FINDINGS:**

On June 26, 2025, the Oregon Legislature adopted SB 83¹. This Bill repeals the State Wildfire Hazard Map which was previously adopted and administered pursuant to SBs 762² and 80³. Additionally, SB 83 allows local jurisdictions to adopt fire hardening standards for new residential development as outlined in section R327 of the Oregon Residential Specialty Code (ORSC). The proposed text amendments would establish R327 building code standards for newly constructed dwelling units and their accessory structures, with exceptions and exemptions delineated within the ORSC.

As the proposed amendments are not located within the land use sections of the Deschutes County Code (CDD), notice to the Oregon Department of Land Conservation and Development is not required. As demonstrated in the findings below, the amendments remain consistent with Deschutes County Code and the Deschutes County Comprehensive Plan.

IV. **FINDINGS:**

CHAPTER 22.12, LEGISLATIVE PROCEDURES

Section 22.12.010.

Hearing Required

¹ <https://olis.oregonlegislature.gov/liz/2025R1/Measures/Overview/SB83>

² <https://olis.oregonlegislature.gov/liz/2021R1/Downloads/MeasureDocument/SB762/Enrolled>

³ <https://olis.oregonlegislature.gov/liz/2023R1/Downloads/MeasureDocument/SB80/Enrolled>

No legislative change shall be adopted without review by the Planning Commission and a public hearing before the Board of County Commissioners. Public hearings before the Planning Commission shall be set at the discretion of the Planning Director, unless otherwise required by state law.

FINDING: This criterion will be met because a public hearing was held before the Deschutes County Planning Commission (Commission) on December 11, 2025 and a public hearing was held before the Board of County Commissioners (Board) on January XX, 2026.

Section 22.12.020, Notice

Notice

A. Published Notice

- 1. Notice of a legislative change shall be published in a newspaper of general circulation in the county at least 10 days prior to each public hearing.***
- 2. The notice shall state the time and place of the hearing and contain a statement describing the general subject matter of the ordinance under consideration.***

FINDING: This criterion is met as notice was published in *The Bulletin* newspaper on December 1, 2025 for the Commission public hearing and January XX, 2026 for the Board public hearing.

B. Posted Notice. Notice shall be posted at the discretion of the Planning Director and where necessary to comply with ORS 203.045.

FINDING: Posted notice was determined by the Planning Director not to be necessary.

C. Individual notice. Individual notice to property owners, as defined in DCC 22.08.010(A), shall be provided at the discretion of the Planning Director, except as required by ORS 215.503.

FINDING: The proposed amendments are legislative and do not apply to any specific property. Therefore, individual notice is not required.

D. Media notice. Copies of the notice of hearing shall be transmitted to other newspapers published in Deschutes County.

FINDING: Notice was provided to the County public information official for wider media distribution. This criterion has been met.

Section 22.12.030 Initiation of Legislative Changes.

A legislative change may be initiated by application of individuals upon payment of required fees as well as by the Board of County Commissioners.

FINDING: The application was initiated by the Deschutes County Planning Division at the direction of the Board and has received a fee waiver. This criterion has been met.

Section 22.12.040. Hearings Body

- A. *The following shall serve as hearings or review body for legislative changes in this order:***
 - 1. *The Planning Commission.***
 - 2. *The Board of County Commissioners.***
- B. *Any legislative change initiated by the Board of County Commissioners shall be reviewed by the Planning Commission prior to action being taken by the Board of Commissioners.***

FINDING: This criterion is met as the Commission held a public hearing and reviewed the proposed amendments on December 11, 2025. The Board held a public hearing on January XX, 2026.

Section 22.12.050 Final Decision

All legislative changes shall be adopted by ordinance

FINDING: The proposed legislative changes included in file no. 247-25-000703-TA will be implemented by ordinances upon approval and adoption by the Board.

V. PROPOSED TEXT AMENDMENTS:

The proposed text amendments are detailed in the referenced ordinance with additional text identified by underline and deleted text by ~~striketrough~~. Below are summary explanations of the proposed changes.

Title 15, Buildings and Construction:

Chapter 15.04. BUILDING AND CONSTRUCTION CODES AND REGULATIONS - (See Exhibit A)

Section 15.04.010. Specialty Codes and Building Requirements Adopted; Enforcement

The proposed changes add a new section of the Oregon Residential Specialty Code (ORSC) to implement wildfire mitigation building standards for new residential development.

Upon implementation, newly constructed dwellings and their accessory structures shall be protected against wildfire in accordance with the provisions of section R327 of the ORSC.

Notable exceptions to these standards are as follows:

1. Nonhabitable detached accessory structures with a floor area of not greater than 400 square feet located not less than 50 feet from all structures on the lot that contain habitable space.
2. Structures exempted by ORS 455.315 (Agricultural exempt buildings).
3. Detached accessory membrane-covered frame structures.

VI. CONCLUSION:

Based on the information provided herein, the staff recommends the Board of County Commissioners approve the proposed text amendments and implement the R327 wildfire mitigation building code standards in unincorporated Deschutes County for new residential development.



MEMORANDUM

TO: Deschutes County Board of Commissioners

FROM: Kyle Collins, Senior Planner
Will Groves, Planning Manager
Nicole Mardell, Principal Planner

DATE: January 7, 2025

SUBJECT: Public Hearing: Text Amendments for Wildfire Mitigation Building Codes

The Deschutes County Board of Commissioners (Board) will conduct a public hearing on January 14, 2026 to consider amendments to the Deschutes County Code (file no. 247-25-000703-TA) adopting discretionary wildfire mitigation residential building code standards that have recently been made available to local jurisdictions. This proposal does not cover defensible space standards, as any future amendments to address defensible space will be covered in a future project at the Board's direction.

Attached to this memorandum are the findings (Attachment A) and proposed text amendments (Attachment B) summarizing the changes. Within the proposed amendments, added language is shown underlined, and deleted language is shown as ~~strikethrough~~.

All record materials can be found on the project website: <https://bit.ly/0703TA>

I. BACKGROUND

During the 2021 state legislative session, Senate Bill (SB) 762¹ was passed to help modernize and improve wildfire preparedness across Oregon. SB 762 was subsequently modified by the passage of SB 80² in 2023. These pieces of legislation were developed to address wildfire issues through three key strategies: creating fire-adapted communities, developing safe and effective responses, and increasing the resiliency of Oregon's landscapes.

One of the primary components of SBs 762 and 80 was the creation of a comprehensive Statewide Wildfire Hazard Map (Hazard Map) to guide new wildfire regulations for residential

¹ <https://olis.oregonlegislature.gov/liz/2021R1/Downloads/MeasureDocument/SB762/Enrolled>

² <https://olis.oregonlegislature.gov/liz/2023R1/Downloads/MeasureDocument/SB80/Enrolled>

development. Under SBs 762 and 80, once the Hazard Map was finalized, properties included in **both** a designated Wildland Urban Interface (WUI) boundary and classified as high hazard would be subject to additional development regulations. SB 80 required that, at a minimum, local governments ensure that properties meeting both of these classifications would be subject to:

- 1) Home hardening building codes as described in Section R327 of the Oregon Residential Specialty Code (ORSC).
- 2) Defensible space standards as determined by the Oregon State Fire Marshal.

However, due to public concern the state legislature repealed the Hazard Map and all associated requirements in June 2025 with the passage of SB 83³.

At the local level, Deschutes County previously went through an exercise in 2019-2020 with the collaborative Wildfire Mitigation Advisory Committee (WMAC) to determine if changes were warranted to the Deschutes County Wildfire Hazard Zone⁴ and whether additional mitigation standards should be considered for new development. That process ultimately concluded with a report summarizing recommendations from the WMAC⁵ as well as an outreach report gauging public interest in new wildfire mitigation standards⁶. Ultimately, the Board decided the Deschutes County Wildfire Hazard Zone should remain unchanged. Prior to continued discussions regarding potential new wildfire mitigation standards, SB 762 was passed and largely removed local discretion on new mitigation standards until present.

II. OVERVIEW OF BUILDING CODE AMENDMENTS

The proposed text amendments would institute Section R327 of the ORSC in Deschutes County for all new residential development, including certain residential accessory structures. Multi-unit dwellings, such as apartment complexes, are unaffected by the proposed amendments, and these developments are not subject to the ORSC. The Section R327 standards do not allow for piecemeal adoption, and all standards must be adopted in whole if building officials wish to mandate any portion within their jurisdictions.

³ <https://olis.oregonlegislature.gov/liz/2025R1/Downloads/MeasureDocument/SB83/Enrolled>

⁴

https://www.deschutes.org/sites/default/files/fileattachments/community_development/page/17911/ordinance_2001-024.pdf

⁵

https://www.deschutes.org/sites/default/files/fileattachments/community_development/page/17911/2020-04-17_wmac_final_report_complete.pdf

⁶

https://www.deschutes.org/sites/default/files/fileattachments/community_development/page/17911/wildfire_mitigation_outreach_summary_report.pdf

As currently proposed, the amendments are limited to Deschutes County Code Title 15⁷, which captures general building safety and construction standards. As such, the proposed amendments are not subject to the more standard Post-Acknowledgement Plan Amendment (PAPA) process for land use amendments, which requires noticing to the Department of Land Conservation and Development (DLCD) and addressing the applicable Oregon Statewide Planning Goals.

Section R327 broadly covers the following structural components of these developments to minimize the risk of wildfire ignition:

- **Roofing:** In accordance with specific building code standards, roofing shall be asphalt shingles, slate shingles, metal roofing, tile, clay or concrete shingles, or other approved roofing that is deemed to be equivalent to a minimum Class B-rated roof assembly. Wood shingle and shake roofs are not permitted on structures.
- **Exterior walls:** Exterior wall covering or wall assembly shall comply with one of the following requirements:
 - Noncombustible material.
 - Ignition-resistant material.
 - Heavy timber assembly.
 - Log wall construction assembly.
 - Wall assemblies that have been tested in accordance with the test procedures for a 10-minute direct flame contact exposure test.
- **Glazing:** Exterior windows, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block, or have a fire-resistance rating of not less than 20 minutes.
- **Ventilation:** All ventilation openings shall be covered with noncombustible corrosion-resistant metal wire mesh, vents designed to resist the intrusion of burning embers and flame, or other approved materials or devices. Ventilation mesh and screening shall be a minimum of 1/16-inch and a maximum of 1/8-inch in any dimension.
- **Gutters and Downspouts:** Where provided, gutters and downspouts shall be constructed of noncombustible materials and be provided with an approved means to prevent accumulation of leaves and debris in the gutter.
- **Eaves, Soffits, and Cornices:** Ventilation openings shall not be installed on the underside of eaves, soffits, or cornices.

The list above is not exhaustive, but covers the major components of home construction that would be affected by the proposed amendments.

7

[https://deschutescounty.municipalcodeonline.com/book?type=ordinances#name=TITLE_15_BUILDINGS AND CONSTRUCTION](https://deschutescounty.municipalcodeonline.com/book?type=ordinances#name=TITLE_15_BUILDINGS_AND_CONSTRUCTION)

Major exceptions to the Section R327 standards include the following:

- Nonhabitable detached accessory structures with a floor area of not greater than 400 square feet located not less than 50 feet from all structures on the lot that contain habitable space.
- Structures exempted by ORS 455.315 (i.e. – agriculturally exempt structures).
- Detached accessory membrane-covered frame structures.

Section R327 also previously contained several provisions which were modified by SB 83 in the following ways:

- Repairs or replacements of existing components (i.e. – roofs, siding, etc.) and additions to existing dwellings are not mandatorily subject to R327.
- Removes requirements for local government to identify specific geographic regions for implementing any adopted wildfire mitigation standards. Previously, Section R327 and associated mitigation requirements were required to be implemented through the establishment of a locally adopted “Wildfire Hazard Map.” This requirement has been removed, and jurisdictions have been granted broad latitude to determine where to implement any locally adopted standards.

III. PROJECTED COSTS

A repeated question from community members and decision makers regarding Section R327 is what, if any, anticipated cost increases can be expected from applying the standards to new construction. Staff notes the difficulty in providing a succinct answer, as there are significant variables that can dramatically impact final cost outcomes, including:

- The design choices made by the landowner, as these choices may or may not be covered under Section R327
- The proposed size for any particular development
- Homeowner Association (HOA) standards
- Labor costs and contractor familiarity with materials

Despite these variables, staff has attached several items to this memo which attempt to provide broadly applicable estimates for typical residential construction.

Two of these attachments were prepared by the Oregon Building Codes Division (BCD) in 2019 as the state anticipated mandating Section R327 standards statewide. At the time, BCD reported that R327 standards could **add approximately \$2,500-\$3,000** to the existing costs of a typical 1,200 square foot detached single-family dwelling. This increase includes the costs of labor and materials to comply with the new provisions. However, BCD also references reports from third parties which found that costs could increase by up to 11%,

and in at least one case study from Montana, the implementation of these standards decreased construction costs by 2.4% over traditional methods.

The final attachment was prepared by Headwaters Economics in 2025 and is based on estimated construction costs in southern California. Given the location assumed in the report, these estimates may have limited applicability in Deschutes County, however it has been included to provide at least some objective analysis in estimating costs. The report concludes that incorporating wildfire-resistant building materials can be achieved at a relatively modest increase in cost compared to traditional construction. For a one-story, 1,750-square-foot mid-range home valued at \$500,000, total construction costs may **increase by 2-3%** over a traditional home.

Finally, BCD notes that the Oregon Home Builders Association submitted estimates when Section R327 was first adopted in 2019. It estimated that the cost of a high-end home would increase by \$12,500, the cost of a production 1,200 square foot home would increase by \$7,800, and the cost of a production 2,200 square foot home would increase by \$10,800. The home builders estimated that current (2019) increased construction costs would lead to a cost increase on a 1,400 square foot home of \$8,200⁸. Staff notes it is unclear what assumptions and methods the Builders Association used to generate these estimates, but they are included here for reference.

Given the wide range of estimates and variables to consider, it is likely impossible to provide a definitive answer to the question of cost effects. Based on the information that is available, at this time staff conservatively estimates that costs **may increase somewhere in the range of 2-11% over the cost of traditional construction**, but also points out the following issues to consider:

- Many of the materials and methods covered under Section R327 are commonly utilized by contractors and developers in the region, particularly for some of the highest value items such as roofing, fiber cement siding, and windows.
- New residential construction is largely developed with 30-year mortgages or similar financing options. This means that any additional costs are likely more accurately considered when amortized over the timespan of any loan in question.

IV. PLANNING COMMISSION REVIEW

The Planning Commission held a public hearing regarding the amendments on December 11, 2025⁹. Two public comments were received during the hearing, both in support of the proposed amendments. The Commission closed the public hearing, deliberated, and voted 5-0 to recommend approval of the proposed amendments. Staff notes that two Commissioners were not present during the hearing and thus did not vote on the proposal.

⁸ <https://records.sos.state.or.us/ORSOSWebDrawer/Recordhtml/12709721>

⁹ <https://www.deschutes.org/bc-pc/page/planning-commission-73>

V. DECISION POINTS

There are two primary areas for the Board to consider when preparing their decision:

- 1) Should the Section R327 standards be adopted?**
- 2) If yes, where should the Section R327 standards be implemented?**

If the Board ultimately determines that new mitigation standards are warranted, a key decision point will be the geographic scope where standards would apply. While the standards can technically be targeted to specific geographic regions of the County, staff would caution that this approach presents the following challenges:

- Any discrepancy in the applicability of new mitigation standards may create community friction, as previously seen during the State Wildfire Hazard Zone mapping process.
- Local fire protection officials have repeatedly expressed the broadscale community risk from wildfire in Deschutes County, regardless of specific location. Equal application of these standards presents the greatest opportunity to begin mitigating wildfire impacts to residential development.
- Should mitigation standards be targeted to specific geographic areas, then any proposed amendments will need to be evaluated under a land use process, which has distinct procedural requirements that must be addressed. This would require restarting the current review process to apply these new procedures, potentially delaying the project by several additional weeks to months.

VI. AGENCY AND PUBLIC COMMENTS

Two public comments have been received to date from the following parties:

1. The Project Wildfire Neighborhood Coalition
2. Central Oregon LandWatch

Both parties expressed broad support for the proposed amendments as drafted. Additionally, representatives from the Project Wildfire Neighborhood Coalition provided supplemental testimony during the Planning Commission public hearing to reiterate their continued support.

No agency comments have been received to date.

VII. NEXT STEPS

At the conclusion of the public hearing, the Board may:

- Continue the hearing to a date certain;
- Close the hearing and leave the written record open to a date certain;
- Close the hearing and set a date for deliberations; or
- Close the hearing and commence deliberations.

Attachments

- A. Ordinance 2026-002: Findings & Amendments
- B. 2023 Oregon Residential Specialty Code Amendments (Section R327 Wildfire Mitigation Standards)
- C. 2025 Notice of Temporary Rule from the Oregon Building Code Division (BCD)
- D. BCD Cost Estimate Fact Sheet for Home Hardening
- E. 2025 Headwaters Economics Report - Construction Costs for Wildfire-Resistant Homes

REVIEWED
LEGAL COUNSEL

For Recording Stamp Only

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON

An Ordinance Amending Deschutes County Code *
Title 15, Buildings and Construction, to Adopt *
Discretionary Wildfire Mitigation Residential * ORDINANCE NO. 2026-002
Building Code Standards Pursuant to Senate Bill 83. *
*

WHEREAS, the Deschutes County Community Development Department (CDD) initiated amendments (Planning Division File No. 247-25-000703-TA) to the Deschutes County Code (“DCC”), Chapter 15.04 – Building and Construction Codes and Regulations; and

WHEREAS, the Deschutes County Planning Commission reviewed the proposed changes on December 11, 2025 and forwarded to the Deschutes County Board of County Commissioners (“Board”) a 5-0 recommendation of approval; and

WHEREAS, the Board considered this matter after a duly noticed public hearing on January 14, 2026 and concluded that the public will benefit from the proposed changes to the Deschutes County Code Title 15; now, therefore,

THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON, ORDAINS as follows:

Section 1. AMENDING. Deschutes County Code Chapter 15.04, Building and Construction Codes and Regulations, is amended to read as described in Exhibit “A”, attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strike through~~.

Section 2. FINDINGS. The Board adopts as its findings Exhibit “B”, attached and incorporated by reference herein.

Section 3. EMERGENCY. This Ordinance being necessary for the public peace, health, and safety, an emergency is declared to exist, and this Ordinance becomes effective April 1, 2026.

Dated this _____ of _____, 2026 BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

PHILIP CHANG, Chair

ANTHONY DEBONE, Vice Chair

ATTEST:

Recording Secretary

PATTI ADAIR, Commissioner

Date of 1st Reading: ____ day of _____, 2026.

Date of 2nd Reading: ____ day of _____, 2026.

Record of Adoption Vote:

Commissioner	Yes	No	Abstained	Excused
Philip Chang	____	____	____	____
Anthony DeBone	____	____	____	____
Patti Adair	____	____	____	____

Effective date: ____ day of _____, 2026.

CHAPTER 15.04 BUILDING AND CONSTRUCTION CODES AND REGULATIONS

15.04.010 Specialty Codes And Building Requirements Adopted; Enforcement

15.04.010 Specialty Codes And Building Requirements Adopted; Enforcement

In the areas under the jurisdiction of the County, the County shall administer and enforce pursuant to ORS 455.153, the following specialty codes and building requirements as though the specific specialty codes and building requirements were ordinances of the County:

- A.** The specialty codes under ORS 447 (Plumbing; Access by Disabled Persons), 455 (Building Code) and ORS 479.510 to 479.945 (Electrical Safety Law).

 - 1.** Oregon Residential Specialty Code Section R327- Wildfire Hazard Mitigation shall apply to all of unincorporated Deschutes County and in the municipalities where their Councils have adopted Section R327 into their municipal code.
- B.** Mobile or manufactured dwelling parks requirements adopted under ORS 446.062.
- C.** Temporary parks requirements adopted under ORS 446.105.
- D.** Manufactured dwelling installation, support and tiedown requirements adopted under ORS 446.230.
- E.** Park and camp requirements adopted under ORS 455.680.

HISTORY

Adopted by Ord. 96-055 §2 on 7/10/1996

Amended by Ord. 2011-022 §2 on 7/27/2011

Amended by Ord. 2026-002 §1 on 04/01/2026

2023 Oregon Residential Specialty Code Amendments

Summary: In accordance with Senate Bill 83 (2025) this amendment makes Section R327, *Wildfire Hazard Mitigation*, available for local adoption and applicable to new construction of new ORSC governed buildings.

This amendment was adopted by temporary rule effective Aug. 5, 2025 through Jan. 2, 2026. The division anticipates adopting these amendments through a permanent rule on Jan. 1, 2026.

The following amendments are adopted as part of the 2023 Oregon Residential Specialty Code (ORSC).

The changes are denoted as follows:

Blue/underline = Added code language
~~Red/strikethrough~~ = Deleted code language

SECTION R302—FIRE-RESISTANT CONSTRUCTION

R302.2.12 Townhouse roof coverings. In addition to the requirements of Chapter 9, structurally independent townhouses shall be provided with a minimum Class C roof covering, and structurally dependent townhouses shall be provided with a minimum Class B roof covering.

Exceptions:

1. Structurally dependent townhouses may use Class C roof coverings where all of the following conditions are met:
 - 1.1. The townhouses are not more than two stories in height.
 - 1.2. The townhouses do not have more than 6,000 square feet (557 m²) of projected roof area.
 - 1.3. There is not less than 3 feet (914 mm) from the extremity of the roof to the exterior lot line or an assumed lot line on all sides except for street fronts.
2. Where adopted by the local municipality, roof coverings for townhouses located in areas determined by the *municipality* to be "Wildfire Hazard Zones" shall be in accordance with Section R327.

SECTION R327—WILDFIRE HAZARD MITIGATION

R327.1 General. Where adopted by the local municipality, the provisions of this section shall apply to new dwellings and their accessory structures required ~~by a local municipality via local ordinance~~ to be protected against wildfire.

~~Nothing in the code prevents a local municipality from modifying the requirements of this section for any lot, property or dwelling, or the remodel, replacement or reconstruction of a dwelling within the jurisdiction, as provided in Section R104.10.~~

R327.1.1 Local adoption. The provisions of this section may be adopted in whole by a *municipality* ~~via local ordinance~~ without following ORS 455.040 or OAR 918-020-0370. ~~Where a municipality chooses to adopt these provisions locally, the following shall be included in the adopting ordinance:~~

- ~~1. Identification of areas subject to the additional construction standards of Section R327.~~
- ~~2. A transition plan or other measures to address subdivisions already under development at the time of local adoption.~~
- ~~3. A local appeal process for customers to follow. Where a municipality has previously adopted the provisions of Section R327 locally, the requirements of Section R327.1.1 do not apply and the existing local ordinance may continue without change, to include those based on prior iterations of this section.~~

R327.1.2 Notification. Where a *municipality* adopts Section R327 locally, ~~or where a municipality has previously adopted Section R327 locally,~~ the *municipality* shall notify the State of Oregon, Building Codes Division, and ~~provide a copy of the locally adopted map identifying~~ identify areas of the jurisdiction where the additional construction standards of Section R327 are required.

R327.1.3 Application. Where ~~required~~ adopted by a local municipality via local ordinance, newly constructed *dwelling*s, and their *accessory structures*, ~~and new additions to existing dwellings and their accessory structures~~ located in areas designated by the *municipality* shall be protected against *wildfire* in accordance with this section. ~~Where existing exterior elements that are within the scope of this section are replaced in their entirety, the replacement shall be made in accordance with the provisions of this section.~~

Exceptions:

1. Nonhabitable detached *accessory structures* with a *floor area* of not greater than 400 square feet (37.2 m²) located not less than 50 feet (15 240 mm) from all ~~other~~ structures on the *lot* that contain habitable space.
- ~~2. Partial repairs made in accordance with Section R405.2.2.~~
2. Structures exempted by ORS 455.315.
3. Detached accessory membrane-covered frame structures

R327.2 Definitions. The following words and terms shall, for purposes of Section R327, have the meanings shown herein. See Chapter 2 for general definitions.

HEAVY TIMBER. For the use in this section, *heavy timber* shall be sawn lumber or glued-laminated wood with the smallest minimum nominal dimension of 4 inches (102 mm). *Heavy timber* walls or floors shall be sawn or glued-laminated planks splined, tongue-and-groove or set close together and well spiked.

IGNITION-RESISTANT MATERIAL. A type of building material that resists ignition or sustained flaming combustion sufficiently so as to reduce losses from wildland urban interface conflagrations under worst-case weather and fuel conditions with *wildfire exposure* of burning embers and small flames. Such materials include any product designed for exterior exposure that, when tested in accordance with ASTM E84 or UL 723 for surface burning characteristics of building materials, extended to a 30-minute duration, exhibits a flame spread index of not more than 25, shows no evidence of significant progressive combustion, and whose flame front does not progress more than 10¹/₂ feet (3200 mm) beyond the centerline of the burner at any time during the test.

NONCOMBUSTIBLE MATERIAL. Any material that in the form in which it is used and under the conditions anticipated will not ignite, burn, support combustion or release flammable vapors when subjected to fire or heat in accordance with ASTM E136.

WILDFIRE. Any uncontrolled fire spreading through vegetative fuels that threatens to destroy life, property or resources.

WILDFIRE EXPOSURE. One or a combination of circumstances exposing a structure to ignition, including radiant heat, convective heat, direct flame contact and burning embers being projected by a vegetation fire to a structure and its immediate environment.

R327.3 Roofing. Roofing shall be asphalt shingles in accordance with Section R905.2, slate shingles in accordance with Section R905.6, metal roofing in accordance with Section R905.4, tile, clay or concrete shingles in accordance with Section R905.3 or other *approved* roofing that is deemed to be equivalent to a minimum Class B-rated roof assembly. Wood shingle and shake roofs are not permitted on structures ~~in areas designated by the municipality that fall within the scope of this section.~~

Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be fireblocked with *approved* materials, or have one layer of minimum 72-pound (32.6 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D3909 installed over the combustible decking.

Where valley flashing is installed, the flashing shall be not less than 0.019-inch (0.48 mm) No. 26 gage galvanized sheet corrosion-resistant metal installed over not less than one layer of minimum 72-pound (32.6 kg) mineral-surfaced nonperforated cap sheet complying with ASTM D3909 not less than 36-inch-wide (914 mm) running the full length of the valley.

R327.3.1 Gutters and downspouts. Where provided, ~~required~~, ~~roof~~ gutters and downspouts shall be constructed of *noncombustible materials* and be provided with an approved means to prevent accumulation of leaves and debris in the gutter.

R327.3.2 Ventilation. Where provided, the minimum net area of ventilation openings for enclosed attics, enclosed soffit spaces, enclosed rafter spaces and underfloor spaces shall be in accordance with Sections R408 and R806.

All ventilation openings shall be covered with noncombustible corrosion-resistant metal wire mesh, vents designed to resist the intrusion of burning embers and flame, or other *approved* materials or devices.

Ventilation mesh and screening shall be a minimum of 1/16-inch (1.6 mm) and a maximum of 1/8-inch (3.2 mm) in any dimension.

R327.3.2.1 Eaves, soffits and cornices. Ventilation openings shall not be installed on the underside of eaves, soffits or cornices.

Exceptions:

1. The *building official* may *approve* eave, soffit or cornice vents that are manufactured to resist the intrusion of flame and burning embers.
2. Ventilation openings complying with the requirements of Section R327.3.2 may be installed on the underside of eaves, soffits or cornices where the opening is located 12 feet (3658 mm) or greater above *grade* or the surface below.

R327.3.3 Exterior walls. The *exterior wall covering* or wall assembly shall comply with one of the following requirements:

1. *Noncombustible material.*
2. *Ignition-resistant material.*
3. *Heavy timber assembly.*
4. Log wall construction assembly.
5. Wall assemblies that have been tested in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in ASTM E2707, complying with the conditions of acceptance listed in Section R327.3.3.2.

Exception: Any of the following shall be deemed to meet the assembly performance criteria and intent of this section:

1. One layer of $\frac{5}{8}$ -inch (15.9 mm) Type X exterior gypsum sheathing applied behind the *exterior wall covering* or cladding on the exterior side of the framing.
2. The exterior portion of a 1-hour fire-resistance-rated *exterior wall* assembly designed for exterior fire exposure, including assemblies using exterior gypsum panel and sheathing products listed in the Gypsum Association *Fire Resistance and Sound Control Design Manual*.

R327.3.3.1 Extent of exterior wall covering. *Exterior wall coverings* shall extend from the top of the foundation to the roof and terminate at 2-inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves or soffits, shall terminate at the underside of the enclosure.

R327.3.3.2 Conditions of acceptance. ASTM E2707 tests shall be conducted in triplicate and the following conditions of acceptance shall be met. If any one of the three replicates do not meet the conditions of acceptance, three additional tests shall be conducted. All additional tests shall meet the following conditions of acceptance:

1. Absence of flame penetration through the wall assembly at any time during the test.
2. Absence of evidence of glowing combustion on the interior surface of the assembly at the end of the 70-minute test.

R327.3.4 Overhanging projections. All exterior projections (exterior balconies, carports, decks, patio covers, porch ceilings, unenclosed roofs and floors, overhanging buildings and similar architectural appendages and projections) shall be protected as specified in this section.

R327.3.4.1 Enclosed roof eaves, soffits and cornices. The exposed underside of rafter or truss eaves and enclosed soffits, where any portion of the framing is less than 12 feet (3658 mm) above *grade* or similar surface below, shall be protected by one of the following:

1. *Noncombustible material.*
2. *Ignition-resistant material.*
3. One layer of $\frac{5}{8}$ -inch (15.9 mm) Type X exterior gypsum sheathing applied behind an exterior covering on the underside of the rafter tails, truss tails or soffit.
4. The exterior portion of a 1-hour fire-resistance-rated *exterior wall* assembly applied to the underside of the rafter tails or soffit, including assemblies using exterior gypsum panel and sheathing products listed in the Gypsum Association *Fire Resistance and Sound Control Design Manual*.
5. Soffit assemblies with an underside surface that meets the performance criteria in Section R327.3.4.5 when tested in accordance ASTM E2957.

Exceptions: The following materials do not require protection required by this section:

1. Eaves and soffits where all portions of the framing members are 12 feet (3658 mm) or greater above *grade*, and 2-inch (610 mm) nominal eave fireblocking is provided between roof framing members from the wall top plate to the underside of the roof sheathing.
2. Gable end overhangs and roof assembly projections beyond an *exterior wall* other than at the lower end of the rafter tails.
3. Fascia and other architectural trim boards.

R327.3.4.2 Exterior patio and porch ceilings. The exposed underside of exterior patio and porch ceilings greater than 200 square feet (18.58 m²) in area and less than 12 feet (3658 mm) above *grade* shall be protected by one of the following:

1. *Noncombustible material.*
2. *Ignition-resistant material.*
3. One layer of $\frac{5}{8}$ -inch (15.9 mm) Type X exterior gypsum sheathing applied behind the exterior covering on the underside of the ceiling.
4. The exterior portion of a 1-hour fire-resistance-rated *exterior wall* assembly applied to the underside of the ceiling assembly, including assemblies using exterior gypsum panel and sheathing products listed in the Gypsum Association *Fire Resistance and Sound Control Design Manual*.
5. Porch ceiling assemblies with a horizontal underside that meet the performance criteria in Section R327.3.4.5 when tested in accordance with the test procedures set forth in ASTM E2957.

Exception: Architectural trim boards.

R327.3.4.3 Floor projections. The exposed underside of cantilevered floor projections less than 12 feet (3658 mm) above *grade* or the surface below shall be protected by one of the following:

1. *Noncombustible material*.
2. *Ignition-resistant material*.
3. One layer of $\frac{5}{8}$ -inch (15.9 mm) Type X exterior gypsum sheathing applied behind an exterior covering on the underside of the floor projection.
4. The exterior portion of a 1-hour fire-resistance-rated *exterior wall* assembly applied to the underside of the floor projection, including assemblies using exterior gypsum panel and sheathing products listed in the Gypsum Association *Fire Resistance and Sound Control Design Manual*.
5. An assembly that meets the performance criteria in Section R327.3.4.5 when tested in accordance with ASTM E2957.

Exception: Architectural trim boards.

R327.3.4.4 Underfloor protection. The underfloor area of elevated structures shall be enclosed to *grade* in accordance with the requirements of this section, or the underside of the exposed underfloor shall be protected by one of the following:

1. *Noncombustible material*.
2. *Ignition-resistant material*.
3. One layer of $\frac{5}{8}$ -inch (15.9 mm) Type X exterior gypsum sheathing applied behind an exterior covering on the underside of the floor assembly.
4. The exterior portion of a 1-hour fire-resistance-rated *exterior wall* assembly applied to the underside of the floor, including assemblies using exterior gypsum panel and sheathing products listed in the Gypsum Association *Fire Resistance and Sound Control Design Manual*.
5. An assembly that meets the performance criteria in Section R327.3.4.5 when tested in accordance with ASTM E2957.

Exception: *Heavy timber* structural columns and beams do not require protection.

R327.3.4.5 Conditions of acceptance. ASTM E2957 tests shall be conducted in triplicate, and the following conditions of acceptance shall be met. If any one of the three replicates do not meet the conditions of acceptance, three additional tests shall be conducted. All additional tests shall meet the following conditions of acceptance:

1. Absence of flame penetration of the eaves or horizontal projection assembly at any time during the test.
2. Absence of structural failure of the eaves or horizontal projection subassembly at any time during the test.
3. Absence of sustained combustion of any kind at the conclusion of the 40-minute test.

R327.3.5 Walking surfaces. Deck, porch and balcony walking surfaces located greater than 30 inches (762 mm) and less than 12 feet (3658 mm) above *grade* or the surface below shall be constructed with one of the following materials:

1. Materials that comply with the performance requirements of Section R327.3.5.1 when tested in accordance with both ASTM E2632 and ASTM E2726.
2. *Ignition-resistant* materials that comply with the performance requirements of Section R327.2 when tested in accordance with ASTM E84 or UL 723.
3. Exterior fire-retardant-treated wood.
4. *Noncombustible material*.
5. Any material that complies with the performance requirements of Section R327.3.5.2 when tested in accordance with ASTM E2632, where the *exterior wall covering* of the structure is noncombustible or *ignition-resistant* material.
6. Any material that complies with the performance requirements of ASTM E2632, where the *exterior wall covering* of the structure is noncombustible or *ignition-resistant* material.

Exception: *Wall covering* material may be of any material that otherwise complies with this chapter where the decking surface material complies with the performance requirements ASTM E84 with a Class B flame spread rating.

Exception: Walking surfaces of decks, porches and balconies not greater than 200 square feet (18.58 m²) in area, where the surface is constructed of nominal 2-inch (51 mm) lumber.

R327.3.5.1 Requirements for Section R327.3.5, Item 1. The material shall be tested in accordance with ASTM E2632 and ASTM E2726, and shall comply with the conditions of acceptance in Sections R327.3.5.1.1 and R327.3.5.1.2. The material shall also comply with the performance requirements of Section R327.2 for ignition-resistant material when tested in accordance with ASTM E84 or UL 723.

R327.3.5.1.1 Conditions of acceptance. ASTM E2632 tests shall be conducted in triplicate and the following conditions of acceptance shall be met. If any one of the three replicates do not meet the conditions of acceptance, three additional tests shall be conducted. All additional tests shall meet the following conditions of acceptance:

1. Peak heat release rate of less than or equal to 25 kW/ft² (269 kW/m²).

2. Absence of sustained flaming or glowing combustion of any kind at the conclusion of the 40-minute observation period.
3. Absence of falling particles that are still burning when reaching the burner or floor.

R327.3.5.1.2 Conditions of acceptance. ASTM E2762 tests shall be conducted in triplicate and the following conditions of acceptance shall be met. If any one of the three replicates do not meet the conditions of acceptance, three additional tests shall be conducted. All of the additional tests shall meet the following conditions of acceptance:

1. Absence of sustained flaming or glowing combustion of any kind at the conclusion of the 40-minute observation period.
2. Absence of falling particles that are still burning when reaching the burner or floor.

R327.3.5.2 Requirements for Section R327.3.5, Item 6. The material shall be tested in accordance with ASTM E2632 and shall comply with the following conditions of acceptance. The test shall be conducted in triplicate and the peak heat release rate shall be less than or equal to 25 kW/ft² (269 kW/m²). If any one of the three replicates do not meet the conditions of acceptance, three additional tests shall be conducted. All of the additional tests shall meet the conditions of acceptance.

R327.3.6 Glazing. Exterior windows, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire-resistance rating of not less than 20 minutes.

For questions about the 2023 ORSC, visit the division website to [contact a building code specialist](#).

An aerial photograph showing a landscape affected by a wildfire. In the foreground, there is a residential area with several houses, a dirt road, and solar panels. The middle ground is dominated by a large area of charred, blackened trees and vegetation. In the background, there are green, unburned hills and a winding road.

WILDFIRE

HOME HARDENING GUIDE

**How to harden homes
against wildfire**



Department of Consumer
and Business Services

About this guide

This guide¹ includes specific recommendations on how to construct new or retrofit existing components of a home to withstand wildfire. Each section of this guide contains an explanation on how the component is vulnerable to wildfire and what can be done to improve that component. The illustrations throughout this guide are intended to show best practices for reducing the vulnerability of a home to wildfire.

Oregon Residential Specialty Code (ORSC) Section R327 outlines specific wildfire mitigation construction standards that may be adopted locally. Where adopted, those provisions would apply to the construction of new one- and two-family dwellings and certain new accessory structures located within the locally designated wildfire hazard zones. This guide is not intended to summarize ORSC Section R327 in any way. It is intended to simplify the topic and outline protective measures of ORSC Section R327 within a user-friendly format.

ORSC Section R327 is available on the division’s website at: Oregon.gov/bcd on the Residential Structures web page.

Inside this guide

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¹ Adapted from Wildfire Home Retrofit Guide, publication #SP-20-11, with permission from University of Nevada, Reno Extension and the Living with Fire Program.

Roofing

Making a roof "fire-safe" is a big step in reducing the vulnerability of the home to wildfire. There are three fire ratings for roof coverings: Class A, Class B and Class C, with Class A providing the greatest fire protection. The roof rating designation provides information for the roof covering material and does not include where the roof meets other materials at the edge of the roof. A non-fire-retardant treated wood shake or shingle roof covering is unrated and is not desirable—these roof types have less than a Class C rating.

To meet the minimum requirements of ORSC Section R327, roofing must have a minimum of a Class B rating.

A

CLASS A ROOFING

materials include asphalt fiberglass composition shingles, clay and cementitious tiles (both flat and barrel shaped), and some metal roofing materials.

B

CLASS B ROOFING

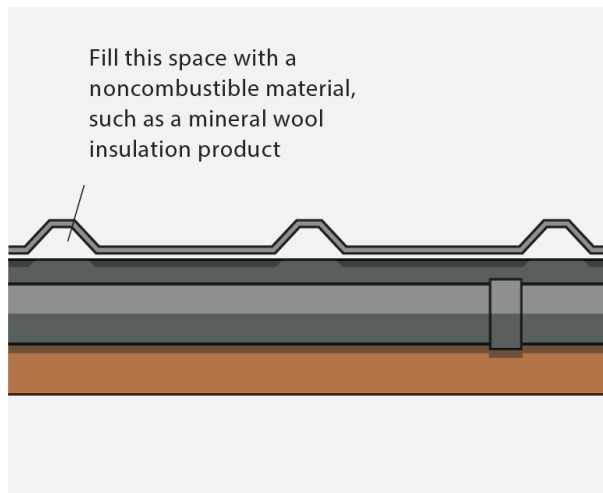
materials are most commonly exterior-rated, pressure-impregnated fire-retardant treated shake or shingle covering (not allowed in Oregon).

C

CLASS C ROOFING

materials include recycled plastic, rubber and aluminum.

METAL ROOF

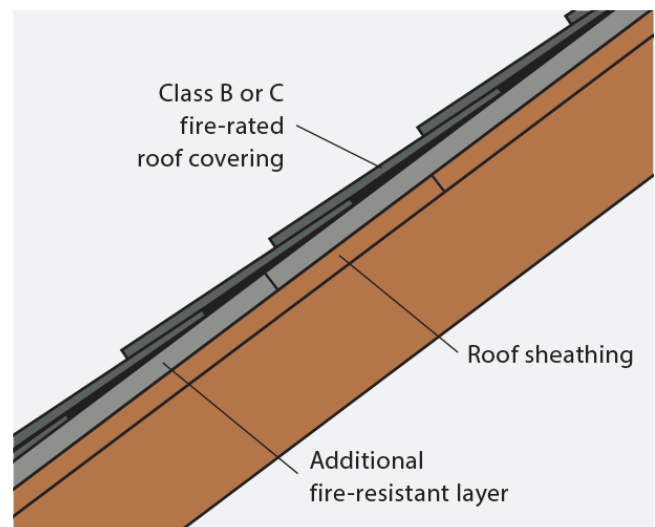


HOW TO FURTHER REDUCE THE VULNERABILITY OF ROOFS

- Remove accumulated vegetative debris from the roof.
- If there is a space between the roofing materials and roof deck, make sure that the openings between the covering and the roof deck are blocked. Repair areas as needed.

CLASS A "BY ASSEMBLY" FIRE-RATED ROOF COVERING

Class B and Class C roofing materials can have a Class A "by assembly" rating. In these cases, additional materials that enhance the fire resistance of the roof assembly (i.e., the roofing material plus other materials included in the roof assembly) must be installed. In these cases, be sure to follow the manufacturer's instructions.

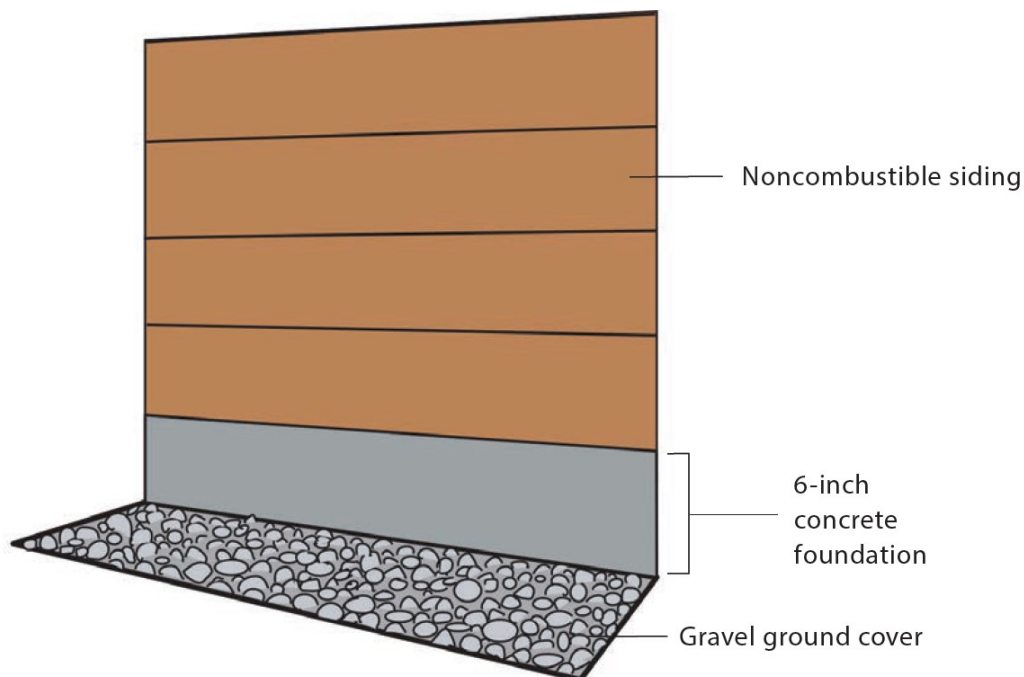


Exterior wall covering

If the siding ignites, a fire can: **1)** penetrate through the stud cavity into the home, **2)** spread up the side of the home and enter windows or other openings such as dryer vents, and **3)** spread into the attic at a gable-end vent or an under-eave area. Combustible siding can be ignited from direct-flame contact or radiant heat exposure. Ignition of siding from embers can occur, especially if embers ignite combustible materials close to the home (e.g., bark mulch or wood pile), and if siding extends all the way to the ground. Combustible siding products are widely used, including solid wood, wood composite materials and plastic/vinyl products.

To meet the minimum requirements of ORSC Section R327, exterior wall coverings must be one of the following materials or assemblies:

- ▶ Noncombustible – Common examples include fiber cement board, brick, and metal.
- ▶ Ignition Resistant – These are materials that have been tested in accordance with ASTM E84 or UL 723. An example of an ignition-resistant material is lumber that has been pressure impregnated with an exterior-rated fire retardant.
- ▶ Heavy Timber Assembly – Commonly known as post and beam or timber-framed is a system having main framing members measuring no less than eight inches by eight inches.
- ▶ Log Wall Assembly.



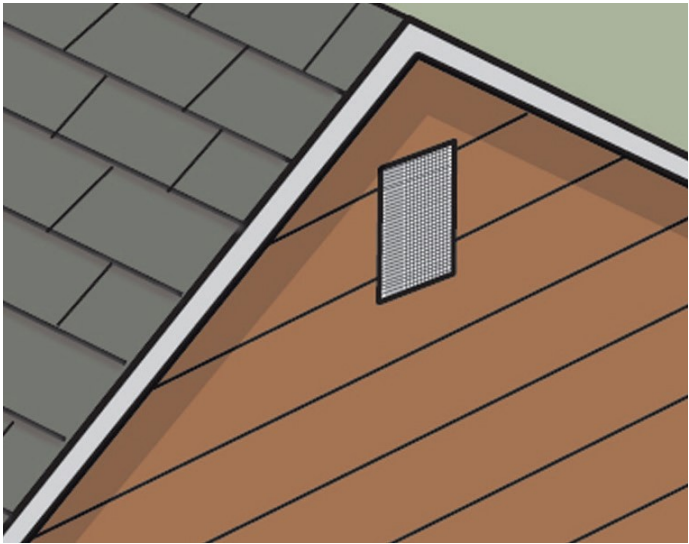
Recommended Exterior Wall Configuration

Ventilation

To meet the minimum requirements of ORSC Section R327, unless located greater than 12 feet above grade, crawlspace, eave, soffit, and cornice vents must be the following type:

- ▶ Specifically designed to resist the intrusion of burning embers and flame. Fire resistant vents must be certified under ASTM E2886.
- ▶ Vents other than crawlspace, eave, soffit, and cornice vents shall be covered with noncombustible corrosion-resistant metal mesh a minimum of $\frac{1}{16}$ inch and maximum of $\frac{1}{8}$ inch.

(Unvented attic assemblies also qualify. An unvented attic is one in which no vent openings are installed.)



WHAT IS THE DIFFERENCE BETWEEN VENT SCREEN SIZES?

Small screens ($\frac{1}{16}$ inch) can reduce both the size and number of embers that can pass through. Because the embers are smaller, they self-extinguish quickly after entering the attic and crawl space. While this screen size is ideal for resisting ember intrusion, it does require more maintenance because it gets easily clogged. Accumulated debris on vents can become a source of embers if not cleaned regularly. Air flow is also reduced with this size screen.

Mid-size screens ($\frac{1}{8}$ inch) allow more, larger embers to enter the attic and crawl space, but these are still better than $\frac{1}{4}$ -inch screens. This size screen is a common choice because the maintenance is lower while still being relatively effective.

Large screens ($\frac{1}{4}$ inch) allow many, larger embers to enter the attic and crawl space. It is recommended you replace or cover $\frac{1}{4}$ -inch screens with a smaller grain.

HOW TO REDUCE THE VULNERABILITY OF ATTIC AND CRAWL SPACES

- Avoid storing combustible items (e.g., cardboard boxes, newspapers and magazines) near attic or crawl space vents.
- If $\frac{1}{4}$ -inch mesh screening is present, replace or add, at a minimum, a $\frac{1}{8}$ -inch noncombustible corrosion resistant metal mesh screen.
- Consider replacing vents with a flame- and ember-resistant option.

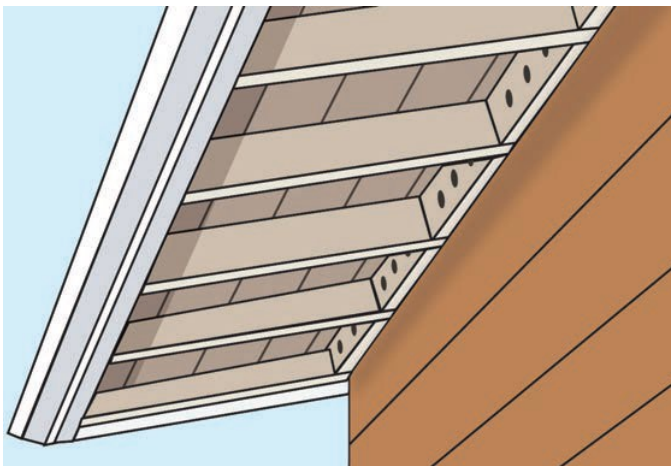
Overhangs, cantilevers and projections

The under-eave area provides a point of entry for flames if nearby vegetation or other materials are burning. There are two basic designs for under-eave construction: open-eave and soffited-eave (i.e., one that is boxed in). Open-eave designs are more vulnerable to flames—heat can build up in an area between the roof rafters allowing for more rapid fire spread laterally, which increases the likelihood that fire will find a location to enter the attic. Vents that are in the blocking between rafters in open-eave construction are more vulnerable to the entry of embers than vents in a soffited-eave.

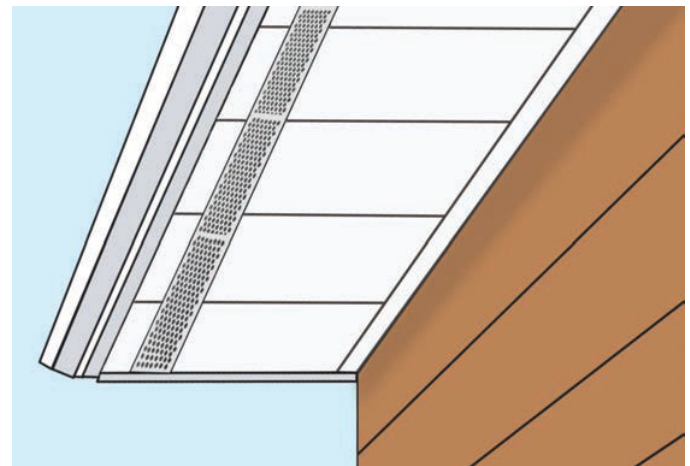
To meet the minimum requirements of ORSC Section R327, overhangs, cantilevers and projections less than 12 feet above grade and greater than 200 square feet must be protected by one of the following materials:

- ▶ Noncombustible – Common examples include fiber cement board, brick, and metal.
- ▶ Ignition Resistant – These are materials that have been tested in accordance with ASTM E84 or UL 723. An example of an ignition-resistant material is lumber that has been pressure impregnated with an exterior-rated fire retardant.
- ▶ 1-hour Rated Wall Assembly – A typical one-hour fire rated wall consists of 2 x 4 studs spaced 16 inches from the center of one stud to the center of the next, covered by $\frac{5}{8}$ -inch Type X gypsum board. Type X gypsum board is wallboard to which non-combustible fibers have been added.
- ▶ 1 Layer of $\frac{5}{8}$ -inch Type X Gypsum – Type X gypsum board is wallboard to which non-combustible fibers have been added.

OPEN EAVE



SOFFITED EAVE



HOW TO FURTHER REDUCE THE VULNERABILITY OF EAVES

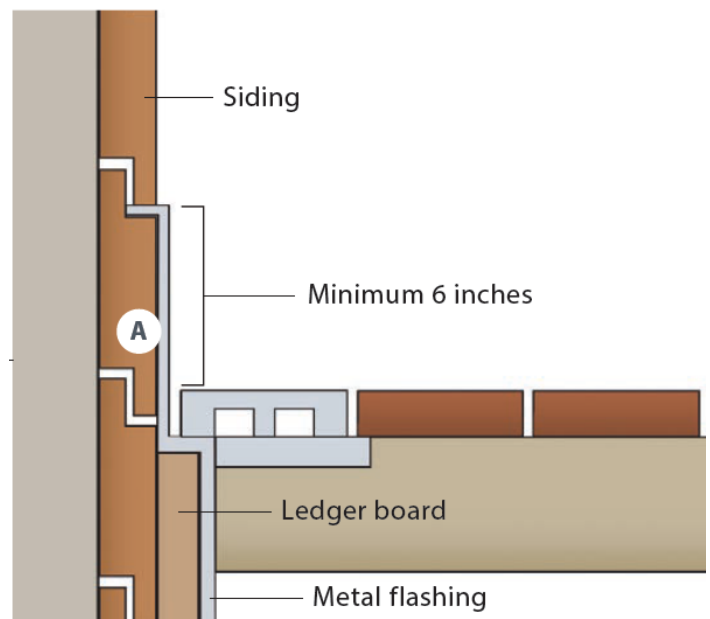
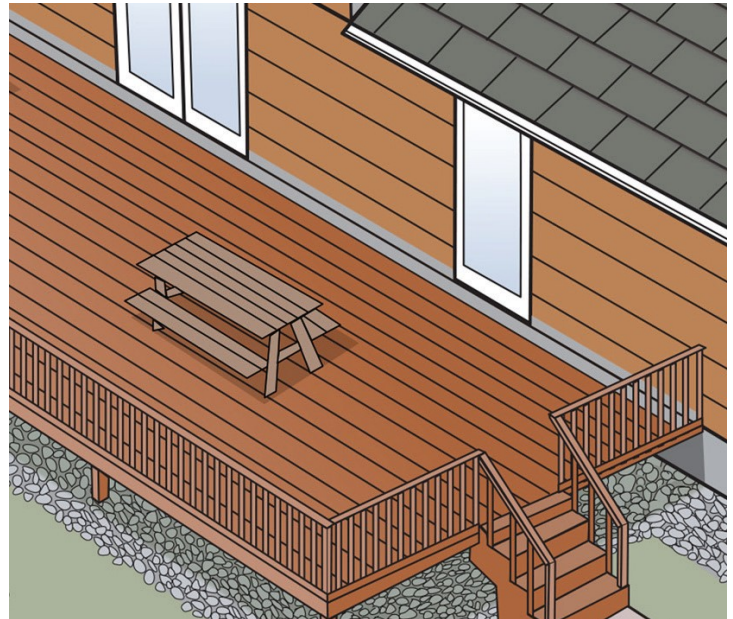
- Inspect open-eave areas for gaps where embers could lodge or pass through into the attic. All vents should be screened, and all other gaps should be filled with durable caulk.
- Enclose under-eave area to create a soffited eave.

Walking surfaces

If a deck, porch or balcony attached to a home ignites, the home can be exposed to flames and radiant heat. What is stored underneath and on top of these structures can also be an ignition source. Depending on the material, embers can also directly ignite the walking surface of these structures. Structures that overhang a slope can be exposed to flames if trees and other vegetation downslope ignite, resulting in flames contacting the bottom of the structure. Most commercially available deck boards are combustible.

To meet the minimum requirements of ORSC Section R327, walking surfaces that are greater than 30 inches and less than 12 feet above grade must be one of the following materials:

- ▶ Noncombustible – Common examples are fiber cement and aluminum
- ▶ Ignition Resistant – These are materials that have been tested in accordance with ASTM E84 or UL 723.
- ▶ Exterior Fire-Retardant Treated Wood – EFRT wood must undergo ASTM E84 testing, conducted on material that has been through the ASTM D2898 accelerated weathering test.
- ▶ Material meeting ASTM E2632 – This standard prescribes a method to assess the fire-test response characteristics of deck materials when used as the walking surface of a deck or similar structure



- A** Install metal flashing between the ledger board and joists to protect the combustible siding material. The flashing should extend above and below the ledger board.

Windows and skylights

WINDOWS

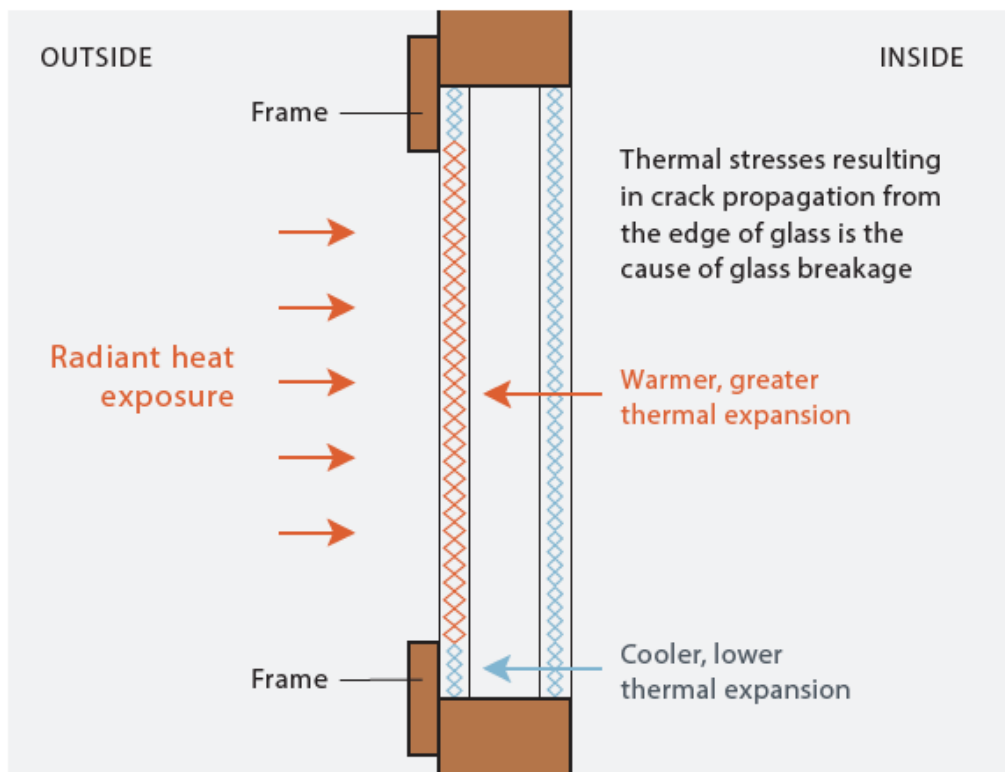
Windows and windows within exterior doors can be a vulnerable component of a home if the framing material ignites or deforms, or if the glass breaks and falls out, both allowing embers or flames to enter the home. The most vulnerable part of a window is the glass. Glass breakage occurs when cracks, spreading from the outer edge inward, occur due to thermal stress that develops when a window is exposed to flames or radiant heat.

Tempered glass is three to four times more resistant to heat exposures than typical annealed glass and is therefore a better choice when selecting windows.

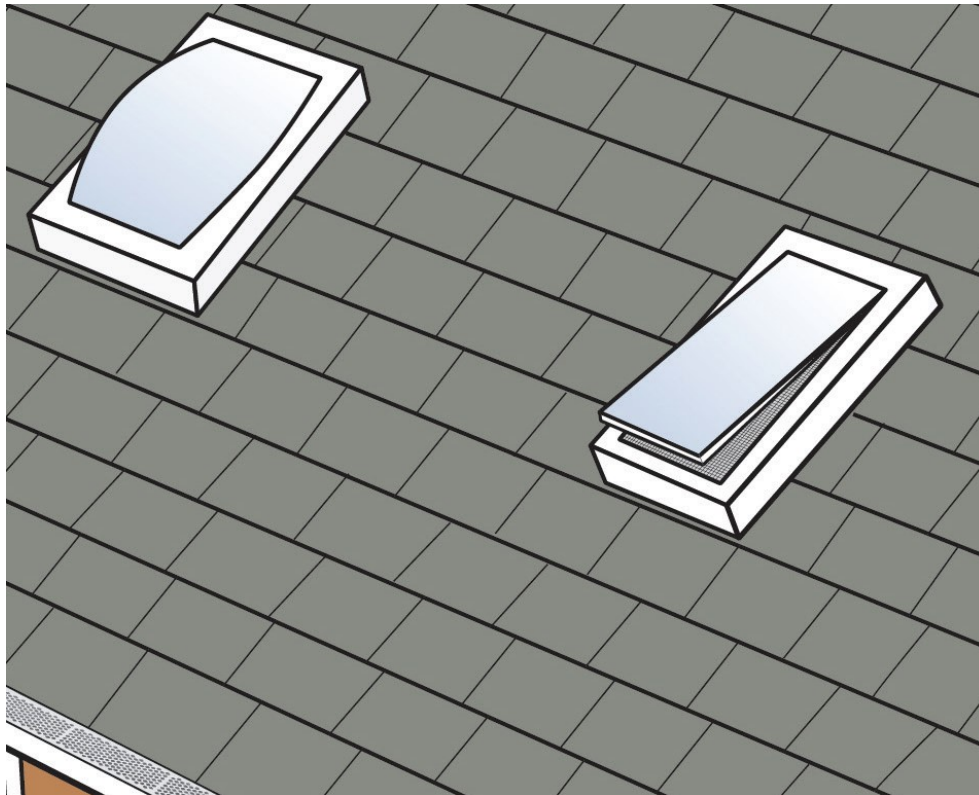
To meet the minimum requirements of ORSC Section R327, windows and windows within exterior doors must be one of the following:

- ▶ Tempered Glass – This glass undergoes a thermal process that increases its strength.
- ▶ Multi-layered glazed panels – A standard double paned window meets this requirement.
- ▶ Glass block
- ▶ 20-minute Fire-Resistant-Rated Assembly – This is a window assembly that is rated for fire exposure for 20 minutes. These windows will come as a complete assembly with frame and glass together.

DUAL-PANE WINDOW



SKYLIGHTS



Skylights can be a point for ember and flame entry if the cover fails, or if skylights are left open when a wildfire threatens. There are two basic kinds of skylights: domed-style made of plastic and flat-style made of glass. Flat-style, glass skylights have less risk than domed-style, plastic skylights that may melt and burn when exposed to heat from a wildfire. Typically, the glass in skylights consists of two layers, the outer being tempered glass and the inner being a safety glass, such as laminated glass.

Skylights on steeper sloped roofs can be vulnerable to radiant heat and flame contact exposures if nearby combustible materials ignite and burn. Skylights on low-slope (flatter) roofs are more prone to the accumulation of vegetative debris (especially flat-style skylights).

To meet the minimum requirements of ORSC Section R327, skylights must be one of the following:

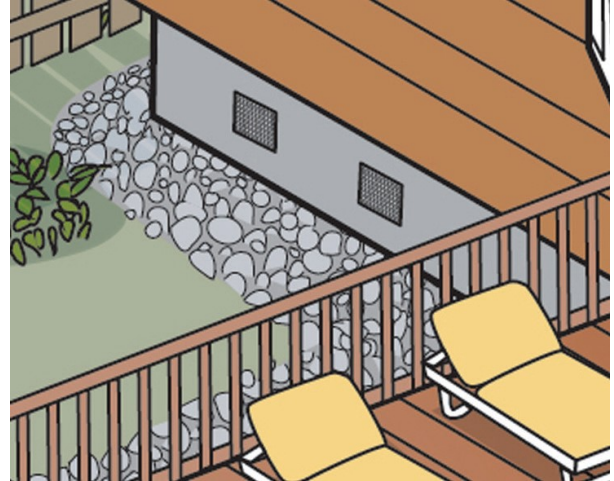
- ▶ Tempered Glass – This glass undergoes a thermal process that increases its strength.
- ▶ Multi-layered glazed panels – A standard double paned window meets this requirement.
- ▶ Glass block
- ▶ 20-minute Fire-Resistant-Rated Assembly – This is a skylight assembly that is rated for fire exposure for 20 minutes. These skylights will come as a complete assembly with frame and glass together.

Manufactured home skirting

Combustible skirting installed to enclose the space under a manufactured home is a vulnerable point for wildfires. There are many readily available products that are non-combustible. Installing a noncombustible or ignition resistant skirting along with vents that are designed to resist flame and embers will help protect the space under a manufactured home.

Manufactured homes are not subject to ORSC Section R327. The following materials are recommended:

- ▶ Noncombustible - Common examples are fiber cement board, metal and masonry.
- ▶ Ignition Resistant - These are materials that have been tested in accordance with ASTM E84 or UL 723. An example of an ignition-resistant material is lumber that has been pressure impregnated with an exterior-rated fire retardant.



Accessory structures

Accessory structures could include detached garages, shops, agricultural buildings, pump houses and sheds. These structures are accessory to and located on the same parcel as a dwelling.

In order to be subject to ORSC Section R327, accessory structures must meet the following conditions:

- ▶ Must be within 50 feet of a building that contains habitable space.
- ▶ Must be in excess of 400 square feet.



Glossary

EMBER Also called firebrand. Burning (or glowing) particles of vegetation from tree branches, parts of shrubs or chaparral, or other combustible materials (e.g., construction materials) that ignite and burn during a wildfire and are carried in wind currents to locations beyond the wildfire front.

FIBER CEMENT A generic term for a siding product that is made using cement, wood fiber and other additives.

FINE-MESH SCREENING In the context of this document, $\frac{1}{8}$ -inch or finer screening that is used to cover vent openings and operable windows.

GYPSON WALLBOARD A panelized product made from calcium sulfate dihydrate. These panels are commonly used for paneling on the interior of homes and buildings. A special type of gypsum wallboard can be used as a fire-resistant component in a one-hour wall assembly.

ONE-HOUR WALL CONSTRUCTION An assembly that provides enhanced resistance to the penetration of fire.

OPEN-EAVE A type of construction whereby roof rafters are exposed in the area where they extend beyond the exterior walls of the building. In this type of construction, wood members, typical nominal 2-inch thick lumber, are used to fill the space between roof rafters.

PRESSURE-IMPREGNATED FIRE-RETARDANT TREATED A process whereby a fire-retardant chemical is injected into the material (e.g., wood) under a pressurized process. This process results in a deeper penetration of the chemical into the wood.

ROOF COVERING The part of the roof assembly visible from outside the building. Common roof covering materials include asphalt composition shingles, tile and metal.

SHEATHING The first covering of boards or of waterproof material on the outside wall of the house.

SOFFITED-EAVE A type of construction where the area of the roof rafters that extend beyond the exterior wall of a building are enclosed, typically by attaching a panelized product that connects the edge of the roof to the exterior wall.

TEMPERED GLASS A heat-treated glass that enhances resistance to heat exposures three to four times over that of regular (annealed) glass.

UNDERLAYMENT A panel or sheet material in the roof assembly, underlying the roof covering, that improves the fire rating of the covering.



SINCE 2004

Project Wildfire Neighborhood Coalition

SINCE 2023...NOW 80+ FIREWISE COMMUNITIES AND GROWING

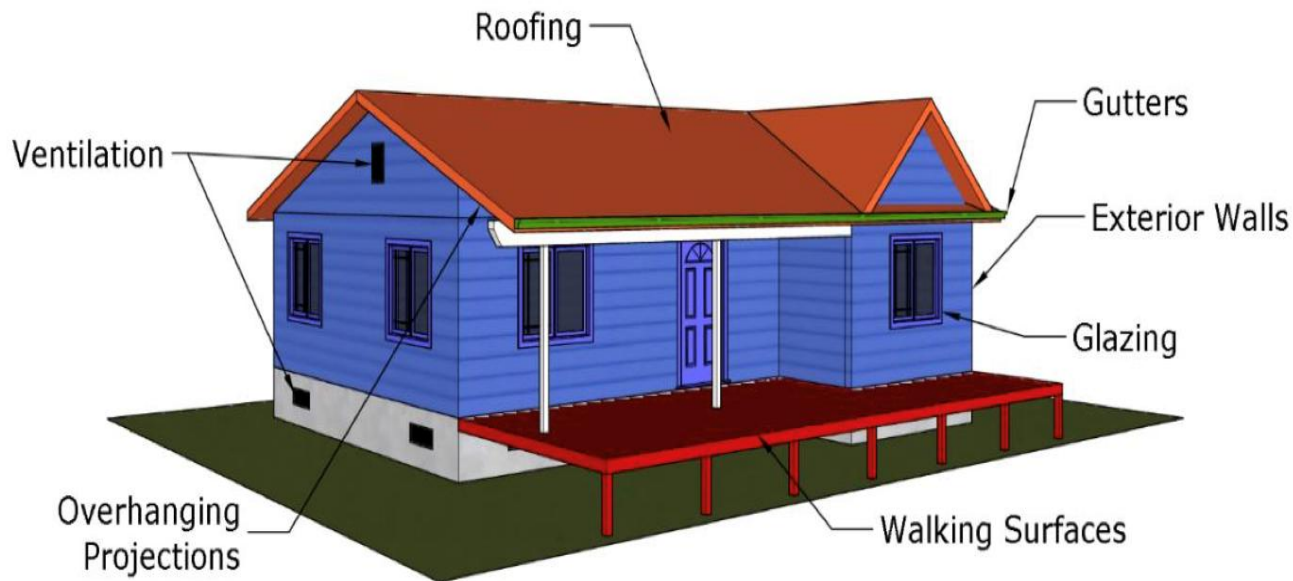
*Supporting Project Wildfire's Mission to prevent deaths, injuries, property loss,
and environmental damage resulting from wildfires in Deschutes County –
by improving fire-adapted readiness one neighborhood at a time*



Video Link: <https://vimeo.com/1138749148>

Adopt R327: Build a More Wildfire-Resilient Redmond

- ▶ R327 applies to new dwellings & their accessory structures governed by ORSC to protect against fire
- ▶ Available for local adoption to address wildfire & conflagration risks; resilience starts with home hardening

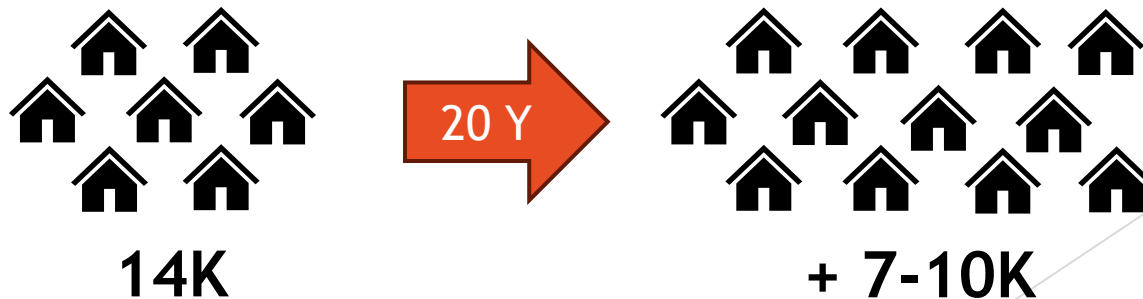


Adopt R327: Prevent Urban Conflagration



Adopt R327: Timely, Regional Momentum

- ▶ Low-cost, high-impact mitigation
- ▶ Sisters: Adopted R327 (mandatory 4/1/26)
- ▶ Deschutes County: Adopted R327 (mandatory 4/1/26)
- ▶ Bend: Wildfire resiliency goals; workshop in February
- ▶ La Pine: Wildfire development standards in progress
- ▶ Redmond: Anticipated growth trajectory



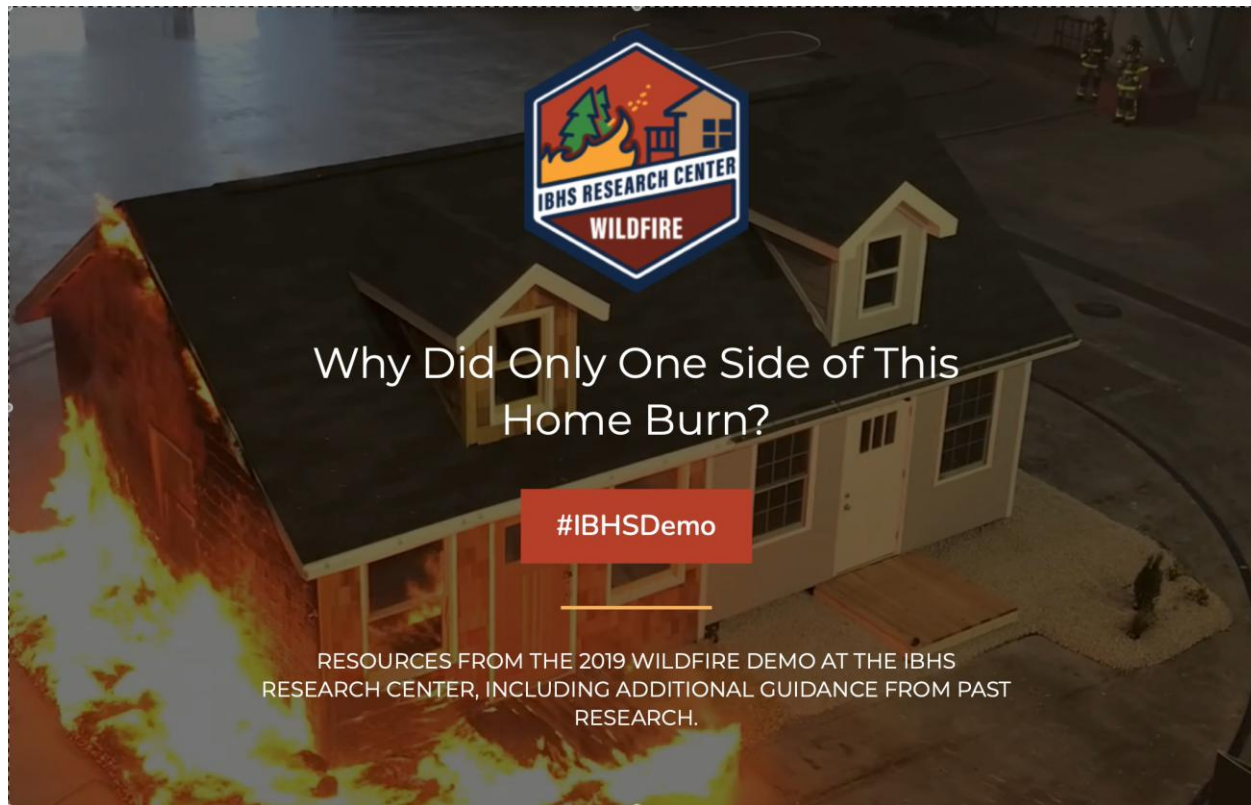
Adopt R327: Cost vs. Benefit

- ▶ 2-3% added cost for wildfire-resistant construction
- ▶ 2/3 of homeowners uninsured/under-insured = Displacement
- ▶ Post-construction retrofits are less likely & more costly
- ▶ Nearly ½ of wildfire recovery costs fall on local communities
 - ▶ Tourism Declines
 - ▶ Businesses Close
 - ▶ Job Losses Mount
 - ▶ Housing Costs Rise
 - ▶ Local Tax Revenues Drop
 - ▶ Economic Recovery Stalls
- ▶ \$1 Invested in resistant building = \$210 Avoided economic losses
- ▶ Resilient community = Affordable • Survivable • Insurable
- ▶ Consistency outperforms piecemeal, voluntary approaches

Sources: Headwaters Economics, United Policyholders, NW Insurance Institute, IBHS, Cotality, Pew Research Center

Adopt R327: Build a More Resilient & Insurable Redmond

- ▶ Practical • Cost-effective • Evidence-based



Questions?

- ▶ ORSC R327 & Local Adoption
 - ▶ Eric T. McMullen, Structural Program Assistant Chief
Housing & Building Safety Section, Oregon Building Codes Division
503.930.8849, eric.t.mcmullen@dcbs.oregon.gov
- ▶ Wildfire Research: Effective Mitigations
 - ▶ Steve Hawks, Senior Director for Wildfire, IBHS
916.765.4592, shawks@ibhs.org
- ▶ Economic Impacts & Community Planning Considerations
 - ▶ Doug Green, Program Director, CPAW, Headwater Economics
541.749.0620, doug@headwaterseconomics.org
- ▶ Wildfire Mitigation Plans for Developers
 - ▶ Craig Letz, Founder, Tamarack Wildfire Consulting
541.480.3356, craig@tamarackwildfire.com
- ▶ Insurance Perspectives
 - ▶ Kenton Brine, President, NW Insurance Council
360.481.6539, kenton.brine@nwinsurance.org

Project Wildfire Neighborhood Coalition: Key Contacts

- ▶ Jeffry Reaume, Redmond Ambassador, jpreaume@gmail.com
- ▶ Robin Church, Secretary, churchrh@gmail.com
- ▶ Lon Leneve, Co-Chair, lon.leneve@gmail.com
- ▶ Elizabeth Weide, Co-Chair, elizabethweide23@gmail.com



CITY OF REDMOND

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redmondoregon.gov

STAFF REPORT

DATE: February 10, 2026
TO: City Council
THROUGH: Keith Witcosky, City Manager
Jason Neff, Deputy City Manager/Chief Financial Officer
James Wood, Finance Director
FROM: Tom Ferrell, Accounting Supervisor
SUBJECT: City of Redmond and Urban Renewal Fiscal Year 2024/2025 Financial Audit Results

Report in Brief:

This item provides the City's External Financial Auditor, Dickey & Tremper, LLP, the opportunity to present the results of the Fiscal Year 2024/2025 Audit.

Background:

Oregon Revised Statutes (ORS) 297.415 & 297.425 require municipalities to submit audited financial statements to the Oregon Secretary of State on, at least, an annual basis. The audit of financial statements for the year ending June 30, 2025, has been prepared and audited pursuant to ORS.

Additionally, if deficiencies are identified within the audit, ORS 297.466 requires the City Council to adopt a plan of action to settle the deficiencies.

Audited financial reports can be found at:

<https://www.redmondoregon.gov/government/departments/finance/annual-audited-financial-reports>.

Discussion:

The audit did not identify deficiencies pursuant to ORS 297.466 that are required to be addressed through a plan of action. No formal action is required.

Fiscal Impact:

There is no fiscal impact.

Alternative Courses of Action:

No formal action is required.

Recommendation / Suggested Motion:

No formal action required.

December 31, 2025

To the Honorable Mayor and Members of the
City Council of the City of Redmond, Oregon

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Redmond, Oregon; hereafter referred to as the City, for the year ended June 30, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted audit standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated August 4, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note I to the financial statements. As described in Note IV.I to the financial statements, the City implemented GASB Statement No. 101, *Compensated Absences*, for the fiscal year ended June 30, 2025. The application of existing policies was not changed during year 2025. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the City's financial statements were:

Management's estimate of capital assets and depreciation expense is based on the useful lives of acquired assets. We evaluated the key factors, and assumptions used to develop depreciation expense in determining that it is reasonable in relation to the financial statements taken as a whole.

Management's estimate of lease receivables and the related deferred inflows of resources is based on the net present value of the leased assets at the City's incremental borrowing rate. Lease amortization expense is based on the term of the lease. Lease liabilities are based on the present value of lease payments and are reported as other financing sources in the governmental fund financial statements. We evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Management's estimate of SBITA (subscription-based information technology arrangement) assets is based on the net present value of the SBITA assets at the City's incremental borrowing rate. SBITA amortization expense is based on the term of the arrangement. SBITA liabilities are based on the present value of subscription payments and are reported as other financing sources in the governmental fund financial statements. We evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Management's estimate of Other Post Employment Benefits and the related deferred inflows and outflows is based on the actuarial valuation performed by Milliman and key assumptions agreed to by management. We evaluated the key factors and assumptions used to develop the liability for Other Post Employment Benefits and the related deferred inflows and outflows in determining that it is reasonable in relation to the financial statement taken as a whole. The actuarial valuation was based on the currently known facts and does not take into account changes subsequent to the measurement date.

Management determined that the liability for system development charge credits could not be reasonably estimated and the usage of any credits would result in the offset to future system development charges. An estimate of the possible commitment has been reported as note disclosure IV.D of the financial statements.

Management's estimate of the net pension liability and the related deferred inflows and outflows is based on the actuarial valuation performed by Milliman and key assumptions agreed to by management and Oregon PERS. We evaluated the key factors and assumptions used to develop the net pension liability and related deferred inflows and outflows in determining that it is reasonable in relation to the financial statements taken as a whole. The actuarial valuation was based on the currently known facts and does not take into account changes subsequent to the measurement date.

Management's estimate of compensated absences is based on leave balances management determines to be more likely than not to be either paid out or used, calculated using employees' pay rates and employer costs at the measurement date. We evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The attached schedule summarizes uncorrected misstatements of the financial statements. Management has determined that their effects are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. The uncorrected misstatements or the matters underlying them could potentially cause future period financial statements to be materially misstated, even though, in our judgment, such uncorrected misstatements are immaterial to the financial statements under audit. In addition, none of the misstatements detected as a result of

audit procedures and corrected by management were material either individually or in the aggregate to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 31, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

During our audit, we became aware of some areas other than significant deficiencies or material weaknesses, matters that are opportunities for strengthening internal controls and operating efficiency, and other observations. The comments below summarize our suggestions regarding those matters:

The City reports both PFC revenues and disbursements to the FAA and they normally agree since the City is collecting in advance. There was an error in the 9/30/24 quarter where the current revenue was reported but the prior quarter disbursements were posted causing about a \$3,000 difference that will carry forward to future reports. The City may need to amend or correct future reports to clear the difference.

The agreement with American Airlines for the revenue guarantee of \$1 million and other incentives was originally signed only by the Airport Director in early 2024, which exceeds his signing authority. This was discovered in the Finance Department as the procurement was being reviewed and was pro-actively brought to Council for approval in May 2024 prior to any payments being made on the contract. We recommend proper approvals be obtained prior to entering into large contracts in accordance with policy.

The agreement with American Airlines includes landing fee waivers for the duration of the air service period through May 5, 2026 but the City ceased providing the waivers after the revenue guarantee was paid out for the October 2024 period. There were landing fees paid in May and June 2025 and after fiscal year end. The agreement also states the City will provide a minimum

of \$150,000 towards marketing and only \$134,000 had been spent. The route was discontinued in the Fall of 2025 and the City is working with the airline on a final resolution.

The City implemented most of our recommendations to allocate the year end FMV adjustment based on investment earnings and added steps to the reconciliation process to ensure there are no significant variances, which are both improvements from the prior year.

We also reported on the City's internal control in our report dated December 31, 2025, which is included in the City's financial statements. That report discloses no items reported as a material weakness over financial reporting or as significant deficiencies.

Other Matters

We applied certain limited procedures to the Management's Discussion and Analysis, schedules of the City's Proportionate Share of the Net Pension Liability (Asset), the City's Contribution to the Oregon Public Employees Retirement System, the City's Proportionate Share of the Net OPEB Liability (Asset), the City's Contribution to the OPERS Retirement Health Insurance Account, Schedule of Changes in the City's OPEB Liability and Related Ratios, and Notes to Required Supplementary Information, which is required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

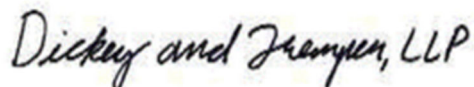
We were engaged to report on the combining and individual nonmajor funds financials statements, budgetary comparison schedules, and other financial schedules, which accompanies the financial statements but is not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We are not engaged to report on the Statistical section and Transmittal letter, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and, accordingly, we do not express an opinion or provide any assurance on them.

Restriction on Use

This information is intended solely for the use of the Mayor, members of City Council and management of the City of Redmond and is not intended to be, and should not be, used by anyone other than these specified parties.

Respectfully,

A handwritten signature in cursive script that reads "Dickey and Tremper, LLP".

DICKEY AND TREMPER, LLP

City of Redmond
Passed Adjusting Journal Entries
6/30/2025

Fund balance	Capital Projects Fund	\$	25,587		
Capital outlay	Capital Projects Fund			\$	25,587

Passed adjustment for prior year invoice reported in current year expenses and cleared out by year end.

Net OPEB liability	Governmental Activities	\$	47,000		
Medical insurance expense	Governmental Activities			\$	47,000
Medical insurance expense	Business Type Activities	\$	47,000		
Net OPEB liability	Business Type Activities			\$	47,000

Passed adjustment for net OPEB liabilities due to error in allocation between funds and activities using PERS expense to allocate instead of medical insurance that has been used historically.



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Web: www.dickeyandtremper.com

December 31, 2025

To the Board of Directors of the Redmond Urban Renewal Agency
411 SW 9th St.
Redmond, OR 97756

We have audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Redmond Urban Renewal Agency for the year ended June 30, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated August 4, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Redmond Urban Renewal Agency are described in Note 1 to the financial statements. No new accounting policies were adopted, and application of existing policies was not changed during the year 2025. We noted no transactions entered into by the Agency during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

Management's estimate of capital assets owned, and depreciation expense is based on the useful lives of acquired assets. We evaluated the key factors and assumptions used to report net capital assets in determining that it is reasonable in relation to the financial statements taken as a whole.

Management's estimate of property taxes receivable is based on unpaid property taxes as of June 30, 2025. We evaluated the key factors and assumptions used to develop property taxes receivable in determining that it is reasonable in relation to the financial statements taken as a whole.

Management's estimate of the net realizable value of assets held for sale was based on appraisals and recent sales prices. We evaluated the key factors and assumptions used to develop the net realizable value in determining that it is reasonable in relation to the financial statements taken as whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material either individually or in the aggregate to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 31, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Agency's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Agency's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

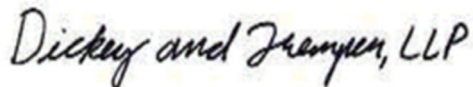
We applied certain limited procedures to Management's Discussion and Analysis, which is required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the budgetary comparison schedules which accompany the financial statements but are not RSI. With respect to this supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Restriction on Use

This information is intended solely for the information and use of the Board of Directors and the management of the Redmond Urban Renewal Agency and is not intended to be, and should not be, used by anyone other than these specified parties.

Respectfully,

A handwritten signature in black ink that reads "Dickey and Tremper, LLP". The signature is written in a cursive, flowing style.

DICKEY AND TREMPER, LLP



Dickey and Tremper, LLP
Certified Public Accountants and Business Advisors

110 SE First Street
P.O. Box 1533
Pendleton, OR 97801
Phone: (541) 276-6862
Toll Free: 1-800-332-6862
Fax: (541) 276-9040
Web: www.dickeyandtremper.com

To the Board and Management of the City of
Redmond Urban Renewal Agency:
411 SW 9th St.
Redmond, OR 97756

In planning and performing our audit of the financial statements of the governmental activities and each major fund of the Redmond Urban Renewal Agency as of and for the year ended June 30, 2025, in accordance with auditing standards generally accepted in the United States of America, we considered the Redmond Urban Renewal Agency's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Redmond Urban Renewal Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis.

Our consideration of internal control was for the limited purpose described in the first paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses. Given these limitations during our audit, we did not identify and deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

This communication is intended solely for the information and use of management, Board of Directors, and others within the Redmond Urban Renewal Agency, and is not intended to be, and should not be, used by anyone other than these specified parties.

Dickey and Tremper, LLP

Dickey and Tremper, LLP
Certified Public Accountants
Pendleton, Oregon

December 31, 2025



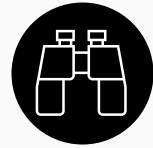
ANNUAL AUDIT REPORT FOR FISCAL YEAR ENDING JUNE 30, 2025

REDMOND CITY COUNCIL
FEBRUARY 10, 2026





OVERVIEW



AUDIT LIMITATIONS



AUDIT REQUIREMENTS



AUDIT PROCESS

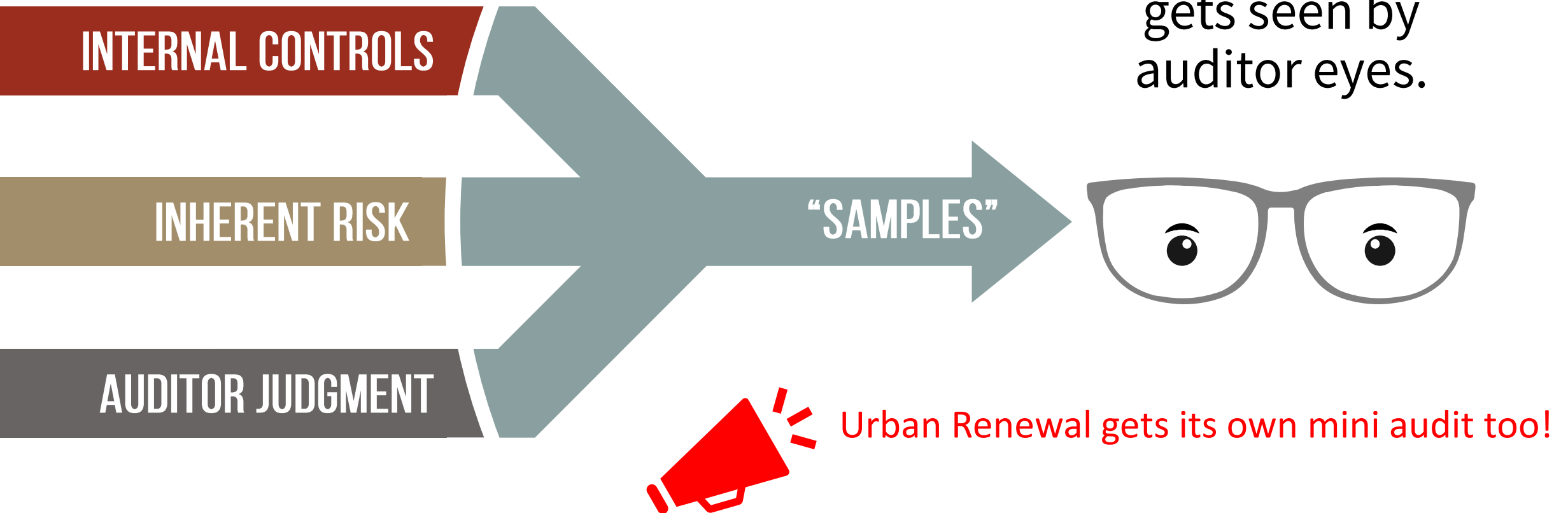


AUDITOR FINDINGS

SLIDE / 2



AUDIT LIMITATIONS - THE “WHAT”





AUDIT REQUIREMENTS

THE “WHY”

SLIDE / 4



REPORTING

Financial statements are prepared annually for each year ending June 30.
(ORS 297.415)

Required by bond covenants



FORMATTING

Financial statements must be presented in accordance with GAAP*, as outlined by the GASB**

*GAAP = Generally Accepted Accounting Principles

**GASB = Governmental Accounting Standards Board



OVERSIGHT

Annual audits must be conducted by a certified independent auditor licensed in Oregon.
(ORS 297.425)



AUDIT PROCESS

THE “WHEN”

	SPRING	SUMMER	FALL	WINTER
Preliminary Work	PREP WORK & INTERIM AUDIT			
Year-End Closeout		ACCRUALS & WORKPAPERS		
Auditor On-Site			REVIEW	
Audit Report			RESULTS	
Report to Council				PRESENTATION



REQUIRED COMMUNICATION

(AUC 260)

SLIDE / 6



QUALITATIVE ASPECTS OF ACCOUNTING PRACTICES

- Financial statements contain estimates made by management.
- Management selects accounting policies.



DIFFICULTIES ENCOUNTERED IN PERFORMING THE AUDIT

- No significant difficulties were noted.
- No disagreements with management occurred.



CORRECTED AND UNCORRECTED MISSTATEMENTS

- Misstatements were not material to the financial statements (i.e. not significant enough to record).



OVERALL AUDITOR FINDINGS

01 FINANCIAL STATEMENTS

- Opinion
- Government-Wide Statements
- Governmental Fund Statements
- Enterprise Fund Statements

02 INTERNAL CONTROLS

- Internal Controls
- Prior Year Findings Corrected
- Governmental Auditing Standards

03 FEDERAL AWARDS

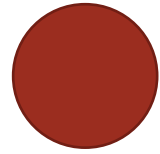
- Major Programs
(CDBG, SCASDP, CWSRF, ARPA)
- \$13.3M Grant Expenditures

04 PASSENGER FACILITY CHARGES

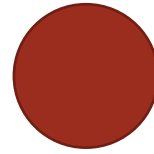
- Revenues collected/applied
\$2.4M



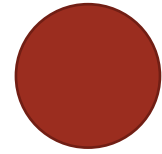
APPRECIATION



CITY LEADERSHIP



**DEPARTMENT HEADS
AND STAFF**



CENTRAL SERVICES



NEXT STEPS

01 RESOLUTIONS (NOT REQUIRED)

**02 BACK TO WORK
FISCAL YEAR 2026 AUDIT PREP**



ANNUAL COMPREHENSIVE FINANCIAL REPORT

THE “REPORT”



ACFR Components	
Independent Auditor’s Report	Audit Report to the Mayor & City Council from Auditor • Opinion on financial amounts reported
Management Discussion & Analysis	Report from Management to ACFR Readers
Basic Financial Statements	City-wide financial reports with notes
Supplemental Information	Budget-to-Actual financial reports by fund
Statistical Section	Long-term financial data of the City
Reports of Independent CPA	Additional Audit Reports to the Mayor and City Council from Auditor • ORS Compliance • Internal Controls • Passenger Facility Charges • Federal Grant Awards • Schedule of Findings



City of Redmond - Financial Overview

2Q FY25/26

Key Financial Highlights

- * Year-to-date operating expenses at 49%, year-end projection = 99%
- * Property Taxes: Assessed Value +5.7% (bgt, +5.1%), collections at 92% of budget
- * Lodging Taxes: Trending 10% higher than budget (+\$187k)
- * General Operating Funds projected operating deficit (~3.2% of oper. expenses) has improved from bgt.
- * Water: operating fund balance estimated to decrease by \$351k in 25/26 (5% operating deficit)
- * Wastewater: operating fund balance estimated to increase by \$0.8m; RWC debt service \$2.2m in 28/29
- * Airport: passengers +6% YOY, estimated \$7.2m oper. surplus; Terminal debt service \$7m in 27/28
- * Golf Course revenue up 20% YOY, net cash flow +\$194k mid-year vs. +\$4k in prior year

Operating Financial Performance by Department (\$ in Millions)

General (GOF)

Expenditures / Budget:	44%		
Operating Revenues / Budget:	76% * property taxes at 92%		
	YTD	YE Proj.	YE Budget
Sub-Fund Balance Change:	\$ 7.163	\$ (1.807)	\$ (2.096)
Sub-Fund Balance:	\$ 16.469	\$ 7.499	\$ 7.415

* 21st St. (\$750k),
Managed Camp (\$323k),
North Point Utilities (\$600k)

Police (GOF)

Expenditures / Budget:	49%		
Operating Revenues / Budget:	48%		
	YTD	YE Proj.	YE Budget
Sub-Fund Balance Change:	\$ 0.437	\$ 0.453	\$ 0.407
Sub-Fund Balance:	\$ 3.090	\$ 3.106	\$ 2.776

* personnel +\$14k (+0.1%)

Public Works

Transportation (GOF)

Expenditures / Budget:	44%		
Operating Revenues / Budget:	46% * gas tax sharing at 42% of bgt.		
	YTD	YE Proj.	YE Budget
Sub-Fund Balance Change:	\$ (0.236)	\$ (0.516)	\$ (0.507)
Sub-Fund Balance:	\$ 0.727	\$ 0.447	\$ 0.780

* gas tax -\$42k

Parks & Facilities (GOF)

Expenditures / Budget:	51%		
Operating Revenues / Budget:	50%		
	YTD	YE Proj.	YE Budget
Sub-Fund Balance Change:	\$ (0.080)	\$ (0.121)	\$ (0.082)
Sub-Fund Balance:	\$ 0.640	\$ 0.600	\$ 0.569

* personnel +\$20k (+1%)

Water

Expenditures / Budget:	48%		
Operating Revenues / Budget:	55%		
	YTD	YE Proj.	YE Budget
Sub-Fund Balance Change:	\$ 0.503	\$ (0.351)	\$ (0.386)
Sub-Fund Balance:	\$ 4.469	\$ 3.615	\$ 3.183

Wastewater

Expenditures / Budget:	51%		
Operating Revenues / Budget:	50%		
	YTD	YE Proj.	YE Budget
Sub-Fund Balance Change:	\$ 0.282	\$ 0.770	\$ 0.749
Sub-Fund Balance:	\$ 7.860	\$ 8.348	\$ 8.041

* \$0.8m operating surplus,
with RWC debt service
at \$2.2m in 28/29

Stormwater

Expenditures / Budget:	47%		
Operating Revenues / Budget:	50%		
	YTD	YE Proj.	YE Budget
Sub-Fund Balance Change:	\$ 0.044	\$ (0.002)	\$ (0.025)
Sub-Fund Balance:	\$ 0.427	\$ 0.380	\$ 0.347

Engineering

Expenditures / Budget:	50%		
Operating Revenues / Budget:	60%		
	YTD	YE Proj.	YE Budget
Sub-Fund Balance Change:	\$ 0.087	\$ 0.068	\$ (0.202)
Sub-Fund Balance:	\$ 1.045	\$ 1.027	\$ 0.509

* 6 months of operating exp.

Key Statistics (\$ in Millions)

Property Tax (PT) Collections

FY25/26 (Current)	\$ 13.475
FY25/26 (Projection)	\$ 14.763
FY25/26 (Budget)	\$ 14.723
FY24/25	\$ 14.033
FY23/24	\$ 13.295
FY22/23	\$ 12.547

Franchise Fees

FY25/26 (Current)	\$ 2.670
FY25/26 (Projection)	\$ 5.590
FY25/26 (Budget)	\$ 5.727
FY24/25	\$ 5.281
FY23/24	\$ 4.954
FY22/23	\$ 4.568

State Shared Revenues

FY25/26 (Current)	\$ 1.777
FY25/26 (Projection)	\$ 4.165
FY25/26 (Budget)	\$ 4.137
FY24/25	\$ 4.144
FY23/24	\$ 4.166
FY22/23	\$ 4.153

General Operating Fund (GOF) Balance

FY25/26 (Current)	\$ 21.974
FY25/26 (Projection)	\$ 12.345
FY25/26 (Budget)	\$ 11.898
FY24/25	\$ 14.890
FY23/24	\$ 15.095
FY22/23	\$ 12.258

Gen. Op. Fund (GOF) Balance Change

FY25/26 (Current)	\$ 7.084
FY25/26 (Projection)	\$ (2.545)
FY25/26 (Budget)	\$ (2.964)
FY24/25	\$ (0.205)
FY23/24	\$ 2.837
FY22/23	\$ 0.487

Water Sales

FY25/26 (Current)	\$ 4.975
FY25/26 (Projection)	\$ 8.813
FY25/26 (Budget)	\$ 9.001
FY24/25	\$ 8.586
FY23/24	\$ 7.763
FY22/23	\$ 7.290

Sewer Sales

FY25/26 (Current)	\$ 3.910
FY25/26 (Projection)	\$ 7.840
FY25/26 (Budget)	\$ 7.864
FY24/25	\$ 7.399
FY23/24	\$ 7.068
FY22/23	\$ 6.695

Finance/Budget Contact:

Jason Neff
541.923.7729
jason.neff@redmondoregon.gov

Operating Financial Performance by Department Cont. (\$ in Millions)

Airport

Expenditures / Budget:	45%	* Debt Service at 26%, Operating Expenses at 48%		
Operating Revenues / Budget:	50%	* YOY: Passengers +6%, Parking +4.4%		
	YTD	YE Proj.	YE Budget	* \$7.2m operating surplus,
Sub-Fund Balance Change:	\$ 4.194	\$ 11.357	\$ 14.106	with Terminal Debt Service
Sub-Fund Balance:	\$ 42.974	\$ 50.141	\$ 49.492	at \$7.0m in 27/28

Community Development (CDD)

Operations (GOF)

Expenditures / Budget:	50%			
Operating Revenues / Budget:	54%	* business licenses at 63%, code enf. surcharge at 63%		
	YTD	YE Proj.	YE Budget	
Sub-Fund Balance Change:	\$ (0.202)	\$ (0.467)	\$ (0.507)	
Sub-Fund Balance:	\$ 0.750	\$ 0.485	\$ 0.273	

Building

Expenditures / Budget:	45%			
Operating Revenues / Budget:	57%	* building revenues down 39% YOY (bgt. assumed 40% down)		
	YTD	YE Proj.	YE Budget	
Sub-Fund Balance Change:	\$ 0.054	\$ (0.061)	\$ (0.388)	* personnel -\$193k (-11%)
Sub-Fund Balance:	\$ 6.233	\$ 6.117	\$ 5.399	* 33 months of operating exp.

Current Planning

Expenditures / Budget:	42%			
Operating Revenues / Budget:	40%	* permit revenues down 19% YOY (bgt. assumed 40% down)		
	YTD	YE Proj.	YE Budget	
Sub-Fund Balance Change:	\$ (0.097)	\$ (0.175)	\$ (0.197)	* personnel -\$100k (-16%)
Sub-Fund Balance:	\$ 1.222	\$ 1.145	\$ 0.962	* 16 months of operating exp.

Long Range Planning (GOF)

Expenditures / Budget:	32%			
Operating Revenues / Budget:	50%			
	YTD	YE Proj.	YE Budget	
Sub-Fund Balance Change:	\$ 0.003	\$ (0.087)	\$ (0.179)	* personnel -\$97k (-31%)
Sub-Fund Balance:	\$ 0.297	\$ 0.207	\$ 0.085	

Golf

Expenditures / Budget:	44%			
Operating Revenues / Budget:	48%	* golf rounds at 61% of bgt., golf revenue +20% YOY		
	YTD	YE Proj.	YE Budget	
Sub-Fund Balance Change:	\$ 0.171	\$ 0.122	\$ 0.023	* oper. NCF: +\$194k (YTD)
Sub-Fund Balance:	\$ 0.278	\$ 0.229	\$ 0.115	* 31 days of operating exp.

Major Project Status (\$ in Millions)

Project	Phase	Funding	Spent	% Spent	Budget
Eastside Arterial	Construction	Fully Funded	\$ 18.0	43%	\$ 42.0
Central Dry Canyon	Construction	Fully Funded	\$ 3.7	75%	\$ 4.9
Well 9	Construction	Fully Funded	\$ 3.0	44%	\$ 6.7
Redmond Wetlands Complex (RWC)	Construction	Fully Funded	\$ 20.4	23%	\$ 88.8
Airport Terminal Expansion	Construction	Fully Funded	\$ 39.2	22%	\$ 180.0

Cash & Investments Summary

Total Cash & Investments	\$243M	Yields	
Weighted Maturity	12 months	Principal / PFM Asset Mgmt.	4.1%
Weighted Credit Quality	AA+	Local Gov't. Investment Pool (LGIP)	4.1%

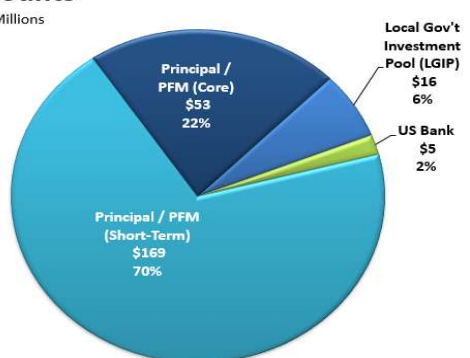
Diversification

\$ in Millions



Accounts

\$ in Millions



Key Statistics (Cont.)

Passenger Facility Charges (PFCs)

FY25/26 (Current)	\$ 1.144
FY25/26 (Projection)	\$ 2.585
FY25/26 (Budget)	\$ 2.511
FY24/25	\$ 2.403
FY23/24	\$ 2.247
FY22/23	\$ 2.062

Planning Permit Revenue

FY25/26 (Current)	\$ 0.149
FY25/26 (Projection)	\$ 0.317
FY25/26 (Budget)	\$ 0.427
FY24/25	\$ 0.663
FY23/24	\$ 0.640
FY22/23	\$ 0.315

System Development Charges (SDCs)

FY25/26 (Current)	\$ 5.820
FY25/26 (Projection)	\$ 8.185
FY25/26 (Budget)	\$ 7.475
FY24/25	\$ 12.870
FY23/24	\$ 6.702
FY22/23	\$ 7.493

SDCs per Single Family Dwelling (SFD)

Parks	\$ 6,682
Transportation	\$ 10,527
Water	\$ 5,977
Wastewater	\$ 5,362
TOTAL	\$ 28,548
% of Median SFD Price	5.6%

Expenditures (Excl. Transfers & URA)

FY25/26 (Current)	\$ 125.2
FY25/26 (Budget)	\$ 266.4
FY24/25	\$ 153.0
FY23/24	\$ 108.9
FY22/23	\$ 91.0

Long-Term Debt (Excl. Gen. Oblig.)

FY25/26	\$ 204.6
FY24/25	\$ 70.1
FY23/24	\$ 75.1
FY22/23	\$ 80.0

Moody's Credit Rating

FFCO (6/25)	Aa2
-------------	-----

Assessed Value Growth (Gen. Levy)

FY25/26	5.7%
FY24/25	5.6%
FY23/24	6.4%
FY22/23	7.0%

Property Tax Base

Maximum Assessed	\$ 3,712
Real Mkt Value	\$ 8,817
MAV / RMV	42%

City/Citizen PT Rate / \$1,000

FY25/26	\$5.03 / \$20.38
FY24/25	\$5.05 / \$20.15
FY23/24	\$5.05 / \$19.85
FY22/23	\$5.13 / \$19.16



CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

STAFF REPORT

DATE: February 10, 2026
TO: City Council
THROUGH: Keith Witcosky, City Manager
Steve Ashworth, Deputy City Manager
FROM: Kyle Roberts, Planning Director
SUBJECT: Ordinance #2025-22: An Ordinance Amending Various Sections of the Redmond City Code, Chapter 8 (Development Code) to Modernize Regulations and Improve Clarity and Administration.

Report in Brief:

This item requests City Council conduct a public hearing to review Ordinance #2025-22, amending various sections of the Redmond City Code, Chapter 8 (Redmond Development Code).

Background:

In Fall 2025, City Council directed staff to initiate a small and focused package of development code amendments primarily centered on livability issues. The major topics included revisions to alley standards, townhouse rear setbacks, useable open space, evacuation routes, and planter strip landscaping (see Exhibit B).

The Urban Area Planning Commission (UAPC) conducted the first public hearing on November 19, 2025, and continued it to January 21, 2026.

On January 21, the Planning Commission voted (4-2, 1 abstention) to recommend City Council adopt the code amendment package as presented in Exhibit B — this includes no changes to the proposed code amendments as a result of the State's Housing Accountability & Production Office (HAPO) investigative findings with the exception to text highlighted in yellow in Sections 8.270, 8.2715, and 8.3005.

The City Council also opened their Public Hearing on these amendments on December 9, 2025, and subsequently continued that hearing to February 10, 2026.

As required by the City Charter, on December 2, 2025, and February 3, 2026, a notice regarding this Ordinance was posted in three places. Copies of the Ordinance were available for review at City Hall.

Discussion:

The UAPC also recommended staff meet with the Central Oregon Builders Association (COBA) and Hayden Homes to further discuss their concerns. Staff met with COBA and Hayden Homes in early December 2025. On December 2, 2025, COBA filed a complaint to the HAPO alleging the City's proposed amendments potentially violate state housing law. On January 13, 2026, HAPO issued their findings (see Exhibit D) concluding that some of the proposed amendments, if adopted, will violate state housing law.

City staff met with representatives from HAPO and the Department of Land Conservation Development on February 3, 2026, to gain a better understanding of their report and a potential path forward.

On February 10, 2026, staff expects representatives from COBA to discuss their perspectives on the proposed amendments, which City Council can consider as you determine any next steps on these items.

Fiscal Impact:

There are no direct fiscal impacts to the City with this amendment.

Alternative Courses of Action:

Conduct the public hearing and consider additional public testimony. Courses of action include:

1. Approve Ordinance #2025-22.
2. Direct staff to make additional changes and approve Ordinance #2025-22.
3. Do not approve Ordinance #2025-22.
4. Take no action and request more information for review at a continued hearing.

Recommendation / Suggested Motion:

To be determined by City Council on February 10, 2026.

**CITY OF REDMOND
ORDINANCE NO. 2025-22**

AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE REDMOND CITY CODE, CHAPTER 8 (DEVELOPMENT CODE) TO MODERNIZE REGULATIONS AND IMPROVE CLARITY AND ADMINISTRATION.

WHEREAS, the City of Redmond Urban Area Planning Commission conducts periodic review of the Redmond Development Code, considers needed updates and recommends changes in accordance with Oregon Revised Statutes Chapter 227 that regulate and control the development of land within the City; and

WHEREAS, the Redmond Urban Area Planning Commission held a public hearing on November 19, 2025, and after reviewing the record and accepting public testimony, continued the hearing to December 10, 2025, and then to January 21, 2026, where it was then recommended that the City Council adopt the proposed amendments to the Redmond Development Code; and

WHEREAS, the City Council held a public hearing on December 9, 2025, and continued the hearing to February 10, 2026, to consider the recommendations of the Redmond Urban Area Planning Commission, review the existing record, and gather additional evidence and public testimony; and

WHEREAS, the City Council determines that the findings contained in Exhibit A for the adoption of the amendments to the Redmond Development Code have fully addressed the City's Comprehensive Plan, the applicable state law, the Statewide Planning Goals and the City's standards and criteria for an amendment to the Redmond Development Code; and

WHEREAS, the City Council finds that the attached amendments (Exhibit B) are necessary to further these interests and to protect the health, safety and welfare of City residents.

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

SECTION ONE: The City of Redmond hereby amends City Code, Chapter 8 (Redmond Development Code). The amendments and adopted text are attached hereto as "Exhibit B."

SECTION TWO: In support of the approval, the City of Redmond hereby adopts the findings, which are attached hereto as "Exhibit A", which were prepared by City staff and demonstrate compliance with the Redmond Development Code, Section 8.760 – Amendments, and the applicable Statewide Planning Goals.

SECTION THREE: SEVERABILITY. The provisions of this Ordinance are severable. The invalidity of any section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given without such invalid part, or parts.

PASSED by the City Council and **APPROVED** by the Mayor this 10th day of February 2026.

Ed Fitch, Mayor

ATTEST:

Kayla Duddy, Deputy City Recorder

EXHIBIT A

FINDINGS FOR TEXT AMENDMENTS TO THE REDMOND CITY CODE, CHAPTER 8 (DEVELOPMENT CODE)

HEARING DATE: December 9, 2025, (continued to February 10, 2026) 6:00 PM, Redmond City Hall Council Chambers and via digital conference (GoTo Meeting)

HEARINGS BODY: Redmond City Council

FILE NUMBER: 711-25-000216-TA

FILE NAME: Redmond Development Code Text Amendment

REQUEST: A Legislative Amendment to the Redmond City Code, Chapter 8 (Development Code) Amending Various Sections of Code

APPLICANT: City of Redmond

REVIEWING STAFF: Kyle Roberts, AICP, Planning Director

I. BACKGROUND

Summary:

Chapter 8 of the Redmond City Code, known as the Redmond Development Code (RDC), is the primary mechanism to implement the City's Comprehensive Plan, regulate zoning, growth and development, land use activity, and other City policies related to Great Neighborhood Principles. As a living document, periodic amendments to the RDC are needed to adapt to changing conditions, comply with Comprehensive Plan policies, new state legislation, or simply to improve administration of provisions within the code. Code amendments touch on many different aspects of the community, livability and have significant implications regarding providing certainty, flexibility and modernization of regulations all at the same time.

The City's last major code amendment occurred in December 2023. Since that time, the City Planning Division has processed and evaluated numerous land use applications using the standards and criteria established in the City's development code. Staff and City Council have identified various sections code that are in need of revision; however, this code amendment application is intended to focus on only a few priority topics along with various relatively minor fixes. An initiative for a larger, much more comprehensive amendment package is anticipated to begin in 2026.

This proposed amendments to the zoning standards in the Development Code is being initiated legislatively by staff at the direction of Council. The findings and supporting materials demonstrate the proposed text amendments are consistent with the Statewide Planning Goals, the Comprehensive Plan, and RDC Section 8.760 (Amendments). The four criteria set forth in Section 8.760 are addressed herein, as well as applicable state laws and requirements.

Proposal:

City Council had the opportunity to review a number of large-scale master development planned subdivisions this year. Five specific topics of concern were identified and discussed repeatedly during the reviews. These included alley standards, townhouse rear setbacks, useable open space, evacuation routes, and planter strip landscaping. City Council has directed the Planning Commission and staff to evaluate and propose potential changes to the standards of the aforementioned topics.

Alleys: Council has expressed a desire for adequately-sized residential alley widths for new

developments. While both the RDC and City of Redmond Standards and Specifications (CORSS) document define the minimum right-of-way width for alleys, the CORSS provides the design standards for alleys. The CORSS currently has listed a minimum of 16- and 20-foot pavement widths for residential alleys. Staff proposes eliminating the 16-foot pavement width option from the CORSS.¹

Townhouse with garage and alley access - rear setbacks: Proposed more commonly than not for new townhouse developments are townhouses with garages that are alley-loaded (i.e., vehicular access is taken from rear of the lot via an alley). Given the townhouse small lot sizes, State-mandated minimum off-street parking standard of one space per unit, and that sometimes townhouse developments front streets that do not allow for on-street parking, presents challenges to provide adequate off-street parking space needs.^{2 3} The issue is exacerbated by the development code's minimum 5-foot rear setback in all residential zones where a townhouse with a garage has vehicular access via an alley. This results in very short driveways that sometimes result in alleyways that are partially blocked with residents' parked vehicles because there isn't adequate space to provide for off-street parking. Staff is proposing to amend the rear setbacks to require 20 feet. This would match the minimum rear setback requirement for single-family dwellings with attached garages accessing the alley in the same zones and would provide adequate driveway space for off-street parking given the standard off-street parking space is 9 feet by 20 feet.⁴

Pocket parks – useable open space: One of the City's 11 Great Neighborhood Principles requires that open space for pocket park(s) be provided for subdivisions and site plans proposed in medium and high-density residential zones at a standard of 3,000 square feet for every 25 lots/units. Currently there is no requirement that a minimum square footage of open space be consolidated. In other words, the standard can be met by providing numerous small open space tracts that can result in open space that is not useable for active recreation. Staff is proposing to add language that requires developments with at least 50 lots/units provide a minimum of 6,000 square feet of open space consolidated, contiguous, and configured in a way that allows for active recreation.

Evacuation routes for new subdivisions: With the increasing concern over wildfire danger among the community, Council requested that a provision be added to the development code's land division standards that require new subdivisions to provide for evacuation routes. Existing in the development code under the fundamental design provisions for land divisions is a standard that requires a subdivision or partition to provide, whenever possible, a minimum of two points of access to provide for assured access for emergency vehicles and ease of resident evacuation. Staff consulted with the Redmond Fire and Rescue Fire Marshall to explore opportunities to enhance the existing standard. All proposed land divisions are reviewed by the Fire Marshal using the Oregon Fire Code (OFC). The OFC requires a secondary emergency access when at least 30 units are proposed.^{5 6} Additionally, the OFC has a spacing standard that is required between emergency access points that is intended to ensure there would be at least one emergency access during an emergency. Sometimes providing more than two access points is not possible. However, staff has found often with relatively large, proposed subdivisions, there are required connection points that provide connection/access to adjacent existing

¹ On December 16, 2025, City Council approved a design directive to the City of Redmond Standards and Specifications that eliminated the option for 16-foot pavement width for residential alleys.

² The one off-street parking space requirement can be met by providing a parking space in the garage (or driveway) as long as it meets the dimensional standard of 9' x 20.'

³ Oregon Administrative Rule 660-046-0220(3)(f)(A) requires that cities with a population greater than 25,000 cannot require more than one off-street parking space per Townhouse dwelling unit.

⁴ Oregon Administrative Rule 660-046-0220(2)(c) requires that cities with a population greater than 25,000 cannot require middle housing (e.g., townhouses) setbacks be greater than those applicable to detached single-family dwellings in the same zone.

⁵ Only one secondary emergency access is required regardless of how many proposed units there are over the minimum 30-unit threshold.

⁶ Oregon Fire Code Sections D107.1 and D107.2.

or future development that can often serve as tertiary emergency access. Staff believes that the development code's existing multiple access points standard is appropriate and is therefore not recommending a change to the standard.

Planter strip landscaping: Water conservation is a goal of Council. The City has already updated the landscaping standards in the development code, which in part greatly reduced the amount of turf that is allowed when landscaping private property. The change was made to help reduce outdoor water use. Council has now directed staff to prohibit the planting of turf in planter strips – defined as the area between the back of the curb and front of the sidewalk and/or path that is horizontally separated from the curb. Because the planter strip is located in public right-of-way, it is the City of Redmond Standards and Specifications (CORSS) document that regulates the landscaping of these strips. That said, staff proposes adding language in the CORSS that prohibits the planting of turf in planter strips.⁷

Lastly, staff has also taken this opportunity to propose various relatively minor amendments to the code that will bring regulations in line with state law, modernize existing regulations, provide clarity, improve administration, add greater flexibility and reduce barriers, and fix errors.

In summary, these additional amendments include:

- Adding a discretionary review track for zoning conformance review of townhouses and cottage clusters (allowed by ORS 197A.400)
- Updating Wireless and Broadcast Communications Facilities provisions to align with local policy and Section 6409(a) of the FCC Spectrum Act
- Updating landscaping standards with industry standards and best practices for urban tree care
- Updating a land use procedure in accordance with state law [ORS 197.797(4)(b)]
- Providing clarification on the applicability of modification of approval provisions
- Adding an exception provision to the minimum density standard for proposed partitions with an existing single-family dwelling
- Updating the exception to lot size provision in accordance with House Bill 2138 (2025)

Exhibits:

The proposed amendments to the RDC are contained in one exhibit and is attached hereto:

Exhibit B – Amendments to various sections of the Redmond City Code, Chapter 8. Changes are shown in red-colored text with additions in underlined text and deletions in strikethrough text.

Exhibit C – Public comments

Exhibit D – DLCD, Housing Accountability & Production Office (HAPO) – Final Investigation Report and Warning Notice of Potential Violation, January 13, 2026; and Notice of Investigation, December 8, 2025

Noticing:

Noticing for the first evidentiary hearing scheduled for November 19, 2025, was noticed as follows:

- Per ORS 197.610, a notice of proposed change to an implementing regulation and zoning map amendment was submitted to the Department of Land Conservation and Development (DLCD) on October 6, 2025.

⁷ On December 16, 2025, City Council approved a design directive to the City of Redmond Standards and Specifications that prohibits the installation of turf in the planter strip.

- Per Section 8.1110 of the Redmond Development Code, a public hearing notice for the November 19th Planning Commission hearing was published in the *Redmond Spokesman* on November 6, 2025.
- Public hearing with Planning Commission continued on November 19, 2025 to December 10, 2025, by unanimous vote of Planning Commission
- Public hearing with Planning Commission continued on December 10, 2025, to January 21, 2026, by unanimous vote of Planning Commission

Noticing for the second evidentiary hearing scheduled for December 9, 2025, was noticed as follows:

- Per Section 8.1110 of the Redmond Development Code, a public hearing notice for the December 9th City Council hearing was published in the *Redmond Spokesman* on November 20, 2025.
- Public hearing with City Council continued on December 9, 2025, to February 10, 2026, by unanimous vote of City Council

Applicable Criteria:

The following are the applicable sections from the Oregon Revised Statutes, Oregon Administrative Rules, and the Redmond Development Code:

- Oregon Revised Statutes (ORS) – Chapters 92, 197, 197A, and 227
- Oregon Administrative Rules (OAR), Chapter 660:
 - Division 15, Statewide Planning Goals and Guidelines
 - Division 18, Post-Acknowledgement Amendments
 - Division 46, Middle Housing in Medium and Large Cities
- City of Redmond Development Code:
 - Article I – Zoning Standards
 - Section 8.760: Criteria for Amendments

II. FINDINGS & CONCLUSIONS

Findings:

Redmond Development Code, Article I – Zoning Standards: Amendments: Sections 8.750 through 8.770 set forth the procedure and standards for an amendment to the text of the Redmond Development Code. Specifically, Section 8.760 sets forth the four review criteria that must be met when evaluating amendment requests. Findings for each criterion are presented below.

8.760 Criteria for Amendments. The burden of proof is upon the applicant. The applicant shall show the proposed change is:

1. In conformity with all applicable State statutes;

FINDING: The following State statutes apply directly to this application:

ORS 197.610, *Submission of proposed comprehensive plan or land use regulation changes to Department of Land Conservation and Development*

ORS 197.610 requires local jurisdictions to submit proposed comprehensive plan or land use regulation changes to Department of Land Conservation and Development (DLCD). Notice of the proposed

implementing amendments to the Redmond Development Code (RDC) has been provided to DLCD more than 35 days in advance of the first evidentiary hearing concerning the amendments.

ORS 197.797, Local quasi-judicial land use hearings; notice requirements; hearing procedures

ORS 197.797 sets forth noticing requirements. The applicable RDC standards that address amendment and legislative procedures and noticing requirements (i.e., Sections 8.750-8.770 and 8.1100-8.1125) were developed in compliance with the applicable State statute regarding noticing and public hearings. The relevant findings, incorporated by reference herein, show compliance with the aforementioned statutes.

Notice of the proposed text amendment has been advertised in the local newspaper (public notice) as required by the RDC and State statute. Regarding statutory public hearing requirements, this proposal is legislative and not quasi-judicial. Sections 8.1100 through 8.1125 of the RDC implement the quasi-judicial statutory requirements in similar fashion and have been met. The Redmond Urban Area Planning Commission and City Council's public hearing and review processes meet the statutory requirements for the purpose of the review.

ORS 197A.400, Clear and objective approval criteria required; alternative approval process

Currently the development code allows an applicant to choose between the City applying clear and objective standards or discretionary standards when conducting zoning conformance review for single-family dwellings or plexes. As part of this code amendment package, staff is proposing to add a discretionary review track to the townhouse and cottage cluster zoning conformance review standards. Said proposal is allowed by and is in compliance with ORS 197A.400(3).

ORS 197A.420, Duplexes; middle housing

As discussed above, staff is proposing to amend the minimum rear setbacks for townhouses that have garages with alley access to match the minimum rear setback requirement for single-family dwellings with attached garages accessing the alley for all residential zones. Staff's proposal is allowed by and complies with ORS 197A.420(5) as the amended minimum setback will not be greater than the same setback applied to single-family in the same zones.⁸

Based on the above discussion and finding, staff concludes that the proposed amendments comply with criterion #1.

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

FINDING: The following State-wide planning goals have been determined to apply directly to this application:

Goal 1 – Citizen Involvement - calls for the opportunity for citizens to be involved in all phases of the planning process. The Redmond Urban Area Planning Commission serves as the City's formal citizen advisory commission to fulfill Goal 1 and is made up of Redmond area residents.

The agenda for the Planning Commission public hearing, where and when the proposed amendments are discussed, were provided in accordance with law. All documents were available for public review. Public notice advertising the November 19th public hearing was published in the *Redmond Spokesman*.

⁸ Oregon Administrative Rule 660-046-0220 provides direction on the implementation of ORS 197A.420(5).

Goal 2 – Land Use Planning – requires establishing a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions. The proposed amendments are intended to enhance livability, bring regulations in line with state law, modernize existing regulations, provide clarity, improve administration, and add greater flexibility and reduce barriers.

Goal 3 – Agricultural Lands – is not applicable because there are no agricultural lands in the city limits.

Goal 4 – Forest Lands – is not applicable because there are no forest lands in the city limits.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces – none the proposed amendments affect any regulation that implements Goal 5 and the City's acknowledged regulations implementing Goal 5 remain in effect with no change in applicability.

Goal 6 – Air, Water, and Land Resources Quality – is not applicable because the City's acknowledged regulations implementing Goal 6 remain in effect with no change in applicability.

Goal 7 – Areas Subject to Natural Hazards – is not applicable because the City's acknowledged regulations implementing Goal 7 remain in effect with no change in applicability.

Goal 8 – Recreational Needs – requires the City to satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts. This goal is not applicable as the amendments have no effect on the availability of or access to recreational opportunities.

Goal 9 – Economic Development – requires the City to plan and zone enough land to meet the community's projected commercial and industrial needs. The City adopted an Economic Opportunities Analysis (EOA) in 2020. This document serves as the City's compliance document under Goal 9, OAR 660-009-0015, and ORS 197.712. Strategies identified in the EOA carried over as economic development goals and policies outlined in Chapter 9 of the City's Comprehensive Plan. The proposed code amendments do not have a direct impact on the EOA or the economic development goals and policies of the City's Comprehensive Plan.

Goal 10 – Housing – provides for the housing needs of citizens of the state. The City adopted a Housing Needs Analysis (HNA) in 2019. This document serves as the City's compliance document under Goal 10, OAR Chapter 660, Division 008, and ORS 197A.270. This report concludes that Redmond should plan to accommodate development of 6,963 new dwelling units over the next 20 years in order to house the projected population growth. The proposed code amendment package includes amending an existing provision and creating new provisions with the purpose of reducing development barriers and providing greater permitting flexibility. Specifically, this includes adding a discretionary review track for townhouses and cottage clusters zoning conformance review as well as adding an exception provision to the minimum density standard for proposed partitions with an existing single-family dwelling. Additionally, removing outdated language from the development code's exception to lot size requirement provision.

Goal 11 – Public Facilities and Services – requires the City to plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development. The proposed amendments will have no impact on the City's ability to plan and develop public facilities and services.

Goal 12 – Transportation – requires the City to provide and encourage a safe and convenient and economic transportation system. Per OAR 660-012-0060, the proposed amendments will have no impact on an existing or planned transportation facility.

Goal 13 – Energy Conservation – is not applicable because the City’s acknowledged regulations implementing Goal 13 remain in effect with no change in applicability.

Goal 14 – Urbanization – requires the City to provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities. The proposed amendments do not encourage uncoordinated development, sprawl, or lower targeted densities. The management of the City’s land use inventories is unaffected by this amendment.

Goal 15 – Willamette River Greenway – is not applicable to the city of Redmond.

Goal 16 – Estuarine Resources – is not applicable to the city of Redmond.

Goal 17 – Coastal Shorelands – is not applicable to the city of Redmond.

Goal 18 – Beaches and Dunes – is not applicable to the city of Redmond.

Goal 19 – Ocean Resources – is not applicable to the city of Redmond.

Based on the above discussion and finding, the proposed amendments are consistent with the statewide planning goals and therefore complies with criterion #2.

3. In conformity with the Redmond Comprehensive Plan, land use requirements and policies; and

FINDING: The Redmond Comprehensive Plan is the official land use policy statement of the Redmond City Council. The City frequently reviews and updates the RDC to try and ensure it is aligned with the Comprehensive Plan. Staff has found only a small number of Comprehensive Plan policies have meaningful relevance to the proposed amendments.

Chapter 2 of the Comprehensive Plan identifies goals and policies that pertain to land use planning and procedures. Goal 1 of the chapter states: “Ensure that Redmond’s Comprehensive Plan, implementation tools, and administration procedures build on the community’s vision for the future and align with regional, state, and federal plans and regulations.” The RDC serves as the major implementation mechanism of the Comprehensive Plan. Amendments to the RDC create greater alignment with the Comprehensive Plan that contribute to advancing the community’s vision for the future.

Policy 2-1-7 suggests identifying and assigning land uses in a way that encourages the best relationship between places where people live, work, shop, and recreate. The proposed amendments directly address this policy by further restricting the placement of cell towers in the community in line with the intent of the original adopting City ordinance (Ordinance 2011-13) that established zoning standards for wireless and broadcast communication facilities. The intent of the ordinance was to limit the placement of cell towers to the commercial and industrial zones and to minimize adverse aesthetic and visual impacts on property adjacent to or surrounding residential neighborhoods within the city. Specifically, the proposed amendment generally prohibits placement of new wireless and broadcast communication facilities in the mixed use zones because said zones are semi-residential in nature and the City’s Mixed Use Neighborhood zone is adjacent to or wholly surrounded by residential zones.

Chapter 5 of the Comprehensive Plan identifies goals and policies that address the protection of open spaces, scenic and historic areas, and natural resources in Redmond. Policy 5-2-1 identifies the need to “[S]upport water conservation efforts within the Deschutes Basin to meet the water needs for rivers and communities today and into the future.” Staff’s proposal to add language in the City’s Standards and Specification document that prohibits the planting of turf in planter strips is intended to reduce outdoor water use, thus advancing water conservation efforts.

Chapter 15 of the Comprehensive Plan includes policies aimed at enhancing livability in Redmond. The goal of Chapter 15 is for Redmond to “guide development by implementing forward-looking policies to improve livability, retain community identity, create a high quality of life, and support a safe environment.” The proposed amendment to increase rear setbacks for townhouses will enhance the livability of newly-proposed neighborhoods by ensuring that adequate space is available for off-street parking and alleyways are free of parked vehicles. Additionally, the proposed revision to the pocket park requirement will improve neighborhood open spaces by ensuring that useable space is provided, which allows for areas for active recreational opportunities that can enhance quality of life.

Policy 15-1-3 speaks to improving community aesthetics. As discussed above, the proposed amendments to the wireless and broadcast communication facilities standards will help ensure that the look and feel of residential areas are not impacted by allowing placement of wireless and broadcast communication facilities in the City’s mixed use zones as was intended by Ordinance 2011-13.

Staff concludes that the proposed amendments are consistent with the applicable Redmond Comprehensive Plan goals and policies.

4. That there is a change of circumstances, further studies justifying the amendment or mistake in the original zoning.

FINDING: There has not been a change of circumstances per se; however, as discussed in the introduction of this staff report, City Council had the opportunity to review a number of large-scale master development planned subdivisions this year. As a result, five specific topics of concern were identified and discussed repeatedly during the reviews. Council directed staff to work with the Planning Commission to explore proposing amendments to standards related to the five identified topics of concern. Additionally, because it has been nearly two years since the development code underwent a major amendment, staff took this opportunity to propose various relatively minor amendments to the code to bring regulations in line with state law, modernize existing regulations, provide clarity, improve administration, add greater flexibility and reduce barriers, and fix errors.

III. RECOMMENDATION

The Redmond Urban Area Planning Commission opened the first evidentiary public hearing on November 19, 2025. Although no public testimony was provided, comments were submitted as found in Exhibit C. After the staff presentation, the Commission had a number of questions for staff and ultimately voted to continue the hearing to December 10th (and subsequently to January 21st). The Commission had also directed staff to meet with the Central Oregon Builders Association (COBA) and Hayden Homes to discuss their concerns with the proposed amendments.

Staff met with COBA and Hayden Homes to discuss their concerns with the proposed amendments on December 1st and with Hayden Homes on December 8th. On December 2nd, COBA filed a complaint against the City to the Department Land Conservation and Development’s (DLCD) Housing Accountability and Production Office (HAPO) alleging that the

proposed code amendments violate State housing law. The findings from HAPO's investigation were issued on January 13th and are attached hereto in Exhibit D. Staff reviewed the findings and presented recommended revisions to the Planning Commission on January 21st.

Planning Commission voted (4-2, 1 abstention) to recommend City Council adopt the code amendment package as presented in Exhibit B.

Sec. 8.020. Definitions.

As used herein, 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, alley, or easement.

Access. The right to cross between public and private property.

Access Management. The process of regulating access to streets, roads, and highways.

Accessible Route. A continuous unobstructed path connecting all accessible elements and spaces of a building or facility. Interior accessible routes may include corridors, floors, ramps, elevators, lifts, and clear floor spaces at fixtures. Exterior accessible routes may include connections to the public right-of-way, parking access aisles, curb ramps, crosswalks at vehicular ways, walks, ramps, and lifts.

Accessory Dwelling. See Dwelling, Accessory Dwelling.

Accessory Structure. A non-dwelling structure incidental and subordinate to the main structure and located on the same property as the main structure.

Accessory Use. A use incidental and subordinate to the main use of a property and located on the same property as the main use.

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

Active Recreation. Recreational activities which require coordination or equipment, taking place at a prescribed location, such as sites or fields. See also Passive Recreation.

Active Style Park. A park designed for active recreation no less than 15,000 square feet in size and consolidated shape. Examples of active-style park components include sports play areas, exercise equipment units, public/family gatherings with picnic shelters or tables, play structures, or designated pet areas. Active-style parks commonly feature some passive recreation features, but only as a secondary use. See also Passive-Style Park.

Adjacent. See Abut.

Adjoining. See Abut.

Administrative Decision. A discretionary action or permit decision made without a public hearing but requiring public notification and an opportunity for appeal.

Adverse Impact. Negative effect of some action governed by this Code.

Affected Person. 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 subject to and affected by a decision.

Affordable Housing. Affordable housing is generally defined as housing within the means of a household that may occupy low- and moderate-income housing, meeting one of the thresholds defined in this section. Affordable Housing warrants low- and moderate-income affordability deed restrictions of at least 30 years. The affordability period may be adjusted based on the use of development incentives, modifications, variances or exceptions.

In the case of dwelling units for rent, "affordable" means housing for which rent and utilities are no more than 30 percent of the gross annual household income for a family earning less than or equal to 60 percent the Area Median Income (AMI), based on the most recent HUD Income Limits for the Bend-Redmond Metropolitan Statistical Area.

In the case of dwelling units for sale, "affordable" means housing in which the mortgage, amortized interest, taxes, insurance, HOA and associated fees, if any, constitutes no more than 30 percent of such gross annual

household income for a family earning less than or equal to 80 percent of the Area Median Income (AMI), based on the most recent HUD Income Limits for the Bend-Redmond Metropolitan Statistical Area.

Agent. Any person who is authorized to represent or act for any other person.

Alley. A public or private way reserved as a secondary means of access to the back or 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.

Alter. To change, add to, or modify a structure or a use.

Architectural Theme. The use of a repetitive and dominant element or style to create a unifying and coherent form of construction.

Arena, Indoor. A facility intended to enclose spectator sporting events.

Auto Detailing. A use designed for cleaning the inside and outside of autos, not including an automated car wash.

Auto Sales. Commercial sale of new or used autos.

Auto and Tire Service. A commercial business engaged primarily in supplying services generally required in the operation and maintenance of automotive vehicles. Major automotive repairs, painting and body and fender work, are excluded from this definition.

Automobile Recycling or Wrecking Yard. A premises used for the long-term outdoor storage and sale of used automobile or truck parts.

Awning. A sheet of canvas or other material stretched on a frame and used to keep the sun or rain off a storefront, window, doorway, or deck.

Batch Plant, Asphalt. A heavy industrial use intended for mixing and preparing asphalt and/or other oil-based paving surfacing material requiring large scale preparation.

Batch Plant, Concrete. A use intended for mixing and preparing concrete or similar (non-oil-based) paving surfacing material requiring large scale preparation.

Bed and Breakfast. Provides accommodations plus breakfast on a daily or weekly basis in an operator- or owner-occupied home that is primarily used for this purpose. A Bed and Breakfast may contain up to five rental guest rooms.

Bee. Any stage of development of the common domestic honeybee, *Apis mellifera* species.

Beekeeper. A person owning, possessing, or controlling one or more colonies of bees.

Berm. A continuous small rise or hill in the ground which is intended to buffer or visually screen certain elements of development such as parking areas.

Block. An area of land bounded by streets or by a combination of streets and public parks, cemeteries, railroad rights-of-ways or lines, shorelines or waterways, natural topographical barriers, or corporate boundary lines of a city.

Boarding or Rooming House. A building containing five or less guest rooms intended or designed to be used, or that are used, rented, or hired out to be occupied, or that are occupied for sleeping purposes by guests.

Buildable Area. The portion of property that can be used to construct a building. Buildable area is the area excluding yard setbacks, easements (includes the width of easement and airspace above), and other legal or physical prohibitions to construction.

Building. Any structure used or intended for supporting or sheltering any use or occupancy.

Building Footprint. The area of a building as measured around its foundation.

Building Height. See Height, Building.

Canopy. A permanent roofed structure which may be free-standing or partially attached to a building for a purpose of providing shelter to patrons in automobiles, and patrons on foot, but shall not mean a completely enclosed structure.

Capacity. The maximum level of designated use of any facility, or part thereof, as determined pursuant to the provisions of the City's adopted codes and standards or State Statutes.

Car Wash. Automated or manual facility whose primary use is the washing of cars.

Cemetery. Land dedicated to being used for the burial and honoring of the dead.

Child. A child under 13 years of age or a child under 18 years of age who has special needs or disabilities and requires a level of care that is above normal for the child's age.

Child Care Center (commercial). Any registered child care facility which is not a child care home.

Child Care Facility. Any Facility that provides child care to children, including a day nursery, nursery school, child care center, certified or registered family care home or similar unit operating under any name.

Child Care Home (residential). Any registered child care facility or certified group child care home where child care is offered in a residence up to 16 children, including children of the provider, regardless of full-time or part-time status consistent with State Law. (ORS 329A.440).

Church. A place or structure having a primary function of providing a place of worship for a known/established non-profit religion or religious institution.

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

Clear and Objective. Relates to decision criteria and standards that do not involve substantial discretion or individual judgment in their application.

Clinic, Animal. See Veterinarian.

Clinic, Medical-Dental. See Office.

Club. Private organization that has limited membership.

Colony. A beehive and its equipment and appurtenances, including one queen, bees, comb, honey, pollen, and brood.

Commercial Amusement Establishment. Any place where entertainment or amusement is provided, where the public on a commercial basis may observe or join in the activities.

Common Area. Land within a development not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development. May include complementary structures and improvements.

Comprehensive Plan. The Plan and coordinated land use map and policy statements adopted by the City of Redmond pursuant to ORS Chapters 197 and 227 for the Redmond Urban Growth Boundary.

Conditional Use. A use which requires a conditional use permit review and approval.

Conforming. In compliance with the regulations of the applicable zone designation.

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 public improvements and facilities.

Contiguous. See Abut.

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

Contractor's Yard. Outdoor area containing contractor equipment or privately owned, not-for-sale, supplies.

Convalescent Home. See Nursing Home.

Convention Center. Public, semi-public, or privately-owned facility whose primary purpose is to accommodate large gatherings of people for events.

Cottage Cluster Project. A development site with one or more cottage clusters. Each cottage cluster as part of a cottage cluster project must have its own common courtyard.

Cottage Clusters. Groupings of no fewer than four detached housing units per acre with a footprint of less than 900 square feet each and that include a common courtyard. Cottage Cluster units may be located on a single Lot or Parcel, or on individual Lots or Parcels.

Dairy Product Processing Facility. A facility that processes milk into products for sale and distribution.

Day Care (commercial). See Child Care Center.

Day Care (residential). See Child Care Home.

Day Nursery. See Child Care Facility.

Deck. A covered or uncovered flat-floored area adjoining a dwelling, or other building, and adapted especially to outdoor use.

Dedication. The transfer of private property to public ownership upon written acceptance. The term may also be used for dedications to a private homeowners' association.

Demolition. Any act or process that destroys in part or in whole a building or structure.

Density(ies). A measurement of the number of dwelling units in relationship to a specified unit of land; density calculations are based upon net acreage, which generally excludes land devoted to right-of-way. The net acreage is determined by subtracting from the total acreage of the lot or parcel that which is deemed necessary for street dedication and that area used for private streets and common driveways, if any.

~~*Density Transfer, OSPR/"R" Zone.* The allowance of reduced-sized lots in residential zones in exchange for a specific area of Open Space Park Reserve land, which would be dedicated, deeded, or sold to the City of Redmond. Density transfer provisions apply to residentially zoned land immediately adjacent to desired land zoned (or potentially zoned) OSPR/Open Space Park Reserve, or land at the urban edge not adjacent to land in designated urban reserves. The percentage of land area to be credited as 'transfer land' is to be evaluated on a case-by-case basis.~~

Developer. Any person, corporation, partnership, agent of the developer, or other legal entity that creates, or proposes to create, a land development, subdivision, partitioning, or other development including residential, commercial, or industrial developments.

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. Development excludes site grading prior to site development for overhead and underground utility improvements where the real property will be returned to essentially the same condition following completion of improvements.

Discretionary. A permit action or decision that involves substantial judgment.

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 used for drainage ditches, pipes, or other natural or man-made water conveyance or runoff.

Duplex. See Dwelling, Duplex.

Dwelling. As follows:

Accessory Dwelling Unit (ADUs). A secondary living unit, attached or detached, accessory to a single-family detached dwelling in a residential zone containing cooking facilities meeting the dimensional standards and other requirements of the zone district in which it is located.

Duplex. Two attached, or detached, dwelling units on a Lot or Parcel when neither is an accessory dwelling.

Dwelling Unit (DU). A single unit providing complete independent living facilities for one or more person, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Guest House. A detached building used as sleeping quarters for guests of the occupants of the main dwelling and having no cooking facilities.

Live/work Dwelling. A building type that consists of commercial space on the ground floor and residential space on the ground and/or upper floors. The ground floor commercial or office space has visibility, signage, and access from the primary street. To preserve the pedestrian orientation of the commercial or office space, alley or rear access is required to provide services and residential parking. A separate home occupation may be allowed in addition to the commercial space. The permitted live/work dwelling types are defined below:

1. *Live/work Townhouse.* A townhouse in which a business shall be limited to the ground floor and may not exceed 50 percent of the floor area of the entire townhouse unit, excluding the garage.
2. *Live/Work Apartment.* A residential multi-story, multi-unit building with a minimum of 50 percent of the building ground floor used as retail, office, or commercial space.

Manufactured Dwelling.

1. *Residential trailer.* A structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes and that was constructed before January 1, 1962.
2. *Mobile Home.* A structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes and that was constructed between January 1, 1962, and June 15, 1976, and met the construction requirements of Oregon mobile home law in effect at the time of construction.
3. *Manufactured Home.* A structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes and that was constructed in accordance with federal manufactured housing construction and safety standards and regulations in effect at the time of construction. Manufactured dwelling does not include any building or structure constructed to conform to the State of Oregon Structural Specialty Code or the Low-Rise Residential Dwelling Code or any unit identified as a recreational vehicle by the manufacturer.
4. *Multi-Family Complex.* A building or group of buildings on a single lot containing a total of five or more dwelling units.

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5. *Quadplex*. Four attached, or detached, dwelling units on a Lot or Parcel.
 6. *Single Family Detached Dwelling*. A detached building containing one dwelling unit, including manufactured homes.
 7. *Triplex*. Any configuration of three attached, or detached, dwelling units on one Lot or Parcel.

Easement. A right to use a parcel of land for specific purposes, but in which ownership of the land is not transferred. Easement includes use of property and air above the easement. Easement encroachment prohibitions shall consist of, but are not limited to, permanent structures, buildings including porches and roof eaves or components thereof, or any other horizontal and vertical encroachment, obstruction, excavation, or alternation of the easement.

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

Equipment, General. Smaller equipment that is typically used outdoors, such as lawnmowers, weed trimmers, rental trucks and trailers, rototillers, and so forth.

Equipment, Heavy. Large equipment including but not limited to backhoes, dump trucks, cranes, bulldozers, semi-truck trailers and their containers, and so forth.

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

Exempt Vegetation. A tree or other plant that is shown by the sun chart accompanying a solar access permit application to cast existing shade on a protected area.

Family. One or more persons, related or unrelated, living together in a single dwelling unit.

Farm Use. 'Farm Use' means the employment of land including that portion of such lands under buildings supporting accepted farming practices for the purpose of generating an income by raising, harvesting, and selling crops, or by the feeding, breeding, management, and sale of, or the product of, livestock, poultry, fur-bearing animals, or honeybees or for dairying and the sale of dairy products or any other agricultural or horticultural use or animal husbandry or any combination thereof. Farm use includes the preparation and storage of the products raised on such land for man's use and animal use and disposal by marketing or otherwise. It does not include the use of land subject to the provision of ORS 321, except land used exclusively for growing cultured Christmas trees, or to the construction and use of dwellings customarily provided in conjunction with the farm use. The definition of 'accepted farming practice,' as used in DCC Title 20 and the Redmond Development Code, means a mode of operation that is common to farms of a similar nature, necessary for the operation of such farms to generate an income and customarily utilized in conjunction with farm use.

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

Floor Area. The sum of the gross horizontal areas of the floors of a building, measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings, but not including:

1. Attic space providing headroom of less than seven feet.
2. Basement, if the floor above is less than six feet above grade.
3. Uncovered steps or fire escapes.
4. Private garages, carports, or porches.

Fowl. Fowl means any female fowl from the order *galli formes*, including: chickens, ducks, turkeys, peacocks or pea fowl.

Fraternal Organization. See Club.

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

Garage, Public or Private Parking. A publicly or privately-owned structure having one or more tiers of heights used for the parking of automobiles. Open garages may include parking spaces for customers, patrons, or clients provided said parking spaces are clearly identified as parking spaces for the building or use which is required to provide said space.

Gas Station, Auto. Service station having a primary function of providing gasoline to passenger automobiles.

Gas Station, Card Lock. Semi or fully automated service station that provides gasoline to persons having the appropriate card to enable fueling; typically intended for auto fleet (commercial vehicle) fueling.

Gift and Card Shop. Shop that exclusively sells cards and gifts.

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

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

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

Finished Grade. 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.

Ground Level Grade. 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.

Natural Grade. The existing grade or 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.

Regular Grading. Any grading that involves 5,000 cubic yards or less of material.

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.

Granny Flat. See Dwelling, Accessory Dwelling.

Gross Square Footage. The sum of all areas on all floors of a building included within the outside faces of the exterior walls.

Ground Cover. A plant material or non-plant material (e.g., bark chips, mulch, gravel) that is used to cover bare ground.

Guest House. A detached building used as sleeping quarters for guests of the occupants of the main dwelling and having no cooking facilities; differs from an Accessory Dwelling.

Health Club. A place of business with equipment and facilities for exercising and improving physical fitness.

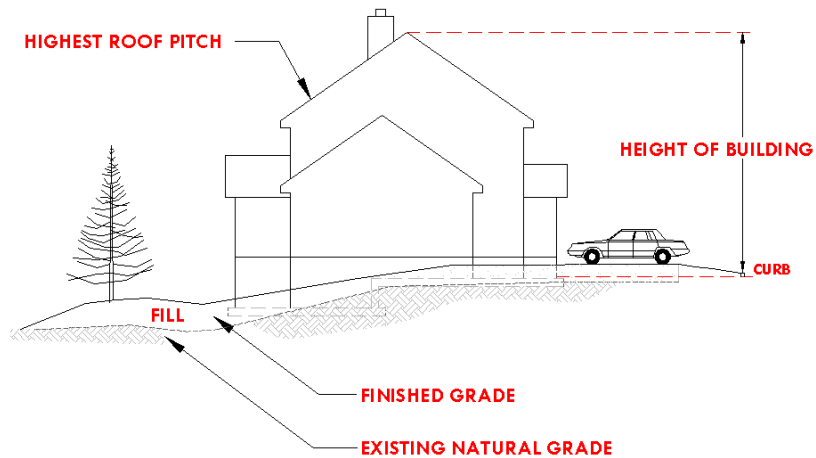
Health Spa. A place of business with equipment and facilities for physical care.

Hearings Body. The City staff, Community Development Director, or designee, Planning Commission, Hearings Officer, or City Council.

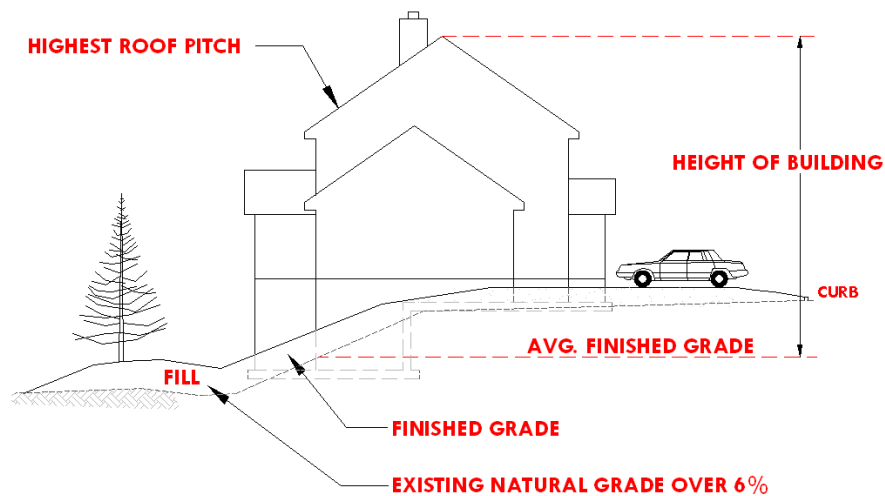
Hearing, Initial. The first hearing authorized and conducted by the Planning Commission, Hearings Officer, or City Council.

Hearings Officer. A planning and zoning hearings officer appointed or designated by the City Council pursuant to ORS 227.165.

Height, Building. With natural grade of up to and including ten percent, "height of a building" is the vertical distance measured between the elevation of the curb serving the property, and the highest point on the roof. For sites having a natural grade of greater than ten percent, "height of a building" is measured from average finished grade to the highest point of the roof, and a maximum of four feet of introduced fill is permitted. See *illustrations below*.



Measuring Height of Buildings (Average slope = 10% or less)



Measuring Height of Buildings (Average slope = more than 10%)

4' fill (max.) permitted without a variance

Highest Shade Producing Point. The highest shade producing point of the structure two hours before and after the solar zenith on December 21. The highest shade producing point could be the tallest point of the structure. Whenever the roof pitch is at an angle less than 17 degrees, the highest shade producing point will be the bottom eave of the structure (see figure below).

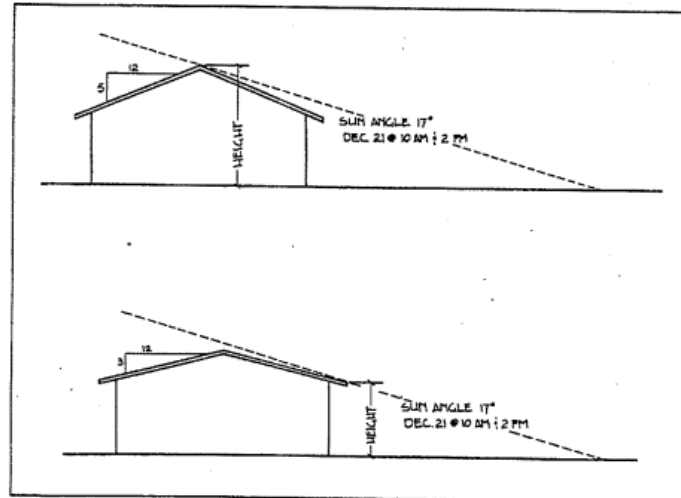


Figure 3
Location of Highest Shade Producing Point Differs with Roof Pitch

Hive. Any Langstroth type structure with movable frames intended for the housing of a bee colony. A hive typically consists of a cover, honey supers, brood chambers, and a bottom board.

Home Occupation. Any business activity carried on by a resident, or resident family, of a dwelling as an accessory use within the same dwelling, or in an accessory structure on the same property. The business activity shall not be detrimental to the overall character of the neighborhood.

Homeless Shelter. A building, facility, or portion thereof used by a not-for-profit agency or organization for the purpose of providing sleeping quarters.

Hospital. A facility with an organized medical staff, with permanent facilities that include inpatient beds and with medical services, including physician services and continuous nursing services under the supervision of registered nurses, to provide diagnosis and medical or surgical treatment primarily for but not limited to acutely ill patients and accident victims, to provide treatment for the mentally ill or to provide treatment in special inpatient care facilities.

Hotel (Motel). Any building containing six or more guest rooms intended or designed to be used, or that are used, rented, or hired out to be occupied, or that are occupied for sleeping purposes by guests.

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.

Improvement. Any man-made physical addition to a property affecting the value or use of that property.

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 function as required for a specific period of time. See also *Performance Guarantee*.

Indoor Commercial Recreation. A room or rooms within an enclosed building which is designated and used for recreational purposes by the public.

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

Ingress. Access point for entering a building, site, or area.

Instrument Runway. A runway equipped or to be equipped with a precision electronic navigation aid or landing aid or other air navigation facilities suitable to permit the landing of aircraft by an instrument approach under restricted visibility conditions. Instrument runways are classed as precision and non-precision instrument runways.

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.

Interest. Includes a lot or parcel, share, undivided interest, or membership which includes the right to occupy the land overnight, and a lessee's interest in land for more than three years or less than three years if the interest may be renewed under the terms of the lease for a total period more than three years. Interest does not include any security interest under a land sales contract, trust deed or mortgage. Interest does not include divisions of land created by lien foreclosures or foreclosures of recorded contracts for the sale of real property.

Junkyard. Primary or accessory use of land for the storage, dismantling or selling of castoff or salvage material of any sort in other than the original form in which it was manufactured and/or assembled and not including reconditioned second-hand furniture or fixtures sold from within a walled building.

Kennel. A lot or buildings in which four or more dogs or cats, at least four months of age, are kept commercially for board, propagation, training, or sale.

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, 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.

Landscape. The act of improving the aesthetic appearance or ecosystem function of land by changing its contours, adding and maintaining ornamental features and plantings.

Landscaping Supply. Indoor or outdoor sales (wholesale or retail) of bulk items typically associated with landscaping, including (but not limited to) topsoil, mulch, gravel, river rock, fountains, pavers, and so forth.

Land Use. The main activity that occurs on a piece of land.

Livestock. Horses, mules, donkeys, cattle, llamas, alpacas, sheep, goats, swine, domesticated fowl and any animal bred and maintained commercially or otherwise, within any type of enclosure.

Live/Work Unit, New. A new structure or use, which is being created to have no more than two dwelling units, as well as a business component (more intensive than a licensed home occupation as defined in this code).

Live/Work Unit, Existing. Any existing on-site building in which no more than two dwelling units, as well as a business component (more intensive than a licensed home occupation as defined in this code), already exists.

Live/Work Unit, Modified. Any existing on-site building that is being changed into a structure for the purpose of having no more than two dwelling units, as well as a business component (more intensive than a licensed home occupation as defined in this code).

Loading Area. An off-street space within a building or on the same lot with a building, for the temporary parking of a commercial vehicle or truck while loading or unloading merchandise or materials.

Lodge. See Club.

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

Corner Lot. 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.

Cul-de-sac Lot. A lot fronting the bulb of a cul-de-sac that has a frontage of less than 50 feet.

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

Flag Lot. A lot which fronts a public street or road and where access to the street or road is by a private driveway. A 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 having between 20 and 50 feet of street frontage.

Interior Lot. A lot other than a corner lot.

Irregular Lot. A lot of such a shape or configuration that technically meets the area, frontage and width requirements of these standards but meets these requirements by incorporating unusual elongations, angles, curvilinear lines unrelated to topography or other natural land features.

Nonconforming Lot. 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.

Through Lot. An interior lot having a frontage on two streets and/or highways, not including an alley.

See also Lot, Double Frontage.

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

Lot Consolidation. The consolidation of lot lines resulting in fewer lots.

Lot Coverage. The percentage of a lot containing the footprint of structures or buildings.

Lot Line. The property line bounding a lot.

Front Lot Line. For a lot other than a corner 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.

Rear Lot Line. The lot line that is opposite and most distant from the front lot line. In the case of an irregular, triangular or other shaped lot, a line ten feet in length within the lot parallel to and at a maximum distance from the front lot line.

Side Lot Line. Any lot line or lines 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 Line Adjustment. The adjustment of common property line(s) or boundaries between adjacent lots, tracts, or parcels for the purpose of accommodating a transfer of land. The resulting adjustment shall not create any additional lots, tracts, or parcels and all reconfigured lots, tracts, or parcels shall contain sufficient area and dimension to meet minimum requirements for zoning and building purposes.

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

1. A lot in an existing, duly recorded subdivision;
2. A parcel in an existing, duly recorded major or minor 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

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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 lot of record.

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.

Lumber Mill. Facility having the primary purpose of shaping and cutting raw or partially finished lumber.

Manufactured Dwelling Park. Any place where four or more manufactured dwellings or prefabricated structures, as defined in ORS 455.010, that are relocatable and more than eight and one-half feet wide, are located within 500 feet of one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent or lease space or keep space for rent or lease to any person for a charge or fee paid or to be paid for the rental or lease or use of facilities or to offer space free in connection with securing the trade or patronage of such person.

Manufacturing, Commercial. Light assembly as a support use to the primary commercial use (i.e., furniture assembly, electronic repair / assembly).

Manufacturing, Heavy Industrial. Industrially related manufacturing; typified by use of larger machinery or chemicals; not generally associated with commercial sales other than as a secondary use to the primary industrial use.

Manufacturing, Light Industrial. Fully enclosed; manufacturing of items permitted in the respective zone; does not use chemicals or materials which may be toxic or otherwise detectable visually or by odor from neighboring properties.

Martial Arts Studio. A place where any art of self-defense is taught and/or practiced.

Master Development Plan (MDP). A detailed development plan showing compliance with the applicable Great Neighborhood Planning Principles, the Redmond Urban Area Framework Plan, and adopted Area Plans on lands currently zoned Urban Holding-10 (UH-10). The MDP typically identifies proposed land uses, buildings locations, landscaping, potential art locations, access and internal circulation, and infrastructure for a project where the development program may be planned to occur in phases over a period of several years. MDP's may include multiple land parcels. The MDP is a required urban planning step before annexation and rezoning property.

Master Plan; Master Development Plan. An overall plan indicating the physical and functional interrelationships between uses and facilities for a project, a series of projects or phased developments. Components of a master plan are set forth in Section 8.270.

Middle Housing. Means Duplexes, Triplexes, Quadplexes (fourplexes), Cottage Clusters, and Townhouses

Ministerial. A routine governmental action or decision that involves little or no discretion. The issuance of a building permit is a ministerial action.

Mini Storage. Securable, "for rent" unit intended to store personal items on a long-term basis.

Mixed-Use. Development that combines residential, commercial, public, or institutional uses within the same building or site. Mixed-use development may occur as a "vertical" mixed-use, where housing is located above the ground floor, or "horizontal" mixed-use, where housing is located on the ground floor or in a separate building or part of a building.

Within horizontal mixed-use developments, residential uses shall be located behind commercial uses relative to the front lot line, or if located at the front of the building, be less than 20 percent of the frontage of such mixed-use building. Stand alone residential uses may be horizontally mixed with other uses as specified in the MUN zone.

Mobile Food Pod. A site containing more than one Mobile Food Unit and associated amenities.

Mobile Food Unit. A mobile vehicle, such as a food truck, trailer, or car, from which primarily food or beverages is provided to walk-up customers and does not include drive-thru service. Mobile Food Units shall be mobile at all times and must be on wheels that are functional and appropriate for the type of unit at all times.

Mobile Food Vendor. A Mobile Food Unit operating in a temporary manner in conjunction with a public or private event.

Modification. A modification is an amendment to an approved site development plan, a condition of approval, or change to an existing structure that has not received a land use approval.

Minor Modification. A change that is less than 25 percent of any building footprint, height or size, site improvement or dimensional requirement.

Major Modification. A change that is equal to or greater than 25 percent of any building footprint, height or size, site improvement or dimensional requirement.

Floor Area. The sum total of the gross horizontal areas of each story of the building measured from the inside of exterior walls or from the centerline of the party walls.

Floor Area Ratio (FAR). The total floor area of all structures and all above grade floors on a lot divided by the lot area. For FAR calculations, the floor area is measured to the inside of exterior walls. The following shall be excluded from the floor area calculation:

1. Space below grade.
2. Mechanical spaces.
3. Elevator and stair shafts.
4. Lobbies and common spaces, including atriums.
5. Space dedicated to parking.
6. Decks, balconies, porches.

Modification of Application. Means the applicant's submittal of new information after an application has been deemed complete and prior to the close of the record on a pending application that would modify a development proposal by changing one or more of the following previously described components: proposed uses, operating characteristics, intensity, scale, site lay out (including, but not limited to, changes in setbacks, access points, building design, size or orientation, parking, traffic, or pedestrian circulation plans), or landscaping in a manner that requires the application of new criteria to the proposal or that would require the finding of fact to be changed. It does not mean an applicant's submission of new evidence that merely classifies or supports the pending application.

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

Multi-family Complex. See Dwelling, Multi-family Complex.

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

Needed Housing. As defined in ORS 197.303, as amended.

Net Square Footage. Gross square feet of a building less common areas and interior walls. Common areas include stairwells, elevators, storage areas, computer server rooms, other shafts, lobbies, underground parking, and similar kinds of uses.

Non-Conforming Structure or Use. A lawful existing structure or use at the time these Development Code standards or any amendment thereof becomes effective, which does not conform to the requirements of the zone in which it is located.

Nursery for Plants. Enclosed facility intended for commercially growing or distributing plants.

Nursing Home. Any home, institution or other structure maintained or operating for the nursing and care of four or more ill or infirm adults not requiring hospital care or hospital facilities.

Office. A room, suite of rooms, or portion of a building used for the practice of a profession or for conducting the affairs of a business.

Open Space. Land retained as undeveloped land for use as passive or active recreational area; land that is developed with park, landscaping, or other non-structural amenities. See also Usable Open Space.

Overlay Zone. A defined area or district which provides regulations in addition to those regulations in the underlying zones.

Owner. Person in whom is vested the ownership, dominion, or title of property; includes contract purchaser.

Partial Master Development Plan (PMDP). A land use plan including the same requirements as a Master Development Plan (MDP) but for only a portion of the subject property(s). The PMDP is a required urban planning step before annexation and rezoning property. Only the partially master planned portion of the property may be annexed unless otherwise approved by the City.

Partition. To divide an area or tract of land into two or three parcels.

Passive Recreation. Recreational activities which are commonly unorganized, noncompetitive, dependent on the landscape, and require no developed facilities. See also Active Recreation.

Passive-Style Park. A park designed for passive recreation that is of any configuration, shape, or size and is landscaped without irrigated turf. Examples of passive-style park components include seating elements, shape structures or tree canopies, trails or walkways, habitat areas. See also Active-Style Park.

Performance Bond. A document, acceptable by the City, issued by a surety company, 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 other legal entity, whether he, she or it is acting for himself, herself, or itself, or as the servant, employee, agent, or representative of another.

Plat, Final. The final plan of all or a portion of a subdivision or partition that is presented to the approving authority for final signature and recording in accordance with State law.

Plat, Tentative. A plan of all or a portion of a subdivision or partition that is submitted for approval in accordance with State law, and that is not a final plat.

Precision Machine Shop. Shop or facility that manufactures alters or modifies metal parts. Typically applies to computerized machining of tools and parts requiring high precision machining.

Primary Use. The most prevalent 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.

Principal Use. The primary or predominant use to which the property is or may be devoted, and to which all other uses on the premises are accessory.

Printing and Publishing, Retail. Service commercial use providing printing services available to the general public.

Printing, Wholesale. Printing intended to serve retail or other wholesale uses rather than the general public.

Public Recreation Facility. A facility that is owned and operated by a public entity primarily for recreational uses. Accessory uses such as art studios, meeting/classrooms, child care, offices, and related commercial uses including food vendors and retail are allowed.

Public 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.

Public Transportation Station. A place which includes a covered structure or a covered facility that is specifically designed to permit users to access public transit (such as buses). Such stations permit users to access one or more modes of public transit and incorporate public accommodations such as vehicle and bicycle parking, rest rooms, vending machines, benches, and tables for the convenience of travelers.

Public Use. A structure or property intended or used for a public property is or may be devoted, and to which all other uses on the premises are accessory.

Public Way. Any street, alley, or other parcel of land open to the outside air leading to a public street, which has been deeded, dedicated, or otherwise permanently appropriated to the public for public use and that has a clear width and height of not less than ten feet.

Quasi-Judicial Action. A decision or action of a public body that involves substantial discretion or judgment in applying the standards and criteria of this Code.

Recreational Area. Areas (other than village green) that are designed, constructed, designated, or used for recreational activities. Examples include: open space containing a park; landscaped or undisturbed natural areas; landscaped trails where a 10-foot-wide paved trail is in a 20 foot easement and is not a public sidewalk; pavilion areas at least 600 square feet in area; pool; splash pad; play court for racket sports and basketball; clubhouse; community room; art and seated viewing area; community garden; a plaza(s) at least 600 square feet in area.

Recreational Vehicle. A vehicle with or without motive power that is designed for use as temporary living quarters for recreational, camping, or travel use. Recreational vehicles include travel trailer, truck camper, and motor home.

Recreational Vehicle (RV) Park. A place where two or more recreational vehicles are located within 500 feet of one another on a lot, tract, or parcel of land under common ownership and having as its primary purpose temporary living quarters and the renting of space and related facilities for a charge or fee. Approved Safe Parking and Vehicle Camping site, per Chapter 5 of City Code, do not constitute an RV Park.

Recreational Vehicle Site. A plot of ground within a recreational vehicle park intended for the accommodation of a recreational vehicle or other camping unit on a temporary basis. The site may include individual use areas for picnic tables, fire pits, private parking, and other private uses.

Recycling Collection Center. Center used as a collection point for household or other types of residential recycling.

Recycling Use. Alteration of a material or commodity for re-use. Includes, but is not limited to, recycling aluminum, glass, paper, and plastic.

Replat. An amendment to a recorded plat.

Research and Development Facility, General. Establishment primarily engaged in industrial or scientific research including limited product testing; does not include medical research.

Research and Development Facility, Medical. Medically related research; use of biohazardous chemicals subject to DEQ regulations.

Reserve Strip. "Reserve Strip" means a strip of land usually a minimum of 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.

Residential Facility. A residential care, residential training, or residential treatment facility, as those terms are defined in ORS 443.400, licensed, or registered under ORS 443.400 to 443.460 or licensed under ORS 418.205 to 418.327 by the Department of Human Services that provides residential care alone or in conjunction with treatment or training or a combination thereof for six to 15 individuals who need not be related. Staff persons required to meet licensing requirements shall not be counted in the number of facility residents and need not be related to each other or to any resident of the residential facility. (ORS 197.660)

Residential Home. A residential treatment or training or an adult foster home licensed by or under the authority of the department, as defined in ORS 443.400, under ORS 443.400 to 443.825, a residential facility registered under ORS 443.480 to 443.500, or an adult foster home licensed under ORS 443.705 to 443.825 that provides residential care alone or in conjunction with treatment or training or a combination thereof for five or fewer individuals who need not be related. Staff persons required to meet licensing requirements shall not be counted in the number of facility residents and need not be related to each other or to any resident of the residential home. (ORS 197.660)

Residential Use. Occupancy such as a human dwelling or lodging place.

Retail, Bulky. Large retail items including furniture, cars, etc.

Retail, Medical Supply. Shop that specializes in goods and commodities relating to care and rehabilitation of medical patients.

Ridge Line (building). The top of a roof at its highest elevation.

Road. 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. See also Street.

Rock Crushing, Permanent. Use of facility or site to crush rock as an ongoing operation. Could involve imported or on-site rock and may involve transporting crushed rock to other sites.

Rock Crushing, Temporary. Use of a site to crush rock on a temporary basis. Must involve on-site rock only but may involve transporting said crushed rock to an off-premises site. Crushing shall be incidental to primary use on the site.

Roof Treatments. Any additions to a style of roof that breaks up a single pitched roof. Examples of roof treatments are dormers, cupolas, and multi-pitched roofs.

School. A place for teaching, demonstration, or learning.

Screening. Materials used to conceal a feature or object from sight, such as fencing, walls, canopy, vegetation, or other barrier.

Semi-Public Use. A structure or use intended or used for a semi-public purpose by a church, lodge, club, or any other non-profit organization.

Setback. The distance between the vertical face of a structure and a property line. See Yard.

Single Room Occupancy. A residential dwelling with no less than four but no more than six attached single room occupancy units and sanitary or food preparation facilities for shared use of the occupant(s). See also Single Room Occupancy Unit.

Single Room Occupancy Unit. Dwelling Area within a single room occupancy development which is independently rented and lockable and provides living and sleeping space for the exclusive use of the unit occupant(s). See also Single Room Occupancy Development.

Site Improvement. Landscaping, paving for pedestrian and vehicle ways, outdoor lighting, recreational facilities, etc., added to a site.

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

Start of Construction. The first placement of permanent construction of a structure (other than a manufactured home) on a site, such as the pouring of slabs or footings or any work beyond the stage of excavation.

Story. The portion of a building included between the upper surface of any floor and the upper surface of the floor next above it, except the top story shall be that portion of a building within the upper surface of the top-most floor and ceiling or roof above.

Street. A public or private way, other than an alley, that is created to provide primary vehicle access for persons to one or more lots, parcels, areas, or tracts of land. See also Road.

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

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

Collector Street. 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.

Cul-de-sac. A street having one end open to traffic and the other end terminating in a vehicle turnaround.

Dead End Street. A street having only one end open to traffic, and the other end terminating in a "stub out".

Frontage Road. A street parallel and adjacent to a collector or arterial providing access to abutting properties.

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

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

Structure. Any combination of materials forming any construction, which requires a foundation and is intended to support or shelter any use of occupancy. Also see definition of Accessory Structure.

Structural Alteration. Any change to the supporting members of a structure including foundation, bearing walls or partitions, columns, beams, girders, or any structural change in the roof or in the exterior walls.

Subdivide Land. To divide land into four or more lots within a calendar year.

Subdivider. Any person who causes land to be subdivided.

Subdivision and Subdivided Lands. Please refer to ORS 92.010(16).

Supportive Shelter. Any tract of land being actively managed by an agency which maintains two or more shelter units for the primary purpose of providing shelter alongside supportive services to individuals or families who lack access to permanent or safe shelter.

Thrift Store. Retail use that vends second-hand (used) items including clothing and furniture.

Townhouse. A dwelling unit that is part of a row of two or more attached dwelling units, where each dwelling unit is located on an individual Lot of Parcel and shares at least one common wall with an adjacent unit.

Townhouse Project. One or more townhouse structures constructed, or proposed to be constructed, together with the development site where the land has been divided, or is proposed to be divided, to reflect the Townhouse property lines and the any commonly owned property.

Tract, ~~Private/Public.~~ A piece of land ~~created and designated as part of a land division that is not a lot, lot of record, or a public right-of-way, set aside in a separate area for dedication to the public, a homeowner's association, to other entity (e.g., open space, recreation facilities, sensitive lands, etc.).~~

Truck Stop. Fueling facility that also provides food, washing facility and other amenities whose primary clientele is semi-truck drivers and rigs.

Turf. Vegetated groundcover, typically a species of grass.

Artificial Turf. Synthetic Fiber surfacing made to mimic the appearance or function of grass or other groundcover without the requirements of real plant material.

Irrigated/Irrigatable Turf. Vegetated groundcover, typically grass or sod, requiring active management and inputs to maintain, including but not limited to the installation/use of irrigation infrastructure, fertilizers, pesticides, ect.

Native/Natural Turf. Vegetative groundcover consisting of native plants species, needing no management or inputs to maintain.

Unbuildable Area. An area in which a structure could not be built as a permitted use under existing development standards for the area according to the Redmond Development Code.

Urban-Rural Interface. The area where urban development interfaces with Deschutes County zoned rural areas.

Usable Open Space. Areas that contain natural or man-made vegetation that are physically accessible year-round for use by the general public, or by specific groups or persons within a defined project boundary or physical area (such as within a Planned Unit Development). Water surfaces such as ponds or canals; canyon walls, and other areas that are not physically accessible year-round to the general public are not to be counted as part of the required "usable open space area".

Use. The purpose to which land and/or any structure or improvement thereon is or is proposed to be put. The word "use" is synonymous with the terms "land use" and "use of land" unless the context clearly indicates otherwise.

Utilities. Public or private infrastructure which includes but is not limited to sewer, water, electric, telephone, natural gas, and cable television.

Utility Facility. Any major structure owned or operated by a public, private or cooperative electric, fuel, communication, sewage or water company for the generation, transmission, distribution or processing its products or for the disposal of cooling water, waste, or by-products, and including power transmission lines, major trunk pipelines, power substations, dams, water towers, sewage lagoons, sanitary landfills and similar facilities, but excluding sewer, water, gas, telephone and power local distribution lines and similar minor facilities allowed in any zone.

Vehicle Storage and Towing Yard. Lot for storage of parking tow-a-way's, impound yard, and storage lot for autos, trucks, busses, and R.V.'s.

Veterinary Clinic. A facility in which medical care is provided to animals.

Warehouse. Storage space for household or commercial goods within an enclosed building without direct access to individual storage spaces. Excludes wholesale distribution and storage, and vehicular storage.

Wholesale Distribution. An establishment engaged in the bulk sales or storage of goods with distribution and storage facilities without direct public access. Includes "contractor supplies".

Workforce Housing. Housing that constitutes no more than 30 percent of such gross annual household income for a family earning 80 to 120 percent of the Area Median Income (AMI). AMI is based on the most recent HUD Income Limits for the Bend-Redmond Metropolitan Statistical Area. Workforce Housing warrants income-based deed restrictions of at least 30 years. The affordability period may be adjusted based on the use of development incentives, modifications, variances, or exceptions.

Yard. An open space on a lot which is unobstructed from the ground up, except as otherwise provided in these standards. Yards provide light, ventilation, privacy, room for drainage, landscaping, and emergency access.

Yard, Front. A yard between side lot lines and measured horizontally at right angles to the front lot line from the front lot line to the nearest point of a building. Any yard meeting this definition and abutting on a street other than an alley shall be considered a front yard.

Yard, Rear. A yard between side lot lines and measured horizontally at right angles to the rear lot line from the rear lot line to the nearest point of a building.

Yard, Side. A yard between side lot lines and measured horizontally at right angles from the side lot line to the nearest point of a building.

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 subdivision utilizing zero lot lines between units and providing for potential individual ownership of each lot.

(Ord. No. 2009-04, 4-28-2009; Ord. No. 2009-03, 5-26-2009; Ord. No. 2009-14, 12-8-2009; Ord. No. 2010-10, 10-26-2010; Ord. No. 2011-09, 11-8-2011; Ord. No. 2012-04, 4-24-2012; Ord. No. 2012-10, 8-14-2012; Ord. No. 2015-01, 2-24-2015; Ord. No. 2016-17, 1-31-2017; Ord. No. 2018-09, 9-11-2018; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.135. Table A, Residential Zones, Uses Permitted.

The following uses are allowed outright or conditionally in each of the Residential zones as follows:

"O" means Permitted Outright

"C" means Permitted Conditionally

"N" means Not Allowed

	R-1	R-2	R-3	R-4	R-5	RESTRICTIONS AND REQUIREMENTS
Residential Uses:						
Accessory Building:						
Detached sheds, shops, and garages	O	O	O	O	O	Must be located within the property and not in the yard setback areas. Moveable shipping containers, or similar, are not allowed.
Guest House	O	O	O	O	O	No kitchen; uses main houses' sewer & water
Accessory Dwelling Unit/ Accessory Suite	O	O	O	O	O	Uses main houses' sewer & water or individual City Services; may have kitchen
Accessory Use	O	O	O	O	O	Includes Home Occupations
Apartments						See Multi-Family Complex/Dwelling
Bed and Breakfast	C	C	C	C	C	
Boarding or Rooming House	N	N	C	O	O	
Duplex, Triplex, Quadplex, Townhouse, Cottage Cluster	O	O	O	O	O	
Manufactured Home	O	O	O	O	O	See Single Family Detached Dwelling
Manufactured Home Park	N	N	N	O	O	See Section 8.375
Manufactured Home Subdivision	N	N	O	O	O	Subject to compliance w/ applicable ORS
Multi Family Complex (five + units)	C	C	C	O	O	
Public-Owned Affordable Housing Developments	O	O	O	O	O	See Section 8.145
Nursing, Convalescent, and Assisted Living Facility	N	N	C	C	C	More than 15 people
Planned Unit Development	C	C	C	C	C	
Residential Care Facility	N	N	C	C	O	Defined in and regulated by ORS
Residential Care Home	O	O	O	O	O	Defined in and regulated by ORS
Single Family Detached Dwelling	O	O	O	O	O	
Single Room Occupancy Development	O	O	O	O	O	
Non Residential Uses:						
Child Care Facility:						
Child Care Center	C	C	C	C	C	
Child Care Home	O	O	O	O	O	
Church, Religious Institution	C	C	C	C	C	
Community Center (private)	C	C	C	C	C	

Community Pool (private)	C	C	C	C	C	
Emergency Shelter	O	O	O	O	O	Reviewed under ORS 197.782. Emergency shelters for natural disaster response are not subject to review.
Farm Use, Farming	O	O	O	O	O	
Marijuana Business	N	N	N	N	N	
Mini Storage	N	N	N	N	N	
Mobile Food Pod	N	N	N	N	N	
Mobile Food Unit	N	N	N	N	N	
Mobile Food Vendor on private property	O	O	O	O	O	Permitted through Business Licensing provisions in City Code, Section 7.005 et seq. Can only operate between 8 AM and 9 PM for no more than two consecutive days within a 90-day period and must be located on real property in association with an event.
Mobile Food Vendor on public property	O	O	O	O	O	Permitted through Special Events provisions in City Code, Section 7.350 et seq. or Parks Reservation Permit.
Multi-Use Trail	O	O	O	O	O	
Park	O	O	O	O	O	
Livestock	O	O	O	O	O	Subject to livestock provisions, Section 8.365
Office	N	N	C	C	C	Conditional in conjunction with a master plan or PUD
Retail	N	N	C	C	C	Conditional in conjunction with a master plan or PUD
Residential Conversion of Existing Commercial Structure	O	O	O	O	O	See Section 8.144
School (private)	C	C	C	C	C	
Supportive Shelter	O	O	O	O	O	See Section 8.370, Supportive Shelter Standards.
Tennis Court (private)	O	O	O	O	O	Non-commercial use only
Public Facility or Emergency Management Services	C	C	C	C	C	
City Owned Utility Facility	O	O	O	O	O	
Private Utility Facilities	C	C	C	C	C	
All "R" zones are subject to density transfer provisions. See Section 8.020, "Definitions," Density Transfer, and 8.367, "OSPR/"R" Zone Density Transfer Provision"						

(Ord. No. 2009-04, 4-28-2009; Ord. No. 2015-04, 5-19-2015; Ord. No. 2016-17, 1-31-2017; Ord. No. 2018-09, 9-11-2018; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2023-07, 12-19-2023; Ord. No. 2025-03, § 1, 4-8-2025)

Sec. 8.141. Single Family Detached Dwellings and Plexes Development and Design Standards.

1. *Purpose.* The purpose of these Development and Design Standards is to promote and sustain:
 - A. Quality development throughout a variety of housing choices;
 - B. Architectural design that:
 1. Enhances the visual environment and character of the community;
 2. Preserves and protects property values, as well as public and private infrastructure investment;
 3. Conveys a sense of balance and character among all neighborhoods throughout Redmond; and
 4. Elevates the attractiveness and quality of life in Redmond.
2. *Intent.* The intent of the Development and Design Standards is to:
 - A. Maintain flexibility for a variety of architectural style to be developed;
 - B. Continue to allow innovations in design that recognize newer technologies such as solar and wind power, telecommunications, and environmentally conscious construction methods; and,
 - C. Promote quality design characteristics that will enhance the long-term desirability of the dwelling, neighborhood, and community.
3. *Procedure.* New single-family detached dwellings and plexes, shall be reviewed for conformance with the requirements listed in this Section, subject to the procedures outlined below:
 - A. If applicable, pursuant to Section 8.2135, for proposed development on a lot created by a subdivision that received tentative subdivision approval no more than ten years ago, the applicant is vested under the development and design standards in effect at the time. ~~shall. However, the applicant may elect in writing that: a) development and design standards in effect at time of tentative subdivision approval be applied; or b) development and design standards herein be applied. The standards chosen shall apply to all subsequent development in the subdivision.~~
 - B. *Track 1. Clear and Objective Process.* Conformance with Section 8.141(5.), below. An application demonstrating conformance with this Section shall be shown on the architectural plans submitted with the building permit application and administered as part of the plan review process. These applications are reviewed administratively.
 - C. *Track 2. Discretionary Process.* As an alternative to the Track 1 procedure, an application may be submitted which demonstrates conformance with the Purpose and Intent of this Section as listed above. These applications are reviewed administratively unless it is determined that a public hearing is necessary, in which case the application will be reviewed by the appropriate Hearings Body. The City may also approve other architectural designs or design elements not listed in this Section, approve exceptions or uniquely identifiable house styles provided they comply with the intent of this Section.
 - D. Design Review for Manufactured and Mobile Homes not within approved mobile home parks: Some manufactured homes and mobile homes may not be able to fully comply with the requirements below. In those cases, the following features are required as part of a Track 2 process.
 1. At least one covered porch;
 2. One exterior types of wall siding material on four sides;
 3. Band courses; and

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4. *Application and Approval Process.* The applications for either a Track 1 or 2 review as specified in Sections 8.141(3.)(A.) and (B.) above, shall be submitted prior to or in conjunction with an application for a building permit.
 5. *Architectural Design Standards.* Although specific architectural styles are not mandated, single family detached dwellings and plexes, shall conform with the following standards:
 - A. *Screening of Mechanical Equipment.* All exterior ground mounted mechanical equipment located forward from the line of the front façade (living space and garage) of the building shall be screened from the street at the ground/eye level line of sight. Solar power, wind power, and satellite dishes necessitating placement on walls or roofs for normal operation are exempt from this provision.
 - B. *Building Design.* The standards of this Section apply per residential structure, rather than per dwelling unit contained in the residential structure.
 1. *Architectural Design.* Duplicate or repetitive exterior home designs must be separated by at least one lot/attached building of non-repetitive exterior design on either side of the home and not be directly across the street from one another. Home designs will not be considered repetitious if three differentiating criteria are used as listed below:
 - a. *Process.* Builders of dwelling units or residential structures on the same street, with the exception of multiple dwelling units that are part of a single plex development, shall submit a plat showing the house plan names, elevation designations, or pictures for adjacent homes.
 - b. Attached plexes are exempt.
 2. *Roof Design.* Required Roof Design Elements:
 - a. Pitched or sloping roof elements;
 - b. Eave of at least 12 inches.
 3. *Front Façade Wall Design.* Ten façade elements listed below shall be used on the front elevation. Use of T-111 exceeding 20 percent of all facades, combined, is not allowed.
 - a. Twenty five percent fenestration of the first story front façade.
 - b. Window trim at least 3.5 inches wide that completely surrounds the window;
 - c. Band course, band molding, bellyband, belt course that runs the entire width of the front façade of relatively slight projection; or at the break of the second floor (if one exists) or at the line made by the lower roofline at the gable end;
 - d. Variation in wall siding, wall surface pattern or decorative materials. If an area above the highest band course exists, it must contain a different siding material than the area below the band;
 - e. Recessed or covered front entry at least 20 square feet, with a minimum four foot depth measured from the front door. If columns are used, they must not be exposed dimensional lumber less than 6" × 6";
 - f. Windows with multi-paned sashes, operable sashes, or windows that are elliptical, round, arched, bay, semi-circular or similar design;
 - g. Shutters;
 - h. Balconies;
 - i. Garage doors, including patterning relief over the door surface;

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- j. Optional enhancements and substitutions:
 - i. Enclosed soffits;
 - ii. One- and one-half inches caliper tree, in addition to required street trees;
 - iii. Covered rear patio or porch;
 - iv. Eave greater than 12 inches in depth, including extended soffit details;
 - v. Where gable ends are proposed, at least three gable end elements;
 - vi. Masonry accents;
 - vii. Paint color schemes, with a minimum of two colors used; and
 - viii. Other elements or substitutions as approved by the Community Development Director, or designee.
 - 4. *Side Elevations Facing Public Streets.* Side elevations facing streets must include either window trim at least 3.5" in width, or full-lap siding. Façade facing streets are required to have at least ten square feet of windows or doors.
 - 5. *Front Door.* A front door that is visible from the public street frontage (front yard) and pedestrian connection between the front door and the public sidewalk is required.
 - 6. *Driveways and Garages.*
 - a. A garage is required for each newly constructed residential structure and shall be of adequate size to accommodate a minimum of one vehicle, and shall at a minimum, meet the design requirements in Sections 8.505 through 8.515 (Off Street Parking and Loading Requirements) and Section 8.2820 (Access Management Standards).
 - i. Manufactured homes may meet this standard by substituting a garage with covered parking or carport.
 - ii. Triplexes and quadplexes may meet this standard by substituting garage or covered parking with uncovered, paved parking spot(s) per the design requirements in Sections 8.505 through 8.515.
 - b. Driveways shall be of adequate size to accommodate a minimum of one vehicle, and shall at a minimum, meet the design requirements in Section 8.515 Parking Table and Diagram.
 - c. A single-family detached home that adds an ADU shall continue to meet the minimum parking spaces requirement for the primary home.
 - d. Notwithstanding the applicable provisions of Sections 8.505 through 8.515 (Off Street Parking and Loading Requirements) and Section 8.2820 (Access Management Standards), all required off street parking areas and driveways constructed in conjunction with single family detached dwellings or plexes may have alternative surfaces to concrete or asphalt and may include permeable surfaces to the extent they provide an all-weather surface sufficient for vehicular travel. Loose gravel, aggregate and similar surface treatments are not permitted for required parking spaces.
 - 7. *Off-street Parking.* The minimum number of required off-street parking spaces for single-family detached dwellings and plexes are specified in Section 8.500.
 - 8. *Landscaping.* See Sections 8.520 through 8.540 for applicable landscaping standards.
 - 9. *Fences.* See Section 8.340.

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10. *Conversion.* Conversions of an existing single-family detached dwelling to a duplex, triplex, or quadplex is allowed, provided that the conversion does not increase non-conformance with applicable standards of the underlying zone and this Section.

(Ord. No. 2013-04, 5-14-2013; Ord. No. 2014-14, 7-22-2014; Ord. No. 2015-04, 5-19-2015; Ord. No. 2016-17, 1-31-2017; Ord. No. 2017-12, 12-12-2017; Ord. No. 2018-09, 9-11-2018; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.142. Townhouse Development and Design Standards.

1. Purpose. The purpose of these Development and Design Standards is to promote and sustain:
 - A. Quality development throughout a variety of housing choices;
 - B. Architectural design that:
 1. Enhances the visual environment and character of the community;
 2. Preserves and protects property values, as well as public and private infrastructure investment;
 3. Conveys a sense of balance and character among all neighborhoods throughout Redmond; and
 4. Elevates the attractiveness and quality of life in Redmond.
2. Intent. The intent of the Development and Design Standards is to:
 - A. Maintain flexibility for a variety of architectural style to be developed;
 - B. Continue to allow innovations in design that recognize newer technologies such as solar and wind power, telecommunications, and environmentally conscious construction methods; and
 - C. Promote quality design characteristics that will enhance the long-term desirability of the dwelling, neighborhood, and community.
3. Procedure. New townhouses shall be reviewed for conformance with the requirements listed in this Section.
 - A. If applicable, pursuant to Section 8.2135, for proposed development on a lot created by a subdivision that received tentative subdivision approval no more than ten years ago the applicant is vested under the development and design standards in effect at the time. However, the applicant may elect in writing that development and design standards herein be applied.
 - B. Track 1. Clear and Objective Process. Conformance with Section 8.142(7.), below. An application demonstrating conformance with this Section shall be shown on the architectural plans submitted with the building permit application and administered as part of the plan review process. These applications are reviewed administratively.
 - C. Track 2. Discretionary Process. As an alternative to the Track 1 procedure, an application may be submitted which demonstrates conformance with the Purpose and Intent of this Section as listed above. These applications are reviewed administratively unless it is determined that a public hearing is necessary, in which case the application will be reviewed by the appropriate Hearings Body. The City may also approve other architectural designs or design elements not listed in this Section, approve exceptions or uniquely identifiable house styles provided they comply with the intent of this Section.
4. Table A: Minimum Standards.

Standard:	R-1	R-2	R-3, R-3A	R-4	R-5
Maximum Density (Units/Net Acre)	20	20	23.2	25	25
Minimum Lot Size (Square Feet)	1,500	1,500	1,500	1,500	1,500
Maximum Building Height (Feet)	35	35	35	45	45
Minimum Street Frontage (Feet)	20	20	20	20	20
Minimum Setback Distance (Feet)					
Front with alley or other rear access	10	10	10	10	5
Front without alley or other rear access	10	10	10	10	10
Front garage setback from street	20	20	20	20	20

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Non-street side: Common wall lot line where units are attached	0	0	0	0	0
Exterior wall at end of a townhouse structure	5	5	5	5	5
Street Side	10	10	10	10	10
Rear with garage and alley access	5-20	5-20	5-20	5-20	5-20
Rear without garage	10	10	10	10	10

~~35.~~ *Off-Street Parking.* Townhouses shall meet the off-street parking requirements of Section 8.500.

~~46.~~ *Areas Owned in Common.* For townhouse projects, common areas must be maintained by a homeowners association or other legal entity. A homeowners association may also be responsible for exterior building maintenance. A copy of any applicable covenants, restrictions and conditions must be recorded and provided to the City prior to issuance of a building permit.

~~57.~~ *Design Standards.* New townhouses shall meet the design standards in Subsections (A.) through (G.) of this Section.

A. *Entry Orientation.* The main entrance of each townhouse must:

1. Be within 8 feet of the longest street-facing wall of the dwelling unit, if the lot has public street frontage; and
2. Either:
 - a. Face the street (see Figure 1);
 - b. Be at an angle of up to 45 degrees from the street (see Figure 2);
 - c. Face a common open space or private access or driveway that is abutted by dwellings on at least two sides; or
 - d. Open onto a porch (see Figure 3). The porch must:
 - i. Be at least 25 square feet in area; and
 - ii. Have at least one entrance facing the street or have a roof.

Figure 1. Main Entrance Facing the Street

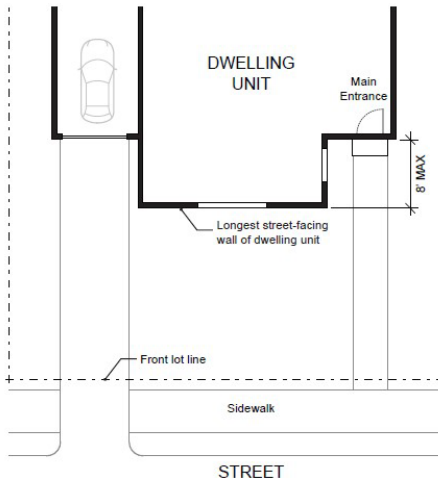


Figure 2. Main Entrance at 45° Angle from the Street

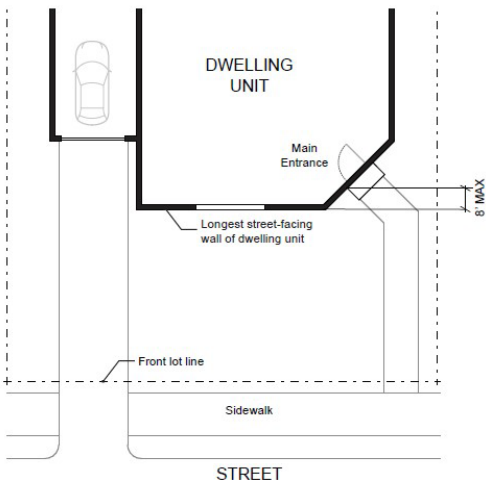
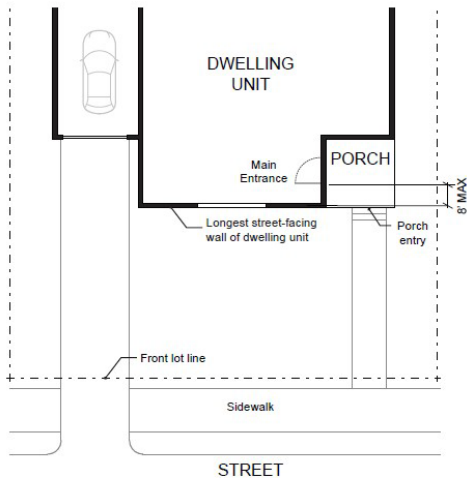
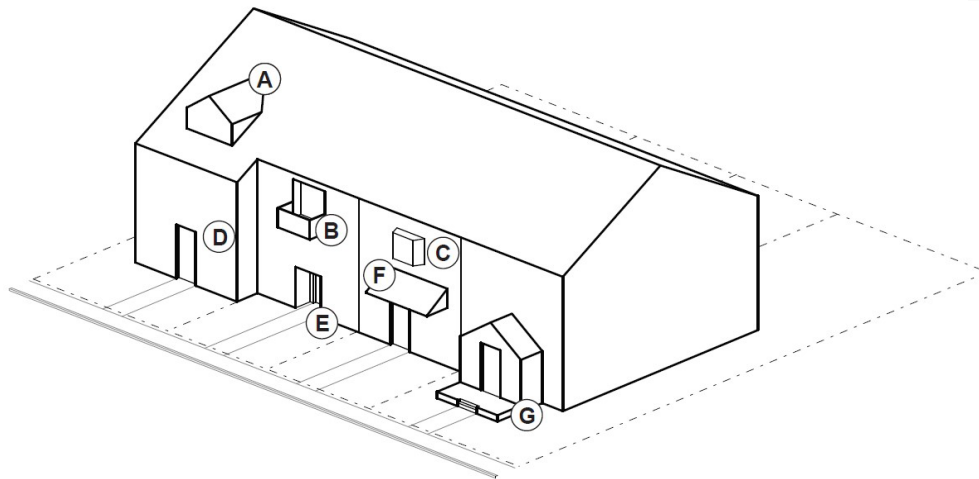


Figure 3. Main Entrance Opening onto a Porch



- B. *Unit Definition.* Each townhouse must include at least one of the following on at least one street-facing façade (see Figure 4):
1. A roof dormer a minimum of four feet in width, or
 2. A balcony a minimum of two feet in depth and four feet in width and accessible from an interior room, or
 3. A bay window that extends from the facade a minimum of two feet, or
 4. An offset of the facade of a minimum of two feet in depth, either from the neighboring townhouse or within the façade of a single townhouse, or
 5. An entryway that is recessed a minimum of three feet, or
 6. A covered entryway with a minimum depth of four feet, or
 7. A porch meeting the standards of Subsection (A.2.d.) of this Section. Balconies and bay windows may encroach into a required setback area.

Figure 4. Townhouse Unit Definition



- (A) Roof dormer, minimum of 4 feet wide
- (B) Balcony, minimum 2 feet deep and 4 feet wide. Accessible from interior room.
- (C) Bay window extending minimum of 2 feet from facade
- (D) Facade offset, minimum of 2 feet deep
- (E) Recessed entryway, minimum 3 feet deep
- (F) Covered entryway, minimum of 4 feet deep
- (G) Porch, meets standards of subsection (A)(2)(d) of this section

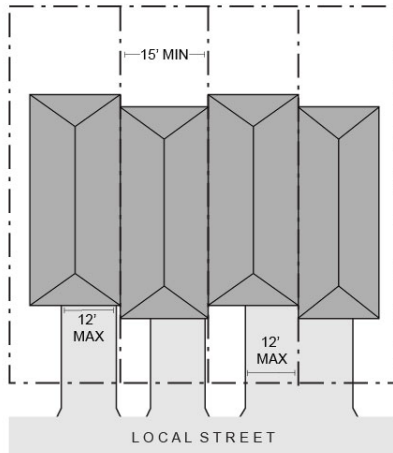
- C. *Windows.* A minimum of 15 percent of the area of all street-facing facades on each individual unit must include windows or entrance doors. Half of the window area in the door of an attached garage may count toward meeting this standard. See Figure 5.

Figure 5. Window Coverage



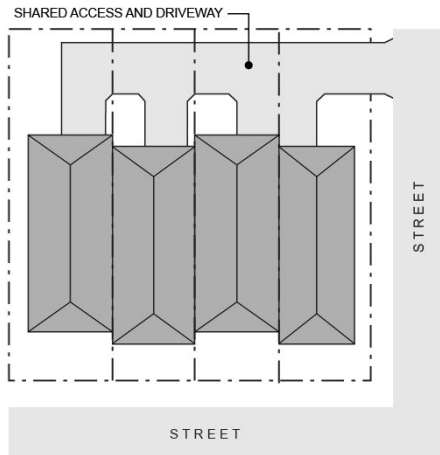
- D. *Driveway Access and Parking.* Townhouses with frontage on a public street shall meet the following standards:
1. Garages on the front façade of a townhouse, off-street parking areas in the front yard, and driveways in front of a townhouse are allowed if they meet the following standards (see Figure 6).
 - a. Each townhouse lot has a street frontage of at least 15 feet on a local street.
 - b. A maximum of one driveway approach is allowed for every townhouse. Driveway approaches and/or driveways may be shared.
 - c. Outdoor on-site parking and maneuvering areas do not exceed 12 feet wide on any lot.
 - d. The garage width does not exceed 12 feet, as measured from the inside of the garage door frame.

Figure 6. Townhouses with Parking in Front Yard



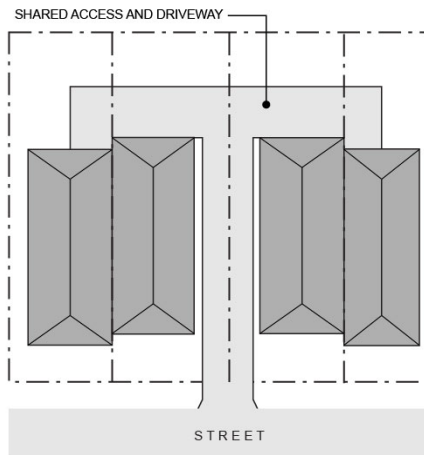
2. The following standards apply to driveways and parking areas for townhouse projects that do not meet all of the standards in Subsection (1.).
 - a. Off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard of a townhouse.
 - b. A townhouse project that includes a corner lot shall take access from a single driveway approach on the side of the corner lot. See Figure 7.

Figure 7. Townhouses on Corner Lot with Shared Access



- c. Townhouse projects that do not include a corner lot shall consolidate access for all lots into a single driveway. The driveway and approach are not allowed in the area directly between the front façade and front lot line of any of the townhouses. See Figure 8.

Figure 8. Townhouses with Consolidated Access



- d. A townhouse project that includes consolidated access or shared driveways shall grant access easements to allow normal vehicular access and emergency access.
- 3. Townhouse projects in which all units take exclusive access from a rear alley are exempt from compliance with Subsection (2.).
- 4. All driveway accesses for townhouses must comply with Section 8.2820 (Access Management Standards).
- E. *Screen of Mechanical Equipment.* All exterior ground mounted mechanical equipment located forward from the line of the front façade (living space and garage) of the building shall be screened from the street at the ground/eye level line of sight. Solar power, wind power, and satellite dishes necessitating placement on walls or roofs for normal operation are exempt from this provision.
- F. *Landscaping.* See Sections 8.520 through 8.540 for applicable landscaping requirements.
- G. *Fences.* See Section 8.340.

(Ord. No. 2018-09, 9-11-2018; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.143. Cottage Cluster Development and Design Standards.

1. Purpose. The purpose of these Development and Design Standards is to promote and sustain:

- A. Quality development throughout a variety of housing choices;
- B. Architectural design that:
 - 1. Enhances the visual environment and character of the community;
 - 2. Preserves and protects property values, as well as public and private infrastructure investment;
 - 3. Conveys a sense of balance and character among all neighborhoods throughout Redmond; and
 - 4. Elevates the attractiveness and quality of life in Redmond.

2. Intent. The intent of the Development and Design Standards is to:

- A. Maintain flexibility for a variety of architectural style to be developed;
- B. Continue to allow innovations in design that recognize newer technologies such as solar and wind power, telecommunications, and environmentally conscious construction methods; and
- C. Promote quality design characteristics that will enhance the long-term desirability of the dwelling, neighborhood, and community.

43. Procedure. New cottage clusters shall be reviewed for conformance with the requirements listed in this Section.

- A. If applicable, pursuant to Section 8.2135, for proposed development on a lot created by a subdivision that received tentative subdivision approval no more than ten years ago the applicant is vested under the development and design standards in effect at the time. However, the applicant may elect in writing that development and design standards herein be applied.
- B. Track 1. Clear and Objective Process. Conformance with Section 8.143(9.), below. An application demonstrating conformance with this Section shall be shown on the architectural plans submitted with the building permit application and administered as part of the plan review process. These applications are reviewed administratively.

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C. Track 2. Discretionary Process. As an alternative to the Track 1 procedure, an application may be submitted which demonstrates conformance with the Purpose and Intent of this Section as listed above. These applications are reviewed administratively unless it is determined that a public hearing is necessary, in which case the application will be reviewed by the appropriate Hearings Body. The City may also approve other architectural designs or design elements not listed in this Section, approve exceptions or uniquely identifiable house styles provided they comply with the intent of this Section.

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24. Table A: Minimum Standards.

Standard:	R-1	R-2	R-3, R-3A	R-4	R-5
Maximum Density (Units/Net Acre)	N/A	N/A	N/A	N/A	N/A
Minimum Lot Size (Square Feet)	9,000	9,000	7,500	7,000	7,000
Maximum Building Height	25 feet				
Minimum Setback Distance (Feet)					
Front Façade, excluding garage	10	10	10	10	10
Side	5	5	5	5	5
Rear	10	10	10	10	10
Garage Access	20	20	20	20	20
Rear with garage and alley access	5	5	5	5	5

35. **Building Separation.** Cottages shall be separated by a minimum distance of six feet. The minimum distance between all other structures, including accessory structures, shall be in accordance with building code requirements.

46. **Unit Size.**

- A. The maximum building footprint for a cottage is 900 square feet.
- B. The maximum average floor area for a cottage cluster is 1,400 square feet per dwelling unit. Community buildings shall be included in the average floor area calculation for a cottage cluster.

57. **Cluster Size.**

- A. Cottage clusters must include a minimum of four units per cluster.
- B. A cottage cluster may include up to a maximum of 12 cottages per common courtyard. More than one cottage cluster may be permitted on a site.

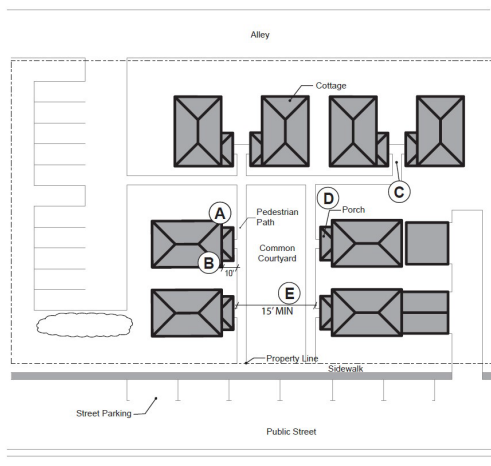
68. **Off-Street Parking and Access.** Cottages shall meet the off-street parking and access requirements of Sections 8.500 and 8.2820.

79. **Design Standards.** New cottage clusters shall meet the design standards in Subsections (A. through H.) of this Section.

- A. **Cottage Orientation.** Cottages must be clustered around a common courtyard, meaning they abut the associated common courtyard or are directly connected to it by a pedestrian path, and must meet the following standards (see Figure 1):
 1. Each cottage within a cluster must either abut the common courtyard or must be directly connected to it by a pedestrian path.
 2. A minimum of 50 percent of cottages within a cluster must be oriented to the common courtyard and must:
 - a. Have a main entrance facing the common courtyard;

- b. Be within ten feet from the common courtyard, measured from the façade of the cottage to the nearest edge of the common courtyard; and
 - c. Be connected to the common courtyard by a pedestrian path.
 3. Cottages within 20 feet of a street property line may have their entrances facing the street.
 4. Cottages not facing the common courtyard, or the street, must have their main entrances facing a pedestrian path that is directly connected to the common courtyard.
- B. **Common Courtyard Design Standards.** Each cottage cluster must share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards (see Figure 1):
1. The common courtyard must be a single, contiguous piece.
 2. Cottages must abut the common courtyard on at least two sides of the courtyard.
 3. The common courtyard must contain a minimum of 150 square feet per cottage within the associated cluster.
 4. The common courtyard must be a minimum of 15 feet wide at its narrowest dimension.
 5. The common courtyard must be landscaped in either active or passive park style. If the common courtyard is landscaped as an active-style park, it may be of any size and shall not be subject to the irrigated turf restriction of Section 8.530(7.).
 6. Pedestrian paths must be included in a common courtyard. Paths that are contiguous to a courtyard shall count toward the courtyard's minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.

Figure 1. Cottage Cluster Orientation and Common Courtyard Standards



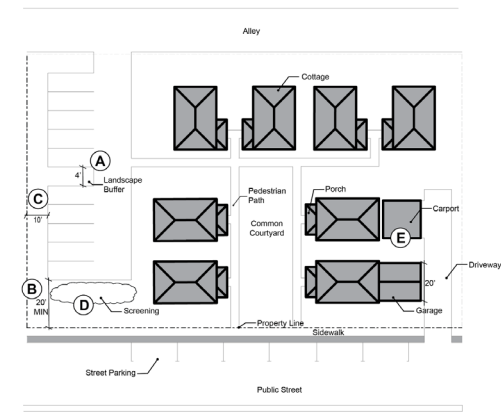
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(Supp. No. 2, Update 2)

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- (A)** A minimum of 50% of cottages must be oriented to the common courtyard.
 - (B)** Cottages oriented to the common courtyard must be within 10 feet of the courtyard.
 - (C)** Cottages must be connected to the common courtyard by a pedestrian path.
 - (D)** Cottages must abut the courtyard on at least two sides of the courtyard.
 - (E)** The common courtyard must be at least 15 feet wide at it narrowest width.
 - C. *Community Buildings.* Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, day care, or community eating areas. Community buildings must meet the following standards:
 - 1. Each cottage cluster is permitted one community building, which shall count towards the maximum average floor area, pursuant to Subsection (4.).
 - 2. A community building that meets the development code's definition of a dwelling unit must meet the maximum 900 square foot footprint limitation that applies to cottages, unless a covenant is recorded against the property stating that the structure is not a legal dwelling unit and will not be used as a primary dwelling.
 - D. *Pedestrian Access.*
 - 1. An accessible pedestrian path must be provided that connects the main entrance of each cottage to the following:
 - a. The common courtyard;
 - b. Shared parking areas;
 - c. Community buildings; and
 - d. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.
 - 2. The pedestrian path must be hard-surfaced and a minimum of four feet wide.
 - E. *Facades.* Cottages must meet the architectural design standards for single-family detached dwellings in Section 8.141(5.B.1. through 4.).
 - F. *Parking Design.* (See Figure 2).
 - 1. *Clustered Parking.* Off-street parking may be arranged in clusters, subject to the following standards:
 - a. Cottage cluster projects with fewer than 16 cottages are permitted parking clusters of not more than five contiguous spaces.
 - b. Parking clusters must be separated from other spaces by at least four feet of landscaping.
 - c. Clustered parking areas may be covered.

-
2. *Parking Location and Access.*
 - a. Off-street parking spaces and vehicle maneuvering areas shall not be located:
 - i. Within 20 feet from any street property line, except alley property lines;
 - ii. Between a street property line and the front façade of cottages located closest to the street property line. This standard does not apply to alleys.
 - b. Off-street parking spaces shall not be located within ten feet of any other property line, except alley property lines. Driveways and drive aisles are permitted within ten feet of other property lines.
 3. *Screening.* Clustered parking areas and parking structures shall be screened from sight of common courtyards and public streets at a height of no less than three feet.
 4. *Garages and Carports.*
 - a. Garages and carports (whether shared or individual) must not abut common courtyards.
 - b. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint for cottages.
 - c. Individual detached garages must not exceed 400 square feet in floor area.
 - d. Garage doors for attached and detached individual garages must not exceed 20 feet in width.
 - G. *Screening of Trash Enclosures.* Centralized Trash Enclosures are required and shall be visually consistent, or architecturally compatible, in terms of color and materials with the cottage units, a minimum six feet in height, and contain sufficient space to accommodate both refuse disposal and recycling containers adequate to accommodate the degree of development.
 - H. *Screening of Mechanical Equipment.* All exterior ground mounted mechanical equipment located forward from the line of the front façade (living space and garage) of the building shall be screened from the street at the ground/eye level line of sight. Solar power, wind power, and satellite dishes necessitating placement on walls or roofs for normal operation are exempt from this provision.
 - I. *Accessory Structures.* Accessory structures must not exceed 400 square feet in floor area.
 - J. *Existing Structures.* On a lot or parcel to be used for a cottage cluster project, an existing single-family detached dwelling on the same lot at the time of proposed development of the cottage cluster may remain within the cottage cluster project area under the following conditions:
 1. The existing dwelling may be non-conforming with respect to the requirements of this code.
 2. The existing dwelling may be expanded up to a maximum height of 25 feet or the maximum building footprint of 900 square feet; however, existing dwellings that exceed the maximum height and/or footprint of this code may not be expanded.
 3. The floor area of the existing dwelling shall not count towards the maximum average floor area of a cottage cluster.
 4. The existing dwelling shall be excluded from the calculation of orientation toward the common courtyard, per Subsection (6.A.).

Figure 2. Cottage Cluster Parking Design Standards



- (A) Parking allowed in clusters of up to 5 spaces. Clusters separated by minimum 4 feet of landscaping.
- (B) No parking or vehicle area within 20 feet from street property line (except alley).
- (C) No parking within 10 feet from other property lines (except alley). Driveways and drive aisles permitted within 10 feet.
- (D) Screening required between clustered parking areas or parking structures and public streets or common courtyards.
- (E) Garages and carports must not abut common courtyards. Garage doors for individual garages must not exceed 20 feet in width.

(Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.270. Master Development Plans.

A Master Development Plan is required as a condition of annexation, or after annexation, but prior to or concurrent with rezoning from Urban Holding-10 to other City zoning districts. The specific requirements for a Master Development Plan are:

1. *Applicability.* This Section applies to properties proposed for annexation or rezoning from Urban Holding-10, except that in the event that an applicant has applied for a Planned Unit Development application prior to or concurrent with rezoning from Urban Holding-10, the Master Development Plan approval criteria shall be those used for the Planned Unit Development application and the Great Neighborhood Principles.
2. *Purpose.* The purpose of Master Development Plan is to provide:
 - A. Orderly and efficient development of the City consistent with the City of Redmond Framework Plan and adopted Area Plans.
 - B. Compatibility or transitions with adjacent developments and the character of the area.
 - C. A complementary mix of uses and activities.
 - D. An interconnected transportation network (streets, bicycle routes, and pedestrian trails) within the master plan area and to existing and planned City streets, routes, and trails.
 - E. A range of housing choices and densities for areas planned to have residential components.
 - F. A range of open spaces and recreation facilities, as needed to facilitate the Framework Plan and an adopted Area Plan.
 - G. Public and semi-public facilities and services.
 - H. Preservation of historic buildings, scenic views, and natural resources to the greatest extent possible.
 - I. Transitions or buffers between urban development and rural areas.
 - J. Implementation of Redmond's Comprehensive Plan, including adopted Area Plans and the Great Neighborhood Planning Principles described in 3(C)(13) below.
3. *Procedures for Review.*
 - A. *General.* Master Development Plans (MDP or PMDP) shall be approved through a quasi-judicial review process. Application procedures and related fees for approval may be streamlined in order to promote timely development of urban planning for land zoned UH-10. The Community Development Director, or designee, shall inform the applicant during the mandatory pre-application stage if the proposed MDP area includes the necessary contiguous properties. The determination for the proposed plan area shall be based on utilizing the following factors:
 1. Whether there are properties that abut or are surrounded by the plan boundary that would reasonably fit within the zoning concept for the area plan;
 2. Whether the extension of public services and infrastructure would be enhanced by the inclusion of abutting properties;
 3. Whether the total acreage of abutting or enclave properties is less than the acreage in the proposed plan area; and
 4. There is a community interest that would be served by including additional properties in the plan area.

B. *Review and Approval Criteria for Master Development Plans (MPD) or Partial Master Development Plans (PMDP).*

1. *General.* In the review of any application for a Master Development Plan, the Planning Commission and City Council, if required, shall consider the following:
 - a. Whether the proposed Plan is generally consistent with the Framework Plan, adopted Area Plan, and Comprehensive Plan in terms of land use, density, transportation systems and networks, adequacy of infrastructure and open space.
 - b. Whether the proposed Plan is generally suitable for the area in which it is proposed, considering existing and planned neighborhoods, shopping and employment areas, and natural resources and hazards.
 - c. Whether the proposed Plan is functionally integrated with developed or planned areas.
 - d. The proposed Plan meets the applicable Great Neighborhood Principles.

C. *Master Development Plan (MDP) or Partial Master Development Plan (PMDP) Submittal Requirements and Approval Process.*

An application for approval shall include the submittal requirements set forth in the City's Land Use Review application form as well as the elements described below.

1. *Narrative.* A narrative shall set forth the goals and objectives of the plan and describe the urban characteristics of the planned area.
2. *Neighborhood Meeting.* Proof a neighborhood meeting was conducted to provide an opportunity for the applicant to meet with surrounding property owners discuss the proposal. See Section 8.385 for meeting requirements.
3. *Development Plan Map.* A map of the plan area and surrounding vicinity shall indicate planned land uses for each land parcel in the area, including plans for park and open space and community facilities, if known. The plan shall show proposed comprehensive plan map designations and zoning. The plan shall include a list of all affected properties with tax lot numbers, current ownership, parcel size, and other information that is pertinent to the plan.
4. *Land Use Diagram.* The land use diagram shall generally indicate the distribution and location of planned land uses for the master plan area, including plans for park and open space and community facilities, if known. The plan shall show proposed comprehensive plan designations, zoning, and density.
5. *Significant Resources Inventory.* An inventory of significant natural resources, scenic and historic resources, and open space areas including those identified on the City's adopted inventory and those that have the potential to qualify for protection under Redmond's Goal 5 resource protection program. When significant resources are present, the proposed plan shall include a management plan to protect resource sites.
6. *Parks and Open Space.* Identify land suitable for park and recreation use in accordance with the needs analysis in the City of Redmond Park Master Plan (Park Plan) and an adopted Area Plan. In particular, where the Park Plan indicates there is a need for neighborhood or community park, the master plan shall identify sites that may be suitable for park development using the design and location criteria from the Park Plan or an adopted Area Plan. Density transfers, SDC credits, dedication, and other value consideration may be

identified in the planning process to compensate property owners for land dedicated to public use.

7. *Air, Noise, and Water Resources.* Review air, noise and water resources that may be impacted by planned development and address how adverse impacts will be avoided or mitigated in compliance with applicable local, State, and Federal regulations. The analysis may use City public facility plans, technical studies, and policies to meet this requirement when those plans address how urban development in the plan area can be served. In these instances, the Master Development Plan must show that the envisioned land uses in the plan area are consistent with the land use assumptions in the public facility plans. This requirement is particularly important for storm water management.
8. *Natural Hazard Areas.* Inventory areas subject to natural hazards, particularly steep slopes, and program urban development that is suitable for the identified hazard areas.
9. *Residential Uses.* Identify areas planned for housing development, if any, and the proposed zoning districts to be applied. The housing plan must identify a mix of housing types and densities so that the overall density in the area meets or exceeds the housing density objectives for the area that are identified in the Redmond Urban Framework Plan, adopted Area Plans, and the Comprehensive Plan. The Framework Plan and adopted Area Plans provide general guidance on housing densities that need to be achieved in order to meet future housing needs. Where proposed residential land uses differ from those shown in the Redmond Urban Framework Plan or adopted Area Plans, the master plan shall demonstrate how it meets the overall housing objectives of the Redmond Urban Framework Plan or adopted Area Plans. Applicants may propose new zoning districts when the proposed district(s) in total achieve the housing densities envisioned in the Redmond Urban Framework Plan or adopted Area Plans.
10. *Employment Uses.* Identify areas planned for employment use and/or mixed uses and the proposed zoning for these areas. Applicants may propose new zoning districts in cases where existing districts are not suitable for the planned development provided the proposed district(s) achieve similar land improvement values and/or employment densities envisioned in the Redmond Urban Framework Plan or adopted Area Plans.
11. *Transportation Analysis and Diagram.* Prepare a *Transportation Impact Analysis* (TIA) including a grid street plan that is consistent with street spacing and connectivity guidelines in the *Redmond Transportation System Plan* (TSP) and adopted Area or Framework Plans. The TIA shall identify and show:
 - a. The proposed classification for all streets.
 - b. The location of approved TSP improvement projects.
 - c. Any capital improvements that may need to be added to the TSP in order to serve the plan area.
 - d. Proposed bicycle pedestrian, and trail routes.
 - e. Demonstrate how planned transportation facilities will connect to transportation facilities in adjacent urban areas.
12. *Public Facilities Analysis and Diagram.* The plan shall include a conceptual layout of public facilities, including sanitary sewer, water, and storm drainage) needed to support the planned uses. The Public Facilities Analysis must be consistent with the City's adopted *Public Facility Plan* (PFP) and related facility master plans, including improvements related to the adopted Area Plan that may require amending the PFP.

13. *North Redmond US 97 Interchange Area Management Plan (IAMP) Compliance.* The master plan shall comply with the following policies, if applicable:

- a. Any property newly annexed within the IAMP area shall have:
 - i. Direct Access to a local public street other than a State highway consistent with the Local Street Connectivity Plan; and,
 - ii. Any property to be annexed to the City shall relinquish all direct access rights to a State highway as a condition of development approval (when a legal alternative access exists).

14. *Great Neighborhood Principles.* MDPs shall address applicable Great Neighborhood Principles below. In instances where the property proposed for a MDP is located within the boundary of an adopted Area Plan, the MDP shall also address the Great Neighborhood Principles according to the specificity provided in the Area Plan.

- a. *Transportation.* Connect people and places through a complete grid street network and trail system that invites walking and bicycling and provides convenient access to parks, schools, neighborhood service centers, and possible future transit stops. Traffic calming techniques and devices may be required to slow vehicles. Curved streets are encouraged to provide interest and variety in neighborhood design. Trails shall be provided to link with existing or planned pedestrian facilities.
- b. *Housing.* A mix of housing unit types and densities shall be integrated into the design of new neighborhoods consistent with zone requirements unless a variance or other planning permit is approved.
- c. *Open spaces, greenways, recreation.* All new neighborhoods shall provide open spaces with recreation amenities that are useable to the public and are integrated to the larger community via trails or pathways. Parks and plazas shall be developed in accordance with Redmond's Parks Master Plan, or otherwise should be centrally located in the neighborhood and capable of supporting public gathering places. New neighborhoods should retain and incorporate significant geological features such as rock outcroppings or stands of clustered native trees into the design and lot layout.
- d. *Integrated design elements.* Streets, civic spaces, signage, and architecture shall be coordinated to establish a coherent and distinct character for the MDP. MDPs may integrate design themes with adjacent developed or planned areas.
- e. *Diverse mix of activities.* A variety of uses are encouraged in order to create vitality and bring many activities of daily living within walking and biking distance or a short drive of homes. Amenities including, but not limited to, trails, recreation areas, and open spaces, shall be constructed before occupancy of any residential unit, unless a phasing plan is approved. Commercial service areas must be supported by a market analysis and phasing program which will be used by the City to determine construction timing.
- f. *Public Art or Artistic Feature.* Places for the installation of public art or artistic feature is required to provide focal points, preferably, at the gateways to neighborhoods, in and around the center of neighborhoods, or trailheads.
- g. *Scenic Views.* Identify and preserve scenic views and corridors of the Cascade Range, Ochoco Mountains, and Smith Rock, such as in street view sheds or park

areas. Streets and common, or public, open spaces should be located and oriented to capture and preserve scenic views for the public. Minimize visual clutter from signs and utilities within scenic corridors.

- h. *Urban-Rural Interface.* Residential development adjacent to areas outside of the Urban Reserve Area (URA) shall provide buffering to manage the transition from urban to rural intensities by meeting at least one of the following standards:
 - i. Provide 100-foot-wide landscaped buffers, exclusive of rights-of-way, for the entire length that the urban development is adjacent to lands outside of the URA. The buffers shall be landscaped with native vegetation characteristic of the local ecosystem; or
 - ii. Locating lower density development at the urban-rural interface; or
 - iii. Other appropriate and equivalent transitional elements as approved by the Review Authority.
 - i. *Pocket Parks/Tot Lots.* 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 25 lots/~~units~~, a minimum of 3,000 square feet and privately maintained. ~~Developments with 50 or more lots/~~units~~ shall provide a minimum of 6,000 square feet of open space that is consolidated and contiguous, and configured in area, in a way that allows for active recreation.~~ Examples of amenities include: turf areas, benches, deciduous shade trees, irrigation, shrubs, natural or decorative features, and adequate trash receptable(s) and lighting.
 - j. *Canal Trails.* If canals or laterals are present, multi-use trails at least ten feet wide shall be provided, subject to the Central Oregon Irrigation District's review and approval. Pedestrian amenities such as benches and trash receptacles shall be provided at appropriate locations (e.g., every 500 feet, at trailheads or intersections with public streets).
 - k. *Green Design.* Land divisions and site plans shall incorporate principles of sustainable design befitting the natural ecosystem of Central Oregon. These principles may be incorporated through the layout of individual lots and the configuration of neighborhoods and include energy efficient siting and construction of buildings, water-wise and native landscaping, and amenities to provide for walkability via shade and priority access for pedestrians, or other such similar design strategy.
- D. *Implementation.* Upon approval, all subsequent development located within the MDP boundaries shall be consistent with the approval.
- E. *Amendment/Modification to Master Development Plan.* Any modifications to the approved MDP shall be subject to the standards and procedures in Article II, "Modifications", and subject to the review criteria contained in this Section.
- F. *Expiration of Master Development Plan.* An approved MDP or PMDP shall be subject to the requirements of Section 8.1605 concerning expiration, unless a specific timeline is approved through the land use review process.

(Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

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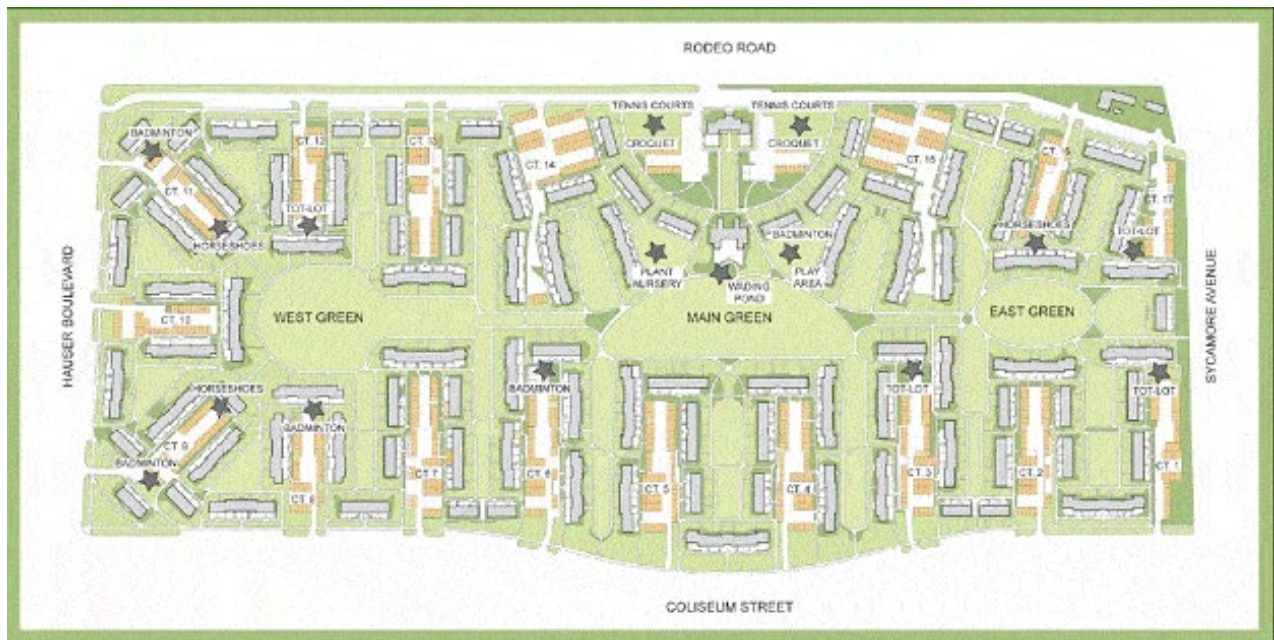
Sec. 8.275. Planned Unit Development (PUD).

1. *Purpose and Applicability.* The purpose of a PUD is to:
 - A. Permit greater flexibility in land use regulations in applicable zones (e.g., reduction of minimum lot size requirements).
 - B. Encourage creative developments.
 - C. Incentivize a variety of land uses and housing types, mixed use, the economy of shared services and facilities, public amenities, and developments compatible with the surrounding area and neighborhoods.
 - D. Promote and encourage infill development, flexibility in improvements on lots, and affordable and workforce housing.
 - E. Encourage preservation of natural features and enhancement of the area vegetation.
 - F. Facilitate sustainable design, energy efficiency, desirable aesthetics, and efficient use of open space.

Density requirements, setbacks, land use regulations, and required improvements may be adjusted to allow for a more creative, functional, and desirable living environment. In return for greater flexibility in site design and development, the PUD process introduces special requirements and standards for approval.
2. *Approval.* PUD approval is subject to:
 - A. Land use review and approval as Conditional Use.
 - B. Zoning standards, except as modified by the PUD.
 - C. Subdivision and Partitions Standards, except as modified by the PUD.
 - D. Site and Design Review Standards, except as modified by the PUD.
 - E. PUD Standards and Requirements.
3. *Exceptions.* Exceptions of City standards may be allowed through the PUD approval process without a variance.
 - A. Exceptions shall substantially result in improved design of the PUD. Improved design includes but is not limited to: alleys; public or private parks, trails, recreational areas, open spaces, common or natural areas; innovative housing design; public or private activity areas; a mixture of housing types, sizes, and projected prices; energy efficient design; a variety of trees and landscaping; art and other similar design features. A PUD need not include all of these design features in order to be approved.
 - B. Exceptions to City standards include, but are not limited to:
 1. Minimum lot sizes.
 2. Setbacks.
 3. Permitted land uses.
 4. Grid street spacing standards.
 5. Connecting to public utilities, subject to acceptance by City Engineer.
 6. Street frontage, street and right-of-way width, sidewalk placement and standards, subject to acceptance by City Engineer.
 7. Landscaping.

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8. Fences and walls.
4. *Standards and Requirements.* The following standards and requirements apply to a PUD application:
- A. PUDs must be a minimum of one acre in size. In the Downtown Urban Renewal District, a minimum of 0.5 acre in size.
 - B. The applicant shall submit a written narrative that addresses the applicable standards, code, and regulations.
 - C. A PUD approach may be utilized in the design and development of residential, mixed use, or commercial and industrial service areas.
 - D. *Densities.* Maximum densities are identified in Table 8.140. Additional density (i.e., bonus density) beyond the maximum density will be considered as follows:
 - 1. Up to 20 percent beyond maximum densities for qualified Affordable Housing and Workforce Housing units. A bonus density request beyond 10 percent shall be restricted to Affordable Housing. Affordable and Workforce Housing units should be designed to be intermixed throughout the development and similar design and quality to market rate units.
 - 2. Up to 10 percent beyond maximum densities for including amenities that provide a community benefit or helps realize specified public policy goals. Examples include: additional protection of green space, recreational areas, open space, natural resources or view corridors. environmental improvements, trail connectivity, higher quality building design, or other additional amenities.
 - 3. As identified in respective Area Plans.
 - E. A PUD must include usable open space, recreational area, common area or park designed for the use and benefit of all the units or lots in the development. The land area used shall be determined by the type of amenities added by the developer. See examples below:





- F. Thoughtful design and architectural themes are required for all structures within any development. Design shall take into consideration themes continues on all elevations for each building, and onto the entire site including, but not limited to: lighting, fencing, accessory structures, signage, and trash enclosures.
 - G. A separate application or rezoning may accompany the application for approval of the PUD in which case the two items shall be considered simultaneously.
 - H. The City may recommend a performance bond or other surety to assure the proposed development will be completed as approved and within the time limits agreed to in the conditions of approval.
5. *Review Procedure for PUD's.* The following procedure shall be followed in requesting approval of a PUD.

-
- A. A pre-development meeting is required prior to submittal of an application.
 - B. Proof a neighborhood meeting was conducted for residential or mixed-used development proposals that generate 200 or more daily trip ends, or 20 or more PM peak hour trip ends, where a Transportation Impact Analysis (TIA) is required, See Section 8.385 for meeting requirements.
 - C. An applicant shall submit an electronic version of the complete application. The plan shall contain and show, at an engineer's scale of no less than 1" =10', the following information:
 - 1. The relationship of the property to the surrounding area.
 - 2. The preliminary plan of subdivision or re-subdivision, if any, which shall include the information required by the Subdivision Ordinance.
 - 3. Land uses, building locations, density proposed, architectural style, efficiency measures, housing market served, and number of dwelling units.
 - 4. The arrangement of streets and pedestrian ways.
 - 5. Proposals that include reduced yards and lot size shall be designed to be served by private alleys or drives.
 - 6. The location of off-street parking spaces, and a parking management plan if the total number of spaces required exceeds 75.
 - 7. The location of service commercial areas, open space, recreational area, common areas, or park.
 - 8. Plans for site grading and drainage.
 - 9. Plans for water supply and sewage disposal.
 - 10. Plans for transfer of ownership of the property, if any, and arrangements for maintenance of common areas and facilities.
 - 11. Landscape plan including the list of species proposed and size/coverage at time of planting and at five years.
 - 12. Proposed project timing schedule and surety, if required by City.
 - D. In considering the PUD, the City shall determine:
 - 1. There are special development objectives or physical conditions which justify a request for a PUD.
 - 2. ~~The PUD will contain buffers on sides of the development that abut neighboring properties.~~
 - 3. The PUD, through its design and function, will improve livability for planned residents.
 - 4. The PUD contains a mix of housing types, variety of uses or services.
 - 5. The PUD can be completed within five years or phased for later development.
 - 6. The PUD will not overload adjacent streets, utilities, or infrastructure.
 - 7. The PUD will be consistent with the objectives of Area Plans and the Redmond Comprehensive Plan.
 - E. The City Shall notify the applicant whether in its judgment the foregoing provisions have been satisfied and, if not, whether they can be satisfied with other alternatives or revision to the PUD.
6. *PUD Post Approval & Modifications.* Where a PUD has been authorized pursuant to applicable zoning regulations, the plan of the subdivision shall conform with the plan of the PUD as approved.

Minor Modification. Minor modification to an approval PUD will be granted when the requested change is so minor that the CDD Director, or designee, determines that it would be appropriate for an administrative decision. Examples of minor changes include, but are not limited to: (1) a reduction in the overall number of lots, (2) minor architectural changes to approved buildings, (3) changes to phases that do not impact public facilities or change the number of approved phases, (4) changes that result in a reduction of impacts (i.e., reduced traffic flows), or (5) changes that are required to protect or increase public safety.

Major Modification. Major modifications to an approved PUD are subject to Section 8.1400.

(Ord. No. 2016-17, 1-31-2017; Ord. No. 2018-09, 9-11-2018; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.367. OSPR/"R" Zone Density Transfer Provision~~s~~.

~~Reduced-sized lots in residential zones may be allowed in exchange for a specific area of Open Space Park Reserve land, which would be dedicated, deeded, or sold to the City. This provision applies to residentially zoned land immediately adjacent to desired land zoned (or potentially zoned) OSPR/Open Space Park Reserve, or land at the urban edge not adjacent to land in designated urban reserves. The percentage of land area to be credited as 'transfer land' is to be evaluated on a case-by-case basis.~~

- ~~1. All property within the North Redmond US 97 Interchange Area Management Plan (IAMP) area, and annexed to the City, shall be subject to a condition of development approval that stipulates the property shall:~~
 - ~~A. Have immediate direct access to a local public street other than a State highway,~~
 - ~~B. Comply with the IAMP Local Street Connectivity Plan (Comprehensive Plan Addendum Chapter 9 Transportation Element figure 1); and~~
 - ~~C. Relinquish all direct access rights to a State highway when a legal alternative access exists. (Amended by City Ordinance 2007-9, June 9, 2007)~~

(Ord. No. 2015-01, 2-24-2015; Ord. No. 2016-17, 1-31-2017)

Sec. 8.410. Definitions.

The following words and phrases used in this Chapter, which supplement the definitions found in Section 8.020 and elsewhere in this Code, shall have the following meanings:

Abandoned facility means a wireless and broadcast communication facility, including the telecommunications tower, where the use thereof has been discontinued for more than 90 days.

Alternative tower structure means any existing building or other **existing** structure that is able to be used to support communication and broadcast equipment, including but not limited to light poles, utility poles, steeples, etc., but not including camouflaged or stealth towers constructed for the specific purpose of supporting communication and broadcast equipment. For the purposes of this definition, an alternative tower structure shall include all attached elements necessary to/for the structural integrity of the alternative tower structure.

Antenna means any system of wires, poles, rods, reflecting discs or similar devices designed for telephonic, radio, facsimile, data, or television communications through sending and/or receiving of electromagnetic waves when such system is either external to or attached to the exterior of a structure. Antennas shall include, but not be limited to, devices having active elements extending in any direction, and directional beam-type arrays having elements carried by and disposed from a generally horizontal boom that may be mounted up and rotated through a vertical mast or tower interconnecting the boom and antenna support, all of which elements are deemed to be part of the antenna.

Antenna height means the vertical distance measured from the ground surface at grade to the tip of the highest point of the antenna on the proposed structure.

Antenna Support means any pole, telescoping mast, tower, tripod, or any other structure that supports a device used in the transmitting and/or receiving of electromagnetic waves.

Breakpoint means the height at which a tower is structurally designed to collapse and fall within a predetermined radius.

Broadcast communication facility means any facility that transmits radio or television signals including, but not limited to, antennas, dish antennas, microwave antennas, and other types of equipment for the transmission of such signals, including towers and similar supporting structures, equipment cabinets or buildings, parking areas, and other accessory development. This definition does not apply to Amateur Radio Stations as defined by the Federal Communications Commission, Part 97 of the Commission's Rules.

Camouflaged means any wireless or broadcast communication facility that is designed to blend into the surrounding environment. Examples of camouflaged facilities may include architecturally screened roof-mounted antennas, building-mounted antennas painted to match the existing structure, antennas integrated into architectural elements, towers made to look like trees and antenna support structures designed to look like flag poles or light poles.

Collocation means locating wireless or broadcast communication equipment from more than one provider on a single support structure, including an increase in height of an existing tower or alternative tower structure to allow installation of such additional wireless communication or broadcast facility equipment.

Enclosure means an area, fenced or otherwise delineated, around the perimeter on which the equipment building, shelter, cabinet or other ancillary facilities are located.

Equipment building, shelter, cabinet or structure means a free-standing cabinet, shelter, building, or other structure used primarily to house equipment used by wireless or broadcast communication providers at a facility.

FAA means Federal Aviation Administration.

FCC means the Federal Communications Commission.

Façade mounted antenna means an antenna architecturally integrated into the façade of a building or structure.

Facility, as used in this Chapter, is inclusive of all of the elements of wireless or broadcast communication facilities, as they may be more specifically defined herein.

Guyed tower means a wireless or broadcast communication tower that is supported, in whole or in part, by guy wires and ground anchors.

Height means, when referring to a tower or structure, the distance measured from the pre-existing grade level to the highest point on the tower structure, even if said highest point is an Antenna, light, or lightning protection device.

Lattice tower means a guyed or self-supporting three or four sided, open, steel frame support structure used to support wireless or broadcast communication equipment.

Maintenance means emergency or routine repairs or replacement of transmitters, antennas, or other components of previously approved wireless telecommunication facilities which do not create a significant change in visual appearance or visual impact.

Microcell means low powered antenna that provide additional coverage and capacity where there are high numbers of users within urban and suburban macrocells, and are mounted at street level, typically on the external walls of existing structures, lampposts, and other street furniture.

Monopole means a wireless or broadcast communication facility consisting of a single pole constructed for purposes of supporting one or more antennas without guy wires or ground anchors.

Neighborhood character means those unique attributes including, but not limited to, architecture, historical and cultural features, historical development patterns, landscape, hardscape, and the size, scale and spacing of buildings and other structures that define a neighborhood's identity.

New Wireless and Broadcast Communication Facility means any newly constructed or installed wireless or broadcast communication facility whether or not it uses an existing telecommunication tower, an alternative tower structure or any modification of an existing wireless or broadcast communication facility, except for those collocations that are exempt from land use review under Section 8.425(2.) of this code and those structures or activities exempted under Section 8.440.

Panel or directional antenna means an antenna or array of antennas designed to concentrate a radio signal in a particular area.

RF means Radio Frequency.

Screened means concealed from view with a sight obscuring fence, wall, or vegetation.

Service area means the area served by a single wireless or broadcast communication facility.

Speculation tower means an antenna support structure designed for the purpose of providing location mounts for wireless or broadcast communication facilities, without a binding written commitment or executed lease from a service provider to utilize or lease space on the tower at the time the application is submitted.

Stealth means facilities, including, but not limited to microcells, antennas, towers, equipment cabinets, and any other ancillary equipment that cannot be seen from any street or any nearby property, improved or unimproved, and/or that do not result in any apparent architectural changes or additions to existing buildings or telecommunication towers or alternative tower structures. The addition of landscaping, walls, fences, or grading as screening techniques does not make an otherwise visible facility a stealth facility.

Support structure means, inclusively, an alternative tower structure, tower and telecommunications tower as those terms are specifically used in this chapter.

Telecommunications means the transmission, between or among points specified by the user, of information of the user's choosing, without change in the form or content of the information as sent and received.

Tower or telecommunications tower means any mast, pole, monopole, guyed tower, lattice tower, free standing tower, or other structure designed specifically for and primarily used to support antennas.

View Corridor means the route that directs the public or an observer's attention when looking toward an object of significance to the community, including the Cascade Mountains, Smith Rock, and historic buildings.

Whip antenna means an antenna that transmits or receives signals in 360 degrees. Whip antennas are typically cylindrical in shape, less than three inches in diameter and no more than six feet long, including the mounting.

Wireless communication facility means any facility that transmits and/or receives electromagnetic waves, including, but not limited to, antennas, dish antennas, microwave antennas, panel antennas and other types of equipment for the transmission or receipt of such signals, including telecommunications towers and similar supporting structures, equipment cabinets or buildings, parking areas, and other accessory development. This definition does not apply to Amateur Radio Stations as defined by the Federal Communications Commission, Part 97 of the Commission's Rules.

(Ord. No. 2011-13, 11-8-2011)

Sec. 8.415. Wireless Broadcast Communication Facilities.

Wireless and Broadcast Communication Facilities shall be allowed in all zones within the City of Redmond subject to the applicable provisions of this Code, and as further restricted based on the chart below:

Zone:	References/Standards
All Residential (R) Zones - (R-1; R-2; R-3; R-4; and R-5)	New wireless and broadcast communication facilities are prohibited unless the provider can demonstrate that one of the exceptions set forth under Subsection (1.) of this Section is met.
Urban Holding -10 (UH-10) Zone	
Public Facility (PF) Zoned Property adjacent to an R or UH-10	
Park Zones property adjacent to an R or UH-10 zone	
<u>Mixed Use Zones</u>	Wireless and broadcast communications facilities shall be no closer than 660 feet to the rim of Dry Canyon
In all zones	

1. The provider shall demonstrate one of the following in conjunction with any application for a new wireless or broadcast communication facility proposed ~~in any Residential Zone or the Urban Holding-10 Zone~~:
 - A. Subject to Subsection (2.) of this Section, that there are no other options under this code to provide coverage because:
 1. The proposed facility would fill a significant gap in coverage and no alternative locations are available and technologically feasible; or,
 2. The proposed facility must be sited in a residential zone to prevent unreasonable discrimination in the application of this code among providers of functionally equivalent services; or,
 - B. The facility is proposed as a collocation on an alternative tower structure and the additional components are designed as a stealth facility; or
 - C. The facility is proposed to be collocated and is consistent with the provisions of Section 8.425 of this Chapter.

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2. An applicant may demonstrate compliance with these standards either independently, through the provisions of Section 8.1700 of the City Land Use Procedures Ordinance (Declaratory Ruling), or in conjunction with a land use application for a new wireless or broadcast communication facility. In Declaratory Ruling cases, the Planning Commission shall be the Review Authority.

(Ord. No. 2011-13, 11-8-2011)

Sec. 8.425. Collocation.

In order to encourage shared use of towers and telecommunications towers **in all zones**, all new wireless and broadcast communication facilities proposed as collocated facilities shall comply with the following collocation standards, where applicable.

1. Except as allowed under Subsection (2.) of this Section, all collocated towers shall be subject to the standards for new towers and the provisions of this Section.
2. To encourage shared use of towers designed specifically for such purposes, no land use review process shall be required for the addition of antennae ~~ten-20~~ feet or less in height on an existing, approved tower, or an increase in height of ~~ten-20~~ feet or less to an existing, approved tower, provided there is no change to the tower type. Nor shall a land use review process be required for accompanying accessory uses as long as such uses are screened from view within the existing facility enclosure. Notwithstanding these provisions, the applicant for any collocation shall submit a copy of the report from the Federal Aviation Administration (FAA) indicating that FAA form 7460-1 has been filed with the FAA and that the proposal has no impact on the Redmond Airport or its aircraft approaches. If additional antennae are added to a camouflaged tower, the antennae shall match the existing camouflaging. No tower shall be increased in height more than once from the original height as specified herein without being subject to land use permitting according to the same standards required herein for new towers.
3. All collocated facilities, and additions to existing towers, shall meet all requirements of the State of Oregon Structural Specialty Code, latest adopted edition. A building permit shall be required for such alterations or additions. Documentation shall be provided by a licensed professional engineer, verifying that changes or additions to the tower structure will not adversely affect the structural integrity of the tower.
4. All collocated facilities shall be designed in such a way as to be visually compatible with the tower structures on which they are placed.
5. All accessory equipment shall be located within the existing enclosure, shall not result in any exterior changes to the enclosure and, in Residential and Urban Holding zones, shall not include any additional above grade equipment structures.
6. Collocation on an alternative tower structure in a Residential or Urban Holding zone shall require a stealth design.

(Ord. No. 2011-13, 11-8-2011)

Sec. 8.530. Landscape Design Standards.

1. *Applicability.* Except where conflicting with the City of Remond Public Works Standards and Specifications, these landscaping design standards apply to any proposal which includes any of the following:
 - A. New housing.
 - B. Development subject to Article IV Site and Design review.
 - C. Planned Unit Development.
 - D. New wireless broadcast communication facilities, as described in Section 8.415.
2. *Minimum Landscaping.* In all zones, the entirety of the unsurfaced yard area between the main building and any public or private street frontage shall be landscaped. Industrial and public zoned properties shall also be required to provide a ten-foot landscape buffer wherever such property directly abuts a residential zoned property, inclusive of structures. Additionally, any hillsides, berms, or other areas with a slope greater than ten percent that are disturbed during development shall be revegetated to prevent erosion and dust.
3. *Water Features.* Required landscaping areas shall not include water features such as fountains, waterfalls, pools, ponds, or year-round standing water collection sites. Canals, approved water drainage facilities, or naturally occurring water features are exempt.
4. *Irrigation Systems.* Irrigation shall be provided to allow for healthy plant growth. All irrigation shall be subject to the following:
 - A. Water used for irrigation shall not be permitted to water or run-off onto hard surfaces, such as paved driveways, sidewalks, streets, and other non-vegetated areas. Except for the irrigation water needed to maintain vegetation within an abutting right-of-way, water shall not be allowed to leave the subject property.
 - B. Trees shall only be irrigated with point-source irrigation such as drip irrigation and; bubblers, ~~and tree watering bags.~~
 - C. Automatic irrigation systems shall not be allowed without soil-moisture or weather-based irrigation controllers with accompanying sensors and other supporting devices installed to enable smart features.
5. *Soil.* Soils shall be amended to allow for healthy plant growth and water absorption. Prior to planting, soils shall be made friable by incorporating an organic soil amendment into, at minimum, the top two inches of soil. Additionally, mulch shall be applied to non-vegetated or uncovered areas at a depth of two inches. Both organic and inorganic mulches are allowed, however inorganic mulches are subject to additional standards described in this Section. An applicant may submit documentation from a certified landscape architect or soils scientist demonstrating that a different soil treatment that does not comply with this standard is necessary.
6. *Landscape Features.* Required landscaping areas shall feature trees, shrubs, and live ground covers in combination, and shall not contain invasive species, exposed dirt, or dead vegetation. Non-structural hardscaping, such as boulders, pavers, walkways, courtyards, artificial turf, inorganic mulches, including all types of a rock groundcover, and similar are acceptable as a landscaping feature but must not occupy more than 25 percent of required landscaped areas. ~~Wherever inorganic mulches, including all types of rock groundcovers or mulches, are used, they shall not be used in sections exceeding 20 square feet in size, nor shall any section be closer than ten feet to any other section on the property.~~

Excluding permissible irrigated turf areas, required landscaped areas must be landscaped only with species which are identified as low or very low water use in the Oregon State University Extension Office Water-Wise

Gardening in Central Oregon Guide, revised June 2020. Plant species that do not require irrigation once established are preferred over species that require continued irrigation. Approved water drainage facilities may feature moderate water-use plant species.

7. *Irrigated Turf.* This standard applies to all irrigated turf except when used in approved active-style park areas or for recreational purposes within designated common areas. For non-residential zoned properties, not more than 20 percent of the required landscaped area may be landscaped with irrigated turf. For residential zoned properties, not more than 25 percent of the required landscaped area may be landscaped with irrigated turf. Additionally, irrigated turf areas are also subject to the following in all zones:
 - A. The minimum dimension of any irrigated turf area shall not be less than ten feet.
 - B. Irrigated turf shall not be planted in areas with a slope greater than 10 percent.
 - C. When planting irrigated turf areas, seed mixes used shall not contain more than 25 percent cool season grass species.
8. *Trees.* All trees shall have a ~~1.5-inch~~2-inch trunk diameter as measured at ~~three~~4.5 feet above natural grade at the time of planting. Existing trees with a ten inch trunk diameter as measured at three feet above natural grade or greater are considered to be significant and shall be preserved to the greatest extent possible. Significant trees that are able to be preserved shall be provided with a Tree Protection Zone (TPZ) in compliance with the Public Works Standards and Specifications to protect the tree during development of the subject property.
 - A. Where preservation is not feasible, significant trees shall be replaced at a 'one-to-one' ratio, inclusive of new street trees adjacent to the subject property.
 - B. Street trees shall comply with Section 8.540 Street Tree Standards.
9. *Installation and Maintenance.* All landscaping installation, including street trees, shall be completed prior to issuance of a Certificate of Occupancy. All landscaping shall be continuously maintained and replaced when necessary to ensure continued compliance with an approved landscape plan. Additionally, street trees shall be maintained in accordance with the standards listed in Section 3.600 of the Redmond City Code. For landscaping valued in excess of \$5,000.00, a maintenance bond may be required.
10. *Deviation and Payment In Lieu.* The Community Development Director or designee may:
 - A. Approve a deviation from any of the standards of this Section without requiring a variance when the deviation is proposed by the applicant. Reasoning for the requested deviation must be explained in writing.
 - B. Establish a fee in lieu per tree where the property is not physically feasible to replace tree(s). The fee will be specified in the City Fee Schedule.

(Ord. No. 2023-07, 12-19-2023; Ord. No. 2024-14, § 1, 8-13-2024)

Sec. 8.550. Exception to Lot Size Requirements.

If a lot or ~~parcel, or the aggregate of~~ contiguous lots or parcels in the same ownership, platted prior to the effective date of these standards has an area or dimension ~~which that~~ does not meet the requirements of these standards, the lot, parcel, or contiguous lots or parcels, ~~or aggregate holdings~~ may be put to use permitted subject to the other requirements of the zone in which the property is located. ~~Lots that are pre-existing in residential zones that are below the minimum size for a single family dwelling shall be limited to one single family dwelling per lot.~~

(Ord. No. 2020-15, 11-10-2020)

Sec. 8.1325. Filing of Staff Report for Hearing.

1. At the time an application, that in the judgment of the Community Development Director or Community Development Director's designee requires a hearing, is complete, a hearing date shall be set.
2. ~~Whenever possible, a draft~~The staff report ~~should~~shall be made available at least seven days prior to hearing.
3. As required by State statute, a copy of the final staff report shall be made available to the applicant, made available to such other persons who request a copy.
4. Oral or written modifications and additions to the staff report shall be allowed prior to or at the hearing.

(Ord. No. 2020-15, 11-10-2020)

Sec. 8.1400. Modifications of Approval.

1. Applicability. This section applies to a proposal to modify an approved land use decision prior to initiating its use. For proposals to modify existing development, see Section 8.3005.

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12. Modifications.

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- A. A Modification shall be processed as an Administrative Land Use Action as provided for in Sections 8.1300 through 8.1315. Modifications are requests for revision or deletion of a condition of approval or a change to a site development plan that is the result of changed circumstances, an error in the original decision or inconsistency with the current code.
- B. The applicant for a modification shall include reasons for the modification and demonstrate that the request is consistent with the provisions of the code and is necessary due to a change of circumstances, an error in the original decision or inconsistency with the current code.
- C. An application as a modification to an approval shall be directed to one or more specific aspects of the approval. The review shall be limited to the criteria applicable to that particular aspect of the proposal.
- D. Proposals that would modify an approval in multiple areas with a scope greater than allowable as a modification shall be treated as an application for a new proposal.
- E. Modifications shall not be accepted in such cases where a variance would be required.

23. Alteration to an Approved Plan.

- A. Minor Alteration to an approved Site Plan or tentative land division plan shall be processed as a Development Action provided for in Section 8.1205. Examples of such alterations include:
 - 1. Minor shifting of building location such that no setback is violated.
 - 2. Minor shifting of street alignments or easements which do not add or delete intersections or diminish road connectivity.
 - 3. Minor amendments to lot lines such that no new lots are created, and all lots continue to meet lot size and frontage requirements.
 - 4. Minor changes to landscaping species or location of plant materials such that there is no change to the aesthetic improvement qualities of the landscaping.
 - 5. Minor changes to the building design including roof line.
 - 6. Minor amendments to phasing plans that would have no adverse effect on the phasing of public improvements.
- B. Proposed changes to an approved Land Use Action shall be submitted in writing to the Community Development Department for approval. The department director shall grant approval to the proposed changes if it is determined that the change does not substantially alter the previous approval previously given, or the final conditions of approval. If the director determines the proposed change does constitute a substantial alteration or a violation of the conditions the proposal shall be processed as a modification or in the same manner as a new application.
- C. The decision may be appealed in the same manner as provided in Section 8.1500 through 1530.
- D. An Alteration can only be considered if there are non-substantive changes in the outward appearance of the development, impact on the surrounding properties is minimal, and the alteration is consistent with the conditions of the original approval and applicable criteria.

(Ord. No. 2020-15, 11-10-2020)

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(Supp. No. 2, Update 2)

Sec. 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 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.

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

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.

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

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.

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.

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)

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.

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 specific 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 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)

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 multiple years.

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

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 Plan and all conditions as approved through the land use review and approval process.

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.

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 turnaround.

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.

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.

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

Substantial Completion. The stage of a project in which the City has inspected, tested, and found acceptable the water supply system, fire hydrant system, sewage disposal system, the stormwater drainage system including paving of the roadway associated with the stormwater system, curbs, street signs, and roads necessary for emergency vehicle access.

Tract. A piece of land created and designated as part of a land division that is not a lot, lot of record, or a public right-of-way. ~~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.

(Ord. No. 2012-11, 10-23-2012; Ord. No. 2015-01, 2-24-2015; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 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/or Class A Administrative 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.

(Ord. No. 2012-11, 10-23-2012; Ord. No. 2013-06, 4-9-2013)

Sec. 8.2405. Filing Procedures and Requirements.

1. Any person or an authorized agent or representative, proposing a land partitioning, shall prepare and submit ~~three 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 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.

(Ord. No. 2012-11, 10-23-2012; Ord. No. 2020-15, 11-10-2020; Ord. No. 2023-07, 12-19-2023)

Sec. 8.2410. Approval Criteria for Tentative Partition.

The Review Authority shall approve, approve with conditions, or deny a proposed tentative ~~subdivision~~ partition plan. Approval, or approval with conditions, shall be based on compliance with the criteria set forth in Section 8.2235.

(Ord. No. 2012-11, 10-23-2012; Ord. No. 2015-01, 2-24-2015; Ord. No. 2022-04, 6-28-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 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 ten feet wide, with an all weather surface a minimum of five feet wide, constructed and centered within the right-of-way.
 - C. A block shall have sufficient width to provide for two 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~~Transportation System 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 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 percent or where path grade would exceed 12 percent 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 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 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.

D. For a partition where one proposed parcel contains an existing dwelling, a one-time exemption may be allowed wherein said parcel does not need to meet the minimum density standard of the underlying zone.

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 five 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 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. *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.

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11. *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 12-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 ten 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.

(Ord. No. 2012-11, 10-23-2012; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.2715. Fundamental Design 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 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 natural features (i.e., rock outcrops) add character to the development and shall be preserved to the greatest extent practicable.
6. *Preservation and Replacement 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. *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 ~~ten~~0-10 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.

8. 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 25 lots ~~units~~, a minimum of 3,000 square feet and privately maintained. ~~Developments with 50 or more lots/units shall provide a minimum of 6,000 square feet of open space that is consolidated and contiguous in area, and configured in a way that allows for active recreation.~~ Park amenities shall, at a minimum, include: 1/2 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.

9. *Urban-Rural Interface.* Residential subdivisions adjacent to areas outside of the Urban Reserve Area (URA) shall provide buffering to manage the transition from urban to rural intensities by meeting at least one of the following standards:

- A. Provide landscaped buffers at least 100 feet wide, exclusive of rights-of-way, for the entire length that the urban development is adjacent to lands outside of the URA. The buffers shall be 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.

(Ord. No. 2012-11, 10-23-2012; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2023-07, 12-19-2023)

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Sec. 8.2830. Variances.

1. *Major Variance.* Upon application, the Community Development Director, or Hearings Body, may authorize variances from the standards of this ~~Chapter Article~~ pursuant to the criteria listed below if the applicant can establish:
 - A. That special conditions exist which are peculiar to the subject property, and which are not applicable to other properties in the same zone which make conformance to these standards impractical.
 - B. That the variance is the minimal deviance from these standards needed to accomplish the objective.
 - C. That the varied requirement(s) will conform to the purpose and objectives of the Comprehensive Plan and of these standards and will have no adverse impact on surrounding properties or on the provision of general urban services in the area.
 - D. That strict interpretation of these standards would deprive the applicant of rights commonly enjoyed by other properties in the same zone under the terms of these standards.
 - E. That the special conditions and circumstances do not result from actions of the applicant and such conditions and circumstances do not merely constitute pecuniary hardship or inconvenience.
2. *Minor Variance.* A minor variance under this ~~Chapter Article~~ shall be no greater than 25 percent of the requirements from which the variance is sought. Upon application, the Community Development Director, or Hearings Body, may authorize variances from the standards of this ~~Chapter Article~~ pursuant to the criteria listed below if the applicant can establish:
 - A. More efficient use of the site.
 - B. Preservation of natural features where appropriate.
 - C. Adequate provision of light, air, and privacy to adjoining properties.
 - D. Adequate access.
 - E. That the variance will have minimal adverse impact on the livability, value or development potential of abutting properties and the surrounding area.
 - F. Consistency with the overall objectives of the Comprehensive Plan.
3. The Community Development Director, or Hearings Body, may attach such conditions to any variance granted that will ensure the variance meets the objectives of the Comprehensive Plan and of these standards and does not have an adverse impact on surrounding properties or on the provision of general urban services in the area.

(Ord. No. 2012-11, 10-23-2012)

Sec. 8.3005. Applicability of Site and Design Review.

Unless exempted in Section 8.3010, Site and Design Review shall be required for any ~~new-proposed~~ development or use containing a structure, or multiple structures, and Mobile Food Pods.

Unless exempted in Section 8.3010, Minor Site and Design Review shall be required for any proposed development or use containing a structure, or multiple structures, under 3,500 square feet in size. Minor Site and Design Review is subject to review criteria in Section 8.3035, as applicable. Additionally, Minor Site and Design Review:

1. ~~Is exempt from Section 8.3035(3)(B) and (D);~~
2. ~~Is exempt from Section 8.2815 (Transportation System Analysis), unless requested by City Engineer; and~~
3. ~~Shall be processed as a Development Action provided for in Section 8.1205.~~

(Ord. No. 2016-17, 1-31-2017; Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

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Sec. 8.3010. Exemptions.

The following are exempt from Site Design and Review:

1. Normal maintenance and repair.
2. Hangar development entirely on and interior to airport property.
3. Single family detached dwellings and middle housing, ~~unless located on a lot within 100 feet of the canyon.~~
4. Manufactured home in an approved manufactured home park.
5. Additions to an existing building of less than 25 percent of the total building square footage, not to exceed 1,000 square feet.
6. Any development that does not include the construction or alteration of a building which will have a negligible impact on the land as determined by the Community Development Director, or designee.
7. Overhead electrical power transmission lines and poles greater than 12.5 kv.
8. Child care facility in residential neighborhoods that utilize existing structures.
9. Any single room occupancy development which complies with the development and design standards of Sections 8.141, 8.142, or 8.143.
10. Supportive Shelters, as identified in Section 8.370.

(Ord. No. 2016-17, 1-31-2017; Ord. No. 2017-12, 12-12-2017; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.3025. Plans Required.

The Applicant shall submit to the Community Development Department the following documents with the required fee.

1. *Exterior Elevations.* Drawings or sketches of elevations for each proposed building. Such plans shall indicate the building height, primary building materials, color, shape, and other design features of the building, including the location of all exterior mechanical devices.
2. *Site Plan.* Site plans containing the following.
 - A. A drawing showing the floor plans for each building and a description of each internal "use."
 - B. A written summary showing the following:
 1. For commercial and industrial development:
 - a. The square footage of the "project area", and a clearly defined outline of this area.
 - b. The percentage of the lot covered by structures.
 - c. The total number of parking spaces.
 - d. The total square feet to be landscaped and location of existing trees.
 - e. The total square feet within the project area to be left natural, gravel, or other surface not required by this provision.
 2. For residential developments.
 - a. The total square footage of all floors of the structures.
 - b. The number of dwelling units in the development (include the units by the number of bedrooms in each unit, e.g., 10 one-bedroom, 25 two-bedroom, etc.).
 - c. Percentage of lot coverage by:
 - i. Structures.
 - ii. Recreation areas.
 - iii. Landscaping and location of existing trees.
 - iv. Parking and paved areas.
 - C. The legal description, dimensions, and total square footage or acreage of the site.
 - D. All vehicle and pedestrian access points to public rights-of-way and the interior circulation plan for the property.
 - E. Project name.
 - F. A vicinity map.
 - G. The identified scale.
 - H. North arrow.
 - I. Date the site plan is prepared.

-
- J. Street names, locations, and right-of-way widths of all existing and proposed streets within or on the boundary of the proposed development.
 - K. Lot layout with dimensions for all lot lines.
 - L. Zoning of the site.
 - M. Zoning of all adjacent properties.
 - N. Location and use of all proposed and existing buildings, fences, and structures within the proposed development. Indicate which buildings are to remain and which are to be removed.
 - O. Location and size of all existing and proposed public utilities, serving the subject property, in and adjacent to the proposed development with the locations shown of:
 - 1. Water lines, services, backflow prevention device and meter sizes.
 - 2. Sewer lines, manholes, services, and cleanouts.
 - 3. Storm drains, facilities and catch basins.
 - 4. Power/phone poles and lines; show whether the lines are overhead or underground.
 - 5. Existing fire hydrants.
 - P. The proposed location of:
 - 1. Connection to the City water system.
 - 2. Connection to the City sewer system.
 - 3. The proposed method of drainage of the site.
 - 4. All exterior mechanical equipment or equipment areas.
 - Q. Location of existing canals and laterals including easements and right-of-way.
 - R. Location of existing drainage on-site.
 - S. Location of all utility and access easements on the property.
 - T. Location, size, and use of all contemplated and existing public areas within the proposed development.
 - U. All fire hydrants proposed to be located within the site.
 - V. A topographic map of the site at a contour interval not to exceed five feet.
 - W. Location of all parking areas and dimensions of all parking spaces.
 - X. Locations of all existing natural features including, but not limited to, any existing trees having a six inch trunk diameter or greater, three feet above grade, and any natural drainage ways existing on the site, and all significant natural features including (but not limited to) outcroppings of rocks, boulders, etc. Indicate any contemplated changes that would affect a natural feature.
- 3. *Landscape Plan*. See Sections 8.520 through 8.540 for applicable landscaping standards.
 - 4. *Lighting Plan*. A lighting plan showing the type, placement, wattage, and method of shielding all exterior lights from adjacent sites shall be submitted.
 - 5. *Neighborhood Compatibility Statement*. A statement shall be submitted that addresses the applicable neighborhood compatibility criteria within Section 8.3035(3.).

6. ~~Transportation System Analysis (TSA). A TSA approval memorandum, issued by the City Engineer, shall be included per Section 8.1015.~~

(Ord. No. 2022-04, 6-28-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.3030. Special Studies, Investigations and Reports.

Special studies, investigations and reports may be required to ensure that the proposed development of a particular site does not adversely affect the surrounding community, does not create hazardous conditions for persons or improvements on the site. These may include Traffic Impact Analysis, trip generation or parking studies/reports, impact of contaminated soils, soil conditions, flooding of waters and excessive storm water runoff, tree preservation, and other concerns of the development's impact on adjacent properties or public facilities.

~~1. An approved Transportation Impact Analysis (TIA) will be required prior to land use application completeness acceptance. A TIA approval memorandum, issued by the City Engineer, shall be included with the application submittal per Section 8.1015.~~

(Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)



November 18, 2025

Redmond Planning Commission

411 SW 9th St.

Redmond, OR 97756

RE: Proposed Development Code Amendments

Dear Chair Colvin and Commissioners,

Central Oregon Builders Association (COBA) appreciates the work both staff and this body have spent on the proposed development code amendments before you today.

Additionally, we commend your outreach to the development community to solicit feedback on these proposed changes. We are committed to partnering with all parties, public and private, to create solutions to our regional housing crisis.

Having a variety of options to meet code requirements is essential to promoting the development of housing diversity and limiting housing costs. In our review of the proposed development code amendments, we have identified portions that pose significant reductions in options for builders, jeopardize the ability to increase housing production, and threaten to increase the overall cost of homeownership. We have outlined our concerns and proposed solutions below.

1. Elimination of 16-foot pavement width for alleys

Flexibility to ensure the desired product fits within the lot is critical for developers in the planning process. We encourage you to leave this option on the table to maintain viability of projects where lot size is a challenge.

2. Townhouse with garage and alley access - rear setbacks:

The proposed changes to the rear setback requirements will limit the variety of products our members will be able to provide, pose significant long-term planning implications, and jeopardize the ability to meet density goals. It is already a challenge for developers to meet current code requirements in initial plan layout. Adoption of this proposed amendment will only exacerbate those challenges and limit the diversity of housing types we're able to produce.

For example, the dramatic decrease in lot depth of alley-load lots would make single-level housing options, which are ideal for aging and populations and people with disabilities, far less viable if this proposed change were adopted.

Additionally, projects that have already been approved, but would not comply with these changes, would incur severe time and cost burdens if this proposal was applied to R4/R5 townhome setbacks for alley-load products. Causing delays and increasing costs for builders are counterproductive to the goals we share in addressing the region's housing crisis.

These types of projects often take years to come to fruition. Consistency and predictability in code is essential for our members.

3. Pocket parks – Usable Open Space

Flexibility in meeting open space requirements is critical in development planning, especially in areas with unique topography or geography. Requiring open space to be contiguous will result in the reduction of buildable lots in townhome and cottage cluster developments, therein limiting density and housing production.

Additionally, Homeowner Associations are responsible for maintaining these parcels. Requiring contiguous, 6,000 square foot, private parks in townhome communities of more than 50 units will add significant management burdens to HOA's. Those costs will be passed on to their membership and ultimately increase the cost of housing for residents of these communities.

We encourage you to consider changes to open space requirements through the Parks Master Planning process.

Thank you for the opportunity to provide feedback on these proposed development code amendments. We look forward to continuing conversations on these matters.

Sincerely,

A handwritten signature in black ink, appearing to read "Garrett Mosher", with a stylized flourish at the end.

Garrett Mosher VP, Government Affairs

Central Oregon Builders Association



November 19, 2025

Attn: Urban Area Planning Commission and Planning Department
City of Redmond
411 SW 9th Street, Redmond, OR 97756

Re: Redmond Development Code Amendment (File No. 711-25-000216-TA)

Dear City of Redmond Urban Planning Commissioners and Planning Staff,

On behalf of Hayden Homes, thank you for the opportunity to comment on the Redmond Development Code Amendment (File No. 711-25-000216-TA). While we appreciate the City's continued work to clarify and improve the development code, several of the proposed changes would significantly and negatively impact homebuilders' ability to provide housing priced for Redmond's local workforce.

We respectfully request reconsideration of the following items:

1. Alley Width Requirements:

The proposal to remove the 16-foot alley option and require all alleys to be 20 feet wide would eliminate an important design tool. Retaining both options is essential for fitting a variety of housing products on parcels with unique size, shape, or topographic constraints. Eliminating the 16-foot option reduces flexibility and can undermine middle housing goals.

2. Rear Setbacks for Alley-Loaded Townhomes:

Revising the rear setback from 5 feet to 20 feet for alley-loaded townhomes dramatically diminishes the types of homes that can fit on R4 and R5 lots and would adversely impact projects already approved under current standards. This change reduces attainable middle housing options without a clear benefit to neighborhood function or design.

Pocket Park and Open Space Requirements:

Requiring a contiguous 6,000-square-foot open-space area configured for active recreation is not practical for many sites with unique topography or irregular boundaries. This requirement would often eliminate at least one buildable lot and increase HOA maintenance costs, placing additional financial burden on future homeowners. Open-space planning should be addressed comprehensively through the Parks Master Plan rather than through this amendment, which risks reducing urgently needed affordability and flexibility.

Hayden Homes is proudly founded and based in Redmond, and we remain committed to building the highest quality home for the lowest possible price. The aforementioned proposed amendment to the Redmond development code will restrict development feasibility and increase costs at a time when housing supply and affordability are critical priorities. We respectfully request that the City retain the existing alley and setback standards and revise the open-space proposal to better reflect real-world site conditions.

Thank you for your consideration and public service.

Sincerely,

Jenn Kovitz
Community Engagement and Government Affairs Manager
Hayden Homes
jenn.kovitz@hayden-homes.com





January 21st, 2026

Redmond Planning Commission

411 SW 9th St.

Redmond, OR 97756

RE: Proposed Development Code Amendments

Dear Chair Colvin and Commissioners,

The Central Oregon Builders Association appreciates the opportunity to provide feedback on the proposed development code amendments in front of you today. We remain committed to working with you and your staff to find solutions on these topics that do not jeopardize the City's housing needs.

While the proposed code amendment package has been described as minor, it will have major consequences on townhome production and affordability in Redmond. For those reasons, COBA remains opposed to this package.

Our members estimate that the rear setback and open space provisions alone will result in a 20-25% reduction in townhomes built. With fewer units to spread development costs across, we expect to see an equivalent cost increase for the units are built.

In addition to the increased cost to buy townhomes, the open space requirements stand to raise HOA management fees to maintain these areas. Owners or renters of these homes will ultimately bear the cost of those increased fees.

Townhomes are an important component of Redmond's housing mix. They offer affordable pathways to homeownership and rental options for Redmond working families. Reducing the availability of these middle-housing options and increasing the cost of them is a disservice to the community and contrary to the City's housing goals.

Policies such as this code package are why the state has created statutory protections for middle-housing. According to the Housing Accountability and Production Office's (HAPO)

[findings](#), this package would violate state law if adopted, even with the changes being discussed today.

HAPO has offered to provide resources and staff to Redmond to help with a comprehensive code review and to ensure compliance with state law. To our knowledge, those offers have not been explored by the city. We encourage you to pursue voluntary compliance avenue with HAPO and to continue engaging with the development community to find measured and legal solutions.

Again, thank you for the opportunity to provide feedback and for your service to the City of Redmond.

Sincerely,

A handwritten signature in black ink, appearing to read "Garrett Mosher", with a stylized flourish at the end.

Garrett Mosher – Vice President, Government Affairs

Central Oregon Builders Association



Oregon

Tina Kotek, Governor

Department of Land Conservation & Development

Housing Accountability & Production Office

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: 503-373-0050

Fax: 503-378-5518

www.oregon.gov/LCD

January 13, 2025

Kyle Roberts
Planning Director
City of Redmond
411 SW 9th Street
Redmond, OR, 97756



Housing Accountability and Production Office Final Investigation Report and Warning Notice of Potential Violation

Dear Mr. Roberts,

The Housing Accountability and Production Office (HAPO) received a complaint of a housing law violation against the City of Redmond (city) on December 2, 2025. Pursuant to Oregon Laws 2024, chapter 110, section 2, HAPO staff investigated¹ the complaint and have determined that should the City of Redmond proceed with amending its development code as proposed at the City of Redmond's November 19, 2025 Urban Planning Commission meeting, the City of Redmond will potentially violate state housing law.² Therefore, HAPO does hereby issue this Warning Notice of Potential Violation (Notice) in order to specify the violation and authority that HAPO intends to invoke if the violation continues or is not remedied.³

A summary of the allegations from the complaint is as follows:

Complainant	Garrett Mosher, Central Oregon Builders Association
Local Government	Redmond
Development	N/A – Land Use Regulation Amendments
Description/Summary	Allegation of violation for proposed code amendments relating to townhouses, including applicable standards/procedures, alley setbacks, and open space.
HAPO Staff Contact	Sean Edging < sean.edging@dlcd.oregon.gov >

¹ See HAPO December 8, 2025 Notice of Investigation.

² It is HAPO staff's understanding at the time of this Notice, that the City of Redmond paused its adoption of the proposed amendments pending this office's investigation.

³ Oregon Laws 2024, chapter 110, section 3.

The HAPO is a joint office between the Department of Land Conservation and Development and the Department of Consumer Business Services, Building Codes Division.

BACKGROUND OF ALLEGATION

This complaint relates to a package of code amendments proposed by the City of Redmond (Post-Acknowledgment Plan Amendment (PAPA) Notice #010-25) that would amend provisions governing the development of housing, including middle housing. The complaint provided materials from a November 19, 2025 Planning Commission meeting and alleges the commission recommended advancing the proposed amendments to the City Council for adoption consideration. At the time of the Notice of Investigation, the PAPA Notice that the City of Redmond submitted to the Department of Land Conservation and Development (DLCD) did not include proposed text amendments as required by ORS 197.610(3)(a). After HAPO issued the Notice of Investigation, the city uploaded relevant text amendments and findings to the PAPA database (*see* Attachments C and D). However, the text amendments did not include certain standards relevant to the investigation from the City of Redmond Standards and Specifications. To further inform the investigation, HAPO solicited relevant excerpts from the City’s website (*see* Attachment E).

The complaint does not relate to a specific development project, so a complaint may be submitted by any person within the local government’s jurisdiction. Because Central Oregon Builders Association is a member organization comprised of housing producers, including those that develop within the City of Redmond, the organization is eligible to submit a complaint. The complaint alleges that the proposed amendments will substantially impact the development of townhouses in the city. Specifically, the proposed amendments would substantially impact the buildable square footage of townhouse lots and as a result decrease housing production and increase costs, and subject middle housing to increased procedural delay and uncertainty.

HOUSING LAW VIOLATION AND REPORT FINDINGS

HAPO identified several potential housing law violations (*see* Attachment A for statutory and rule text). Below is a brief summary of issues identified during HAPO review and relevant statutes and rules. For a detailed analysis and findings, *see* Attachment B.

Relating to ORS 197A.400:

1. **Clear and objective standards and procedures** - The city proposes expansion of a “Site and Design Review” process, including the addition of a new “Minor Site and Design Review” for certain housing applications, subjecting housing development applications to both subjective standards and procedures. Additionally, other standards and procedures applied to housing development generally are not clear and objective.
2. **Unreasonable cost or delay** - The city proposes eliminating an option for narrower, 16-foot alleys, meaning all alleys must contain a minimum 20-feet of pavement width. This requirement is in addition to street right-of-way starting at a minimum required width of 60 feet for a local street. If applied to a housing development application, the combined requirement may be contested in an as-applied challenge due to the increased amount of required roadway, which could increase development costs and in turn reduce developable site area.

Relating to ORS 197A.420 and OAR Chapter 660, Division 046:

1. **Middle housing procedure (OAR 660-046-0215)** – The city proposes applying a required “Minor Site and Design Review” process to any proposed development or use in one or more structures less than 3,500 square feet in size. In addition to the discretionary standards and procedures noted above, the procedural requirements create the conditions for the city to apply different and heightened review procedures for middle housing development.
2. **Off-street parking (OAR 660-046-0220(3))** – The city proposes increasing a required alley setback from 5 feet to 20 feet for the purpose of effectively requiring a second off-street parking space, as stated in staff findings (*see* Attachment D).
3. **Open space requirements (OAR 660-046-0225)** – The city proposes increasing certain minimum contiguous open space requirements for housing. This requirement scales by dwelling unit.

Please note that the identified issues are specific to the scope of the complaint. During review, HAPO identified other potential violations that are beyond the scope of the proposed amendments and alleged violations. We encourage that the city engage in a more detailed review and conformance of city land use regulations to comply with housing laws, including through voluntary compliance described later in this notice.

AUTHORITY THAT MAY BE INVOKED

HAPO may invoke the following authority if the potential violation continues or is not remedied. HAPO may initiate any of these actions no earlier than March 13, 2026, which is 60 days from the date of this potential violation notice:

- Initiate a request for a Land Conservation and Development Commission (LCDC) enforcement order by delivering a notice of request under SB 1537 Section 3(3).
- Seek a court order against a local government as described under ORS 455.160(3) without being adversely affected or serving the demand as described in ORS 455.160(2).
- Participate in and seek review of a matter that pertains to housing laws under ORS 197.090(2)(a). This does not require the notice or consent of the Land Conservation and Development Commission.
- Except regarding matters under the exclusive jurisdiction of the Land Use Board of Appeals (LUBA),⁴ apply to a circuit court for an order compelling compliance with any housing law. If the court finds that the defendant is not complying with a housing law, the court may grant an injunction requiring compliance.

VOLUNTARY COMPLIANCE OPTIONS

HAPO prioritizes the option for a local government to resolve the potential violation through voluntary compliance. Pursuant to Oregon Laws 2024, chapter 110, section 2(3), the City of Redmond is invited to address or remedy this violation through voluntary compliance.

⁴ If a complainant has filed a notice of appeal with LUBA, or has initiated private litigation regarding any aspect of the application decision that was alleged to have been the subject of the housing law violation, the office may not further participate in the specific complaint or its appeal, except for: (A) Providing agency briefs, including briefs under ORS 197.830 (8), to the board or the court; (B) Providing technical assistance to the local government unrelated to the resolution of the specific complaint; or (C) Mediation at the request of the local government and complainant, including mediation under ORS 197.860. SB 1537(2)(2)(c).

Voluntary compliance options include mediation, the execution of a compliance agreement to voluntarily remedy the situation, the adoption of suitable model codes, or other remedies suitable to the specific violation. The HAPO staff person listed on the first page of this Notice can discuss appropriate voluntary compliance options with the city. Voluntary compliance to resolve this violation would involve execution of a voluntary compliance agreement between HAPO and the city.

Thank you for your attention to this matter. Please contact the staff listed on the first page of this Notice to answer questions or further discuss any of the procedural options described in this Notice.

Sincerely,



Joel Madsen
HAPO Manager

cc:

Mayor Ed Fitch, City of Redmond
Tony Rocco, Oregon Building Codes Division
Brenda Bateman, Oregon Department of Land Conservation and Development
Angie Brewer, Central Oregon Regional Representative
Garrett Mosher, Central Oregon Builders Association

Attachments:

Attachment A. Applicable Housing Laws
Attachment B. Housing Law Analysis and Findings
Attachment C. Proposed Code Amendments (PAPA #010-25)
Attachment D. Staff Report and Findings
Attachment E. City of Redmond Standards and Specifications Excerpts

Attachment A. Applicable Housing Laws

ORS 197A.400 (2025 Edition) provides:

(1)(a) Except as provided in subsection (3) of this section, a local government may adopt and apply only clear and objective standards, conditions and procedures regulating:

(A) The development of housing; and

(B) Tree removal codes related to the development of housing.

(b) The standards, conditions and procedures:

(A) May include, but are not limited to, one or more provisions regulating the density or height of a development.

(B) May not have the effect, either in themselves or cumulatively, of discouraging needed housing through unreasonable cost or delay.

(C) May be contained in a comprehensive plan, land use regulation or an ordinance relating to housing adopted by a city that adopts, including by reference, a model ordinance adopted by the Land Conservation and Development Commission that comports with any qualifications, conditions or applicability of the model ordinance.

(c) This subsection applies only within:

(A) An urban growth boundary;

(B) An unincorporated community designated in a county's acknowledged comprehensive plan after December 5, 1994;

(C) Nonresource land; or

(D) An area zoned for rural residential use as defined in ORS 215.501.

(2) The provisions of subsection (1) of this section do not apply to:

(a) An application or permit for residential development in an area identified in a formally adopted central city plan, or a regional center as defined by Metro, in a city with a population of 500,000 or greater.

(b) An application or permit for residential development in historic areas designated for protection under a land use planning goal protecting historic areas.

(3) In addition to an approval process for needed housing based on clear and objective standards, conditions and procedures as provided in subsection (1) of this section, a local government may adopt and apply an alternative approval process for applications and permits for residential development based on approval criteria that are not clear and objective if:

(a) The applicant retains the option of proceeding under the approval process that meets the requirements of subsection (1) of this section;

(b) The approval criteria for the alternative approval process comply with applicable statewide land use planning goals and rules; and

(c) The approval criteria for the alternative approval process authorize a density at or above the density level authorized in the zone under the approval process provided in subsection (1) of this section.

(4) Subject to subsection (1) of this section, this section does not infringe on a local government's prerogative to:

(a) Set approval standards under which a particular housing type is permitted outright;

(b) Impose special conditions upon approval of a specific development proposal; or

(c) Establish approval procedures.

ORS 197A.420 (2025 Edition), provides:

(1) As used in this section and ORS 197A.421:

(a) “City” includes a local government with jurisdiction over unincorporated lands within an urban growth boundary.

(b) “City with a population of 25,000 or greater” includes, regardless of size, any city within Tillamook County and the communities of Barview/Twin Rocks/Watseco, Cloverdale, Hebo, Neahkahnie, Neskowin, Netarts, Oceanside and Pacific City/Woods.

(c) “Cottage cluster” means a grouping of dwelling units:

(A) That are detached or attached in subgroupings of up to four units in any configuration;

(B) That have a common courtyard; and

(C) That each have a small footprint or floor area.

(d) “Duplex” means two attached or detached dwellings in any configuration on a lot or parcel, other than a lot or parcel created by a middle housing land division.

(e)(A) “Middle housing” means housing that consists of duplexes, triplexes, quadplexes, cottage clusters or townhouses.

(B) “Middle housing” includes dwelling units that are:

(i) Additional units allowed under ORS 197A.421; and

(ii) Existing dwelling units to which additional units are added under subsection (4) of this section.

(f) “Middle housing land division” has the meaning given that term in ORS 92.031.

(g) “Quadplex” means four attached or detached dwellings in any configuration on a lot or parcel, other than a lot or parcel created by a middle housing land division.

(h) “Townhouse” means a dwelling unit constructed in a row of two or more attached units, where each dwelling unit is located on an individual lot or parcel and shares at least one common wall with an adjacent unit.

(i) “Triplex” means three attached or detached dwellings in any configuration on a lot or parcel, other than a lot or parcel created by a middle housing land division.

(j) “Zoned for residential use” means land that:

(A) Is within an urban growth boundary;

(B) Has base zoning for, or is designated to allow, residential uses;

(C) Allows the development of a detached single-unit dwelling;

(D) Is not zoned primarily for commercial, industrial, agricultural or public uses; and

(E) Is incorporated or urban unincorporated land.

(2) Except as provided in subsection (4) of this section, each county, each city with a population of 25,000 or greater, and each city with a population of 1,000 or greater within Metro, shall allow the development of all middle housing types on each lot or parcel zoned for residential use.

(3) Each city not within Metro with a population of 2,500 or greater and less than 25,000 shall allow the development of a duplex on each lot or parcel zoned for residential use.

(4)(a) Each city required to allow middle housing under subsection (2) or (3) of this section, excluding urban unincorporated land not within Metro, shall allow the lot or parcel to include existing housing consisting of:

(A) One single-unit dwelling;

(B) One single-unit dwelling plus one accessory dwelling unit; or

(C) One duplex.

(b) The city may require only the new units, and not the existing units, to comply with siting and design standards adopted under subsection (5) of this section.

(c) Existing units on the lot or parcel may be separated from the new units by a middle housing land division and are considered a single unit for the purposes of such division.

(5) Local governments:

(a) May regulate siting and design of middle housing required to be permitted under this section, provided that the regulations do not individually or cumulatively discourage, through unreasonable costs or delay, the development of all middle housing types permitted in the area.

(b) May regulate middle housing to comply with protective measures adopted pursuant to statewide land use planning goals.

(6)(a) A local government may not, based on traffic impacts from any individual middle housing development allowed under this section or ORS 197A.421:

(A) Require a traffic impact analysis; or

(B) Attribute an exaction other than a generally applicable system development charge or fee-in-lieu variance charge or a development requirement specific to the lot or parcel or its frontage.

(b) This subsection does not apply to:

(A) Developments of townhouses or cottage clusters with more than 12 units.

(B) Lots or parcels created by a division of land, other than a middle housing land division, that occurred within the previous five years.

(7) This section does not prohibit local governments from permitting:

(a) Single-unit dwellings in areas zoned to allow for single-unit dwellings; or

(b) Middle housing in areas not required under this section.

(8) A local government that amends its comprehensive plan or land use regulations relating to allowing additional middle housing is not required to consider whether the amendments significantly affect an existing or planned transportation facility.

Oregon Laws 2019, chapter 639, section 2 provides (included here for reference of the 2019 version of statute):

(1) As used in this section:

(a) “Cottage clusters” means groupings of no fewer than four detached housing units per acre with a footprint of less than 900 square feet each and that include a common courtyard.

(b) “Middle housing” means:

(A) Duplexes;

(B) Triplexes;

(C) Quadplexes;

(D) Cottage clusters; and

(E) Townhouses.

(c) “Townhouses” means a dwelling unit constructed in a row of two or more attached units, where each dwelling unit is located on an individual lot or parcel and shares at least one common wall with an adjacent unit.

(2) Except as provided in subsection (4) of this section, each city with a population of 25,000 or more and each county or city within a metropolitan service district shall allow the development of:

- (a) All middle housing types in areas zoned for residential use that allow for the development of detached single-family dwellings; and
- (b) A duplex on each lot or parcel zoned for residential use that allows for the development of detached single-family dwellings.
- (3) Except as provided in subsection (4) of this section, each city not within a metropolitan service district with a population of more than 10,000 and less than 25,000 shall allow the development of a duplex on each lot or parcel zoned for residential use that allows for the development of detached single-family dwellings. Nothing in this subsection prohibits a local government from allowing middle housing types in addition to duplexes.
- (4) This section does not apply to:
 - (a) Cities with a population of 1,000 or fewer;
 - (b) Lands not within an urban growth boundary;
 - (c) Lands that are not incorporated and also lack sufficient urban services, as defined in ORS 195.065;
 - (d) Lands that are not zoned for residential use, including lands zoned primarily for commercial, industrial, agricultural or public uses; or
 - (e) Lands that are not incorporated and are zoned under an interim zoning designation that maintains the land's potential for planned urban development.
- (5) Local governments may regulate siting and design of middle housing required to be permitted under this section, provided that the regulations do not, individually or cumulatively, discourage the development of all middle housing types permitted in the area through unreasonable costs or delay. Local governments may regulate middle housing to comply with protective measures adopted pursuant to statewide land use planning goals.
- (6) This section does not prohibit local governments from permitting:
 - (a) Single-family dwellings in areas zoned to allow for single-family dwellings; or
 - (b) Middle housing in areas not required under this section.

Oregon Laws 2025, chapter 476, section 4 provides:

Section 3, chapter 639, Oregon Laws 2019, as amended by section 21, chapter 223, Oregon Laws 2023, and section 3, chapter 283, Oregon Laws 2023, is amended to read:

Sec. 3. (1) Notwithstanding ORS 197.646, a local government shall adopt land use regulations or amend its comprehensive plan to implement ORS 197A.420 or section 3 of this 2025 Act no later than:

* * *

- (e) Except as provided in paragraph (f) of this subsection, January 1, 2027, for cities to conform with section 3 of this 2025 Act or the amendments to ORS 197A.420 by section 1 of this 2025 Act; or
- (f) January 1, 2028, for cities to conform with amendments to ORS 197A.420 by section 1 of this 2025 Act pertaining to changes relating to cottage clusters.

OAR 660-046-0215 provides:

Large Cities must apply the same approval process to Middle Housing as detached single-family dwellings in the same zone. Pursuant to OAR 660-008-0015 and ORS 197.307, Large Cities may adopt and apply only clear and objective standards, conditions, and procedures regulating the development of Middle Housing consistent with the requirements of ORS 197.307. Nothing in this rule prohibits a Large City from adopting an alternative approval process for applications and permits for Middle Housing based on approval criteria that are not clear and objective as provided in OAR 660-007-0015(2), OAR 660-008-0015(2), and ORS 197.307(6).

OAR 660-046-0220(3) provides:

(3) The following governs Large Cities' regulation of siting standards related to Townhouses:

(a) Minimum Lot or Parcel Size: A Large City is not required to apply a minimum Lot or Parcel size to Townhouses, but if it applies those standards, the average minimum Lot or Parcel size for Lot or Parcels in a Townhouse Project may not be greater than 1,500 square feet. A Large City may apply separate minimum Lot or Parcel sizes for internal, external, and corner Townhouse Lots or Parcels provided that they average 1,500 square feet, or less.

(b) Minimum Street Frontage: A Large City is not required to apply a minimum street frontage standard to Townhouses, but if it applies those standards, the minimum street frontage standard must not exceed 20 feet. A Large City may allow frontage on public and private streets or alleys; and on shared or common drives. If a Large City allows flag Lots or Parcels, it is not required to allow Townhouses on those Lots or Parcels.

(c) Density: If a Large City applies density maximums in a zone, it must allow four times the maximum density allowed for detached single-family dwellings in the same zone for the development of Townhouses or 25 dwelling units per acre, whichever is less.

(d) Setbacks: A Large City may not require front, side, or rear setbacks to be greater than those applicable to detached single-family structures in the same zone and must allow zero-foot side setbacks for Lot or Parcel lines where Townhouse units are attached.

(e) Height: A Large City may not apply lower maximum height standards than those applicable to detached single-family dwellings in the same zone. If a Large City requires covered or structured parking for townhouses, the applicable height standards must allow construction of at least three stories. If a Large City does not require covered or structured parking, the applicable height standards must allow construction of at least two stories.

(f) Parking:

(A) A Large City may not require more than one off-street parking space per Townhouse dwelling unit.

(B) Nothing in this section precludes a Large City from allowing on-street parking credits to satisfy off-street parking requirements.

(C) A Large City must apply the same off-street parking surfacing, dimensional, landscaping, access, and circulation standards that apply to single-family detached dwellings in the same zone.

(g) Bulk and Scale: A Large City is not required to apply standards to control bulk and scale to new Townhouses. However, if a Large City chooses to regulate scale and bulk, including but not limited to provisions including Lot or Parcel coverage, floor area ratio, and maximum unit size,

those standards cannot cumulatively or individually limit the bulk and scale of the cumulative Townhouse project greater than that of a single-family detached dwelling.

(h) A Large City shall work with an applicant for development to determine whether Sufficient Infrastructure will be provided, or can be provided, upon submittal of a Townhouse development application.

OAR 660-046-0225 provides:

(1) A Large City is not required to apply design standards to Middle Housing. However, if a Large City chooses to apply design standards to Middle Housing, it may only apply the following:

(a) Design standards in the Model Code for Large Cities as provided in OAR 660-046-0010(4)(b);

(b) Design standards that are less restrictive than those in the Model Code for Large Cities as provided in OAR 660-046-0010(4)(b);

(c) The same clear and objective design standards that the Large City applies to detached single-family structures in the same zone. Design standards may not scale by the number of dwelling units or other features that scale with the number of dwelling units, such as primary entrances. Design standards may scale with form-based attributes, including but not limited to floor area, street-facing façade, height, bulk, and scale; or

(d) Alternative design standards as provided in OAR 660-046-0235.

(2) A Large City may not apply design standards to Middle Housing created as provided in OAR 660-046-0230.

Attachment B. Housing Law Analysis and Findings

Potential Violations relating to ORS 197A.400

1. Clear and Objective Standards, Conditions, and Procedures

The city proposes expansion of the “Site and Design Review” process, codified at the City of Redmond’s Development Code (RDC) 8.3005 by adding a new category entitled “Minor Site and Design Review” that would apply to any proposed development or use containing a structure or multiple structures under 3,500 square feet in size. The proposed amendment would subject certain housing development applications to subjective standards and procedures. Additionally, other standards and procedures applied to housing development generally are not clear and objective, as described below.

ORS 197A.400(1)(a) requires that local governments “adopt and apply only clear and objective standards, conditions and procedures regulating * * * [t]he development of housing;” and “[t]he removal codes related to the development of housing.” The Oregon Court of Appeals has held that ORS 197A.400 requires that standards, conditions and procedures must be both “clear” and “objective.”⁵ The term “clear” means “easily understood” and “without obscurity or ambiguity.”⁶ “Objective” means “existing independent of mind.”⁷ Standards, conditions and procedures that require “subjective, value-laden analyses designed to balance or mitigate impacts of the development on the property to be developed or the adjoining properties” are not objective.⁸

Below are citations and excerpts of city standards and procedures that HAPO has identified as not clear and objective, accompanied with a brief analysis. Please note this list is not exhaustive. HAPO strongly recommends a more comprehensive review and refinement of the City of Redmond’s development code when possible.

Discretionary Standards (City’s Proposed Amendments)⁹

RDC section 8.2715:

Note: RDC section 8.2715 applies to all land divisions and development as specified in section 8.2700. The city’s proposed amendments amend certain provisions of section 8.2715, addressed below.

⁵ *Roberts v. City of Cannon Beach*, 316 Or App 305, 311, 504 P3d 1249, rev den, 370 Or 56, 512 P3d 813 (2021).

⁶ *Id.* at 312,

⁷ *Id.* at 311.

⁸ *Id.*

⁹ Unless otherwise noted, RDC sections listed below are a reference to the city’s proposed amendments as set forth in the November 19, 2025 Redmond Urban Area Planning Commission Agenda and Staff Report, *available at* <https://www.redmondoregon.gov/home/showpublisheddocument/27236/638990757792900000> (accessed DATE).

Excerpt: “5. *Preservation of Natural Features.* Existing natural features (i.e., rock outcrops) add character to the development and shall be preserved to the greatest extent practicable.

“6. *Preservation and Replacement Trees...* 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.

“* * *

“8. 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 25 lots/units, a minimum of 3,000 square feet and privately maintained. Developments with 50 or more lots/units shall provide a minimum of 6,000 square feet of open space consolidated, contiguous, and configured in a way that allows for active recreation. Park amenities shall, at a minimum, include: 1/2 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.”

Analysis: Several standards applied to the development of housing in this section cannot be applied independent of mind:

- Under subsection (5), what constitutes an “existing natural feature” is not clear and preservation “to the greatest extent practicable” requires a discretionary determination.
- Subsection (6) provides discretionary authority to the Community Development Director or designee to prohibit significant tree removal in certain circumstances but does not provide a clear and objective threshold at which tree removal is prohibited.
- Subsection (8) establishes a minimum open space requirement that is clear and objective, but also requires the open space be “configured in a way that allows for active recreation” which requires a discretionary determination as to the appropriate configuration of open space requirement meeting the standard. Furthermore, the minimum required amenities include “* * *other landscape or decorative features, and acceptable trash receptable(s) [sic] and lighting” requiring discretion as to the kinds of features, trash receptacles, and lighting that would meet the standard.

RDC section 8.3035(3) [existing code section]:

Note: While this section is not amended by the proposed changes, the new “Minor Site and Design Review” expands the applicability of RDC section 8.3035 and is therefore incorporated into this analysis.

Excerpt: “3. *Neighborhood Compatibility.* This standard shall not apply to any development that requires a conditional use permit. Subsections (B. and D.) do not apply to needed housing (ORS 197.307).

“A. The proposal will be consistent with applicable zoning standards.

“B. The location, size, design, and physical characteristics of the proposal (such as setbacks, height, position of structure on the site) will have minimal adverse impact on the livability or value of abutting properties.

“C. The project will not exceed the operational capacity of public facilities, and which are required to serve the development unless the City Engineer determines that sufficient capacity can be provided. The capacity of public facilities and services shall be based primarily on the City's Water and Wastewater Master Plan and the Transportation System Plan.

“D. The proposal is consistent with the applicable Great Neighborhood Planning Principles described in [Section 8.270](#)(3.C.14.) and adopted Area Plans.”

Analysis: Criteria (3)(B) and (D) require subjective, value-laden analyses designed to balance or mitigate impacts of the development on the property to be developed or the adjoining properties. While subsection (3) exempts needed housing and “Minor Site and Design Review” is exempted from these compatibility requirements, housing that meets neither exemption is still subject to the requirement. For example, a housing development exceeding 3,500 square feet that is not needed housing would be subject to these requirements.

RDC section 8.3035(4) [existing code section]:

Note: Analysis for this subsection includes identified discretionary requirements and other potential housing law violations applied to triplexes, quadplexes, multi-unit dwellings, and mixed residential uses under RDC section 8.3035(4)(E). Because these components are outside of the scope of the complaint and investigation, review of those standards are omitted from this analysis. As mentioned in the findings above, HAPO strongly recommends a more comprehensive audit of the RDC when possible.

Excerpt: “4. *Architectural Requirements.*

“A. *Architectural Theme.* A specific architectural theme is required for any structure that is a candidate for Site and Design review. The theme used shall be carried out completely in the design and not mixed with conflicting themes. The theme used shall be consistent with all buildings on the subject site.”

Analysis: This criteria establishes the use of a “specific architectural theme” for development and disallows “conflicting themes.” This standard cannot be applied independent of mind and requires subjective, value-laden analyses designed to balance or mitigate impacts of the development on the property to be developed or the adjoining properties.

Discretionary Procedures

RDC section 8.1205 [existing code section]:

Note: While this code section is not amended by the proposed changes, the new “Minor Site and Design Review” requirement is processed as a “Development Action” under

RDC section 8.1205 and is therefore incorporated into this analysis.

Excerpt: “1. Development Director, or designee, without public notice or hearing.
“2. The Community Development Director, or designee, has the discretion to determine that for the purposes of this title a development action application should be treated as if it were a land use action application.”

Analysis: This provision authorizes the Community Development Director or designee to discretionarily apply different procedural requirements to a development action. It does not articulate objective thresholds for the heightened review and cannot be applied independent of mind – it relies on the discretion of the Community Development Director or designee.

RDC section 8.1215 [existing code section]:

Note: While this section is not amended by the proposed changes, the new “Minor Site and Design Review” requirement is processed as a “Development Action” under Section 8.1205. Development Actions may be reviewed under RDC section 8.1215, which is therefore incorporated into this analysis.

Excerpt: “1. A review of a development action may be initiated by three or more members of the Planning Commission or City Council.
“2. The review shall be initiated in writing within 12 days of the date of the staff decision.”

Analysis: This provision authorizes the Planning Commission or City Council to apply a different, elevated review of a development action where initiated by three or more members. This provision does not articulate an objective threshold – or any threshold – triggering review. Instead, any development action may be elevated for review at the discretion of three or more members of the Planning Commission or City Council, for any reason. Therefore, the applicable procedure¹⁰ relies on the discretion of Planning Commissioners or City Councilors.

RDC section 8.3005 [proposed code section]:

Excerpt: “Minor Site and Design Review shall be required for any proposed development or use containing a structure, or multiple structures, under 3,500 square feet in size. Minor Site and Design Review is subject to review criteria in Section 8.3035, as applicable. Additionally, Minor Site and Design Review:
“1. Is exempt from Section 8.3035(3)(B) and (D);

¹⁰ This finding does not assert that the review of a development action itself is a violation of ORS 197A.400. Rather, the development code does not articulate any threshold triggering review of a decision – for example, a threshold establishing that a decision may be reviewed if a party alleges a substantive error in the original decision. Because of this omission, a proportion of applications will be required to adhere to varying procedural requirement at the discretion of the city instead of a clear and objective procedure as required by ORS 197A.400.

- “2. Is exempt from Section 8.2815 (Transportation System Analysis), unless requested by City Engineer; and
- “3. Shall be processed as a Development Action provided for in Section 8.1205.”

Analysis: The exemption to a transportation system analysis provides authorization to the City Engineer to require a transportation system analysis at their discretion for any given application. This procedural requirement cannot be applied independent of mind – it relies on the discretion of the City Engineer.

RDC section 8.3030:

Excerpt: “Special studies, investigations and reports may be required to ensure that the proposed development of a particular site does not adversely affect the surrounding community, does not create hazardous conditions for persons or improvements on the site. These may include Traffic Impact Analysis, trip generation or parking studies/reports, impact of contaminated soils, soil conditions, flooding of waters and excessive storm water runoff, tree preservation, and other concerns of the development's impact on adjacent properties or public facilities.”

Analysis: This section provides discretionary authorization to the city to require “special studies, investigations and reports.”. The purpose of these reports is to ensure development does not “adversely affect the surrounding community, does not create hazardous conditions for persons or improvements on the site.” This procedural requirement cannot be applied independent of mind and imposes requirements for subjective, value-laden analyses designed to balance or mitigate impacts of the development on the property to be developed or the adjoining properties.

2. Unreasonable Cost or Delay

The city proposes eliminating an option for narrower, 16-foot alleys, meaning all alleys must contain a minimum 20 feet of pavement width. This requirement would be in addition to the minimum required street right-of-way width, which begins at 60 feet for a local street. The proposed development code amendments do not include this proposal, but the staff findings indicate that this proposal modifies the “City of Redmond Standards and Specifications (CORSS).”

Because HAPO was unable to identify proposed text amendments in materials provided in either the complaint or city-furnished text amendments, the office located the CORSS effective as of April 25, 2024 on the city’s website.¹¹ Excerpts of this document with relevant standards are included in Attachment E. with relevant provisions highlighted.

Based on the CORSS, the city applies a minimum required right-of-way and pavement standard of 20 feet to residential and commercial alleys – however, a standard drawing labeled “Typical

¹¹ Available at <https://www.redmondoregon.gov/government/departments/engineering/2010-public-works-standards-specifications> (accessed December 18, 2025).

Minimum Street Cross Section Dimensions” displays a required paving width of 16 feet for residential alleys. Another standard drawing labeled “Reduced Width Street Typical Street Cross Section & Dimensions” displays a required paving width of 20 feet for residential alleys.

HAPO cannot be certain the precise amendments proposed by the city, because the city failed to furnish proposed specific text amendments to the CORSS. However, based on materials available on the city’s website, the proposed change would eliminate the 16-foot minimum required paving width for residential alleys, and replace it with a 20-foot minimum width.

ORS 197A.400(1)(b)(B) prohibits local governments from applying standards, conditions, and procedures that have “the effect, either in themselves or cumulatively, of discouraging needed housing through unreasonable cost or delay.” As the LUBA has explained, whether approval standards discourage needed housing by causing unreasonable cost or delay cannot, in most cases, be meaningfully addressed in facial challenge to a legislative decision, and instead must be addressed in an as-applied challenge¹²

Because HAPO cannot determine in the abstract that the proposed increase to the width of paved alleys will, either by itself or cumulatively, discourage needed housing through unreasonable cost or delay, this notice does not include analysis or an assertion of unreasonable cost or delay. However, in recognition of the fact that the elimination of the 16-foot pavement width option further increases the required amount of roadway, and in turn, reduces developable site area, this notice includes a warning to the city about the prospect of a future violation finding or as-applied challenge to the city’s requirement, especially in combination with other proposals that further reduce developable site area to accommodate vehicle travel and storage.

Potential Violations relating to ORS 197A.420 & OAR Chapter 660, Division 046

ORS 197A.420 requires cities to allow middle housing based on population size. Under House Bill (HB) 2001 (2019), cities were required to allow townhouses “in areas” zoned for residential use that allow detached single-unit dwellings. *See Oregon Laws 2019, chapter 639, section 2(2)*. HB 2138 (2025) strengthened this obligation, requiring cities to allow townhouses “on each lot or parcel” zoned for residential use [that allows the development of a detached single-unit dwelling¹³]. *See Oregon Laws 2025, chapter 476, section 1(2)*. For reference, both versions of the statute are included in Attachment A.

¹² *See Shamrock Homes LLC v. City of Springfield*, 68 Or LUBA 1, 26-27 (2013); *Home Builders Assoc. v. City of Eugene*, 41 Or LUBA 370, 422 (2002). *Rogue Valley Assoc. Realtors v. City of Ashland*, 35 Or LUBA 139, 163-64 (1998), *aff’d*, [158 Or App 1, 970 P2d 685 \(1999\)](#) (a required geotechnical study need not necessarily be applied in a manner that causes “unreasonable cost or delay,” and therefore does not violate the statute even though application of that requirement in particular cases might).

¹³ *See* ORS 197A.420(1)(j): “Zoned for residential use” means land that:

- (A) Is within an urban growth boundary;
- (B) Has base zoning for, or is designated to allow, residential uses;
- (C) Allows the development of a detached single-unit dwelling;
- (D) Is not zoned primarily for commercial, industrial, agricultural or public uses; and
- (E) Is incorporated or urban unincorporated land.

At the time of this Notice, administrative rules implementing ORS 197A.420 are nonconforming with changes made by Oregon Laws 2025, chapter 476. The Legislature directed the Land Conservation and Development Commission (LCDC) to amend rules to conform and address specified issues by January 1, 2028. Local governments are provided until January 1, 2027 to adopt conforming amendments (January 1, 2028 for cottage clusters). Until those deadlines, affected local governments are able to apply acknowledged land use regulations to middle housing. *See* Oregon Laws 2025, chapter 476, section 4(1)(e) (text provided in Attachment A).

For this complaint, the local government proposes amendments that conflict with effective administrative rules. Because of the legislative deadline to adopt conforming provisions by January 1, 2027 and for LCDC to adopt conforming rules by January 1, 2028, this Notice does not evaluate proposed amendments in light of statutory amendments to ORS 197A.420. Instead, HAPO believes the city may continue to apply nonconforming local land use regulations until the statutory deadline. However, we also believe the city may not propose amendments that conflict with the original statute, the rules in effect, and the amendments in HB 2138.

1. Permitted Uses and Approval Process: Middle Housing Procedures (OAR 660-046-0215)

The city's proposed amendments would require "any proposed development or use containing a structure, or multiple structures, under 3,500 square feet in size" to undergo a new Minor Site and Design Review process. As written, the exemptions to Site and Design Review provided in RDC section 8.3010, which would otherwise exempt detached single-unit dwellings and middle housing from Site and Design Review, do not apply to Minor Site and Design Review.

As noted in findings relating to ORS 197A.400, both procedures and standards applied via this process are not clear and objective as required under ORS 197A.400(1). However, the established threshold, as applied to middle housing development, can effectively apply a more intensive review process to middle housing at the discretion of city staff, planning commission, or city council. Additionally, the process establishes a size threshold for a development that effectively applies a different procedure for a development containing middle housing, which typically is larger¹⁴ than a development containing a single detached-unit dwelling.

OAR 660-046-0215 sets forth procedural requirements that cities may apply to middle housing. This rule partially operationalizes ORS 197A.420(2) by clarifying how cities must "allow" middle housing, comparable to detached single-unit housing. The rule requires affected cities to apply "the same approval process to Middle Housing as detached single-[unit] dwellings in the same zone."

The Minor Site and Design Review Process is comparable to an existing Site and Design Review Process, which currently does not apply to the development of detached single-unit dwellings and middle housing. However, there are several exceptions:

¹⁴ While middle housing units on average are individually smaller than a detached single-unit dwelling on a lot (*see* a 2024 study of middle housing legalization in the City of Portland: <https://efiles.portlandoregon.gov/record/17159748>), the presence of a greater number of units on a lot increase the overall resultant size of a development or structure.

- The process exempts Minor Site and Design Review from two criteria that would otherwise be applicable (RDC section 8.3035(3)(B) and (D))
- The process waives a Transportation System Analysis, unless discretionarily required by the City Engineer
- The application is processed as a “Development Action” in RDC section 8.1205

A “Development Action” is a ministerial review process in which the Development Director, or designee, issues a decision within 30 days of acceptance of a complete application. However, the process enables discretionary elevation of this ministerial process in several scenarios:

- RDC section 8.1205 authorizes the Development Director, or designee, the discretion to elevate a development action to a land use action.
- RDC section 8.1210 authorizes appeal of a development action according to RDC section 8.1500 to 8.1530.
- RDC section 8.1215 authorizes review of any development action by three or more members of the Planning Commission or City Council.

In addition to the conflict with ORS 197A.400 described above, this procedure creates a potential conflict with OAR 660-046-0215, as it authorizes city staff, the planning commission, and the city council to discretionarily apply a different process to any given development application, including middle housing. This gives the city the ability to nominally apply the same procedure to detached single-unit dwellings and middle housing, but to discretionarily elevate and apply a separate, heightened procedural requirement for middle housing in practice.

2. Middle Housing Siting Standards: Off-Street Parking for Townhouses (OAR 660-046-0220 (3))

The city proposes increasing a required alley setback from 5 feet to 20 feet for the purpose of effectively requiring a second off-street parking space. The staff report furnished by the city (see Attachment D), states clearly the intent behind the proposed change:

“Proposed more commonly than not for new townhouse developments are townhouses with garages that are alley-loaded (i.e., vehicular access is taken from rear of the lot via an alley). Given the townhouse small lot sizes, State-mandated minimum off-street parking standard of one space per unit, and that sometimes townhouse developments front streets that do not allow for on-street parking, presents challenges to provide adequate off-street parking space needs. The issue is exacerbated by the development code’s minimum 5-foot rear setback in all residential zones where a townhouse with a garage has vehicular access via an alley. This results in very short driveways that sometimes result in alleyways that are partially blocked with residents’ parked vehicles because there isn’t adequate space to provide for off-street parking. Staff is proposing to amend the rear setbacks to require 20 feet. This would match the minimum rear setback requirement for single-family dwellings with attached garages accessing the alley in the same zones and would provide adequate driveway space for off-street parking given the standard off-street parking space is 9 feet by 20 feet.”

The effect of this change is to require larger alley setbacks on new townhouse developments to effectively require a second off-street parking space by requiring a longer driveway to an off-street parking space. This configuration is also more frequently known as “tandem” or “in line”

parking, in which one car is parked in front of a second car. The city asserts that this can be required, because administrative rules allow cities to require the same setbacks that apply to detached single-unit dwellings.

OAR 660-046-0220(3) establishes parameters on siting standards applied to townhouses. More specifically, -OAR 660-046-0220(3)(d) prohibits cities from requiring “front, side, or rear setbacks to be greater than those applicable to detached single-family structures in the same zone.” Additionally, -OAR 660-046-0220(3)(f)(A) prohibits cities from requiring “more than one off-street parking space per Townhouse dwelling unit.”

Importantly, these restrictions are not mutually exclusive, both apply to local siting standards applicable to townhouses. This means that, according to OAR 660-046-0020, in addition to applicable setbacks not being permitted to exceed those applied to detached single-unit structures in the same zone, applicable off-street parking requirements are also not permitted to require more than one off-street parking space per Townhouse dwelling unit.

The city’s proposal complies with OAR 660-046-0220(3)(d), but conflicts with -OAR 660-046-0220(3)(f)(A). Specifically, by amending the setback requirement to require all townhouses with a garage fronting an alley to include a larger alley setback, the city is effectively forcing townhouses to provide an additional tandem parking space, as noted in the city’s own findings. This requirement comes at the expense of square footage that could otherwise be dedicated to the townhouse, both on the ground floor and upper stories, which can no longer be constructed within the additional setback. As noted in the complaint, this change effectively limits the buildable square footage of a townhouse.

3. Middle Housing Design Standards: Open Space Requirements (OAR 660-046-0225)

The city proposes amending RDC section 8.2715(8), which establishes open space requirements for developments in medium and high-density zoned subdivisions and site plans. The existing requirement establishes a minimum requirement of 3,000 square feet of privately maintained open space for every 25 lots or units (approximately 120 square feet per unit). The proposed amendment establishes an additional requirement for larger developments with 50 or more lots or units to provide a minimum 6,000 square feet of open space that is “consolidated, contiguous, and configured in a way that allows for active recreation.”

As noted in the findings above, the standard as proposed is not clear and objective. Additionally, the standard requires the dedication of open space that scales based on the number of dwelling units in a development application, which conflicts with OAR 660-046-0225(1)(c).

Open space requirements are a type of “design standard”¹⁵ and local governments are permitted to regulate design under ORS 197A.420(5). OAR 660-046-0225 sets forth parameters for allowable design standards applicable to middle housing in large cities.

¹⁵ See OAR 660-046-0020(4): “‘Design Standard’ means a standard related to the arrangement, orientation, materials, appearance, articulation, or aesthetic of features on a dwelling unit or accessory elements on a site. Design standards include, but are not limited to, standards that regulate entry and dwelling orientation, façade materials and

This rule provides four options by which local governments may regulate the design of middle housing. Under OAR 660-046-0225(1), a local government may apply:

- a) Design standards in the model code;
- b) Design standards less restrictive than the model code;
- c) The same clear and objective design standards that apply to detached single-unit dwellings, except that they may not scale by unit count (or a proxy for unit count). They may scale by form-based attributes, such as floor area; or
- d) Alternative design standards under OAR 660-046-0235.

The Large Cities Model Code only requires open space of cottage clusters for the shared common courtyard. The code does not require open space for plexes or townhouses, nor does the code require separate dedicated open space lots. Additionally, the city did not demonstrate via findings any alternative siting or design standards in the adoption of middle housing standards in PAPA #002-21.

Therefore, the applicable administrative rule in this case is OAR 660-046-0225(1)(c). This rule provides flexibility to cities to establish design standards other than those provided in the Model Code but establishes an express limitation on such standards scaling by the number of dwelling units in a development.

RDC section 8.2715(8), both in its original form and as amended, requires a minimum open space based on the total number of dwelling units in a development. Importantly, this standard will always require two- to four-fold the amount of open space where applied to middle housing containing two to four units¹⁶. Additionally, the requirement establishes a lower threshold at which a site with middle housing must provide a larger contiguous site, in comparison to a site containing only detached single-unit dwellings. This provision directly contradicts applicable administrative rule.

appearance, window coverage, driveways, parking configuration, pedestrian access, screening, landscaping, and private, open, shared, community, or courtyard spaces.”

¹⁶ See RD section 8.2715(8): “***These areas shall be developed for every 25 lots/units, a minimum of 3,000 square feet and privately maintained.” This is equivalent to 120 square feet per dwelling unit.

Sec. 8.020. Definitions.

As used herein, 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, alley, or easement.

Access. The right to cross between public and private property.

Access Management. The process of regulating access to streets, roads, and highways.

Accessible Route. A continuous unobstructed path connecting all accessible elements and spaces of a building or facility. Interior accessible routes may include corridors, floors, ramps, elevators, lifts, and clear floor spaces at fixtures. Exterior accessible routes may include connections to the public right-of-way, parking access aisles, curb ramps, crosswalks at vehicular ways, walks, ramps, and lifts.

Accessory Dwelling. See Dwelling, Accessory Dwelling.

Accessory Structure. A non-dwelling structure incidental and subordinate to the main structure and located on the same property as the main structure.

Accessory Use. A use incidental and subordinate to the main use of a property and located on the same property as the main use.

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

Active Recreation. Recreational activities which require coordination or equipment, taking place at a prescribed location, such as sites or fields. See also Passive Recreation.

Active Style Park. A park designed for active recreation no less than 15,000 square feet in size and consolidated shape. Examples of active-style park components include sports play areas, exercise equipment units, public/family gatherings with picnic shelters or tables, play structures, or designated pet areas. Active-style parks commonly feature some passive recreation features, but only as a secondary use. See also Passive-Style Park.

Adjacent. See Abut.

Adjoining. See Abut.

Administrative Decision. A discretionary action or permit decision made without a public hearing but requiring public notification and an opportunity for appeal.

Adverse Impact. Negative effect of some action governed by this Code.

Affected Person. 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 subject to and affected by a decision.

Affordable Housing. Affordable housing is generally defined as housing within the means of a household that may occupy low- and moderate-income housing, meeting one of the thresholds defined in this section. Affordable Housing warrants low- and moderate-income affordability deed restrictions of at least 30 years. The affordability period may be adjusted based on the use of development incentives, modifications, variances or exceptions.

In the case of dwelling units for rent, "affordable" means housing for which rent and utilities are no more than 30 percent of the gross annual household income for a family earning less than or equal to 60 percent the Area Median Income (AMI), based on the most recent HUD Income Limits for the Bend-Redmond Metropolitan Statistical Area.

In the case of dwelling units for sale, "affordable" means housing in which the mortgage, amortized interest, taxes, insurance, HOA and associated fees, if any, constitutes no more than 30 percent of such gross annual

household income for a family earning less than or equal to 80 percent of the Area Median Income (AMI), based on the most recent HUD Income Limits for the Bend-Redmond Metropolitan Statistical Area.

Agent. Any person who is authorized to represent or act for any other person.

Alley. A public or private way reserved as a secondary means of access to the back or 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.

Alter. To change, add to, or modify a structure or a use.

Architectural Theme. The use of a repetitive and dominant element or style to create a unifying and coherent form of construction.

Arena, Indoor. A facility intended to enclose spectator sporting events.

Auto Detailing. A use designed for cleaning the inside and outside of autos, not including an automated car wash.

Auto Sales. Commercial sale of new or used autos.

Auto and Tire Service. A commercial business engaged primarily in supplying services generally required in the operation and maintenance of automotive vehicles. Major automotive repairs, painting and body and fender work, are excluded from this definition.

Automobile Recycling or Wrecking Yard. A premises used for the long-term outdoor storage and sale of used automobile or truck parts.

Awning. A sheet of canvas or other material stretched on a frame and used to keep the sun or rain off a storefront, window, doorway, or deck.

Batch Plant, Asphalt. A heavy industrial use intended for mixing and preparing asphalt and/or other oil-based paving surfacing material requiring large scale preparation.

Batch Plant, Concrete. A use intended for mixing and preparing concrete or similar (non-oil-based) paving surfacing material requiring large scale preparation.

Bed and Breakfast. Provides accommodations plus breakfast on a daily or weekly basis in an operator- or owner-occupied home that is primarily used for this purpose. A Bed and Breakfast may contain up to five rental guest rooms.

Bee. Any stage of development of the common domestic honeybee, *Apis mellifera* species.

Beekeeper. A person owning, possessing, or controlling one or more colonies of bees.

Berm. A continuous small rise or hill in the ground which is intended to buffer or visually screen certain elements of development such as parking areas.

Block. An area of land bounded by streets or by a combination of streets and public parks, cemeteries, railroad rights-of-ways or lines, shorelines or waterways, natural topographical barriers, or corporate boundary lines of a city.

Boarding or Rooming House. A building containing five or less guest rooms intended or designed to be used, or that are used, rented, or hired out to be occupied, or that are occupied for sleeping purposes by guests.

Buildable Area. The portion of property that can be used to construct a building. Buildable area is the area excluding yard setbacks, easements (includes the width of easement and airspace above), and other legal or physical prohibitions to construction.

Building. Any structure used or intended for supporting or sheltering any use or occupancy.

Building Footprint. The area of a building as measured around its foundation.

Building Height. See Height, Building.

Canopy. A permanent roofed structure which may be free-standing or partially attached to a building for a purpose of providing shelter to patrons in automobiles, and patrons on foot, but shall not mean a completely enclosed structure.

Capacity. The maximum level of designated use of any facility, or part thereof, as determined pursuant to the provisions of the City's adopted codes and standards or State Statutes.

Car Wash. Automated or manual facility whose primary use is the washing of cars.

Cemetery. Land dedicated to being used for the burial and honoring of the dead.

Child. A child under 13 years of age or a child under 18 years of age who has special needs or disabilities and requires a level of care that is above normal for the child's age.

Child Care Center (commercial). Any registered child care facility which is not a child care home.

Child Care Facility. Any Facility that provides child care to children, including a day nursery, nursery school, child care center, certified or registered family care home or similar unit operating under any name.

Child Care Home (residential). Any registered child care facility or certified group child care home where child care is offered in a residence up to 16 children, including children of the provider, regardless of full-time or part-time status consistent with State Law. (ORS 329A.440).

Church. A place or structure having a primary function of providing a place of worship for a known/established non-profit religion or religious institution.

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

Clear and Objective. Relates to decision criteria and standards that do not involve substantial discretion or individual judgment in their application.

Clinic, Animal. See Veterinarian.

Clinic, Medical-Dental. See Office.

Club. Private organization that has limited membership.

Colony. A beehive and its equipment and appurtenances, including one queen, bees, comb, honey, pollen, and brood.

Commercial Amusement Establishment. Any place where entertainment or amusement is provided, where the public on a commercial basis may observe or join in the activities.

Common Area. Land within a development not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development. May include complementary structures and improvements.

Comprehensive Plan. The Plan and coordinated land use map and policy statements adopted by the City of Redmond pursuant to ORS Chapters 197 and 227 for the Redmond Urban Growth Boundary.

Conditional Use. A use which requires a conditional use permit review and approval.

Conforming. In compliance with the regulations of the applicable zone designation.

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 public improvements and facilities.

Contiguous. See Abut.

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

Contractor's Yard. Outdoor area containing contractor equipment or privately owned, not-for-sale, supplies.

Convalescent Home. See Nursing Home.

Convention Center. Public, semi-public, or privately-owned facility whose primary purpose is to accommodate large gatherings of people for events.

Cottage Cluster Project. A development site with one or more cottage clusters. Each cottage cluster as part of a cottage cluster project must have its own common courtyard.

Cottage Clusters. Groupings of no fewer than four detached housing units per acre with a footprint of less than 900 square feet each and that include a common courtyard. Cottage Cluster units may be located on a single Lot or Parcel, or on individual Lots or Parcels.

Dairy Product Processing Facility. A facility that processes milk into products for sale and distribution.

Day Care (commercial). See Child Care Center.

Day Care (residential). See Child Care Home.

Day Nursery. See Child Care Facility.

Deck. A covered or uncovered flat-floored area adjoining a dwelling, or other building, and adapted especially to outdoor use.

Dedication. The transfer of private property to public ownership upon written acceptance. The term may also be used for dedications to a private homeowners' association.

Demolition. Any act or process that destroys in part or in whole a building or structure.

Density(ies). A measurement of the number of dwelling units in relationship to a specified unit of land; density calculations are based upon net acreage, which generally excludes land devoted to right-of-way. The net acreage is determined by subtracting from the total acreage of the lot or parcel that which is deemed necessary for street dedication and that area used for private streets and common driveways, if any.

~~*Density Transfer, OSPR/"R" Zone.* The allowance of reduced-sized lots in residential zones in exchange for a specific area of Open Space Park Reserve land, which would be dedicated, deeded, or sold to the City of Redmond. Density transfer provisions apply to residentially zoned land immediately adjacent to desired land zoned (or potentially zoned) OSPR/Open Space Park Reserve, or land at the urban edge not adjacent to land in designated urban reserves. The percentage of land area to be credited as 'transfer land' is to be evaluated on a case-by-case basis.~~

Developer. Any person, corporation, partnership, agent of the developer, or other legal entity that creates, or proposes to create, a land development, subdivision, partitioning, or other development including residential, commercial, or industrial developments.

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. Development excludes site grading prior to site development for overhead and underground utility improvements where the real property will be returned to essentially the same condition following completion of improvements.

Discretionary. A permit action or decision that involves substantial judgment.

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 used for drainage ditches, pipes, or other natural or man-made water conveyance or runoff.

Duplex. See Dwelling, Duplex.

Dwelling. As follows:

Accessory Dwelling Unit (ADUs). A secondary living unit, attached or detached, accessory to a single-family detached dwelling in a residential zone containing cooking facilities meeting the dimensional standards and other requirements of the zone district in which it is located.

Duplex. Two attached, or detached, dwelling units on a Lot or Parcel when neither is an accessory dwelling.

Dwelling Unit (DU). A single unit providing complete independent living facilities for one or more person, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Guest House. A detached building used as sleeping quarters for guests of the occupants of the main dwelling and having no cooking facilities.

Live/work Dwelling. A building type that consists of commercial space on the ground floor and residential space on the ground and/or upper floors. The ground floor commercial or office space has visibility, signage, and access from the primary street. To preserve the pedestrian orientation of the commercial or office space, alley or rear access is required to provide services and residential parking. A separate home occupation may be allowed in addition to the commercial space. The permitted live/work dwelling types are defined below:

1. *Live/work Townhouse.* A townhouse in which a business shall be limited to the ground floor and may not exceed 50 percent of the floor area of the entire townhouse unit, excluding the garage.
2. *Live/Work Apartment.* A residential multi-story, multi-unit building with a minimum of 50 percent of the building ground floor used as retail, office, or commercial space.

Manufactured Dwelling.

1. *Residential trailer.* A structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes and that was constructed before January 1, 1962.
2. *Mobile Home.* A structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes and that was constructed between January 1, 1962, and June 15, 1976, and met the construction requirements of Oregon mobile home law in effect at the time of construction.
3. *Manufactured Home.* A structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes and that was constructed in accordance with federal manufactured housing construction and safety standards and regulations in effect at the time of construction. Manufactured dwelling does not include any building or structure constructed to conform to the State of Oregon Structural Specialty Code or the Low-Rise Residential Dwelling Code or any unit identified as a recreational vehicle by the manufacturer.
4. *Multi-Family Complex.* A building or group of buildings on a single lot containing a total of five or more dwelling units.

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5. *Quadplex*. Four attached, or detached, dwelling units on a Lot or Parcel.
 6. *Single Family Detached Dwelling*. A detached building containing one dwelling unit, including manufactured homes.
 7. *Triplex*. Any configuration of three attached, or detached, dwelling units on one Lot or Parcel.

Easement. A right to use a parcel of land for specific purposes, but in which ownership of the land is not transferred. Easement includes use of property and air above the easement. Easement encroachment prohibitions shall consist of, but are not limited to, permanent structures, buildings including porches and roof eaves or components thereof, or any other horizontal and vertical encroachment, obstruction, excavation, or alternation of the easement.

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

Equipment, General. Smaller equipment that is typically used outdoors, such as lawnmowers, weed trimmers, rental trucks and trailers, rototillers, and so forth.

Equipment, Heavy. Large equipment including but not limited to backhoes, dump trucks, cranes, bulldozers, semi-truck trailers and their containers, and so forth.

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

Exempt Vegetation. A tree or other plant that is shown by the sun chart accompanying a solar access permit application to cast existing shade on a protected area.

Family. One or more persons, related or unrelated, living together in a single dwelling unit.

Farm Use. 'Farm Use' means the employment of land including that portion of such lands under buildings supporting accepted farming practices for the purpose of generating an income by raising, harvesting, and selling crops, or by the feeding, breeding, management, and sale of, or the product of, livestock, poultry, fur-bearing animals, or honeybees or for dairying and the sale of dairy products or any other agricultural or horticultural use or animal husbandry or any combination thereof. Farm use includes the preparation and storage of the products raised on such land for man's use and animal use and disposal by marketing or otherwise. It does not include the use of land subject to the provision of ORS 321, except land used exclusively for growing cultured Christmas trees, or to the construction and use of dwellings customarily provided in conjunction with the farm use. The definition of 'accepted farming practice,' as used in DCC Title 20 and the Redmond Development Code, means a mode of operation that is common to farms of a similar nature, necessary for the operation of such farms to generate an income and customarily utilized in conjunction with farm use.

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

Floor Area. The sum of the gross horizontal areas of the floors of a building, measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings, but not including:

1. Attic space providing headroom of less than seven feet.
2. Basement, if the floor above is less than six feet above grade.
3. Uncovered steps or fire escapes.
4. Private garages, carports, or porches.

Fowl. Fowl means any female fowl from the order *galli formes*, including: chickens, ducks, turkeys, peacocks or pea fowl.

Fraternal Organization. See Club.

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

Garage, Public or Private Parking. A publicly or privately-owned structure having one or more tiers of heights used for the parking of automobiles. Open garages may include parking spaces for customers, patrons, or clients provided said parking spaces are clearly identified as parking spaces for the building or use which is required to provide said space.

Gas Station, Auto. Service station having a primary function of providing gasoline to passenger automobiles.

Gas Station, Card Lock. Semi or fully automated service station that provides gasoline to persons having the appropriate card to enable fueling; typically intended for auto fleet (commercial vehicle) fueling.

Gift and Card Shop. Shop that exclusively sells cards and gifts.

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

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

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

Finished Grade. 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.

Ground Level Grade. 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.

Natural Grade. The existing grade or 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.

Regular Grading. Any grading that involves 5,000 cubic yards or less of material.

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.

Granny Flat. See Dwelling, Accessory Dwelling.

Gross Square Footage. The sum of all areas on all floors of a building included within the outside faces of the exterior walls.

Ground Cover. A plant material or non-plant material (e.g., bark chips, mulch, gravel) that is used to cover bare ground.

Guest House. A detached building used as sleeping quarters for guests of the occupants of the main dwelling and having no cooking facilities; differs from an Accessory Dwelling.

Health Club. A place of business with equipment and facilities for exercising and improving physical fitness.

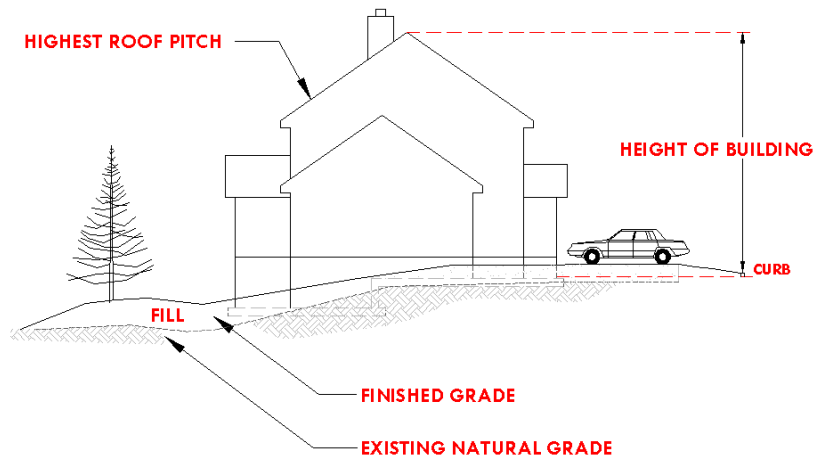
Health Spa. A place of business with equipment and facilities for physical care.

Hearings Body. The City staff, Community Development Director, or designee, Planning Commission, Hearings Officer, or City Council.

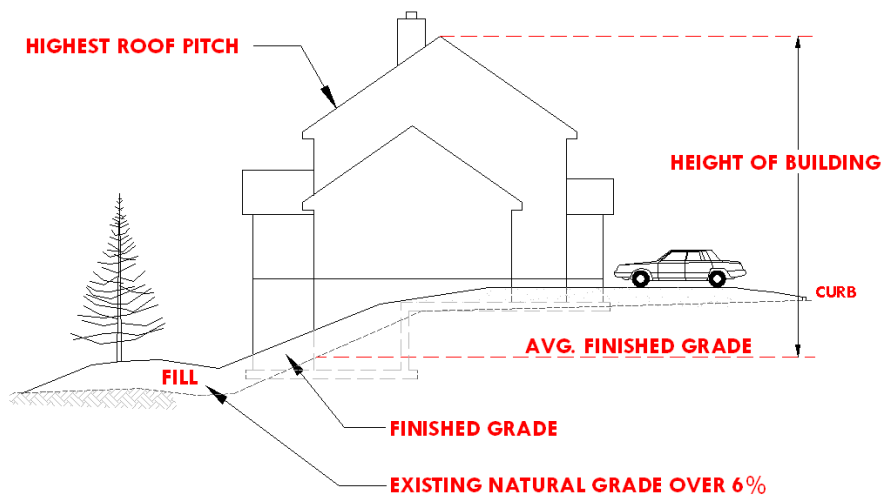
Hearing, Initial. The first hearing authorized and conducted by the Planning Commission, Hearings Officer, or City Council.

Hearings Officer. A planning and zoning hearings officer appointed or designated by the City Council pursuant to ORS 227.165.

Height, Building. With natural grade of up to and including ten percent, "height of a building" is the vertical distance measured between the elevation of the curb serving the property, and the highest point on the roof. For sites having a natural grade of greater than ten percent, "height of a building" is measured from average finished grade to the highest point of the roof, and a maximum of four feet of introduced fill is permitted. See *illustrations below*.



Measuring Height of Buildings (Average slope = 10% or less)



Measuring Height of Buildings (Average slope = more than 10%)

4' fill (max.) permitted without a variance

Highest Shade Producing Point. The highest shade producing point of the structure two hours before and after the solar zenith on December 21. The highest shade producing point could be the tallest point of the structure. Whenever the roof pitch is at an angle less than 17 degrees, the highest shade producing point will be the bottom eave of the structure (see figure below).

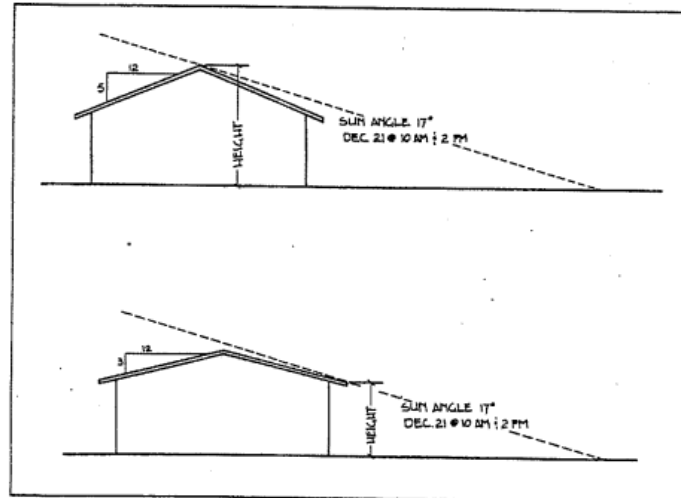


Figure 3
Location of Highest Shade Producing Point Differs with Roof Pitch

Hive. Any Langstroth type structure with movable frames intended for the housing of a bee colony. A hive typically consists of a cover, honey supers, brood chambers, and a bottom board.

Home Occupation. Any business activity carried on by a resident, or resident family, of a dwelling as an accessory use within the same dwelling, or in an accessory structure on the same property. The business activity shall not be detrimental to the overall character of the neighborhood.

Homeless Shelter. A building, facility, or portion thereof used by a not-for-profit agency or organization for the purpose of providing sleeping quarters.

Hospital. A facility with an organized medical staff, with permanent facilities that include inpatient beds and with medical services, including physician services and continuous nursing services under the supervision of registered nurses, to provide diagnosis and medical or surgical treatment primarily for but not limited to acutely ill patients and accident victims, to provide treatment for the mentally ill or to provide treatment in special inpatient care facilities.

Hotel (Motel). Any building containing six or more guest rooms intended or designed to be used, or that are used, rented, or hired out to be occupied, or that are occupied for sleeping purposes by guests.

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.

Improvement. Any man-made physical addition to a property affecting the value or use of that property.

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 function as required for a specific period of time. See also *Performance Guarantee*.

Indoor Commercial Recreation. A room or rooms within an enclosed building which is designated and used for recreational purposes by the public.

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

Ingress. Access point for entering a building, site, or area.

Instrument Runway. A runway equipped or to be equipped with a precision electronic navigation aid or landing aid or other air navigation facilities suitable to permit the landing of aircraft by an instrument approach under restricted visibility conditions. Instrument runways are classed as precision and non-precision instrument runways.

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.

Interest. Includes a lot or parcel, share, undivided interest, or membership which includes the right to occupy the land overnight, and a lessee's interest in land for more than three years or less than three years if the interest may be renewed under the terms of the lease for a total period more than three years. Interest does not include any security interest under a land sales contract, trust deed or mortgage. Interest does not include divisions of land created by lien foreclosures or foreclosures of recorded contracts for the sale of real property.

Junkyard. Primary or accessory use of land for the storage, dismantling or selling of castoff or salvage material of any sort in other than the original form in which it was manufactured and/or assembled and not including reconditioned second-hand furniture or fixtures sold from within a walled building.

Kennel. A lot or buildings in which four or more dogs or cats, at least four months of age, are kept commercially for board, propagation, training, or sale.

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, 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.

Landscape. The act of improving the aesthetic appearance or ecosystem function of land by changing its contours, adding and maintaining ornamental features and plantings.

Landscaping Supply. Indoor or outdoor sales (wholesale or retail) of bulk items typically associated with landscaping, including (but not limited to) topsoil, mulch, gravel, river rock, fountains, pavers, and so forth.

Land Use. The main activity that occurs on a piece of land.

Livestock. Horses, mules, donkeys, cattle, llamas, alpacas, sheep, goats, swine, domesticated fowl and any animal bred and maintained commercially or otherwise, within any type of enclosure.

Live/Work Unit, New. A new structure or use, which is being created to have no more than two dwelling units, as well as a business component (more intensive than a licensed home occupation as defined in this code).

Live/Work Unit, Existing. Any existing on-site building in which no more than two dwelling units, as well as a business component (more intensive than a licensed home occupation as defined in this code), already exists.

Live/Work Unit, Modified. Any existing on-site building that is being changed into a structure for the purpose of having no more than two dwelling units, as well as a business component (more intensive than a licensed home occupation as defined in this code).

Loading Area. An off-street space within a building or on the same lot with a building, for the temporary parking of a commercial vehicle or truck while loading or unloading merchandise or materials.

Lodge. See Club.

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

Corner Lot. 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.

Cul-de-sac Lot. A lot fronting the bulb of a cul-de-sac that has a frontage of less than 50 feet.

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

Flag Lot. A lot which fronts a public street or road and where access to the street or road is by a private driveway. A 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 having between 20 and 50 feet of street frontage.

Interior Lot. A lot other than a corner lot.

Irregular Lot. A lot of such a shape or configuration that technically meets the area, frontage and width requirements of these standards but meets these requirements by incorporating unusual elongations, angles, curvilinear lines unrelated to topography or other natural land features.

Nonconforming Lot. 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.

Through Lot. An interior lot having a frontage on two streets and/or highways, not including an alley.

See also Lot, Double Frontage.

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

Lot Consolidation. The consolidation of lot lines resulting in fewer lots.

Lot Coverage. The percentage of a lot containing the footprint of structures or buildings.

Lot Line. The property line bounding a lot.

Front Lot Line. For a lot other than a corner 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.

Rear Lot Line. The lot line that is opposite and most distant from the front lot line. In the case of an irregular, triangular or other shaped lot, a line ten feet in length within the lot parallel to and at a maximum distance from the front lot line.

Side Lot Line. Any lot line or lines 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 Line Adjustment. The adjustment of common property line(s) or boundaries between adjacent lots, tracts, or parcels for the purpose of accommodating a transfer of land. The resulting adjustment shall not create any additional lots, tracts, or parcels and all reconfigured lots, tracts, or parcels shall contain sufficient area and dimension to meet minimum requirements for zoning and building purposes.

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

1. A lot in an existing, duly recorded subdivision;
2. A parcel in an existing, duly recorded major or minor 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

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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 lot of record.

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.

Lumber Mill. Facility having the primary purpose of shaping and cutting raw or partially finished lumber.

Manufactured Dwelling Park. Any place where four or more manufactured dwellings or prefabricated structures, as defined in ORS 455.010, that are relocatable and more than eight and one-half feet wide, are located within 500 feet of one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent or lease space or keep space for rent or lease to any person for a charge or fee paid or to be paid for the rental or lease or use of facilities or to offer space free in connection with securing the trade or patronage of such person.

Manufacturing, Commercial. Light assembly as a support use to the primary commercial use (i.e., furniture assembly, electronic repair / assembly).

Manufacturing, Heavy Industrial. Industrially related manufacturing; typified by use of larger machinery or chemicals; not generally associated with commercial sales other than as a secondary use to the primary industrial use.

Manufacturing, Light Industrial. Fully enclosed; manufacturing of items permitted in the respective zone; does not use chemicals or materials which may be toxic or otherwise detectable visually or by odor from neighboring properties.

Martial Arts Studio. A place where any art of self-defense is taught and/or practiced.

Master Development Plan (MDP). A detailed development plan showing compliance with the applicable Great Neighborhood Planning Principles, the Redmond Urban Area Framework Plan, and adopted Area Plans on lands currently zoned Urban Holding-10 (UH-10). The MDP typically identifies proposed land uses, buildings locations, landscaping, potential art locations, access and internal circulation, and infrastructure for a project where the development program may be planned to occur in phases over a period of several years. MDP's may include multiple land parcels. The MDP is a required urban planning step before annexation and rezoning property.

Master Plan; Master Development Plan. An overall plan indicating the physical and functional interrelationships between uses and facilities for a project, a series of projects or phased developments. Components of a master plan are set forth in Section 8.270.

Middle Housing. Means Duplexes, Triplexes, Quadplexes (fourplexes), Cottage Clusters, and Townhouses

Ministerial. A routine governmental action or decision that involves little or no discretion. The issuance of a building permit is a ministerial action.

Mini Storage. Securable, "for rent" unit intended to store personal items on a long-term basis.

Mixed-Use. Development that combines residential, commercial, public, or institutional uses within the same building or site. Mixed-use development may occur as a "vertical" mixed-use, where housing is located above the ground floor, or "horizontal" mixed-use, where housing is located on the ground floor or in a separate building or part of a building.

Within horizontal mixed-use developments, residential uses shall be located behind commercial uses relative to the front lot line, or if located at the front of the building, be less than 20 percent of the frontage of such mixed-use building. Stand alone residential uses may be horizontally mixed with other uses as specified in the MUN zone.

Mobile Food Pod. A site containing more than one Mobile Food Unit and associated amenities.

Mobile Food Unit. A mobile vehicle, such as a food truck, trailer, or car, from which primarily food or beverages is provided to walk-up customers and does not include drive-thru service. Mobile Food Units shall be mobile at all times and must be on wheels that are functional and appropriate for the type of unit at all times.

Mobile Food Vendor. A Mobile Food Unit operating in a temporary manner in conjunction with a public or private event.

Modification. A modification is an amendment to an approved site development plan, a condition of approval, or change to an existing structure that has not received a land use approval.

Minor Modification. A change that is less than 25 percent of any building footprint, height or size, site improvement or dimensional requirement.

Major Modification. A change that is equal to or greater than 25 percent of any building footprint, height or size, site improvement or dimensional requirement.

Floor Area. The sum total of the gross horizontal areas of each story of the building measured from the inside of exterior walls or from the centerline of the party walls.

Floor Area Ratio (FAR). The total floor area of all structures and all above grade floors on a lot divided by the lot area. For FAR calculations, the floor area is measured to the inside of exterior walls. The following shall be excluded from the floor area calculation:

1. Space below grade.
2. Mechanical spaces.
3. Elevator and stair shafts.
4. Lobbies and common spaces, including atriums.
5. Space dedicated to parking.
6. Decks, balconies, porches.

Modification of Application. Means the applicant's submittal of new information after an application has been deemed complete and prior to the close of the record on a pending application that would modify a development proposal by changing one or more of the following previously described components: proposed uses, operating characteristics, intensity, scale, site lay out (including, but not limited to, changes in setbacks, access points, building design, size or orientation, parking, traffic, or pedestrian circulation plans), or landscaping in a manner that requires the application of new criteria to the proposal or that would require the finding of fact to be changed. It does not mean an applicant's submission of new evidence that merely classifies or supports the pending application.

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

Multi-family Complex. See Dwelling, Multi-family Complex.

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

Needed Housing. As defined in ORS 197.303, as amended.

Net Square Footage. Gross square feet of a building less common areas and interior walls. Common areas include stairwells, elevators, storage areas, computer server rooms, other shafts, lobbies, underground parking, and similar kinds of uses.

Non-Conforming Structure or Use. A lawful existing structure or use at the time these Development Code standards or any amendment thereof becomes effective, which does not conform to the requirements of the zone in which it is located.

Nursery for Plants. Enclosed facility intended for commercially growing or distributing plants.

Nursing Home. Any home, institution or other structure maintained or operating for the nursing and care of four or more ill or infirm adults not requiring hospital care or hospital facilities.

Office. A room, suite of rooms, or portion of a building used for the practice of a profession or for conducting the affairs of a business.

Open Space. Land retained as undeveloped land for use as passive or active recreational area; land that is developed with park, landscaping, or other non-structural amenities. See also Usable Open Space.

Overlay Zone. A defined area or district which provides regulations in addition to those regulations in the underlying zones.

Owner. Person in whom is vested the ownership, dominion, or title of property; includes contract purchaser.

Partial Master Development Plan (PMDP). A land use plan including the same requirements as a Master Development Plan (MDP) but for only a portion of the subject property(s). The PMDP is a required urban planning step before annexation and rezoning property. Only the partially master planned portion of the property may be annexed unless otherwise approved by the City.

Partition. To divide an area or tract of land into two or three parcels.

Passive Recreation. Recreational activities which are commonly unorganized, noncompetitive, dependent on the landscape, and require no developed facilities. See also Active Recreation.

Passive-Style Park. A park designed for passive recreation that is of any configuration, shape, or size and is landscaped without irrigated turf. Examples of passive-style park components include seating elements, shape structures or tree canopies, trails or walkways, habitat areas. See also Active-Style Park.

Performance Bond. A document, acceptable by the City, issued by a surety company, 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 other legal entity, whether he, she or it is acting for himself, herself, or itself, or as the servant, employee, agent, or representative of another.

Plat, Final. The final plan of all or a portion of a subdivision or partition that is presented to the approving authority for final signature and recording in accordance with State law.

Plat, Tentative. A plan of all or a portion of a subdivision or partition that is submitted for approval in accordance with State law, and that is not a final plat.

Precision Machine Shop. Shop or facility that manufactures alters or modifies metal parts. Typically applies to computerized machining of tools and parts requiring high precision machining.

Primary Use. The most prevalent 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.

Principal Use. The primary or predominant use to which the property is or may be devoted, and to which all other uses on the premises are accessory.

Printing and Publishing, Retail. Service commercial use providing printing services available to the general public.

Printing, Wholesale. Printing intended to serve retail or other wholesale uses rather than the general public.

Public Recreation Facility. A facility that is owned and operated by a public entity primarily for recreational uses. Accessory uses such as art studios, meeting/classrooms, child care, offices, and related commercial uses including food vendors and retail are allowed.

Public 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.

Public Transportation Station. A place which includes a covered structure or a covered facility that is specifically designed to permit users to access public transit (such as buses). Such stations permit users to access one or more modes of public transit and incorporate public accommodations such as vehicle and bicycle parking, rest rooms, vending machines, benches, and tables for the convenience of travelers.

Public Use. A structure or property intended or used for a public property is or may be devoted, and to which all other uses on the premises are accessory.

Public Way. Any street, alley, or other parcel of land open to the outside air leading to a public street, which has been deeded, dedicated, or otherwise permanently appropriated to the public for public use and that has a clear width and height of not less than ten feet.

Quasi-Judicial Action. A decision or action of a public body that involves substantial discretion or judgment in applying the standards and criteria of this Code.

Recreational Area. Areas (other than village green) that are designed, constructed, designated, or used for recreational activities. Examples include: open space containing a park; landscaped or undisturbed natural areas; landscaped trails where a 10-foot-wide paved trail is in a 20 foot easement and is not a public sidewalk; pavilion areas at least 600 square feet in area; pool; splash pad; play court for racket sports and basketball; clubhouse; community room; art and seated viewing area; community garden; a plaza(s) at least 600 square feet in area.

Recreational Vehicle. A vehicle with or without motive power that is designed for use as temporary living quarters for recreational, camping, or travel use. Recreational vehicles include travel trailer, truck camper, and motor home.

Recreational Vehicle (RV) Park. A place where two or more recreational vehicles are located within 500 feet of one another on a lot, tract, or parcel of land under common ownership and having as its primary purpose temporary living quarters and the renting of space and related facilities for a charge or fee. Approved Safe Parking and Vehicle Camping site, per Chapter 5 of City Code, do not constitute an RV Park.

Recreational Vehicle Site. A plot of ground within a recreational vehicle park intended for the accommodation of a recreational vehicle or other camping unit on a temporary basis. The site may include individual use areas for picnic tables, fire pits, private parking, and other private uses.

Recycling Collection Center. Center used as a collection point for household or other types of residential recycling.

Recycling Use. Alteration of a material or commodity for re-use. Includes, but is not limited to, recycling aluminum, glass, paper, and plastic.

Replat. An amendment to a recorded plat.

Research and Development Facility, General. Establishment primarily engaged in industrial or scientific research including limited product testing; does not include medical research.

Research and Development Facility, Medical. Medically related research; use of biohazardous chemicals subject to DEQ regulations.

Reserve Strip. "Reserve Strip" means a strip of land usually a minimum of 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.

Residential Facility. A residential care, residential training, or residential treatment facility, as those terms are defined in ORS 443.400, licensed, or registered under ORS 443.400 to 443.460 or licensed under ORS 418.205 to 418.327 by the Department of Human Services that provides residential care alone or in conjunction with treatment or training or a combination thereof for six to 15 individuals who need not be related. Staff persons required to meet licensing requirements shall not be counted in the number of facility residents and need not be related to each other or to any resident of the residential facility. (ORS 197.660)

Residential Home. A residential treatment or training or an adult foster home licensed by or under the authority of the department, as defined in ORS 443.400, under ORS 443.400 to 443.825, a residential facility registered under ORS 443.480 to 443.500, or an adult foster home licensed under ORS 443.705 to 443.825 that provides residential care alone or in conjunction with treatment or training or a combination thereof for five or fewer individuals who need not be related. Staff persons required to meet licensing requirements shall not be counted in the number of facility residents and need not be related to each other or to any resident of the residential home. (ORS 197.660)

Residential Use. Occupancy such as a human dwelling or lodging place.

Retail, Bulky. Large retail items including furniture, cars, etc.

Retail, Medical Supply. Shop that specializes in goods and commodities relating to care and rehabilitation of medical patients.

Ridge Line (building). The top of a roof at its highest elevation.

Road. 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. See also Street.

Rock Crushing, Permanent. Use of facility or site to crush rock as an ongoing operation. Could involve imported or on-site rock and may involve transporting crushed rock to other sites.

Rock Crushing, Temporary. Use of a site to crush rock on a temporary basis. Must involve on-site rock only but may involve transporting said crushed rock to an off-premises site. Crushing shall be incidental to primary use on the site.

Roof Treatments. Any additions to a style of roof that breaks up a single pitched roof. Examples of roof treatments are dormers, cupolas, and multi-pitched roofs.

School. A place for teaching, demonstration, or learning.

Screening. Materials used to conceal a feature or object from sight, such as fencing, walls, canopy, vegetation, or other barrier.

Semi-Public Use. A structure or use intended or used for a semi-public purpose by a church, lodge, club, or any other non-profit organization.

Setback. The distance between the vertical face of a structure and a property line. See Yard.

Single Room Occupancy. A residential dwelling with no less than four but no more than six attached single room occupancy units and sanitary or food preparation facilities for shared use of the occupant(s). See also Single Room Occupancy Unit.

Single Room Occupancy Unit. Dwelling Area within a single room occupancy development which is independently rented and lockable and provides living and sleeping space for the exclusive use of the unit occupant(s). See also Single Room Occupancy Development.

Site Improvement. Landscaping, paving for pedestrian and vehicle ways, outdoor lighting, recreational facilities, etc., added to a site.

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

Start of Construction. The first placement of permanent construction of a structure (other than a manufactured home) on a site, such as the pouring of slabs or footings or any work beyond the stage of excavation.

Story. The portion of a building included between the upper surface of any floor and the upper surface of the floor next above it, except the top story shall be that portion of a building within the upper surface of the top-most floor and ceiling or roof above.

Street. A public or private way, other than an alley, that is created to provide primary vehicle access for persons to one or more lots, parcels, areas, or tracts of land. See also Road.

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

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

Collector Street. 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.

Cul-de-sac. A street having one end open to traffic and the other end terminating in a vehicle turnaround.

Dead End Street. A street having only one end open to traffic, and the other end terminating in a "stub out".

Frontage Road. A street parallel and adjacent to a collector or arterial providing access to abutting properties.

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

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

Structure. Any combination of materials forming any construction, which requires a foundation and is intended to support or shelter any use of occupancy. Also see definition of Accessory Structure.

Structural Alteration. Any change to the supporting members of a structure including foundation, bearing walls or partitions, columns, beams, girders, or any structural change in the roof or in the exterior walls.

Subdivide Land. To divide land into four or more lots within a calendar year.

Subdivider. Any person who causes land to be subdivided.

Subdivision and Subdivided Lands. Please refer to ORS 92.010(16).

Supportive Shelter. Any tract of land being actively managed by an agency which maintains two or more shelter units for the primary purpose of providing shelter alongside supportive services to individuals or families who lack access to permanent or safe shelter.

Thrift Store. Retail use that vends second-hand (used) items including clothing and furniture.

Townhouse. A dwelling unit that is part of a row of two or more attached dwelling units, where each dwelling unit is located on an individual Lot of Parcel and shares at least one common wall with an adjacent unit.

Townhouse Project. One or more townhouse structures constructed, or proposed to be constructed, together with the development site where the land has been divided, or is proposed to be divided, to reflect the Townhouse property lines and the any commonly owned property.

Tract, ~~Private/Public.~~ A piece of land ~~created and designated as part of a land division that is not a lot, lot of record, or a public right-of-way, set aside in a separate area for dedication to the public, a homeowner's association, to other entity (e.g., open space, recreation facilities, sensitive lands, etc.).~~

Truck Stop. Fueling facility that also provides food, washing facility and other amenities whose primary clientele is semi-truck drivers and rigs.

Turf. Vegetated groundcover, typically a species of grass.

Artificial Turf. Synthetic Fiber surfacing made to mimic the appearance or function of grass or other groundcover without the requirements of real plant material.

Irrigated/Irrigatable Turf. Vegetated groundcover, typically grass or sod, requiring active management and inputs to maintain, including but not limited to the installation/use of irrigation infrastructure, fertilizers, pesticides, ect.

Native/Natural Turf. Vegetative groundcover consisting of native plants species, needing no management or inputs to maintain.

Unbuildable Area. An area in which a structure could not be built as a permitted use under existing development standards for the area according to the Redmond Development Code.

Urban-Rural Interface. The area where urban development interfaces with Deschutes County zoned rural areas.

Usable Open Space. Areas that contain natural or man-made vegetation that are physically accessible year-round for use by the general public, or by specific groups or persons within a defined project boundary or physical area (such as within a Planned Unit Development). Water surfaces such as ponds or canals; canyon walls, and other areas that are not physically accessible year-round to the general public are not to be counted as part of the required "usable open space area".

Use. The purpose to which land and/or any structure or improvement thereon is or is proposed to be put. The word "use" is synonymous with the terms "land use" and "use of land" unless the context clearly indicates otherwise.

Utilities. Public or private infrastructure which includes but is not limited to sewer, water, electric, telephone, natural gas, and cable television.

Utility Facility. Any major structure owned or operated by a public, private or cooperative electric, fuel, communication, sewage or water company for the generation, transmission, distribution or processing its products or for the disposal of cooling water, waste, or by-products, and including power transmission lines, major trunk pipelines, power substations, dams, water towers, sewage lagoons, sanitary landfills and similar facilities, but excluding sewer, water, gas, telephone and power local distribution lines and similar minor facilities allowed in any zone.

Vehicle Storage and Towing Yard. Lot for storage of parking tow-a-way's, impound yard, and storage lot for autos, trucks, busses, and R.V.'s.

Veterinary Clinic. A facility in which medical care is provided to animals.

Warehouse. Storage space for household or commercial goods within an enclosed building without direct access to individual storage spaces. Excludes wholesale distribution and storage, and vehicular storage.

Wholesale Distribution. An establishment engaged in the bulk sales or storage of goods with distribution and storage facilities without direct public access. Includes "contractor supplies".

Workforce Housing. Housing that constitutes no more than 30 percent of such gross annual household income for a family earning 80 to 120 percent of the Area Median Income (AMI). AMI is based on the most recent HUD Income Limits for the Bend-Redmond Metropolitan Statistical Area. Workforce Housing warrants income-based deed restrictions of at least 30 years. The affordability period may be adjusted based on the use of development incentives, modifications, variances, or exceptions.

Yard. An open space on a lot which is unobstructed from the ground up, except as otherwise provided in these standards. Yards provide light, ventilation, privacy, room for drainage, landscaping, and emergency access.

Yard, Front. A yard between side lot lines and measured horizontally at right angles to the front lot line from the front lot line to the nearest point of a building. Any yard meeting this definition and abutting on a street other than an alley shall be considered a front yard.

Yard, Rear. A yard between side lot lines and measured horizontally at right angles to the rear lot line from the rear lot line to the nearest point of a building.

Yard, Side. A yard between side lot lines and measured horizontally at right angles from the side lot line to the nearest point of a building.

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 subdivision utilizing zero lot lines between units and providing for potential individual ownership of each lot.

(Ord. No. 2009-04, 4-28-2009; Ord. No. 2009-03, 5-26-2009; Ord. No. 2009-14, 12-8-2009; Ord. No. 2010-10, 10-26-2010; Ord. No. 2011-09, 11-8-2011; Ord. No. 2012-04, 4-24-2012; Ord. No. 2012-10, 8-14-2012; Ord. No. 2015-01, 2-24-2015; Ord. No. 2016-17, 1-31-2017; Ord. No. 2018-09, 9-11-2018; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.135. Table A, Residential Zones, Uses Permitted.

The following uses are allowed outright or conditionally in each of the Residential zones as follows:

"O" means Permitted Outright

"C" means Permitted Conditionally

"N" means Not Allowed

	R-1	R-2	R-3	R-4	R-5	RESTRICTIONS AND REQUIREMENTS
Residential Uses:						
Accessory Building:						
Detached sheds, shops, and garages	O	O	O	O	O	Must be located within the property and not in the yard setback areas. Moveable shipping containers, or similar, are not allowed.
Guest House	O	O	O	O	O	No kitchen; uses main houses' sewer & water
Accessory Dwelling Unit/ Accessory Suite	O	O	O	O	O	Uses main houses' sewer & water or individual City Services; may have kitchen
Accessory Use	O	O	O	O	O	Includes Home Occupations
Apartments						See Multi-Family Complex/Dwelling
Bed and Breakfast	C	C	C	C	C	
Boarding or Rooming House	N	N	C	O	O	
Duplex, Triplex, Quadplex, Townhouse, Cottage Cluster	O	O	O	O	O	
Manufactured Home	O	O	O	O	O	See Single Family Detached Dwelling
Manufactured Home Park	N	N	N	O	O	See Section 8.375
Manufactured Home Subdivision	N	N	O	O	O	Subject to compliance w/ applicable ORS
Multi Family Complex (five + units)	C	C	C	O	O	
Public-Owned Affordable Housing Developments	O	O	O	O	O	See Section 8.145
Nursing, Convalescent, and Assisted Living Facility	N	N	C	C	C	More than 15 people
Planned Unit Development	C	C	C	C	C	
Residential Care Facility	N	N	C	C	O	Defined in and regulated by ORS
Residential Care Home	O	O	O	O	O	Defined in and regulated by ORS
Single Family Detached Dwelling	O	O	O	O	O	
Single Room Occupancy Development	O	O	O	O	O	
Non Residential Uses:						
Child Care Facility:						
Child Care Center	C	C	C	C	C	
Child Care Home	O	O	O	O	O	
Church, Religious Institution	C	C	C	C	C	
Community Center (private)	C	C	C	C	C	

Community Pool (private)	C	C	C	C	C	
Emergency Shelter	O	O	O	O	O	Reviewed under ORS 197.782. Emergency shelters for natural disaster response are not subject to review.
Farm Use, Farming	O	O	O	O	O	
Marijuana Business	N	N	N	N	N	
Mini Storage	N	N	N	N	N	
Mobile Food Pod	N	N	N	N	N	
Mobile Food Unit	N	N	N	N	N	
Mobile Food Vendor on private property	O	O	O	O	O	Permitted through Business Licensing provisions in City Code, Section 7.005 et seq. Can only operate between 8 AM and 9 PM for no more than two consecutive days within a 90-day period and must be located on real property in association with an event.
Mobile Food Vendor on public property	O	O	O	O	O	Permitted through Special Events provisions in City Code, Section 7.350 et seq. or Parks Reservation Permit.
Multi-Use Trail	O	O	O	O	O	
Park	O	O	O	O	O	
Livestock	O	O	O	O	O	Subject to livestock provisions, Section 8.365
Office	N	N	C	C	C	Conditional in conjunction with a master plan or PUD
Retail	N	N	C	C	C	Conditional in conjunction with a master plan or PUD
Residential Conversion of Existing Commercial Structure	O	O	O	O	O	See Section 8.144
School (private)	C	C	C	C	C	
Supportive Shelter	O	O	O	O	O	See Section 8.370, Supportive Shelter Standards.
Tennis Court (private)	O	O	O	O	O	Non-commercial use only
Public Facility or Emergency Management Services	C	C	C	C	C	
City Owned Utility Facility	O	O	O	O	O	
Private Utility Facilities	C	C	C	C	C	
All "R" zones are subject to density transfer provisions. See Section 8.020, "Definitions," Density Transfer, and 8.367, "OSPR/"R" Zone Density Transfer Provision"						

(Ord. No. 2009-04, 4-28-2009; Ord. No. 2015-04, 5-19-2015; Ord. No. 2016-17, 1-31-2017; Ord. No. 2018-09, 9-11-2018; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2023-07, 12-19-2023; Ord. No. 2025-03, § 1, 4-8-2025)

Sec. 8.141. Single Family Detached Dwellings and Plexes Development and Design Standards.

1. *Purpose.* The purpose of these Development and Design Standards is to promote and sustain:
 - A. Quality development throughout a variety of housing choices;
 - B. Architectural design that:
 1. Enhances the visual environment and character of the community;
 2. Preserves and protects property values, as well as public and private infrastructure investment;
 3. Conveys a sense of balance and character among all neighborhoods throughout Redmond; and
 4. Elevates the attractiveness and quality of life in Redmond.
2. *Intent.* The intent of the Development and Design Standards is to:
 - A. Maintain flexibility for a variety of architectural style to be developed;
 - B. Continue to allow innovations in design that recognize newer technologies such as solar and wind power, telecommunications, and environmentally conscious construction methods; and,
 - C. Promote quality design characteristics that will enhance the long-term desirability of the dwelling, neighborhood, and community.
3. *Procedure.* New single-family detached dwellings and plexes, shall be reviewed for conformance with the requirements listed in this Section, subject to the procedures outlined below:
 - A. If applicable, pursuant to Section 8.2135, for proposed development on a lot created by a subdivision that received tentative subdivision approval no more than ten years ago, the applicant is vested under the development and design standards in effect at the time. ~~shall. However, the applicant may elect in writing that: a) development and design standards in effect at time of tentative subdivision approval be applied; or b) development and design standards herein be applied. The standards chosen shall apply to all subsequent development in the subdivision.~~
 - B. *Track 1. Clear and Objective Process.* Conformance with Section 8.141(5.), below. An application demonstrating conformance with this Section shall be shown on the architectural plans submitted with the building permit application and administered as part of the plan review process. These applications are reviewed administratively.
 - C. *Track 2. Discretionary Process.* As an alternative to the Track 1 procedure, an application may be submitted which demonstrates conformance with the Purpose and Intent of this Section as listed above. These applications are reviewed administratively unless it is determined that a public hearing is necessary, in which case the application will be reviewed by the appropriate Hearings Body. The City may also approve other architectural designs or design elements not listed in this Section, approve exceptions or uniquely identifiable house styles provided they comply with the intent of this Section.
 - D. Design Review for Manufactured and Mobile Homes not within approved mobile home parks: Some manufactured homes and mobile homes may not be able to fully comply with the requirements below. In those cases, the following features are required as part of a Track 2 process.
 1. At least one covered porch;
 2. One exterior types of wall siding material on four sides;
 3. Band courses; and

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4. *Application and Approval Process.* The applications for either a Track 1 or 2 review as specified in Sections 8.141(3.)(A.) and (B.) above, shall be submitted prior to or in conjunction with an application for a building permit.
 5. *Architectural Design Standards.* Although specific architectural styles are not mandated, single family detached dwellings and plexes, shall conform with the following standards:
 - A. *Screening of Mechanical Equipment.* All exterior ground mounted mechanical equipment located forward from the line of the front façade (living space and garage) of the building shall be screened from the street at the ground/eye level line of sight. Solar power, wind power, and satellite dishes necessitating placement on walls or roofs for normal operation are exempt from this provision.
 - B. *Building Design.* The standards of this Section apply per residential structure, rather than per dwelling unit contained in the residential structure.
 1. *Architectural Design.* Duplicate or repetitive exterior home designs must be separated by at least one lot/attached building of non-repetitive exterior design on either side of the home and not be directly across the street from one another. Home designs will not be considered repetitious if three differentiating criteria are used as listed below:
 - a. *Process.* Builders of dwelling units or residential structures on the same street, with the exception of multiple dwelling units that are part of a single plex development, shall submit a plat showing the house plan names, elevation designations, or pictures for adjacent homes.
 - b. Attached plexes are exempt.
 2. *Roof Design.* Required Roof Design Elements:
 - a. Pitched or sloping roof elements;
 - b. Eave of at least 12 inches.
 3. *Front Façade Wall Design.* Ten façade elements listed below shall be used on the front elevation. Use of T-111 exceeding 20 percent of all facades, combined, is not allowed.
 - a. Twenty five percent fenestration of the first story front façade.
 - b. Window trim at least 3.5 inches wide that completely surrounds the window;
 - c. Band course, band molding, bellyband, belt course that runs the entire width of the front façade of relatively slight projection; or at the break of the second floor (if one exists) or at the line made by the lower roofline at the gable end;
 - d. Variation in wall siding, wall surface pattern or decorative materials. If an area above the highest band course exists, it must contain a different siding material than the area below the band;
 - e. Recessed or covered front entry at least 20 square feet, with a minimum four foot depth measured from the front door. If columns are used, they must not be exposed dimensional lumber less than 6" × 6";
 - f. Windows with multi-paned sashes, operable sashes, or windows that are elliptical, round, arched, bay, semi-circular or similar design;
 - g. Shutters;
 - h. Balconies;
 - i. Garage doors, including patterning relief over the door surface;

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- j. Optional enhancements and substitutions:
 - i. Enclosed soffits;
 - ii. One- and one-half inches caliper tree, in addition to required street trees;
 - iii. Covered rear patio or porch;
 - iv. Eave greater than 12 inches in depth, including extended soffit details;
 - v. Where gable ends are proposed, at least three gable end elements;
 - vi. Masonry accents;
 - vii. Paint color schemes, with a minimum of two colors used; and
 - viii. Other elements or substitutions as approved by the Community Development Director, or designee.
 - 4. *Side Elevations Facing Public Streets.* Side elevations facing streets must include either window trim at least 3.5" in width, or full-lap siding. Façade facing streets are required to have at least ten square feet of windows or doors.
 - 5. *Front Door.* A front door that is visible from the public street frontage (front yard) and pedestrian connection between the front door and the public sidewalk is required.
 - 6. *Driveways and Garages.*
 - a. A garage is required for each newly constructed residential structure and shall be of adequate size to accommodate a minimum of one vehicle, and shall at a minimum, meet the design requirements in Sections 8.505 through 8.515 (Off Street Parking and Loading Requirements) and Section 8.2820 (Access Management Standards).
 - i. Manufactured homes may meet this standard by substituting a garage with covered parking or carport.
 - ii. Triplexes and quadplexes may meet this standard by substituting garage or covered parking with uncovered, paved parking spot(s) per the design requirements in Sections 8.505 through 8.515.
 - b. Driveways shall be of adequate size to accommodate a minimum of one vehicle, and shall at a minimum, meet the design requirements in Section 8.515 Parking Table and Diagram.
 - c. A single-family detached home that adds an ADU shall continue to meet the minimum parking spaces requirement for the primary home.
 - d. Notwithstanding the applicable provisions of Sections 8.505 through 8.515 (Off Street Parking and Loading Requirements) and Section 8.2820 (Access Management Standards), all required off street parking areas and driveways constructed in conjunction with single family detached dwellings or plexes may have alternative surfaces to concrete or asphalt and may include permeable surfaces to the extent they provide an all-weather surface sufficient for vehicular travel. Loose gravel, aggregate and similar surface treatments are not permitted for required parking spaces.
 - 7. *Off-street Parking.* The minimum number of required off-street parking spaces for single-family detached dwellings and plexes are specified in Section 8.500.
 - 8. *Landscaping.* See Sections 8.520 through 8.540 for applicable landscaping standards.
 - 9. *Fences.* See Section 8.340.

-
10. *Conversion.* Conversions of an existing single-family detached dwelling to a duplex, triplex, or quadplex is allowed, provided that the conversion does not increase non-conformance with applicable standards of the underlying zone and this Section.

(Ord. No. 2013-04, 5-14-2013; Ord. No. 2014-14, 7-22-2014; Ord. No. 2015-04, 5-19-2015; Ord. No. 2016-17, 1-31-2017; Ord. No. 2017-12, 12-12-2017; Ord. No. 2018-09, 9-11-2018; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.142. Townhouse Development and Design Standards.

1. Purpose. The purpose of these Development and Design Standards is to promote and sustain:
 - A. Quality development throughout a variety of housing choices;
 - B. Architectural design that:
 1. Enhances the visual environment and character of the community;
 2. Preserves and protects property values, as well as public and private infrastructure investment;
 3. Conveys a sense of balance and character among all neighborhoods throughout Redmond; and
 4. Elevates the attractiveness and quality of life in Redmond.
2. Intent. The intent of the Development and Design Standards is to:
 - A. Maintain flexibility for a variety of architectural style to be developed;
 - B. Continue to allow innovations in design that recognize newer technologies such as solar and wind power, telecommunications, and environmentally conscious construction methods; and
 - C. Promote quality design characteristics that will enhance the long-term desirability of the dwelling, neighborhood, and community.
3. Procedure. New townhouses shall be reviewed for conformance with the requirements listed in this Section.
 - A. If applicable, pursuant to Section 8.2135, for proposed development on a lot created by a subdivision that received tentative subdivision approval no more than ten years ago the applicant is vested under the development and design standards in effect at the time. However, the applicant may elect in writing that development and design standards herein be applied.
 - B. Track 1. Clear and Objective Process. Conformance with Section 8.142(7.), below. An application demonstrating conformance with this Section shall be shown on the architectural plans submitted with the building permit application and administered as part of the plan review process. These applications are reviewed administratively.
 - C. Track 2. Discretionary Process. As an alternative to the Track 1 procedure, an application may be submitted which demonstrates conformance with the Purpose and Intent of this Section as listed above. These applications are reviewed administratively unless it is determined that a public hearing is necessary, in which case the application will be reviewed by the appropriate Hearings Body. The City may also approve other architectural designs or design elements not listed in this Section, approve exceptions or uniquely identifiable house styles provided they comply with the intent of this Section.
4. Table A: Minimum Standards.

Standard:	R-1	R-2	R-3, R-3A	R-4	R-5
Maximum Density (Units/Net Acre)	20	20	23.2	25	25
Minimum Lot Size (Square Feet)	1,500	1,500	1,500	1,500	1,500
Maximum Building Height (Feet)	35	35	35	45	45
Minimum Street Frontage (Feet)	20	20	20	20	20
Minimum Setback Distance (Feet)					
Front with alley or other rear access	10	10	10	10	5
Front without alley or other rear access	10	10	10	10	10
Front garage setback from street	20	20	20	20	20

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Non-street side: Common wall lot line where units are attached	0	0	0	0	0
Exterior wall at end of a townhouse structure	5	5	5	5	5
Street Side	10	10	10	10	10
Rear with garage and alley access	5-20	5-20	5-20	5-20	5-20
Rear without garage	10	10	10	10	10

~~35.~~ *Off-Street Parking.* Townhouses shall meet the off-street parking requirements of Section 8.500.

~~46.~~ *Areas Owned in Common.* For townhouse projects, common areas must be maintained by a homeowners association or other legal entity. A homeowners association may also be responsible for exterior building maintenance. A copy of any applicable covenants, restrictions and conditions must be recorded and provided to the City prior to issuance of a building permit.

~~57.~~ *Design Standards.* New townhouses shall meet the design standards in Subsections (A.) through (G.) of this Section.

A. *Entry Orientation.* The main entrance of each townhouse must:

1. Be within 8 feet of the longest street-facing wall of the dwelling unit, if the lot has public street frontage; and
2. Either:
 - a. Face the street (see Figure 1);
 - b. Be at an angle of up to 45 degrees from the street (see Figure 2);
 - c. Face a common open space or private access or driveway that is abutted by dwellings on at least two sides; or
 - d. Open onto a porch (see Figure 3). The porch must:
 - i. Be at least 25 square feet in area; and
 - ii. Have at least one entrance facing the street or have a roof.

Figure 1. Main Entrance Facing the Street

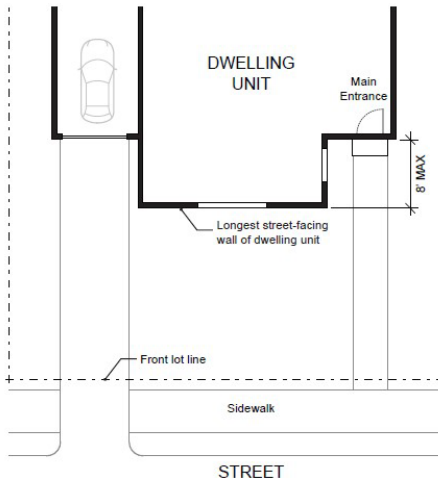


Figure 2. Main Entrance at 45° Angle from the Street

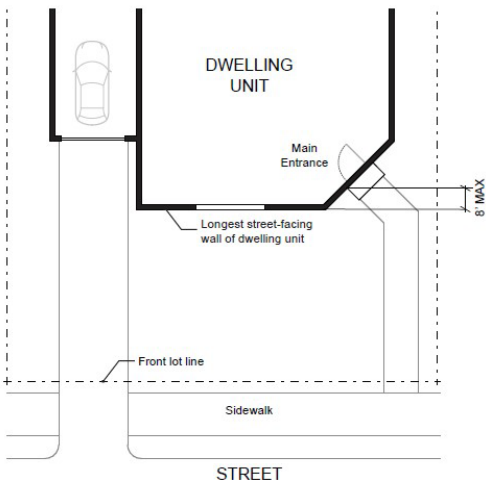
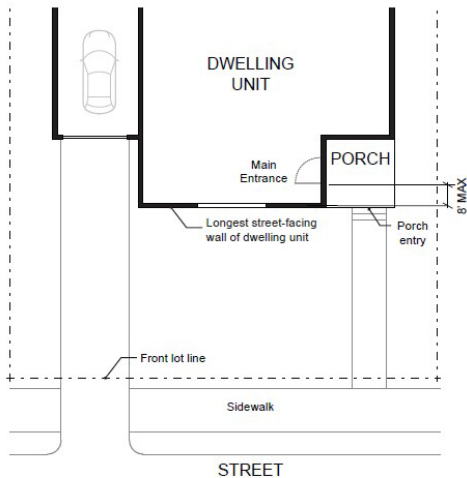
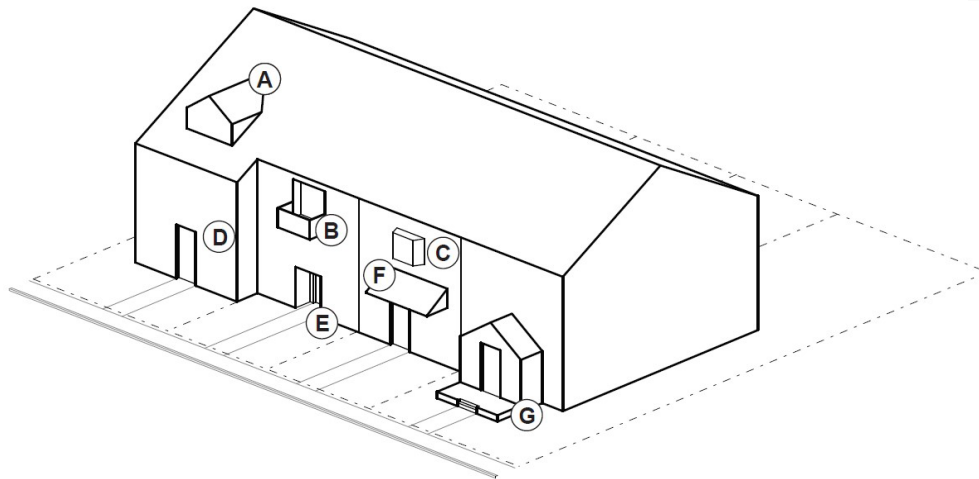


Figure 3. Main Entrance Opening onto a Porch



- B. *Unit Definition.* Each townhouse must include at least one of the following on at least one street-facing façade (see Figure 4):
1. A roof dormer a minimum of four feet in width, or
 2. A balcony a minimum of two feet in depth and four feet in width and accessible from an interior room, or
 3. A bay window that extends from the façade a minimum of two feet, or
 4. An offset of the façade of a minimum of two feet in depth, either from the neighboring townhouse or within the façade of a single townhouse, or
 5. An entryway that is recessed a minimum of three feet, or
 6. A covered entryway with a minimum depth of four feet, or
 7. A porch meeting the standards of Subsection (A.2.d.) of this Section. Balconies and bay windows may encroach into a required setback area.

Figure 4. Townhouse Unit Definition



- (A) Roof dormer, minimum of 4 feet wide
- (B) Balcony, minimum 2 feet deep and 4 feet wide. Accessible from interior room.
- (C) Bay window extending minimum of 2 feet from facade
- (D) Facade offset, minimum of 2 feet deep
- (E) Recessed entryway, minimum 3 feet deep
- (F) Covered entryway, minimum of 4 feet deep
- (G) Porch, meets standards of subsection (A)(2)(d) of this section

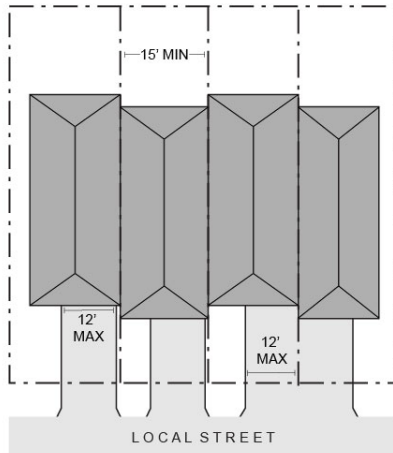
- C. *Windows.* A minimum of 15 percent of the area of all street-facing facades on each individual unit must include windows or entrance doors. Half of the window area in the door of an attached garage may count toward meeting this standard. See Figure 5.

Figure 5. Window Coverage



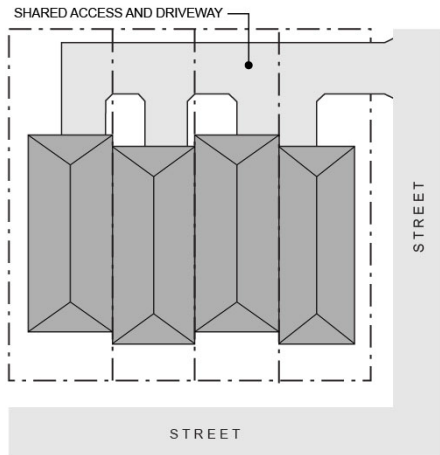
- D. *Driveway Access and Parking.* Townhouses with frontage on a public street shall meet the following standards:
1. Garages on the front façade of a townhouse, off-street parking areas in the front yard, and driveways in front of a townhouse are allowed if they meet the following standards (see Figure 6).
 - a. Each townhouse lot has a street frontage of at least 15 feet on a local street.
 - b. A maximum of one driveway approach is allowed for every townhouse. Driveway approaches and/or driveways may be shared.
 - c. Outdoor on-site parking and maneuvering areas do not exceed 12 feet wide on any lot.
 - d. The garage width does not exceed 12 feet, as measured from the inside of the garage door frame.

Figure 6. Townhouses with Parking in Front Yard



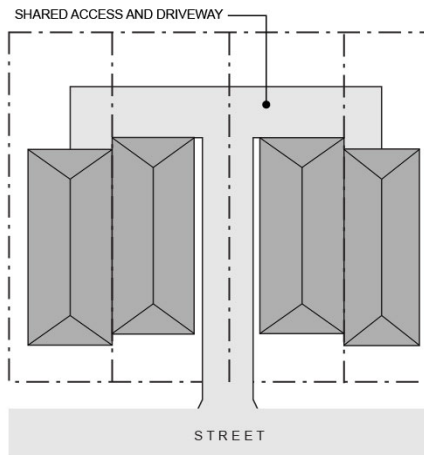
2. The following standards apply to driveways and parking areas for townhouse projects that do not meet all of the standards in Subsection (1.).
 - a. Off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard of a townhouse.
 - b. A townhouse project that includes a corner lot shall take access from a single driveway approach on the side of the corner lot. See Figure 7.

Figure 7. Townhouses on Corner Lot with Shared Access



- c. Townhouse projects that do not include a corner lot shall consolidate access for all lots into a single driveway. The driveway and approach are not allowed in the area directly between the front façade and front lot line of any of the townhouses. See Figure 8.

Figure 8. Townhouses with Consolidated Access



- d. A townhouse project that includes consolidated access or shared driveways shall grant access easements to allow normal vehicular access and emergency access.
- 3. Townhouse projects in which all units take exclusive access from a rear alley are exempt from compliance with Subsection (2.).
- 4. All driveway accesses for townhouses must comply with Section 8.2820 (Access Management Standards).
- E. *Screen of Mechanical Equipment.* All exterior ground mounted mechanical equipment located forward from the line of the front façade (living space and garage) of the building shall be screened from the street at the ground/eye level line of sight. Solar power, wind power, and satellite dishes necessitating placement on walls or roofs for normal operation are exempt from this provision.
- F. *Landscaping.* See Sections 8.520 through 8.540 for applicable landscaping requirements.
- G. *Fences.* See Section 8.340.

(Ord. No. 2018-09, 9-11-2018; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.143. Cottage Cluster Development and Design Standards.

- 1. Purpose. The purpose of these Development and Design Standards is to promote and sustain:
 - A. Quality development throughout a variety of housing choices;
 - B. Architectural design that:
 - 1. Enhances the visual environment and character of the community;
 - 2. Preserves and protects property values, as well as public and private infrastructure investment;
 - 3. Conveys a sense of balance and character among all neighborhoods throughout Redmond; and
 - 4. Elevates the attractiveness and quality of life in Redmond.
- 2. Intent. The intent of the Development and Design Standards is to:
 - A. Maintain flexibility for a variety of architectural style to be developed;
 - B. Continue to allow innovations in design that recognize newer technologies such as solar and wind power, telecommunications, and environmentally conscious construction methods; and
 - C. Promote quality design characteristics that will enhance the long-term desirability of the dwelling, neighborhood, and community.
- 43. Procedure. New cottage clusters shall be reviewed for conformance with the requirements listed in this Section.
 - A. If applicable, pursuant to Section 8.2135, for proposed development on a lot created by a subdivision that received tentative subdivision approval no more than ten years ago the applicant is vested under the development and design standards in effect at the time. However, the applicant may elect in writing that development and design standards herein be applied.
 - B. Track 1. Clear and Objective Process. Conformance with Section 8.143(9.), below. An application demonstrating conformance with this Section shall be shown on the architectural plans submitted with the building permit application and administered as part of the plan review process. These applications are reviewed administratively.

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C. Track 2. Discretionary Process. As an alternative to the Track 1 procedure, an application may be submitted which demonstrates conformance with the Purpose and Intent of this Section as listed above. These applications are reviewed administratively unless it is determined that a public hearing is necessary, in which case the application will be reviewed by the appropriate Hearings Body. The City may also approve other architectural designs or design elements not listed in this Section, approve exceptions or uniquely identifiable house styles provided they comply with the intent of this Section.

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24. Table A: Minimum Standards.

Standard:	R-1	R-2	R-3, R-3A	R-4	R-5
Maximum Density (Units/Net Acre)	N/A	N/A	N/A	N/A	N/A
Minimum Lot Size (Square Feet)	9,000	9,000	7,500	7,000	7,000
Maximum Building Height	25 feet				
Minimum Setback Distance (Feet)					
Front Façade, excluding garage	10	10	10	10	10
Side	5	5	5	5	5
Rear	10	10	10	10	10
Garage Access	20	20	20	20	20
Rear with garage and alley access	5	5	5	5	5

35. **Building Separation.** Cottages shall be separated by a minimum distance of six feet. The minimum distance between all other structures, including accessory structures, shall be in accordance with building code requirements.

46. **Unit Size.**

- A. The maximum building footprint for a cottage is 900 square feet.
- B. The maximum average floor area for a cottage cluster is 1,400 square feet per dwelling unit. Community buildings shall be included in the average floor area calculation for a cottage cluster.

57. **Cluster Size.**

- A. Cottage clusters must include a minimum of four units per cluster.
- B. A cottage cluster may include up to a maximum of 12 cottages per common courtyard. More than one cottage cluster may be permitted on a site.

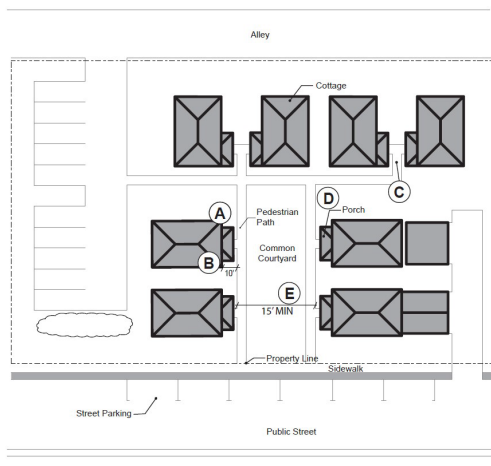
68. **Off-Street Parking and Access.** Cottages shall meet the off-street parking and access requirements of Sections 8.500 and 8.2820.

79. **Design Standards.** New cottage clusters shall meet the design standards in Subsections (A. through H.) of this Section.

- A. **Cottage Orientation.** Cottages must be clustered around a common courtyard, meaning they abut the associated common courtyard or are directly connected to it by a pedestrian path, and must meet the following standards (see Figure 1):
 1. Each cottage within a cluster must either abut the common courtyard or must be directly connected to it by a pedestrian path.
 2. A minimum of 50 percent of cottages within a cluster must be oriented to the common courtyard and must:
 - a. Have a main entrance facing the common courtyard;

- b. Be within ten feet from the common courtyard, measured from the façade of the cottage to the nearest edge of the common courtyard; and
 - c. Be connected to the common courtyard by a pedestrian path.
 3. Cottages within 20 feet of a street property line may have their entrances facing the street.
 4. Cottages not facing the common courtyard, or the street, must have their main entrances facing a pedestrian path that is directly connected to the common courtyard.
- B. **Common Courtyard Design Standards.** Each cottage cluster must share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards (see Figure 1):
1. The common courtyard must be a single, contiguous piece.
 2. Cottages must abut the common courtyard on at least two sides of the courtyard.
 3. The common courtyard must contain a minimum of 150 square feet per cottage within the associated cluster.
 4. The common courtyard must be a minimum of 15 feet wide at its narrowest dimension.
 5. The common courtyard must be landscaped in either active or passive park style. If the common courtyard is landscaped as an active-style park, it may be of any size and shall not be subject to the irrigated turf restriction of Section 8.530(7.).
 6. Pedestrian paths must be included in a common courtyard. Paths that are contiguous to a courtyard shall count toward the courtyard's minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.

Figure 1. Cottage Cluster Orientation and Common Courtyard Standards

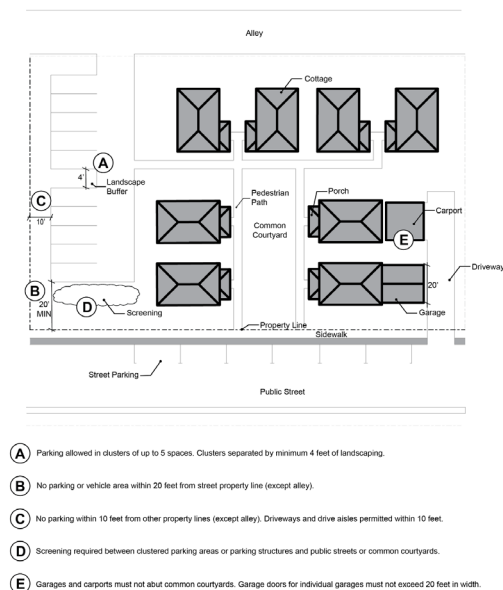


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- (A)** A minimum of 50% of cottages must be oriented to the common courtyard.
 - (B)** Cottages oriented to the common courtyard must be within 10 feet of the courtyard.
 - (C)** Cottages must be connected to the common courtyard by a pedestrian path.
 - (D)** Cottages must abut the courtyard on at least two sides of the courtyard.
 - (E)** The common courtyard must be at least 15 feet wide at it narrowest width.
 - C. *Community Buildings.* Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, day care, or community eating areas. Community buildings must meet the following standards:
 - 1. Each cottage cluster is permitted one community building, which shall count towards the maximum average floor area, pursuant to Subsection (4.).
 - 2. A community building that meets the development code's definition of a dwelling unit must meet the maximum 900 square foot footprint limitation that applies to cottages, unless a covenant is recorded against the property stating that the structure is not a legal dwelling unit and will not be used as a primary dwelling.
 - D. *Pedestrian Access.*
 - 1. An accessible pedestrian path must be provided that connects the main entrance of each cottage to the following:
 - a. The common courtyard;
 - b. Shared parking areas;
 - c. Community buildings; and
 - d. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.
 - 2. The pedestrian path must be hard-surfaced and a minimum of four feet wide.
 - E. *Facades.* Cottages must meet the architectural design standards for single-family detached dwellings in Section 8.141(5.B.1. through 4.).
 - F. *Parking Design.* (See Figure 2).
 - 1. *Clustered Parking.* Off-street parking may be arranged in clusters, subject to the following standards:
 - a. Cottage cluster projects with fewer than 16 cottages are permitted parking clusters of not more than five contiguous spaces.
 - b. Parking clusters must be separated from other spaces by at least four feet of landscaping.
 - c. Clustered parking areas may be covered.

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2. *Parking Location and Access.*
 - a. Off-street parking spaces and vehicle maneuvering areas shall not be located:
 - i. Within 20 feet from any street property line, except alley property lines;
 - ii. Between a street property line and the front façade of cottages located closest to the street property line. This standard does not apply to alleys.
 - b. Off-street parking spaces shall not be located within ten feet of any other property line, except alley property lines. Driveways and drive aisles are permitted within ten feet of other property lines.
 3. *Screening.* Clustered parking areas and parking structures shall be screened from sight of common courtyards and public streets at a height of no less than three feet.
 4. *Garages and Carports.*
 - a. Garages and carports (whether shared or individual) must not abut common courtyards.
 - b. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint for cottages.
 - c. Individual detached garages must not exceed 400 square feet in floor area.
 - d. Garage doors for attached and detached individual garages must not exceed 20 feet in width.
 - G. *Screening of Trash Enclosures.* Centralized Trash Enclosures are required and shall be visually consistent, or architecturally compatible, in terms of color and materials with the cottage units, a minimum six feet in height, and contain sufficient space to accommodate both refuse disposal and recycling containers adequate to accommodate the degree of development.
 - H. *Screening of Mechanical Equipment.* All exterior ground mounted mechanical equipment located forward from the line of the front façade (living space and garage) of the building shall be screened from the street at the ground/eye level line of sight. Solar power, wind power, and satellite dishes necessitating placement on walls or roofs for normal operation are exempt from this provision.
 - I. *Accessory Structures.* Accessory structures must not exceed 400 square feet in floor area.
 - J. *Existing Structures.* On a lot or parcel to be used for a cottage cluster project, an existing single-family detached dwelling on the same lot at the time of proposed development of the cottage cluster may remain within the cottage cluster project area under the following conditions:
 1. The existing dwelling may be non-conforming with respect to the requirements of this code.
 2. The existing dwelling may be expanded up to a maximum height of 25 feet or the maximum building footprint of 900 square feet; however, existing dwellings that exceed the maximum height and/or footprint of this code may not be expanded.
 3. The floor area of the existing dwelling shall not count towards the maximum average floor area of a cottage cluster.
 4. The existing dwelling shall be excluded from the calculation of orientation toward the common courtyard, per Subsection (6.A.).

Figure 2. Cottage Cluster Parking Design Standards



(Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.270. Master Development Plans.

A Master Development Plan is required as a condition of annexation, or after annexation, but prior to or concurrent with rezoning from Urban Holding-10 to other City zoning districts. The specific requirements for a Master Development Plan are:

1. *Applicability.* This Section applies to properties proposed for annexation or rezoning from Urban Holding-10, except that in the event that an applicant has applied for a Planned Unit Development application prior to or concurrent with rezoning from Urban Holding-10, the Master Development Plan approval criteria shall be those used for the Planned Unit Development application and the Great Neighborhood Principles.
2. *Purpose.* The purpose of Master Development Plan is to provide:
 - A. Orderly and efficient development of the City consistent with the City of Redmond Framework Plan and adopted Area Plans.
 - B. Compatibility or transitions with adjacent developments and the character of the area.
 - C. A complementary mix of uses and activities.
 - D. An interconnected transportation network (streets, bicycle routes, and pedestrian trails) within the master plan area and to existing and planned City streets, routes, and trails.
 - E. A range of housing choices and densities for areas planned to have residential components.
 - F. A range of open spaces and recreation facilities, as needed to facilitate the Framework Plan and an adopted Area Plan.
 - G. Public and semi-public facilities and services.
 - H. Preservation of historic buildings, scenic views, and natural resources to the greatest extent possible.
 - I. Transitions or buffers between urban development and rural areas.
 - J. Implementation of Redmond's Comprehensive Plan, including adopted Area Plans and the Great Neighborhood Planning Principles described in 3(C)(13) below.
3. *Procedures for Review.*
 - A. *General.* Master Development Plans (MDP or PMDP) shall be approved through a quasi-judicial review process. Application procedures and related fees for approval may be streamlined in order to promote timely development of urban planning for land zoned UH-10. The Community Development Director, or designee, shall inform the applicant during the mandatory pre-application stage if the proposed MDP area includes the necessary contiguous properties. The determination for the proposed plan area shall be based on utilizing the following factors:
 1. Whether there are properties that abut or are surrounded by the plan boundary that would reasonably fit within the zoning concept for the area plan;
 2. Whether the extension of public services and infrastructure would be enhanced by the inclusion of abutting properties;
 3. Whether the total acreage of abutting or enclave properties is less than the acreage in the proposed plan area; and
 4. There is a community interest that would be served by including additional properties in the plan area.

B. *Review and Approval Criteria for Master Development Plans (MPD) or Partial Master Development Plans (PMDP).*

1. *General.* In the review of any application for a Master Development Plan, the Planning Commission and City Council, if required, shall consider the following:
 - a. Whether the proposed Plan is generally consistent with the Framework Plan, adopted Area Plan, and Comprehensive Plan in terms of land use, density, transportation systems and networks, adequacy of infrastructure and open space.
 - b. Whether the proposed Plan is generally suitable for the area in which it is proposed, considering existing and planned neighborhoods, shopping and employment areas, and natural resources and hazards.
 - c. Whether the proposed Plan is functionally integrated with developed or planned areas.
 - d. The proposed Plan meets the applicable Great Neighborhood Principles.

C. *Master Development Plan (MDP) or Partial Master Development Plan (PMDP) Submittal Requirements and Approval Process.*

An application for approval shall include the submittal requirements set forth in the City's Land Use Review application form as well as the elements described below.

1. *Narrative.* A narrative shall set forth the goals and objectives of the plan and describe the urban characteristics of the planned area.
2. *Neighborhood Meeting.* Proof a neighborhood meeting was conducted to provide an opportunity for the applicant to meet with surrounding property owners discuss the proposal. See Section 8.385 for meeting requirements.
3. *Development Plan Map.* A map of the plan area and surrounding vicinity shall indicate planned land uses for each land parcel in the area, including plans for park and open space and community facilities, if known. The plan shall show proposed comprehensive plan map designations and zoning. The plan shall include a list of all affected properties with tax lot numbers, current ownership, parcel size, and other information that is pertinent to the plan.
4. *Land Use Diagram.* The land use diagram shall generally indicate the distribution and location of planned land uses for the master plan area, including plans for park and open space and community facilities, if known. The plan shall show proposed comprehensive plan designations, zoning, and density.
5. *Significant Resources Inventory.* An inventory of significant natural resources, scenic and historic resources, and open space areas including those identified on the City's adopted inventory and those that have the potential to qualify for protection under Redmond's Goal 5 resource protection program. When significant resources are present, the proposed plan shall include a management plan to protect resource sites.
6. *Parks and Open Space.* Identify land suitable for park and recreation use in accordance with the needs analysis in the City of Redmond Park Master Plan (Park Plan) and an adopted Area Plan. In particular, where the Park Plan indicates there is a need for neighborhood or community park, the master plan shall identify sites that may be suitable for park development using the design and location criteria from the Park Plan or an adopted Area Plan. Density transfers, SDC credits, dedication, and other value consideration may be

identified in the planning process to compensate property owners for land dedicated to public use.

7. *Air, Noise, and Water Resources.* Review air, noise and water resources that may be impacted by planned development and address how adverse impacts will be avoided or mitigated in compliance with applicable local, State, and Federal regulations. The analysis may use City public facility plans, technical studies, and policies to meet this requirement when those plans address how urban development in the plan area can be served. In these instances, the Master Development Plan must show that the envisioned land uses in the plan area are consistent with the land use assumptions in the public facility plans. This requirement is particularly important for storm water management.
8. *Natural Hazard Areas.* Inventory areas subject to natural hazards, particularly steep slopes, and program urban development that is suitable for the identified hazard areas.
9. *Residential Uses.* Identify areas planned for housing development, if any, and the proposed zoning districts to be applied. The housing plan must identify a mix of housing types and densities so that the overall density in the area meets or exceeds the housing density objectives for the area that are identified in the Redmond Urban Framework Plan, adopted Area Plans, and the Comprehensive Plan. The Framework Plan and adopted Area Plans provide general guidance on housing densities that need to be achieved in order to meet future housing needs. Where proposed residential land uses differ from those shown in the Redmond Urban Framework Plan or adopted Area Plans, the master plan shall demonstrate how it meets the overall housing objectives of the Redmond Urban Framework Plan or adopted Area Plans. Applicants may propose new zoning districts when the proposed district(s) in total achieve the housing densities envisioned in the Redmond Urban Framework Plan or adopted Area Plans.
10. *Employment Uses.* Identify areas planned for employment use and/or mixed uses and the proposed zoning for these areas. Applicants may propose new zoning districts in cases where existing districts are not suitable for the planned development provided the proposed district(s) achieve similar land improvement values and/or employment densities envisioned in the Redmond Urban Framework Plan or adopted Area Plans.
11. *Transportation Analysis and Diagram.* Prepare a *Transportation Impact Analysis (TIA)* including a grid street plan that is consistent with street spacing and connectivity guidelines in the *Redmond Transportation System Plan (TSP)* and adopted Area or Framework Plans. The TIA shall identify and show:
 - a. The proposed classification for all streets.
 - b. The location of approved TSP improvement projects.
 - c. Any capital improvements that may need to be added to the TSP in order to serve the plan area.
 - d. Proposed bicycle pedestrian, and trail routes.
 - e. Demonstrate how planned transportation facilities will connect to transportation facilities in adjacent urban areas.
12. *Public Facilities Analysis and Diagram.* The plan shall include a conceptual layout of public facilities, including sanitary sewer, water, and storm drainage) needed to support the planned uses. The Public Facilities Analysis must be consistent with the City's adopted *Public Facility Plan (PFP)* and related facility master plans, including improvements related to the adopted Area Plan that may require amending the PFP.

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13. *North Redmond US 97 Interchange Area Management Plan (IAMP) Compliance.* The master plan shall comply with the following policies, if applicable:
- a. Any property newly annexed within the IAMP area shall have:
 - i. Direct Access to a local public street other than a State highway consistent with the Local Street Connectivity Plan; and,
 - ii. Any property to be annexed to the City shall relinquish all direct access rights to a State highway as a condition of development approval (when a legal alternative access exists).
14. *Great Neighborhood Principles.* MDPs shall address applicable Great Neighborhood Principles below. In instances where the property proposed for a MDP is located within the boundary of an adopted Area Plan, the MDP shall also address the Great Neighborhood Principles according to the specificity provided in the Area Plan.
- a. *Transportation.* Connect people and places through a complete grid street network and trail system that invites walking and bicycling and provides convenient access to parks, schools, neighborhood service centers, and possible future transit stops. Traffic calming techniques and devices may be required to slow vehicles. Curved streets are encouraged to provide interest and variety in neighborhood design. Trails shall be provided to link with existing or planned pedestrian facilities.
 - b. *Housing.* A mix of housing unit types and densities shall be integrated into the design of new neighborhoods consistent with zone requirements unless a variance or other planning permit is approved.
 - c. *Open spaces, greenways, recreation.* All new neighborhoods shall provide open spaces with recreation amenities that are useable to the public and are integrated to the larger community via trails or pathways. Parks and plazas shall be developed in accordance with Redmond's Parks Master Plan, or otherwise should be centrally located in the neighborhood and capable of supporting public gathering places. New neighborhoods should retain and incorporate significant geological features such as rock outcroppings or stands of clustered native trees into the design and lot layout.
 - d. *Integrated design elements.* Streets, civic spaces, signage, and architecture shall be coordinated to establish a coherent and distinct character for the MDP. MDPs may integrate design themes with adjacent developed or planned areas.
 - e. *Diverse mix of activities.* A variety of uses are encouraged in order to create vitality and bring many activities of daily living within walking and biking distance or a short drive of homes. Amenities including, but not limited to, trails, recreation areas, and open spaces, shall be constructed before occupancy of any residential unit, unless a phasing plan is approved. Commercial service areas must be supported by a market analysis and phasing program which will be used by the City to determine construction timing.
 - f. *Public Art or Artistic Feature.* Places for the installation of public art or artistic feature is required to provide focal points, preferably, at the gateways to neighborhoods, in and around the center of neighborhoods, or trailheads.
 - g. *Scenic Views.* Identify and preserve scenic views and corridors of the Cascade Range, Ochoco Mountains, and Smith Rock, such as in street view sheds or park

areas. Streets and common, or public, open spaces should be located and oriented to capture and preserve scenic views for the public. Minimize visual clutter from signs and utilities within scenic corridors.

- h. *Urban-Rural Interface.* Residential development adjacent to areas outside of the Urban Reserve Area (URA) shall provide buffering to manage the transition from urban to rural intensities by meeting at least one of the following standards:
 - i. Provide 100-foot-wide landscaped buffers, exclusive of rights-of-way, for the entire length that the urban development is adjacent to lands outside of the URA. The buffers shall be landscaped with native vegetation characteristic of the local ecosystem; or
 - ii. Locating lower density development at the urban-rural interface; or
 - iii. Other appropriate and equivalent transitional elements as approved by the Review Authority.
 - i. *Pocket Parks/Tot Lots.* 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 25 lots/units, a minimum of 3,000 square feet and privately maintained. Developments with at least 50 lots/units shall provide a minimum of 6,000 square feet of open space consolidated, contiguous, and configured in a way that allows for active recreation. Examples of amenities include: turf areas, benches, deciduous shade trees, irrigation, shrubs, natural or decorative features, and adequate trash receptacle(s) and lighting.
 - j. *Canal Trails.* If canals or laterals are present, multi-use trails at least ten feet wide shall be provided, subject to the Central Oregon Irrigation District's review and approval. Pedestrian amenities such as benches and trash receptacles shall be provided at appropriate locations (e.g., every 500 feet, at trailheads or intersections with public streets).
 - k. *Green Design.* Land divisions and site plans shall incorporate principles of sustainable design befitting the natural ecosystem of Central Oregon. These principles may be incorporated through the layout of individual lots and the configuration of neighborhoods and include energy efficient siting and construction of buildings, water-wise and native landscaping, and amenities to provide for walkability via shade and priority access for pedestrians, or other such similar design strategy.
- D. *Implementation.* Upon approval, all subsequent development located within the MDP boundaries shall be consistent with the approval.
 - E. *Amendment/Modification to Master Development Plan.* Any modifications to the approved MDP shall be subject to the standards and procedures in Article II, "Modifications", and subject to the review criteria contained in this Section.
 - F. *Expiration of Master Development Plan.* An approved MDP or PMDP shall be subject to the requirements of Section 8.1605 concerning expiration, unless a specific timeline is approved through the land use review process.

(Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

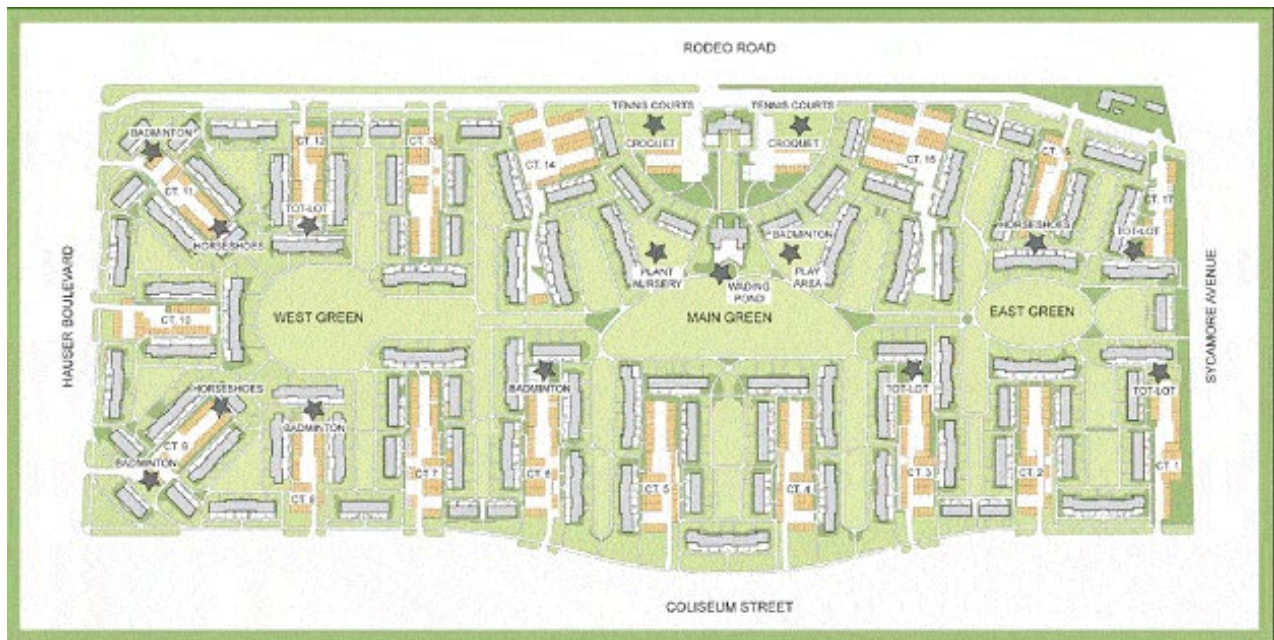
Sec. 8.275. Planned Unit Development (PUD).

1. *Purpose and Applicability.* The purpose of a PUD is to:
 - A. Permit greater flexibility in land use regulations in applicable zones (e.g., reduction of minimum lot size requirements).
 - B. Encourage creative developments.
 - C. Incentivize a variety of land uses and housing types, mixed use, the economy of shared services and facilities, public amenities, and developments compatible with the surrounding area and neighborhoods.
 - D. Promote and encourage infill development, flexibility in improvements on lots, and affordable and workforce housing.
 - E. Encourage preservation of natural features and enhancement of the area vegetation.
 - F. Facilitate sustainable design, energy efficiency, desirable aesthetics, and efficient use of open space.

Density requirements, setbacks, land use regulations, and required improvements may be adjusted to allow for a more creative, functional, and desirable living environment. In return for greater flexibility in site design and development, the PUD process introduces special requirements and standards for approval.
2. *Approval.* PUD approval is subject to:
 - A. Land use review and approval as Conditional Use.
 - B. Zoning standards, except as modified by the PUD.
 - C. Subdivision and Partitions Standards, except as modified by the PUD.
 - D. Site and Design Review Standards, except as modified by the PUD.
 - E. PUD Standards and Requirements.
3. *Exceptions.* Exceptions of City standards may be allowed through the PUD approval process without a variance.
 - A. Exceptions shall substantially result in improved design of the PUD. Improved design includes but is not limited to: alleys; public or private parks, trails, recreational areas, open spaces, common or natural areas; innovative housing design; public or private activity areas; a mixture of housing types, sizes, and projected prices; energy efficient design; a variety of trees and landscaping; art and other similar design features. A PUD need not include all of these design features in order to be approved.
 - B. Exceptions to City standards include, but are not limited to:
 1. Minimum lot sizes.
 2. Setbacks.
 3. Permitted land uses.
 4. Grid street spacing standards.
 5. Connecting to public utilities, subject to acceptance by City Engineer.
 6. Street frontage, street and right-of-way width, sidewalk placement and standards, subject to acceptance by City Engineer.
 7. Landscaping.

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8. Fences and walls.
4. *Standards and Requirements.* The following standards and requirements apply to a PUD application:
- A. PUDs must be a minimum of one acre in size. In the Downtown Urban Renewal District, a minimum of 0.5 acre in size.
 - B. The applicant shall submit a written narrative that addresses the applicable standards, code, and regulations.
 - C. A PUD approach may be utilized in the design and development of residential, mixed use, or commercial and industrial service areas.
 - D. *Densities.* Maximum densities are identified in Table 8.140. Additional density (i.e., bonus density) beyond the maximum density will be considered as follows:
 - 1. Up to 20 percent beyond maximum densities for qualified Affordable Housing and Workforce Housing units. A bonus density request beyond 10 percent shall be restricted to Affordable Housing. Affordable and Workforce Housing units should be designed to be intermixed throughout the development and similar design and quality to market rate units.
 - 2. Up to 10 percent beyond maximum densities for including amenities that provide a community benefit or helps realize specified public policy goals. Examples include: additional protection of green space, recreational areas, open space, natural resources or view corridors. environmental improvements, trail connectivity, higher quality building design, or other additional amenities.
 - 3. As identified in respective Area Plans.
 - E. A PUD must include usable open space, recreational area, common area or park designed for the use and benefit of all the units or lots in the development. The land area used shall be determined by the type of amenities added by the developer. See examples below:





- F. Thoughtful design and architectural themes are required for all structures within any development. Design shall take into consideration themes continues on all elevations for each building, and onto the entire site including, but not limited to: lighting, fencing, accessory structures, signage, and trash enclosures.
 - G. A separate application or rezoning may accompany the application for approval of the PUD in which case the two items shall be considered simultaneously.
 - H. The City may recommend a performance bond or other surety to assure the proposed development will be completed as approved and within the time limits agreed to in the conditions of approval.
5. *Review Procedure for PUD's.* The following procedure shall be followed in requesting approval of a PUD.

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- A. A pre-development meeting is required prior to submittal of an application.
 - B. Proof a neighborhood meeting was conducted for residential or mixed-used development proposals that generate 200 or more daily trip ends, or 20 or more PM peak hour trip ends, where a Transportation Impact Analysis (TIA) is required, See Section 8.385 for meeting requirements.
 - C. An applicant shall submit an electronic version of the complete application. The plan shall contain and show, at an engineer's scale of no less than 1" =10', the following information:
 - 1. The relationship of the property to the surrounding area.
 - 2. The preliminary plan of subdivision or re-subdivision, if any, which shall include the information required by the Subdivision Ordinance.
 - 3. Land uses, building locations, density proposed, architectural style, efficiency measures, housing market served, and number of dwelling units.
 - 4. The arrangement of streets and pedestrian ways.
 - 5. Proposals that include reduced yards and lot size shall be designed to be served by private alleys or drives.
 - 6. The location of off-street parking spaces, and a parking management plan if the total number of spaces required exceeds 75.
 - 7. The location of service commercial areas, open space, recreational area, common areas, or park.
 - 8. Plans for site grading and drainage.
 - 9. Plans for water supply and sewage disposal.
 - 10. Plans for transfer of ownership of the property, if any, and arrangements for maintenance of common areas and facilities.
 - 11. Landscape plan including the list of species proposed and size/coverage at time of planting and at five years.
 - 12. Proposed project timing schedule and surety, if required by City.
 - D. In considering the PUD, the City shall determine:
 - 1. There are special development objectives or physical conditions which justify a request for a PUD.
 - 2. ~~The PUD will contain buffers on sides of the development that abut neighboring properties.~~
 - 3. The PUD, through its design and function, will improve livability for planned residents.
 - 4. The PUD contains a mix of housing types, variety of uses or services.
 - 5. The PUD can be completed within five years or phased for later development.
 - 6. The PUD will not overload adjacent streets, utilities, or infrastructure.
 - 7. The PUD will be consistent with the objectives of Area Plans and the Redmond Comprehensive Plan.
 - E. The City Shall notify the applicant whether in its judgment the foregoing provisions have been satisfied and, if not, whether they can be satisfied with other alternatives or revision to the PUD.
6. *PUD Post Approval & Modifications.* Where a PUD has been authorized pursuant to applicable zoning regulations, the plan of the subdivision shall conform with the plan of the PUD as approved.

Minor Modification. Minor modification to an approval PUD will be granted when the requested change is so minor that the CDD Director, or designee, determines that it would be appropriate for an administrative decision. Examples of minor changes include, but are not limited to: (1) a reduction in the overall number of lots, (2) minor architectural changes to approved buildings, (3) changes to phases that do not impact public facilities or change the number of approved phases, (4) changes that result in a reduction of impacts (i.e., reduced traffic flows), or (5) changes that are required to protect or increase public safety.

Major Modification. Major modifications to an approved PUD are subject to Section 8.1400.

(Ord. No. 2016-17, 1-31-2017; Ord. No. 2018-09, 9-11-2018; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.367. OSPR/"R" Zone Density Transfer Provision~~s~~.

~~Reduced-sized lots in residential zones may be allowed in exchange for a specific area of Open Space Park Reserve land, which would be dedicated, deeded, or sold to the City. This provision applies to residentially zoned land immediately adjacent to desired land zoned (or potentially zoned) OSPR/Open Space Park Reserve, or land at the urban edge not adjacent to land in designated urban reserves. The percentage of land area to be credited as 'transfer land' is to be evaluated on a case-by-case basis.~~

- ~~1. All property within the North Redmond US 97 Interchange Area Management Plan (IAMP) area, and annexed to the City, shall be subject to a condition of development approval that stipulates the property shall:
 - ~~A. Have immediate direct access to a local public street other than a State highway,~~
 - ~~B. Comply with the IAMP Local Street Connectivity Plan (Comprehensive Plan Addendum Chapter 9 Transportation Element figure 1); and~~
 - ~~C. Relinquish all direct access rights to a State highway when a legal alternative access exists. (Amended by City Ordinance 2007-9, June 9, 2007)~~~~

(Ord. No. 2015-01, 2-24-2015; Ord. No. 2016-17, 1-31-2017)

Sec. 8.410. Definitions.

The following words and phrases used in this Chapter, which supplement the definitions found in Section 8.020 and elsewhere in this Code, shall have the following meanings:

Abandoned facility means a wireless and broadcast communication facility, including the telecommunications tower, where the use thereof has been discontinued for more than 90 days.

Alternative tower structure means any existing building or other **existing** structure that is able to be used to support communication and broadcast equipment, including but not limited to light poles, utility poles, steeples, etc., but not including camouflaged or stealth towers constructed for the specific purpose of supporting communication and broadcast equipment. For the purposes of this definition, an alternative tower structure shall include all attached elements necessary to/for the structural integrity of the alternative tower structure.

Antenna means any system of wires, poles, rods, reflecting discs or similar devices designed for telephonic, radio, facsimile, data, or television communications through sending and/or receiving of electromagnetic waves when such system is either external to or attached to the exterior of a structure. Antennas shall include, but not be limited to, devices having active elements extending in any direction, and directional beam-type arrays having elements carried by and disposed from a generally horizontal boom that may be mounted up and rotated through a vertical mast or tower interconnecting the boom and antenna support, all of which elements are deemed to be part of the antenna.

Antenna height means the vertical distance measured from the ground surface at grade to the tip of the highest point of the antenna on the proposed structure.

Antenna Support means any pole, telescoping mast, tower, tripod, or any other structure that supports a device used in the transmitting and/or receiving of electromagnetic waves.

Breakpoint means the height at which a tower is structurally designed to collapse and fall within a predetermined radius.

Broadcast communication facility means any facility that transmits radio or television signals including, but not limited to, antennas, dish antennas, microwave antennas, and other types of equipment for the transmission of such signals, including towers and similar supporting structures, equipment cabinets or buildings, parking areas, and other accessory development. This definition does not apply to Amateur Radio Stations as defined by the Federal Communications Commission, Part 97 of the Commission's Rules.

Camouflaged means any wireless or broadcast communication facility that is designed to blend into the surrounding environment. Examples of camouflaged facilities may include architecturally screened roof-mounted antennas, building-mounted antennas painted to match the existing structure, antennas integrated into architectural elements, towers made to look like trees and antenna support structures designed to look like flag poles or light poles.

Collocation means locating wireless or broadcast communication equipment from more than one provider on a single support structure, including an increase in height of an existing tower or alternative tower structure to allow installation of such additional wireless communication or broadcast facility equipment.

Enclosure means an area, fenced or otherwise delineated, around the perimeter on which the equipment building, shelter, cabinet or other ancillary facilities are located.

Equipment building, shelter, cabinet or structure means a free-standing cabinet, shelter, building, or other structure used primarily to house equipment used by wireless or broadcast communication providers at a facility.

FAA means Federal Aviation Administration.

FCC means the Federal Communications Commission.

Façade mounted antenna means an antenna architecturally integrated into the façade of a building or structure.

Facility, as used in this Chapter, is inclusive of all of the elements of wireless or broadcast communication facilities, as they may be more specifically defined herein.

Guyed tower means a wireless or broadcast communication tower that is supported, in whole or in part, by guy wires and ground anchors.

Height means, when referring to a tower or structure, the distance measured from the pre-existing grade level to the highest point on the tower structure, even if said highest point is an Antenna, light, or lightning protection device.

Lattice tower means a guyed or self-supporting three or four sided, open, steel frame support structure used to support wireless or broadcast communication equipment.

Maintenance means emergency or routine repairs or replacement of transmitters, antennas, or other components of previously approved wireless telecommunication facilities which do not create a significant change in visual appearance or visual impact.

Microcell means low powered antenna that provide additional coverage and capacity where there are high numbers of users within urban and suburban macrocells, and are mounted at street level, typically on the external walls of existing structures, lampposts, and other street furniture.

Monopole means a wireless or broadcast communication facility consisting of a single pole constructed for purposes of supporting one or more antennas without guy wires or ground anchors.

Neighborhood character means those unique attributes including, but not limited to, architecture, historical and cultural features, historical development patterns, landscape, hardscape, and the size, scale and spacing of buildings and other structures that define a neighborhood's identity.

New Wireless and Broadcast Communication Facility means any newly constructed or installed wireless or broadcast communication facility whether or not it uses an existing telecommunication tower, an alternative tower structure or any modification of an existing wireless or broadcast communication facility, except for those collocations that are exempt from land use review under Section 8.425(2.) of this code and those structures or activities exempted under Section 8.440.

Panel or directional antenna means an antenna or array of antennas designed to concentrate a radio signal in a particular area.

RF means Radio Frequency.

Screened means concealed from view with a sight obscuring fence, wall, or vegetation.

Service area means the area served by a single wireless or broadcast communication facility.

Speculation tower means an antenna support structure designed for the purpose of providing location mounts for wireless or broadcast communication facilities, without a binding written commitment or executed lease from a service provider to utilize or lease space on the tower at the time the application is submitted.

Stealth means facilities, including, but not limited to microcells, antennas, towers, equipment cabinets, and any other ancillary equipment that cannot be seen from any street or any nearby property, improved or unimproved, and/or that do not result in any apparent architectural changes or additions to existing buildings or telecommunication towers or alternative tower structures. The addition of landscaping, walls, fences, or grading as screening techniques does not make an otherwise visible facility a stealth facility.

Support structure means, inclusively, an alternative tower structure, tower and telecommunications tower as those terms are specifically used in this chapter.

Telecommunications means the transmission, between or among points specified by the user, of information of the user's choosing, without change in the form or content of the information as sent and received.

Tower or telecommunications tower means any mast, pole, monopole, guyed tower, lattice tower, free standing tower, or other structure designed specifically for and primarily used to support antennas.

View Corridor means the route that directs the public or an observer's attention when looking toward an object of significance to the community, including the Cascade Mountains, Smith Rock, and historic buildings.

Whip antenna means an antenna that transmits or receives signals in 360 degrees. Whip antennas are typically cylindrical in shape, less than three inches in diameter and no more than six feet long, including the mounting.

Wireless communication facility means any facility that transmits and/or receives electromagnetic waves, including, but not limited to, antennas, dish antennas, microwave antennas, panel antennas and other types of equipment for the transmission or receipt of such signals, including telecommunications towers and similar supporting structures, equipment cabinets or buildings, parking areas, and other accessory development. This definition does not apply to Amateur Radio Stations as defined by the Federal Communications Commission, Part 97 of the Commission's Rules.

(Ord. No. 2011-13, 11-8-2011)

Sec. 8.415. Wireless Broadcast Communication Facilities.

Wireless and Broadcast Communication Facilities shall be allowed in all zones within the City of Redmond subject to the applicable provisions of this Code, and as further restricted based on the chart below:

Zone:	References/Standards
All Residential (R) Zones - (R-1; R-2; R-3; R-4; and R-5)	New wireless and broadcast communication facilities are prohibited unless the provider can demonstrate that one of the exceptions set forth under Subsection (1.) of this Section is met.
Urban Holding -10 (UH-10) Zone	
Public Facility (PF) Zoned Property adjacent to an R or UH-10	
Park Zones property adjacent to an R or UH-10 zone	
<u>Mixed Use Zones</u>	Wireless and broadcast communications facilities shall be no closer than 660 feet to the rim of Dry Canyon
In all zones	

1. The provider shall demonstrate one of the following in conjunction with any application for a new wireless or broadcast communication facility proposed ~~in any Residential Zone or the Urban Holding-10 Zone~~:
 - A. Subject to Subsection (2.) of this Section, that there are no other options under this code to provide coverage because:
 1. The proposed facility would fill a significant gap in coverage and no alternative locations are available and technologically feasible; or,
 2. The proposed facility must be sited in a residential zone to prevent unreasonable discrimination in the application of this code among providers of functionally equivalent services; or,
 - B. The facility is proposed as a collocation on an alternative tower structure and the additional components are designed as a stealth facility; or
 - C. The facility is proposed to be collocated and is consistent with the provisions of Section 8.425 of this Chapter.

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2. An applicant may demonstrate compliance with these standards either independently, through the provisions of Section 8.1700 of the City Land Use Procedures Ordinance (Declaratory Ruling), or in conjunction with a land use application for a new wireless or broadcast communication facility. In Declaratory Ruling cases, the Planning Commission shall be the Review Authority.

(Ord. No. 2011-13, 11-8-2011)

Sec. 8.425. Collocation.

In order to encourage shared use of towers and telecommunications towers **in all zones**, all new wireless and broadcast communication facilities proposed as collocated facilities shall comply with the following collocation standards, where applicable.

1. Except as allowed under Subsection (2.) of this Section, all collocated towers shall be subject to the standards for new towers and the provisions of this Section.
2. To encourage shared use of towers designed specifically for such purposes, no land use review process shall be required for the addition of antennae ~~ten-20~~ feet or less in height on an existing, approved tower, or an increase in height of ~~ten-20~~ feet or less to an existing, approved tower, provided there is no change to the tower type. Nor shall a land use review process be required for accompanying accessory uses as long as such uses are screened from view within the existing facility enclosure. Notwithstanding these provisions, the applicant for any collocation shall submit a copy of the report from the Federal Aviation Administration (FAA) indicating that FAA form 7460-1 has been filed with the FAA and that the proposal has no impact on the Redmond Airport or its aircraft approaches. If additional antennae are added to a camouflaged tower, the antennae shall match the existing camouflaging. No tower shall be increased in height more than once from the original height as specified herein without being subject to land use permitting according to the same standards required herein for new towers.
3. All collocated facilities, and additions to existing towers, shall meet all requirements of the State of Oregon Structural Specialty Code, latest adopted edition. A building permit shall be required for such alterations or additions. Documentation shall be provided by a licensed professional engineer, verifying that changes or additions to the tower structure will not adversely affect the structural integrity of the tower.
4. All collocated facilities shall be designed in such a way as to be visually compatible with the tower structures on which they are placed.
5. All accessory equipment shall be located within the existing enclosure, shall not result in any exterior changes to the enclosure and, in Residential and Urban Holding zones, shall not include any additional above grade equipment structures.
6. Collocation on an alternative tower structure in a Residential or Urban Holding zone shall require a stealth design.

(Ord. No. 2011-13, 11-8-2011)

Sec. 8.530. Landscape Design Standards.

1. *Applicability.* Except where conflicting with the City of Remond Public Works Standards and Specifications, these landscaping design standards apply to any proposal which includes any of the following:
 - A. New housing.
 - B. Development subject to Article IV Site and Design review.
 - C. Planned Unit Development.
 - D. New wireless broadcast communication facilities, as described in Section 8.415.
2. *Minimum Landscaping.* In all zones, the entirety of the unsurfaced yard area between the main building and any public or private street frontage shall be landscaped. Industrial and public zoned properties shall also be required to provide a ten-foot landscape buffer wherever such property directly abuts a residential zoned property, inclusive of structures. Additionally, any hillsides, berms, or other areas with a slope greater than ten percent that are disturbed during development shall be revegetated to prevent erosion and dust.
3. *Water Features.* Required landscaping areas shall not include water features such as fountains, waterfalls, pools, ponds, or year-round standing water collection sites. Canals, approved water drainage facilities, or naturally occurring water features are exempt.
4. *Irrigation Systems.* Irrigation shall be provided to allow for healthy plant growth. All irrigation shall be subject to the following:
 - A. Water used for irrigation shall not be permitted to water or run-off onto hard surfaces, such as paved driveways, sidewalks, streets, and other non-vegetated areas. Except for the irrigation water needed to maintain vegetation within an abutting right-of-way, water shall not be allowed to leave the subject property.
 - B. Trees shall only be irrigated with point-source irrigation such as drip irrigation and; bubblers, ~~and tree watering bags.~~
 - C. Automatic irrigation systems shall not be allowed without soil-moisture or weather-based irrigation controllers with accompanying sensors and other supporting devices installed to enable smart features.
5. *Soil.* Soils shall be amended to allow for healthy plant growth and water absorption. Prior to planting, soils shall be made friable by incorporating an organic soil amendment into, at minimum, the top two inches of soil. Additionally, mulch shall be applied to non-vegetated or uncovered areas at a depth of two inches. Both organic and inorganic mulches are allowed, however inorganic mulches are subject to additional standards described in this Section. An applicant may submit documentation from a certified landscape architect or soils scientist demonstrating that a different soil treatment that does not comply with this standard is necessary.
6. *Landscape Features.* Required landscaping areas shall feature trees, shrubs, and live ground covers in combination, and shall not contain invasive species, exposed dirt, or dead vegetation. Non-structural hardscaping, such as boulders, pavers, walkways, courtyards, artificial turf, inorganic mulches, including all types of a rock groundcover, and similar are acceptable as a landscaping feature but must not occupy more than 25 percent of required landscaped areas. ~~Wherever inorganic mulches, including all types of rock groundcovers or mulches, are used, they shall not be used in sections exceeding 20 square feet in size, nor shall any section be closer than ten feet to any other section on the property.~~

Excluding permissible irrigated turf areas, required landscaped areas must be landscaped only with species which are identified as low or very low water use in the Oregon State University Extension Office Water-Wise

Gardening in Central Oregon Guide, revised June 2020. Plant species that do not require irrigation once established are preferred over species that require continued irrigation. Approved water drainage facilities may feature moderate water-use plant species.

7. *Irrigated Turf.* This standard applies to all irrigated turf except when used in approved active-style park areas or for recreational purposes within designated common areas. For non-residential zoned properties, not more than 20 percent of the required landscaped area may be landscaped with irrigated turf. For residential zoned properties, not more than 25 percent of the required landscaped area may be landscaped with irrigated turf. Additionally, irrigated turf areas are also subject to the following in all zones:
 - A. The minimum dimension of any irrigated turf area shall not be less than ten feet.
 - B. Irrigated turf shall not be planted in areas with a slope greater than 10 percent.
 - C. When planting irrigated turf areas, seed mixes used shall not contain more than 25 percent cool season grass species.
8. *Trees.* All trees shall have a ~~1.5-inch~~2-inch trunk diameter as measured at ~~three~~4.5 feet above natural grade at the time of planting. Existing trees with a ten inch trunk diameter as measured at three feet above natural grade or greater are considered to be significant and shall be preserved to the greatest extent possible. Significant trees that are able to be preserved shall be provided with a Tree Protection Zone (TPZ) in compliance with the Public Works Standards and Specifications to protect the tree during development of the subject property.
 - A. Where preservation is not feasible, significant trees shall be replaced at a 'one-to-one' ratio, inclusive of new street trees adjacent to the subject property.
 - B. Street trees shall comply with Section 8.540 Street Tree Standards.
9. *Installation and Maintenance.* All landscaping installation, including street trees, shall be completed prior to issuance of a Certificate of Occupancy. All landscaping shall be continuously maintained and replaced when necessary to ensure continued compliance with an approved landscape plan. Additionally, street trees shall be maintained in accordance with the standards listed in Section 3.600 of the Redmond City Code. For landscaping valued in excess of \$5,000.00, a maintenance bond may be required.
10. *Deviation and Payment In Lieu.* The Community Development Director or designee may:
 - A. Approve a deviation from any of the standards of this Section without requiring a variance when the deviation is proposed by the applicant. Reasoning for the requested deviation must be explained in writing.
 - B. Establish a fee in lieu per tree where the property is not physically feasible to replace tree(s). The fee will be specified in the City Fee Schedule.

(Ord. No. 2023-07, 12-19-2023; Ord. No. 2024-14, § 1, 8-13-2024)

Sec. 8.550. Exception to Lot Size Requirements.

If a lot or ~~parcel, or the aggregate of~~ contiguous lots or parcels in the same ownership, platted prior to the effective date of these standards has an area or dimension ~~which that~~ does not meet the requirements of these standards, the lot, parcel, or contiguous lots or parcels, ~~or aggregate holdings~~ may be put to use permitted subject to the other requirements of the zone in which the property is located. ~~Lots that are pre-existing in residential zones that are below the minimum size for a single family dwelling shall be limited to one single family dwelling per lot.~~

(Ord. No. 2020-15, 11-10-2020)

Sec. 8.1325. Filing of Staff Report for Hearing.

1. At the time an application, that in the judgment of the Community Development Director or Community Development Director's designee requires a hearing, is complete, a hearing date shall be set.
2. ~~Whenever possible, a draft~~The staff report ~~should~~shall be made available at least seven days prior to hearing.
3. As required by State statute, a copy of the final staff report shall be made available to the applicant, made available to such other persons who request a copy.
4. Oral or written modifications and additions to the staff report shall be allowed prior to or at the hearing.

(Ord. No. 2020-15, 11-10-2020)

Sec. 8.1400. Modifications of Approval.

1. Applicability. This section applies to a proposal to modify an approved land use decision prior to initiating its use. For proposals to modify existing development, see Section 8.3005.

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12. Modifications.

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- A. A Modification shall be processed as an Administrative Land Use Action as provided for in Sections 8.1300 through 8.1315. Modifications are requests for revision or deletion of a condition of approval or a change to a site development plan that is the result of changed circumstances, an error in the original decision or inconsistency with the current code.
- B. The applicant for a modification shall include reasons for the modification and demonstrate that the request is consistent with the provisions of the code and is necessary due to a change of circumstances, an error in the original decision or inconsistency with the current code.
- C. An application as a modification to an approval shall be directed to one or more specific aspects of the approval. The review shall be limited to the criteria applicable to that particular aspect of the proposal.
- D. Proposals that would modify an approval in multiple areas with a scope greater than allowable as a modification shall be treated as an application for a new proposal.
- E. Modifications shall not be accepted in such cases where a variance would be required.

23. Alteration to an Approved Plan.

- A. Minor Alteration to an approved Site Plan or tentative land division plan shall be processed as a Development Action provided for in Section 8.1205. Examples of such alterations include:
 - 1. Minor shifting of building location such that no setback is violated.
 - 2. Minor shifting of street alignments or easements which do not add or delete intersections or diminish road connectivity.
 - 3. Minor amendments to lot lines such that no new lots are created, and all lots continue to meet lot size and frontage requirements.
 - 4. Minor changes to landscaping species or location of plant materials such that there is no change to the aesthetic improvement qualities of the landscaping.
 - 5. Minor changes to the building design including roof line.
 - 6. Minor amendments to phasing plans that would have no adverse effect on the phasing of public improvements.
- B. Proposed changes to an approved Land Use Action shall be submitted in writing to the Community Development Department for approval. The department director shall grant approval to the proposed changes if it is determined that the change does not substantially alter the previous approval previously given, or the final conditions of approval. If the director determines the proposed change does constitute a substantial alteration or a violation of the conditions the proposal shall be processed as a modification or in the same manner as a new application.
- C. The decision may be appealed in the same manner as provided in Section 8.1500 through 1530.
- D. An Alteration can only be considered if there are non-substantive changes in the outward appearance of the development, impact on the surrounding properties is minimal, and the alteration is consistent with the conditions of the original approval and applicable criteria.

(Ord. No. 2020-15, 11-10-2020)

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(Supp. No. 2, Update 2)

Sec. 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 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.

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

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.

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

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.

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.

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)

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.

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 specific 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 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)

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 multiple years.

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

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 Plan and all conditions as approved through the land use review and approval process.

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.

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 turnaround.

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.

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.

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

Substantial Completion. The stage of a project in which the City has inspected, tested, and found acceptable the water supply system, fire hydrant system, sewage disposal system, the stormwater drainage system including paving of the roadway associated with the stormwater system, curbs, street signs, and roads necessary for emergency vehicle access.

Tract. A piece of land created and designated as part of a land division that is not a lot, lot of record, or a public right-of-way. ~~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.

(Ord. No. 2012-11, 10-23-2012; Ord. No. 2015-01, 2-24-2015; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 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/or Class A Administrative 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.

(Ord. No. 2012-11, 10-23-2012; Ord. No. 2013-06, 4-9-2013)

Sec. 8.2405. Filing Procedures and Requirements.

1. Any person or an authorized agent or representative, proposing a land partitioning, shall prepare and submit ~~three 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 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.

(Ord. No. 2012-11, 10-23-2012; Ord. No. 2020-15, 11-10-2020; Ord. No. 2023-07, 12-19-2023)

Sec. 8.2410. Approval Criteria for Tentative Partition.

The Review Authority shall approve, approve with conditions, or deny a proposed tentative ~~subdivision~~ partition plan. Approval, or approval with conditions, shall be based on compliance with the criteria set forth in Section 8.2235.

(Ord. No. 2012-11, 10-23-2012; Ord. No. 2015-01, 2-24-2015; Ord. No. 2022-04, 6-28-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 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 ten feet wide, with an all weather surface a minimum of five feet wide, constructed and centered within the right-of-way.
 - C. A block shall have sufficient width to provide for two 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~~Transportation System 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 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 percent or where path grade would exceed 12 percent 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 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 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.

D. For a partition where one proposed parcel contains an existing dwelling, a one-time exemption may be allowed wherein said parcel does not need to meet the minimum density standard of the underlying zone.

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 five 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 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. *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.

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11. *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 12-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 ten 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.

(Ord. No. 2012-11, 10-23-2012; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.2715. Fundamental Design 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 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 natural features (i.e., rock outcrops) add character to the development and shall be preserved to the greatest extent practicable.
6. *Preservation and Replacement 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. *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 guylines easements along the rear of lots adjacent to unsubdivided land may be reduced to ten0 feet in width, unless determined otherwise by the City Engineer or designate.

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- 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.
8. 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 25 lots/units, a minimum of 3,000 square feet and privately maintained. Developments with 50 or more lots/units shall provide a minimum of 6,000 square feet of open space consolidated, contiguous, and configured in a way that allows for active recreation. Park amenities shall, at a minimum, include: 1/2 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.
9. *Urban-Rural Interface.* Residential subdivisions adjacent to areas outside of the Urban Reserve Area (URA) shall provide buffering to manage the transition from urban to rural intensities by meeting at least one of the following standards:
- A. Provide landscaped buffers at least 100 feet wide, exclusive of rights-of-way, for the entire length that the urban development is adjacent to lands outside of the URA. The buffers shall be 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.

(Ord. No. 2012-11, 10-23-2012; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.2830. Variances.

1. *Major Variance.* Upon application, the Community Development Director, or Hearings Body, may authorize variances from the standards of this ~~Chapter~~Article pursuant to the criteria listed below if the applicant can establish:
 - A. That special conditions exist which are peculiar to the subject property, and which are not applicable to other properties in the same zone which make conformance to these standards impractical.
 - B. That the variance is the minimal deviance from these standards needed to accomplish the objective.
 - C. That the varied requirement(s) will conform to the purpose and objectives of the Comprehensive Plan and of these standards and will have no adverse impact on surrounding properties or on the provision of general urban services in the area.
 - D. That strict interpretation of these standards would deprive the applicant of rights commonly enjoyed by other properties in the same zone under the terms of these standards.
 - E. That the special conditions and circumstances do not result from actions of the applicant and such conditions and circumstances do not merely constitute pecuniary hardship or inconvenience.
2. *Minor Variance.* A minor variance under this ~~Chapter~~Article shall be no greater than 25 percent of the requirements from which the variance is sought. Upon application, the Community Development Director, or Hearings Body, may authorize variances from the standards of this ~~Chapter~~Article pursuant to the criteria listed below if the applicant can establish:
 - A. More efficient use of the site.
 - B. Preservation of natural features where appropriate.
 - C. Adequate provision of light, air, and privacy to adjoining properties.
 - D. Adequate access.
 - E. That the variance will have minimal adverse impact on the livability, value or development potential of abutting properties and the surrounding area.
 - F. Consistency with the overall objectives of the Comprehensive Plan.
3. The Community Development Director, or Hearings Body, may attach such conditions to any variance granted that will ensure the variance meets the objectives of the Comprehensive Plan and of these standards and does not have an adverse impact on surrounding properties or on the provision of general urban services in the area.

(Ord. No. 2012-11, 10-23-2012)

Sec. 8.3005. Applicability of Site and Design Review.

Unless exempted in Section 8.3010, Site and Design Review shall be required for any new-proposed development or use containing a structure, or multiple structures, and Mobile Food Pods.

Minor Site and Design Review shall be required for any proposed development or use containing a structure, or multiple structures, under 3,500 square feet in size. Minor Site and Design Review is subject to review criteria in Section 8.3035, as applicable. Additionally, Minor Site and Design Review:

1. Is exempt from Section 8.3035(3)(B) and (D);
2. Is exempt from Section 8.2815 (Transportation System Analysis), unless requested by City Engineer; and
3. Shall be processed as a Development Action provided for in Section 8.1205.

(Ord. No. 2016-17, 1-31-2017; Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

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Sec. 8.3010. Exemptions.

The following are exempt from Site Design and Review:

1. Normal maintenance and repair.
2. Hangar development entirely on and interior to airport property.
3. Single family detached dwellings and middle housing, ~~unless located on a lot within 100 feet of the canyon.~~
4. Manufactured home in an approved manufactured home park.
5. Additions to an existing building of less than 25 percent of the total building square footage, not to exceed 1,000 square feet.
6. Any development that does not include the construction or alteration of a building which will have a negligible impact on the land as determined by the Community Development Director, or designee.
7. Overhead electrical power transmission lines and poles greater than 12.5 kv.
8. Child care facility in residential neighborhoods that utilize existing structures.
9. Any single room occupancy development which complies with the development and design standards of Sections 8.141, 8.142, or 8.143.
10. Supportive Shelters, as identified in Section 8.370.

(Ord. No. 2016-17, 1-31-2017; Ord. No. 2017-12, 12-12-2017; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.3025. Plans Required.

The Applicant shall submit to the Community Development Department the following documents with the required fee.

1. *Exterior Elevations.* Drawings or sketches of elevations for each proposed building. Such plans shall indicate the building height, primary building materials, color, shape, and other design features of the building, including the location of all exterior mechanical devices.
2. *Site Plan.* Site plans containing the following.
 - A. A drawing showing the floor plans for each building and a description of each internal "use."
 - B. A written summary showing the following:
 1. For commercial and industrial development:
 - a. The square footage of the "project area", and a clearly defined outline of this area.
 - b. The percentage of the lot covered by structures.
 - c. The total number of parking spaces.
 - d. The total square feet to be landscaped and location of existing trees.
 - e. The total square feet within the project area to be left natural, gravel, or other surface not required by this provision.
 2. For residential developments.
 - a. The total square footage of all floors of the structures.
 - b. The number of dwelling units in the development (include the units by the number of bedrooms in each unit, e.g., 10 one-bedroom, 25 two-bedroom, etc.).
 - c. Percentage of lot coverage by:
 - i. Structures.
 - ii. Recreation areas.
 - iii. Landscaping and location of existing trees.
 - iv. Parking and paved areas.
 - C. The legal description, dimensions, and total square footage or acreage of the site.
 - D. All vehicle and pedestrian access points to public rights-of-way and the interior circulation plan for the property.
 - E. Project name.
 - F. A vicinity map.
 - G. The identified scale.
 - H. North arrow.
 - I. Date the site plan is prepared.

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- J. Street names, locations, and right-of-way widths of all existing and proposed streets within or on the boundary of the proposed development.
 - K. Lot layout with dimensions for all lot lines.
 - L. Zoning of the site.
 - M. Zoning of all adjacent properties.
 - N. Location and use of all proposed and existing buildings, fences, and structures within the proposed development. Indicate which buildings are to remain and which are to be removed.
 - O. Location and size of all existing and proposed public utilities, serving the subject property, in and adjacent to the proposed development with the locations shown of:
 - 1. Water lines, services, backflow prevention device and meter sizes.
 - 2. Sewer lines, manholes, services, and cleanouts.
 - 3. Storm drains, facilities and catch basins.
 - 4. Power/phone poles and lines; show whether the lines are overhead or underground.
 - 5. Existing fire hydrants.
 - P. The proposed location of:
 - 1. Connection to the City water system.
 - 2. Connection to the City sewer system.
 - 3. The proposed method of drainage of the site.
 - 4. All exterior mechanical equipment or equipment areas.
 - Q. Location of existing canals and laterals including easements and right-of-way.
 - R. Location of existing drainage on-site.
 - S. Location of all utility and access easements on the property.
 - T. Location, size, and use of all contemplated and existing public areas within the proposed development.
 - U. All fire hydrants proposed to be located within the site.
 - V. A topographic map of the site at a contour interval not to exceed five feet.
 - W. Location of all parking areas and dimensions of all parking spaces.
 - X. Locations of all existing natural features including, but not limited to, any existing trees having a six inch trunk diameter or greater, three feet above grade, and any natural drainage ways existing on the site, and all significant natural features including (but not limited to) outcroppings of rocks, boulders, etc. Indicate any contemplated changes that would affect a natural feature.
- 3. *Landscape Plan*. See Sections 8.520 through 8.540 for applicable landscaping standards.
 - 4. *Lighting Plan*. A lighting plan showing the type, placement, wattage, and method of shielding all exterior lights from adjacent sites shall be submitted.
 - 5. *Neighborhood Compatibility Statement*. A statement shall be submitted that addresses the applicable neighborhood compatibility criteria within Section 8.3035(3.).

6. ~~Transportation System Analysis (TSA). A TSA approval memorandum, issued by the City Engineer, shall be included per Section 8.1015.~~

(Ord. No. 2022-04, 6-28-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.3030. Special Studies, Investigations and Reports.

Special studies, investigations and reports may be required to ensure that the proposed development of a particular site does not adversely affect the surrounding community, does not create hazardous conditions for persons or improvements on the site. These may include Traffic Impact Analysis, trip generation or parking studies/reports, impact of contaminated soils, soil conditions, flooding of waters and excessive storm water runoff, tree preservation, and other concerns of the development's impact on adjacent properties or public facilities.

~~1. An approved Transportation Impact Analysis (TIA) will be required prior to land use application completeness acceptance. A TIA approval memorandum, issued by the City Engineer, shall be included with the application submittal per Section 8.1015.~~

(Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

**FINDINGS FOR TEXT AMENDMENTS TO THE REDMOND CITY CODE,
CHAPTER 8 (DEVELOPMENT CODE)**

HEARING DATE: November 19, 2025, (continued to December 10, 2025) 5:30 PM, Redmond City Hall Council Chambers and via digital conference (GoTo Meeting)

HEARINGS BODY: Redmond Urban Area Planning Commission

FILE NUMBER: 711-25-000216-TA

FILE NAME: Redmond Development Code Text Amendment

REQUEST: A Legislative Amendment to the Redmond City Code, Chapter 8 (Development Code) Amending Various Sections of Code

APPLICANT: City of Redmond

REVIEWING STAFF: Kyle Roberts, AICP, Planning Director

I. BACKGROUND

Summary:

Chapter 8 of the Redmond City Code, known as the Redmond Development Code (RDC), is the primary mechanism to implement the City's Comprehensive Plan, regulate zoning, growth and development, land use activity, and other City policies related to Great Neighborhood Principles. As a living document, periodic amendments to the RDC are needed to adapt to changing conditions, comply with Comprehensive Plan policies, new state legislation, or simply to improve administration of provisions within the code. Code amendments touch on many different aspects of the community, livability and have significant implications regarding providing certainty, flexibility and modernization of regulations all at the same time.

The City's last major code amendment occurred in December 2023. Since that time, the City Planning Division has processed and evaluated numerous land use applications using the standards and criteria established in the City's development code. Staff and City Council have identified various sections code that are in need of revision; however, this code amendment application is intended to focus on only a few priority topics along with various relatively minor fixes. An initiative for a larger, much more comprehensive amendment package is anticipated to begin in 2026.

This proposed amendments to the zoning standards in the Development Code is being initiated legislatively by staff at the direction of Council. The findings and supporting materials demonstrate the proposed text amendments are consistent with the Statewide Planning Goals, the Comprehensive Plan, and RDC Section 8.760 (Amendments). The four criteria set forth in Section 8.760 are addressed herein, as well as applicable state laws and requirements.

Proposal:

City Council had the opportunity to review a number of large-scale master development planned subdivisions this year. Five specific topics of concern were identified and discussed repeatedly during the reviews. These included alley standards, townhouse rear setbacks, useable open space, evacuation routes, and planter strip landscaping. City Council has directed the Planning Commission and staff to evaluate and propose potential changes to the standards of the aforementioned topics.

Alleys: Council has expressed a desire for adequately-sized residential alley widths for new developments. While both the RDC and City of Redmond Standards and Specifications (CORSS) document define the minimum right-of-way width for alleys, the CORSS provides the design standards for alleys. The CORSS currently has listed a minimum of 16- and 20-foot pavement widths for

residential alleys. Staff proposes eliminating the 16-foot pavement width option from the CORSS.

Townhouse with garage and alley access - rear setbacks: Proposed more commonly than not for new townhouse developments are townhouses with garages that are alley-loaded (i.e., vehicular access is taken from rear of the lot via an alley). Given the townhouse small lot sizes, State-mandated minimum off-street parking standard of one space per unit, and that sometimes townhouse developments front streets that do not allow for on-street parking, presents challenges to provide adequate off-street parking space needs.^{1 2} The issue is exacerbated by the development code's minimum 5-foot rear setback in all residential zones where a townhouse with a garage has vehicular access via an alley. This results in very short driveways that sometimes result in alleyways that are partially blocked with residents' parked vehicles because there isn't adequate space to provide for off-street parking. Staff is proposing to amend the rear setbacks to require 20 feet. This would match the minimum rear setback requirement for single-family dwellings with attached garages accessing the alley in the same zones and would provide adequate driveway space for off-street parking given the standard off-street parking space is 9 feet by 20 feet.³

Pocket parks – useable open space: One of the City's 11 Great Neighborhood Principles requires that open space for pocket park(s) be provided for subdivisions and site plans proposed in medium and high-density residential zones at a standard of 3,000 square feet for every 25 lots/units. Currently there is no requirement that a minimum square footage of open space be consolidated. In other words, the standard can be met by providing numerous small open space tracts that can result in open space that is not useable for active recreation. Staff is proposing to add language that requires developments with at least 50 lots/units provide a minimum of 6,000 square feet of open space consolidated, contiguous, and configured in a way that allows for active recreation.

Evacuation routes for new subdivisions: With the increasing concern over wildfire danger among the community, Council requested that a provision be added to the development code's land division standards that require new subdivisions to provide for evacuation routes. Existing in the development code under the fundamental design provisions for land divisions is a standard that requires a subdivision or partition to provide, whenever possible, a minimum of two points of access to provide for assured access for emergency vehicles and ease of resident evacuation. Staff consulted with the Redmond Fire and Rescue Fire Marshall to explore opportunities to enhance the existing standard. All proposed land divisions are reviewed by the Fire Marshal using the Oregon Fire Code (OFC). The OFC requires a secondary emergency access when at least 30 units are proposed.^{4 5} Additionally, the OFC has a spacing standard that is required between emergency access points that is intended to ensure there would be at least one emergency access during an emergency. Sometimes providing more than two access points is not possible. However, staff has found often with relatively large, proposed subdivisions, there are required connection points that provide connection/access to adjacent existing or future development that can often serve as tertiary emergency access. Staff believes that the development code's existing multiple access points standard is appropriate and is therefore not recommending a change to the standard.

¹ The one off-street parking space requirement can be met by providing a parking space in the garage (or driveway) as long as it meets the dimensional standard of 9' x 20.'

² Oregon Administrative Rule 660-046-0220(3)(f)(A) requires that cities with a population greater than 25,000 cannot require more than one off-street parking space per Townhouse dwelling unit.

³ Oregon Administrative Rule 660-046-0220(2)(c) requires that cities with a population greater than 25,000 cannot require middle housing (e.g., townhouses) setbacks be greater than those applicable to detached single-family dwellings in the same zone.

⁴ Only one secondary emergency access is required regardless of how many proposed units there are over the minimum 30-unit threshold.

⁵ Oregon Fire Code Sections D107.1 and D107.2.

Planter strip landscaping: Water conservation is a goal of Council. The City has already updated the landscaping standards in the development code, which in part greatly reduced the amount of turf that is allowed when landscaping private property. The change was made to help reduce outdoor water use. Council has now directed staff to prohibit the planting of turf in planter strips – defined as the area between the back of the curb and front of the sidewalk and/or path that is horizontally separated from the curb. Because the planter strip is located in public right-of-way, it is the City of Redmond Standards and Specifications (CORSS) document that regulates the landscaping of these strips. That said, staff proposes adding language in the CORSS that prohibits the planting of turf in planter strips.

Lastly, staff has also taken this opportunity to propose various relatively minor amendments to the code that will bring regulations in line with state law, modernize existing regulations, provide clarity, improve administration, add greater flexibility and reduce barriers, and fix errors.

In summary, these additional amendments include:

- Adding a discretionary review track for zoning conformance review of townhouses and cottage clusters (allowed by ORS 197A.400)
- Updating Wireless and Broadcast Communications Facilities provisions to align with local policy and Section 6409(a) of the FCC Spectrum Act
- Updating landscaping standards with industry standards and best practices for urban tree care
- Updating a land use procedure in accordance with state law [ORS 197.797(4)(b)]
- Providing clarification on the applicability of modification of approval provisions
- Adding an exception provision to the minimum density standard for proposed partitions with an existing single-family dwelling
- Updating the exception to lot size provision in accordance with House Bill 2138 (2025)

Exhibits:

The proposed amendments to the RDC are contained in one exhibit and is attached hereto:

Exhibit A – Amendments to various sections of the Redmond City Code, Chapter 8. Changes are shown in red-colored text with additions in underlined text and deletions in strikethrough text.

Exhibit B – Public comments

Exhibit C – DLCD, Housing Accountability & Production Office (HAPO) – Notice of Investigation, December 8, 2025

Noticing:

Noticing for the first evidentiary hearing scheduled for November 19, 2025, was noticed as follows:

- Per ORS 197.610, a notice of proposed change to an implementing regulation and zoning map amendment was submitted to the Department of Land Conservation and Development (DLCD) on October 6, 2025.
- Per Section 8.1110 of the Redmond Development Code, a public hearing notice for the November 19th Planning Commission hearing was published in the *Redmond Spokesman* on November 6, 2025.
- Public hearing with Planning Commission continued on November 19, 2025, to December 10, 2025, by unanimous vote of Planning Commission

Applicable Criteria:

The following are the applicable sections from the Oregon Revised Statutes, Oregon Administrative Rules, and the Redmond Development Code:

- Oregon Revised Statutes (ORS) – Chapters 92, 197, 197A, and 227
- Oregon Administrative Rules (OAR), Chapter 660:
 - Division 15, Statewide Planning Goals and Guidelines
 - Division 18, Post-Acknowledgement Amendments
 - Division 46, Middle Housing in Medium and Large Cities
- City of Redmond Development Code:
 - Article I – Zoning Standards
 - Section 8.760: Criteria for Amendments

II. FINDINGS & CONCLUSIONS

Findings:

Redmond Development Code, Article I – Zoning Standards: Amendments: Sections 8.750 through 8.770 set forth the procedure and standards for an amendment to the text of the Redmond Development Code. Specifically, Section 8.760 sets forth the four review criteria that must be met when evaluating amendment requests. Findings for each criterion are presented below.

8.760 Criteria for Amendments. The burden of proof is upon the applicant. The applicant shall show the proposed change is:

1. In conformity with all applicable State statutes;

FINDING: The following State statutes apply directly to this application:

ORS 197.610, Submission of proposed comprehensive plan or land use regulation changes to Department of Land Conservation and Development

ORS 197.610 requires local jurisdictions to submit proposed comprehensive plan or land use regulation changes to Department of Land Conservation and Development (DLCD). Notice of the proposed implementing amendments to the Redmond Development Code (RDC) has been provided to DLCD more than 35 days in advance of the first evidentiary hearing concerning the amendments.

ORS 197.797, Local quasi-judicial land use hearings; notice requirements; hearing procedures

ORS 197.797 sets forth noticing requirements. The applicable RDC standards that address amendment and legislative procedures and noticing requirements (i.e., Sections 8.750-8.770 and 8.1100-8.1125) were developed in compliance with the applicable State statute regarding noticing and public hearings. The relevant findings, incorporated by reference herein, show compliance with the aforementioned statutes.

Notice of the proposed text amendment has been advertised in the local newspaper (public notice) as required by the RDC and State statute. Regarding statutory public hearing requirements, this proposal is legislative and not quasi-judicial. Sections 8.1100 through 8.1125 of the RDC implement the quasi-judicial statutory requirements in similar fashion and have been met. The Redmond Urban Area Planning Commission and City Council's public hearing and review processes meet the statutory requirements for the purpose of the review.

ORS 197A.400, Clear and objective approval criteria required; alternative approval process

Currently the development code allows an applicant to choose between the City applying clear and objective standards or discretionary standards when conducting zoning conformance review for single-family dwellings or plexes. As part of this code amendment package, staff is proposing to add a discretionary review track to the townhouse and cottage cluster zoning conformance review standards. Said proposal is allowed by and is in compliance with ORS 197A.400(3).

ORS 197A.420, *Duplexes; middle housing*

As discussed above, staff is proposing to amend the minimum rear setbacks for townhouses that have garages with alley access to match the minimum rear setback requirement for single-family dwellings with attached garages accessing the alley for all residential zones. Staff's proposal is allowed by and complies with ORS 197A.420(5) as the amended minimum setback will not be greater than the same setback applied to single-family in the same zones.⁶

Based on the above discussion and finding, staff concludes that the proposed amendments comply with criterion #1.

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

FINDING: The following State-wide planning goals have been determined to apply directly to this application:

Goal 1 – Citizen Involvement - calls for the opportunity for citizens to be involved in all phases of the planning process. The Redmond Urban Area Planning Commission serves as the City's formal citizen advisory commission to fulfill Goal 1 and is made up of Redmond area residents.

The agenda for the Planning Commission public hearing, where and when the proposed amendments are discussed, were provided in accordance with law. All documents were available for public review. Public notice advertising the November 19th public hearing was published in the *Redmond Spokesman*.

Goal 2 – Land Use Planning – requires establishing a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions. The proposed amendments are intended to enhance livability, bring regulations in line with state law, modernize existing regulations, provide clarity, improve administration, and add greater flexibility and reduce barriers.

Goal 3 – Agricultural Lands – is not applicable because there are no agricultural lands in the city limits.

Goal 4 – Forest Lands – is not applicable because there are no forest lands in the city limits.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces – none the proposed amendments affect any regulation that implements Goal 5 and the City's acknowledged regulations implementing Goal 5 remain in effect with no change in applicability.

Goal 6 – Air, Water, and Land Resources Quality – is not applicable because the City's acknowledged regulations implementing Goal 6 remain in effect with no change in applicability.

Goal 7 – Areas Subject to Natural Hazards – is not applicable because the City's acknowledged regulations implementing Goal 7 remain in effect with no change in applicability.

⁶ Oregon Administrative Rule 660-046-0220 provides direction on the implementation of ORS 197A.420(5).

Goal 8 – Recreational Needs – requires the City to satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts. This goal is not applicable as the amendments have no effect on the availability of or access to recreational opportunities.

Goal 9 – Economic Development – requires the City to plan and zone enough land to meet the community’s projected commercial and industrial needs. The City adopted an Economic Opportunities Analysis (EOA) in 2020. This document serves as the City’s compliance document under Goal 9, OAR 660-009-0015, and ORS 197.712. Strategies identified in the EOA carried over as economic development goals and policies outlined in Chapter 9 of the City’s Comprehensive Plan. The proposed code amendments do not have a direct impact on the EOA or the economic development goals and policies of the City’s Comprehensive Plan.

Goal 10 – Housing – provides for the housing needs of citizens of the state. The City adopted a Housing Needs Analysis (HNA) in 2019. This document serves as the City’s compliance document under Goal 10, OAR Chapter 660, Division 008, and ORS 197A.270. This report concludes that Redmond should plan to accommodate development of 6,963 new dwelling units over the next 20 years in order to house the projected population growth. The proposed code amendment package includes amending an existing provision and creating new provisions with the purpose of reducing development barriers and providing greater permitting flexibility. Specifically, this includes adding a discretionary review track for townhouses and cottage clusters zoning conformance review as well as adding an exception provision to the minimum density standard for proposed partitions with an existing single-family dwelling. Additionally, removing outdated language from the development code’s exception to lot size requirement provision.

Goal 11 – Public Facilities and Services – requires the City to plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development. The proposed amendments will have no impact on the City’s ability to plan and develop public facilities and services.

Goal 12 – Transportation – requires the City to provide and encourage a safe and convenient and economic transportation system. Per OAR 660-012-0060, the proposed amendments will have no impact on an existing or planned transportation facility.

Goal 13 – Energy Conservation – is not applicable because the City’s acknowledged regulations implementing Goal 13 remain in effect with no change in applicability.

Goal 14 – Urbanization – requires the City to provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities. The proposed amendments do not encourage uncoordinated development, sprawl, or lower targeted densities. The management of the City’s land use inventories is unaffected by this amendment.

Goal 15 – Willamette River Greenway – is not applicable to the city of Redmond.

Goal 16 – Estuarine Resources – is not applicable to the city of Redmond.

Goal 17 – Coastal Shorelands – is not applicable to the city of Redmond.

Goal 18 – Beaches and Dunes – is not applicable to the city of Redmond.

Goal 19 – Ocean Resources – is not applicable to the city of Redmond.

Based on the above discussion and finding, the proposed amendments are consistent with the statewide planning goals and therefore complies with criterion #2.

3. In conformity with the Redmond Comprehensive Plan, land use requirements and policies; and

FINDING: The Redmond Comprehensive Plan is the official land use policy statement of the Redmond City Council. The City frequently reviews and updates the RDC to try and ensure it is aligned with the Comprehensive Plan. Staff has found only a small number of Comprehensive Plan policies have meaningful relevance to the proposed amendments.

Chapter 2 of the Comprehensive Plan identifies goals and policies that pertain to land use planning and procedures. Goal 1 of the chapter states: “Ensure that Redmond’s Comprehensive Plan, implementation tools, and administration procedures build on the community’s vision for the future and align with regional, state, and federal plans and regulations.” The RDC serves as the major implementation mechanism of the Comprehensive Plan. Amendments to the RDC create greater alignment with the Comprehensive Plan that contribute to advancing the community’s vision for the future.

Policy 2-1-7 suggests identifying and assigning land uses in a way that encourages the best relationship between places where people live, work, shop, and recreate. The proposed amendments directly address this policy by further restricting the placement of cell towers in the community in line with the intent of the original adopting City ordinance (Ordinance 2011-13) that established zoning standards for wireless and broadcast communication facilities. The intent of the ordinance was to limit the placement of cell towers to the commercial and industrial zones and to minimize adverse aesthetic and visual impacts on property adjacent to or surrounding residential neighborhoods within the city. Specifically, the proposed amendment generally prohibits placement of new wireless and broadcast communication facilities in the mixed use zones because said zones are semi-residential in nature and the City’s Mixed Use Neighborhood zone is adjacent to or wholly surrounded by residential zones.

Chapter 5 of the Comprehensive Plan identifies goals and policies that address the protection of open spaces, scenic and historic areas, and natural resources in Redmond. Policy 5-2-1 identifies the need to “[S]upport water conservation efforts within the Deschutes Basin to meet the water needs for rivers and communities today and into the future.” Staff’s proposal to add language in the City’s Standards and Specification document that prohibits the planting of turf in planter strips is intended to reduce outdoor water use, thus advancing water conservation efforts.

Chapter 15 of the Comprehensive Plan includes policies aimed at enhancing livability in Redmond. The goal of Chapter 15 is for Redmond to “guide development by implementing forward-looking policies to improve livability, retain community identity, create a high quality of life, and support a safe environment.” The proposed amendment to increase rear setbacks for townhouses will enhance the livability of newly-proposed neighborhoods by ensuring that adequate space is available for off-street parking and alleyways are free of parked vehicles. Additionally, the proposed revision to the pocket park requirement will improve neighborhood open spaces by ensuring that useable space is provided, which allows for areas for active recreational opportunities that can enhance quality of life.

Policy 15-1-3 speaks to improving community aesthetics. As discussed above, the proposed amendments to the wireless and broadcast communication facilities standards will help ensure that the look and feel of residential areas are not impacted by allowing placement of wireless and broadcast communication facilities in the City’s mixed use zones as was intended by Ordinance 2011-13.

Staff concludes that the proposed amendments are consistent with the applicable Redmond Comprehensive Plan goals and policies.

4. That there is a change of circumstances, further studies justifying the amendment or mistake in the original zoning.

FINDING: There has not been a change of circumstances per se; however, as discussed in the introduction of this staff report, City Council had the opportunity to review a number of large-scale master development planned subdivisions this year. As a result, five specific topics of concern were identified and discussed repeatedly during the reviews. Council directed staff to work with the Planning Commission to explore proposing amendments to standards related to the five identified topics of concern. Additionally, because it has been nearly two years since the development code underwent a major amendment, staff took this opportunity to propose various relatively minor amendments to the code to bring regulations in line with state law, modernize existing regulations, provide clarity, improve administration, add greater flexibility and reduce barriers, and fix errors.

III. RECOMMENDATION

The Redmond Urban Area Planning Commission opened the first evidentiary public hearing on November 19, 2025. Although no public testimony was provided, comments were submitted as found in Exhibit B. After the staff presentation, the Commission had a number of questions for staff and ultimately voted to continue the hearing to December 10th. The Commission also directed staff to meet with the Central Oregon Builders Association (COBA) and Hayden Homes to discuss their concerns with the proposed amendments.

II. DESIGN PARAMETERS

A. STREET

1) General

Materials and procedures for street improvements shall conform to the City of Redmond Specifications, Ordinances of the City of Redmond and Oregon Standard Specifications for Construction. Street width, alignment and placement shall meet the requirements of the City of Redmond Development Code. Street widths are shown in Table 1, and in Standard Drawing 2-1. Street intersections shall be as near right angles as possible except where topography requires a lesser angle, but in no case shall the acute angle be less than 60°.

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

Functional Class	Width (ft)		Right of Way	Travel Lanes	Sidewalks	Bike Lanes**	Parking**
	Pavement standard	Pavement (minimum)					
Residential Alley*	20 ft		20 ft	1	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)
	32 ft		60 ft	2***	5 ft.		both sides (unstriped)
	28 ft*		60 ft	2***	5 ft.	shared	one side (unstriped)
	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, unstriped)
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:

*New alleys must be private and may be constructed only in conjunction with the creation of covenants, conditions and restrictions (CCR's) and the establishment of a homeowner's association (HOA) for the development. The CCR's shall provide that the primary responsibility for parking enforcement, if applicable, 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 lane.

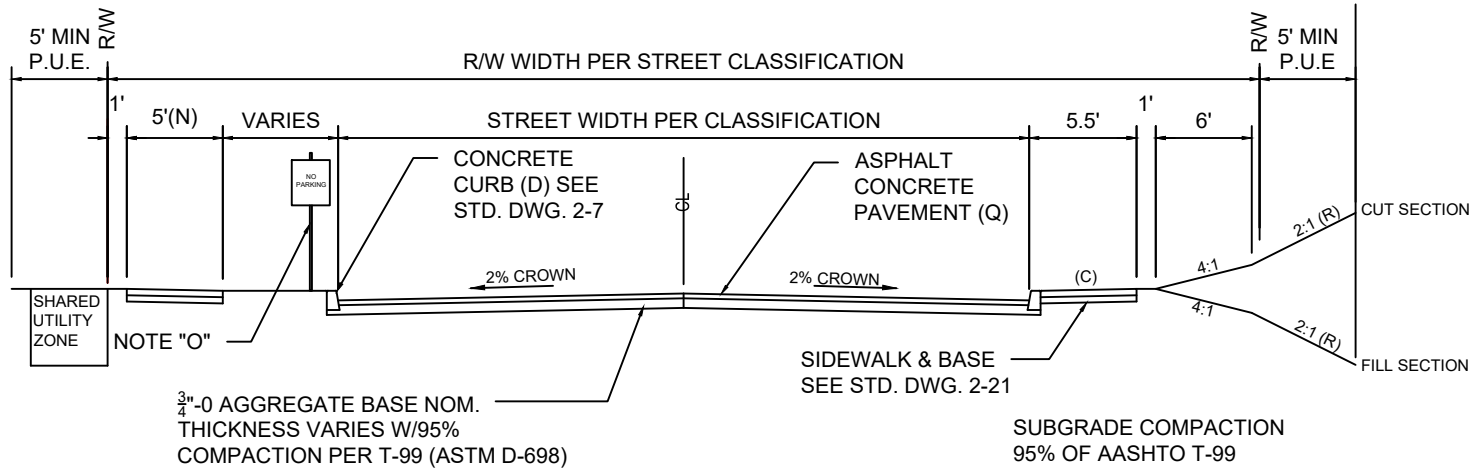
2) Slope

Minimum longitudinal slope for drainage control at the standard curb grade for all streets is 1.0%. A minimum longitudinal slope of 0.5% using curb and gutter may be allowed by the City Engineer. A written request is required justifying the need for a variation and describing what will be done to ensure that constructed street grades are not less than design and storm drainage requirements are met.

Maximum street grades are as follows (see also Standard Drawing 2-1):

Arterials, Major and Industrial Collectors	6%
Minor Collectors, Industrial Streets	8%
Local Street	10%

SLOPE CATCH OUTSIDE OF CITY RIGHT-OF-WAY
REQUIRE SLOPE EASEMENT DOCUMENTATION



TYPE OF STREET	R/W WIDTH (FT.)	PAVING WIDTH CURB TO CURB (FT.)	TRAVEL LANE WIDTH (FT.)	TURN LANE WIDTH (FT.)	BIKE LANE WIDTH (FT.)	PARKING LANE WIDTH (FT.)	SIDE-WALK WIDTH (FT.)	AC DEPTH (IN.)	(E.) AGGR. BASE DEPTH (IN.)	MIN. CURB RETURN RADIUS (FT.)	DESIGN SPEED (MPH)	(B) MAX. GRADE (%)	MIN. CL CURVE RADIUS (FT.)
MAJOR ARTERIAL (STATE HIGHWAY)	(L)	(L)	(L)	(L)	(L)	(L)	(L)	(L)	(L)	(L)	(L)	(L)	(L)
MINOR ARTERIAL (M)	100(A)	50	12	14	6	N/A	7	8	10	(I)	40	6	(H)
MAJOR COLLECTOR	80	36	12	(P)	6	N/A	5	6	8	(I)	35	6	(H)
MINOR COLLECTOR	60	40	12	N/A	N/A	8	5	6	8	(I)	35	8	(H)
INDUSTRIAL COLLECTOR	80	40	14	N/A	6	N/A	5	6	8	(I)	35	6	(H)
INDUSTRIAL	60	40	12	N/A	N/A	8	5	6	8	(I)	35	8	(H)
LOCAL RESIDENTIAL	60	36/32/28/24(O)	10	N/A	N/A	8	5	4	6	(I)	25	10	(H)
ALL WEATHER SERVICE ROAD	30(J)	24(G)	12	N/A	N/A	N/A	N/A	2(G)	6	15	15	10	(H)
ALL WEATHER UTILITY ACCESS	20(F)	14(G)	14(K)	N/A	N/A	N/A	N/A	2(G)	6	15	15	10	(H)
ALLEY - COMMERCIAL	20	20	10	N/A	N/A	N/A	N/A	3	6	15	15	10	(H)
ALLEY - RESIDENTIAL	20	16	N/A	N/A	N/A	N/A	N/A	2	4	15	15	10	(H)

NOTES:

- (A) 80 FOOT RIGHT-OF-WAY PERMITTED IN EXISTING DEVELOPED AREAS WITHIN CITY LIMITS.
- (B) MAXIMUM GRADE MAY BE INCREASED BY 2% WITH CITY ENGINEER'S APPROVAL. MINIMUM GRADE 1%, 0.50% WITH GUTTER AND CITY ENGINEER'S APPROVAL.
- (C) SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF THE STREET UNLESS CONDITIONED OTHERWISE IN THE LAND USE APPROVAL PROCESS. CONSIDERATION MUST BE GIVEN TO ACCOMMODATE AND MATCH EXISTING DRIVEWAYS. PROPERTY TIGHT SIDEWALK IS STANDARD. CURB TIGHT SIDEWALK IS WITH APPROVAL OF THE CITY ENGINEER ONLY.
- (D) 7 INCH CURB EXPOSURE IS REQUIRED ON MINOR ARTERIAL STREETS.
- (E) AGGREGATE BASE MAY BE INCREASED OF DECREASED WHEN A "CBR" OR "R" VALUE IS REQUIRED.
- (F) MAY BE LOCATED IN A EASEMENT GRANTED TO THE CITY OF REDMOND.
- (G) CURBS ARE NOT REQUIRED. AC PAVING MAY BE REQUIRED FOR ALL WEATHER SERVICE & UTILITY ACCESS ROADS UNDER SPECIAL CIRCUMSTANCES.
- (H) DESIGN CRITERIA SHALL BE APPROVED BY THE CITY OF REDMOND AT NO LESS THAN CURRENT AASHTO STANDARDS. SEE DESIGN STANDARDS, SECTION II.A.7., HORIZONTAL CURVES, FOR DESIGN VALUES.
- (I) ADDITIONAL RIGHT-OF-WAY MAY BE REQUIRED TO ACCOMMODATE THE LARGE RETURN RADIUS AND WHEELCHAIR RAMP.
- (J) MINIMUM WIDTH REQUIRED FOR PUBLIC ACCESS.
- (K) ONE TRAVEL LANE ONLY
- (L) DESIGN CRITERIA SHALL MEET CURRENT O.D.O.T. STANDARDS.
- (M) SEE TRANSPORTATION SYSTEM PLAN FOR FIVE LANE ARTERIAL. (PAVING WIDTH = 74 FEET)
- (N) SEE SECTION 215.3.09,C. OF DIVISION II-STREETS, STANDARD SPECIFICATIONS FOR HORIZONTAL & VERTICAL ALIGNMENT REQUIREMENTS OF SEPARATED OR MEANDERING SIDEWALKS. SEE STANDARD DRAWING 2-24 FOR DOWNTOWN COLORED SIDEWALK REQUIREMENTS.
- (O) SEE DESIGN STANDARDS SECTION II.A.1 32'-36' WIDTH: PARKING ON BOTH SIDES OF STREET. 28' WIDTH: PARKING ON ONE SITE OF STREET. 24' WIDTH: NO PARKING.
- (P) 14 FOOT TURN LANE WHEN WARRANTED.
- (Q) REFER TO DESIGN STANDARDS SECTION II.A.18 FOR ASPHALT CONCRETE CLASSIFICATION AND BINDER.
- (R) ANYTHING STEEPER THAN 2:1 REQUIRES CITY ENGINEER APPROVAL.

CITY OF REDMOND PUBLIC WORKS DEPARTMENT

**TYPICAL MINIMUM
STREET CROSS SECTION
DIMENSIONS**

SCALE:

NTS

DRAWING BY:

JWS

APPROVED BY:

JNM

DATE:

4/1/2024

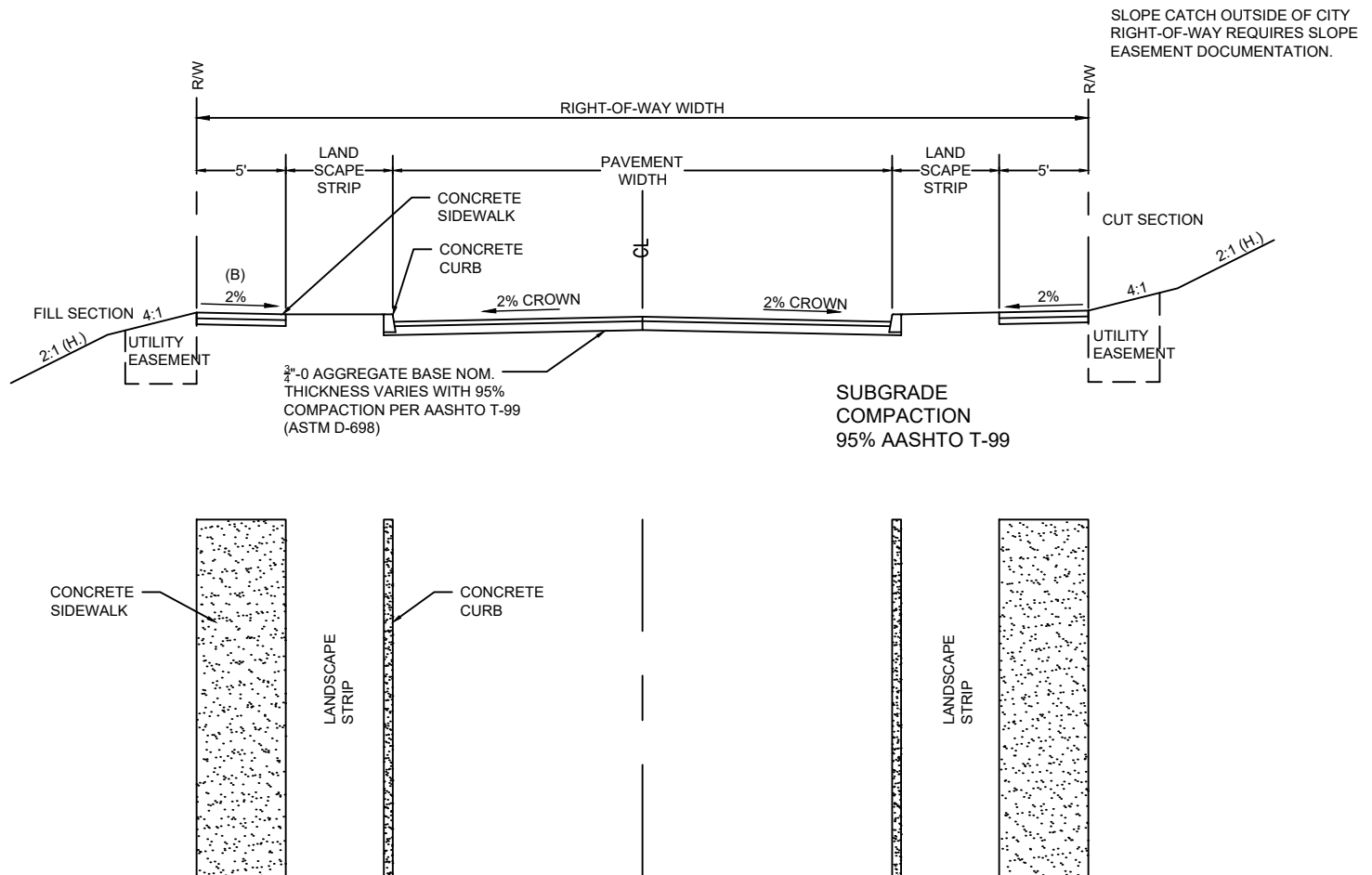


STANDARD
DRAWING
NO.

2-1

STREETS

G:\ENGINEER\2024 STANDARDS AND SEPC\STANDARD DETAIL\SECTION 2 STREETS\CAD\COR 2-2 2024.DWG



TYPE OF STREET	R/W WIDTH (FT.)	PAVING WIDTH CURB TO CURB (FT.)	AC DEPTH (IN.)	(E.) AGGR. BASE DEPTH (IN.)	MIN. CURB RETURN RADIUS (FT.)	DESIGN SPEED (MPH)	(B) MAX. GRADE (%)	MIN. CL CURVE RADIUS (FT.)	TRAVEL LANE #, WIDTH (FT.)	PARKING LANE #, WIDTH (FT.)	UTILITY EASEMENT (FT.)
REDUCED LOCAL 1	50	32	3	6	20	25	10%	(E.)	2, 9	2, 7	5
REDUCED LOCAL 2	40	28	3	6	20	25	10%	(E.)	1, 14	1, 7	10 (G)
RESIDENTIAL ALLEY	20	20	3	6	15	15	10%	(E.)	2, 10	N/A	N/A

NOTES:

- THE LOCATION AND APPROVAL OF REDUCED WIDTH NON-GRID STREETS IS DETERMINED ONLY THROUGH THE LAND USE PROCESS AND/OR ANNEXATION AGREEMENT. 20 FOOT WIDE PUBLIC UTILITY AND ACCESS EASEMENTS LOCATED AT THE REAR LOT LINE IN CONJUNCTION WITH REDUCED WIDTH STREETS ARE REQUIRED. PUBLIC UTILITY AND ACCESS EASEMENTS SHALL BE IMPROVED TO AC PAVED ALLEY STANDARDS INCLUDING PAVED APRONS AT ALL STREET INTERSECTIONS AND ARE REQUIRED TO HAVE AN AGREEMENT FOR MAINTENANCE PROVISIONS FILED WITH THE COMMUNITY DEVELOPMENT DEPARTMENT.
- SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF THE STREET. CONSIDERATION MUST BE GIVEN TO ACCOMMODATE AND MATCH EXISTING DRIVEWAYS. PROPERTY TIGHT SIDEWALK IS STANDARD, SIDEWALKS MAY BE LOCATED TIGHT TO CURB WITH CITY ENGINEER APPROVAL IF EXISTING TOPOGRAPHY OR OTHER PHYSICAL CONDITIONS PREVENT THE LANDSCAPE STRIP FROM BEING INSTALLED.
- NO PARKING ALLOWED WITHIN 40 FEET OF THE END OF ALL CURB RETURNS IN ORDER TO ACCOMMODATE LARGE EMERGENCY VEHICLES.
- MINIMUM GRADE OF 0.5%. IF UNAVOIDABLE CONDITIONS EXIST, A GRADE OF 2.0% STEEPER THAN SHOWN IS ALLOWED.
- SEE DESIGN STANDARDS, SECTION II.A.7, HORIZONTAL CURVES, FOR DESIGN VALUES.
- MAXIMUM DISTANCE BETWEEN REDUCED WIDTH STREET INTERSECTIONS SHALL BE 660 FEET. CUL-DE-SACS ARE NOT PERMITTED.
- LOCATE SIDEWALK IN UTILITY EASEMENT TO PROVIDE MINIMUM 3 FOOT WIDE LANDSCAPE STRIP.
- ANYTHING STEEPER THAN 2:1 REQUIRES CITY ENGINEER APPROVAL.

CITY OF REDMOND PUBLIC WORKS DEPARTMENT

**REDUCED WIDTH STREET
TYPICAL STREET CROSS
SECTION & DIMENSIONS**

SCALE:

NTS

DRAWING BY:

JWS

APPROVED BY:

JNM

DATE:

4/1/2024



STANDARD
DRAWING
NO.

2-2

STREETS



Oregon

Tina Kotek, Governor

Department of Land Conservation & Development

Housing Accountability & Production Office

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: 503-373-0050

Fax: 503-378-5518

www.oregon.gov/LCD

December 8, 2025

City of Redmond
411 SW 9th Street
Redmond, OR, 97756



Housing Accountability and Production Office – Notice of Investigation

Dear Kyle Roberts,

The Housing Accountability and Production Office (HAPO) received a complaint of housing law violation that impact housing production against the City of Redmond on December 2, 2025. Pursuant to Oregon Laws 2024, chapter 110, section 2, HAPO staff have determined the allegation of housing law violation is credible and are investigating further. A summary of the allegation is as follows:

Complainant	Garrett Mosher, Central Oregon Builders Association
Local Government	Redmond
Development	N/A – Land Use Regulation Amendments
Description/Summary	Allegation of violation for proposed code amendments relating to housing, including middle housing
HAPO Staff Contact	Sean Edging < sean.edging@dlcd.oregon.gov >

BACKGROUND OF COMPLAINT

This complaint relates to a package of proposed code amendments in the City of Redmond (PAPA #010-25) that would amend provisions governing the development of housing, including middle housing. The complaint provided materials from a Planning Commission meeting held on November 19, 2025, attached as Attachment B, and alleges the commission recommended advancing the proposed amendments to City Council for adoption consideration. As of the date of this notice of investigation, the PAPA notice that the City of Redmond submitted to the Department of Land Conservation and Development (DLCD) does not include proposed text amendments as required by ORS 197.610(3)(a).

The complaint does not relate to a specific development project, meaning any person within the local government's jurisdiction is eligible to submit the complaint. Because Central Oregon Builders Association is a member organization comprised of housing producers, including those that develop within the City of Redmond, the organization is eligible to submit a complaint. The complaint alleges that the proposed amendments will substantially impact the development of townhouses in the city. Specifically, the proposed amendments would substantially impact the buildable square footage of townhouse lots and as a result decrease housing production and increase costs, and subject middle housing to increased procedural delay and uncertainty.

The HAPO is a joint office between the Department of Land Conservation and Development and the Department of Consumer Business Services, Building Codes Division.

HOUSING LAW VIOLATION BEING INVESTIGATED

According to the complaint and submitted Planning Commission materials, the City proposes increasing the alley setbacks for townhouses to effectively require additional off-street parking, increasing alley width requirements, amending open space requirements to require larger contiguous open space, and amending standards and procedures applicable to housing, including middle housing.

Based on HAPO's preliminary assessment, these amendments may be inconsistent with two statutes – ORS 197A.400 and ORS 197A.420 (and associated administrative rules: OAR Chapter 660, Division 046). During the investigation, HAPO may identify and consider whether the proposed amendments would violate additional housing laws.

Relating to ORS 197A.400 (see Attachment A), the complaint alleges that the proposed amendments increase costs and reduce developable area for housing, particularly for townhouses. In addition, the complaint alleges that the proposed amendments would result in increased costs, and that applicants will be required to discretionarily seek approval from either the Planning Commission or City Council, which is unlikely to be approved.

Relating to ORS 197A.420 and OAR Chapter 660, Division 046 (see Attachment A), the complaint alleges that the proposed amendments increase setbacks to functionally increase required off-street parking spaces for townhouses with alley access, increase alley width requirements, and increase required contiguous open space for developments generally. In combination, the complaint alleges that the proposal will result in a reduction of 25% or more units for townhouse developments in the R4 or R5 zones.

Relevant administrative rules¹ may include:

OAR 660-046-0215, which requires local governments to apply the same clear and objective approval process to middle housing as detached single-unit dwellings in the same zone.

OAR 660-046-0220(3), which governs siting standards applicable to townhouses. Setbacks, access requirements (including alleys), and off-street parking requirements are siting standards governed by this rule.

OAR 660-046-0225, which governs design standards applicable to townhouses. Open space requirements are design standards governed by this rule.

LOCAL GOVERNMENT INVOLVEMENT IN INVESTIGATION

HAPO invites communication with the City of Redmond regarding this complaint. You are welcome to provide additional information you believe HAPO should consider in the investigation. HAPO staff are also available to meet via phone or video conference to answer

¹ At the time of this notice, administrative rules implementing ORS 197A.420 are nonconforming with changes made by Oregon Laws 2025, Chapter 476. The Legislature directed the Land Conservation and Development Commission to amend rules to conform and address specified issues by January 1, 2028. Local governments are provided until January 1, 2027 to adopt conforming amendments (January 1, 2028 for cottage clusters). Until those deadlines, affected local governments are permitted to apply acknowledged land use regulations to middle housing.

questions and discuss the alleged violation. Please contact the staff listed at the beginning of this notice for further information.

INVESTIGATION PROCESS UNDER OREGON LAWS 2024, CHAPTER 110

HAPO will send a written report at the end of this investigation. If HAPO has a reasonable basis to conclude that an actual or potential violation was or is being committed, this will be articulated in the written report and constitutes notice pursuant to Oregon Laws 2024, chapter 110, section 2(3).

If HAPO does not have a reasonable basis to conclude that a violation was or is being committed, the report will document that finding and conclude this matter.

VOLUNTARY COMPLIANCE OPTIONS

After reviewing this investigation notice, the City may opt for voluntary compliance to resolve the allegation prior to the conclusion of the investigation. Please contact staff listed at the beginning of this notice if you would like to pursue this option.

HAPO prioritizes the option for a local government to resolve a violation through voluntary compliance. Pursuant to Oregon Laws 2024, chapter 110, section 2(3), voluntary compliance options include mediation, the execution of a compliance agreement to voluntarily remedy the situation, and the adoption of suitable model codes or other remedies suitable to the specific violation.

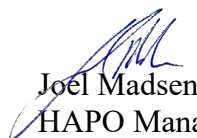
HAPO VIOLATION DETERMINATIONS

HAPO has not made a violation determination at this point. The information in this section presents the process from Oregon Laws 2024, chapter 110, section 2 in the event that HAPO determines a violation was or is being committed and issues a warning notice.

In response to a violation determination, HAPO may pursue actions outlined in Oregon Laws 2024, chapter 110, section 2(4). Such action could occur no earlier than 60 days after HAPO issues a written warning notice. HAPO may initiate but does not administer the actions listed in Oregon Laws 2024, chapter 110, section 2(4). HAPO violation determinations are not a legislative, judicial or quasi-judicial decision.

Thank you for your attention to this matter. Please contact the staff listed on the first page of this letter to answer questions or further discuss any of the procedural options described in this notice.

Sincerely,



Joel Madsen
HAPO Manager

cc:

Mayor Ed Fitch, City of Redmond

Tony Rocco, Building Codes Division

Brenda Bateman, Department of Land Conservation and Development

Angie Brewer, Central Oregon Regional Representative

Garrett Mosher, Central Oregon Builders Association

Attachments:

Attachment A. Applicable Housing Laws

Attachment B. November 19 Planning Commission Packet

Attachment A. Applicable Housing Laws

ORS 197A.400, as amended by Oregon Laws 2025, Chapter 476, Section 13, provides:

(1)(a) Except as provided in subsection (3) of this section, a local government may adopt and apply only clear and objective standards, conditions and procedures regulating:

(A) The development of housing; and

(B) Tree removal codes related to the development of housing.

(b) The standards, conditions and procedures:

(A) May include, but are not limited to, one or more provisions regulating the density or height of a development.

(B) May not have the effect, either in themselves or cumulatively, of discouraging needed housing through unreasonable cost or delay.

(C) May be contained in a comprehensive plan, land use regulation or an ordinance relating to housing adopted by a city that adopts, including by reference, a model ordinance adopted by the Land Conservation and Development Commission that comports with any qualifications, conditions or applicability of the model ordinance.

(c) This subsection applies only within:

(A) An urban growth boundary;

(B) An unincorporated community designated in a county's acknowledged comprehensive plan after December 5, 1994;

(C) Nonresource land; or

(D) An area zoned for rural residential use as defined in ORS 215.501.

(2) The provisions of subsection (1) of this section do not apply to:

(a) An application or permit for residential development in an area identified in a formally adopted central city plan, or a regional center as defined by Metro, in a city with a population of 500,000 or greater.

(b) An application or permit for residential development in historic areas designated for protection under a land use planning goal protecting historic areas.

(3) In addition to an approval process for needed housing based on clear and objective standards, conditions and procedures as provided in subsection (1) of this section, a local government may adopt and apply an alternative approval process for applications and permits for residential development based on approval criteria that are not clear and objective if:

(a) The applicant retains the option of proceeding under the approval process that meets the requirements of subsection (1) of this section;

(b) The approval criteria for the alternative approval process comply with applicable statewide land use planning goals and rules; and

(c) The approval criteria for the alternative approval process authorize a density at or above the density level authorized in the zone under the approval process provided in subsection (1) of this section.

(4) Subject to subsection (1) of this section, this section does not infringe on a local government's prerogative to:

(a) Set approval standards under which a particular housing type is permitted outright;

(b) Impose special conditions upon approval of a specific development proposal; or

(c) Establish approval procedures.

ORS 197A.420, as amended by Oregon Laws 2025, Chapter 476, Section 1, provides:

- (1) As used in this section and section 3 of this 2025 Act:
 - (a) “City” includes a local government with jurisdiction over unincorporated lands within an urban growth boundary.
 - (b) “City with a population of 25,000 or greater” includes, regardless of size, any city within Tillamook County and the communities of Barview/Twin Rocks/Watseco, Cloverdale, Hebo, Neahkahnie, Neskowin, Netarts, Oceanside and Pacific City/Woods.
 - (c) “Cottage cluster” means a grouping of dwelling units:
 - (A) That are detached or attached in subgroupings of up to four units in any configuration;
 - (B) That have a common courtyard; and
 - (C) That each have a small footprint or floor area.
 - (d) “Duplex” means two attached or detached dwellings in any configuration on a lot or parcel, other than a lot or parcel created by a middle housing land division.
 - (e)(A) “Middle housing” means housing that consists of duplexes, triplexes, quadplexes, cottage clusters or townhouses.
 - (B) “Middle housing” includes dwelling units that are:
 - (i) Additional units allowed under section 3 of this 2025 Act; and
 - (ii) Existing dwelling units to which additional units are added under subsection (4) of this section.
 - (f) “Middle housing land division” has the meaning given that term in ORS 92.031.
 - (g) “Quadplex” means four attached or detached dwellings in any configuration on a lot or parcel, other than a lot or parcel created by a middle housing land division.
 - (h) “Townhouse” means a dwelling unit constructed in a row of two or more attached units, where each dwelling unit is located on an individual lot or parcel and shares at least one common wall with an adjacent unit.
 - (i) “Triplex” means three attached or detached dwellings in any configuration on a lot or parcel, other than a lot or parcel created by a middle housing land division.
 - (j) “Zoned for residential use” means land that:
 - (A) Is within an urban growth boundary;
 - (B) Has base zoning for, or is designated to allow, residential uses;
 - (C) Allows the development of a detached single-unit dwelling;
 - (D) Is not zoned primarily for commercial, industrial, agricultural or public uses; and
 - (E) Is incorporated or urban unincorporated land.
- (2) Except as provided in subsection (4) of this section, each county, each city with a population of 25,000 or greater, and each city with a population of 1,000 or greater within Metro, shall allow the development of all middle housing types on each lot or parcel zoned for residential use.
- (3) Each city not within Metro with a population of 2,500 or greater and less than 25,000 shall allow the development of a duplex on each lot or parcel zoned for residential use.
- (4)(a) Each city required to allow middle housing under subsection (2) or (3) of this section, excluding urban unincorporated land not within Metro, shall allow the lot or parcel to include existing housing consisting of:
 - (A) One single-unit dwelling;
 - (B) One single-unit dwelling plus one accessory dwelling unit; or
 - (C) One duplex.

(b) The city may require only the new units, and not the existing units, to comply with siting and design standards adopted under subsection (5) of this section.

(c) Existing units on the lot or parcel may be separated from the new units by a middle housing land division and are considered a single unit for the purposes of such division.

(5) Local governments:

(a) May regulate siting and design of middle housing required to be permitted under this section, provided that the regulations do not individually or cumulatively discourage, through unreasonable costs or delay, the development of all middle housing types permitted in the area.

(b) May regulate middle housing to comply with protective measures adopted pursuant to statewide land use planning goals.

(6)(a) A local government may not, based on traffic impacts from any individual middle housing development allowed under this section or section 3 of this 2025 Act:

(A) Require a traffic impact analysis; or

(B) Attribute an exaction other than a generally applicable system development charge or fee-in-lieu variance charge or a development requirement specific to the lot or parcel or its frontage.

(b) This subsection does not apply to:

(A) Developments of townhouses or cottage clusters with more than twelve units.

(B) Lots or parcels created by a division of land, other than a middle housing land division, that occurred within the previous five years.

(7) This section does not prohibit local governments from permitting:

(a) Single-unit dwellings in areas zoned to allow for single-unit dwellings; or

(b) Middle housing in areas not required under this section.

(8) A local government that amends its comprehensive plan or land use regulations relating to allowing additional middle housing is not required to consider whether the amendments significantly affect an existing or planned transportation facility.

OAR 660-046-0215 provides:

Large Cities must apply the same approval process to Middle Housing as detached single-family dwellings in the same zone. Pursuant to OAR 660-008-0015 and ORS 197.307, Large Cities may adopt and apply only clear and objective standards, conditions, and procedures regulating the development of Middle Housing consistent with the requirements of ORS 197.307. Nothing in this rule prohibits a Large City from adopting an alternative approval process for applications and permits for Middle Housing based on approval criteria that are not clear and objective as provided in OAR 660-007-0015(2), OAR 660-008-0015(2), and ORS 197.307(6).

OAR 660-046-0220(3) provides:

(3) The following governs Large Cities' regulation of siting standards related to Townhouses:

(a) Minimum Lot or Parcel Size: A Large City is not required to apply a minimum Lot or Parcel size to Townhouses, but if it applies those standards, the average minimum Lot or Parcel size for Lot or Parcels in a Townhouse Project may not be greater than 1,500 square feet. A Large City may apply separate minimum Lot or Parcel sizes for internal, external, and corner Townhouse Lots or Parcels provided that they average 1,500 square feet, or less.

(b) Minimum Street Frontage: A Large City is not required to apply a minimum street frontage standard to Townhouses, but if it applies those standards, the minimum street frontage standard

must not exceed 20 feet. A Large City may allow frontage on public and private streets or alleys; and on shared or common drives. If a Large City allows flag Lots or Parcels, it is not required to allow Townhouses on those Lots or Parcels.

(c) Density: If a Large City applies density maximums in a zone, it must allow four times the maximum density allowed for detached single-family dwellings in the same zone for the development of Townhouses or 25 dwelling units per acre, whichever is less.

(d) Setbacks: A Large City may not require front, side, or rear setbacks to be greater than those applicable to detached single-family structures in the same zone and must allow zero-foot side setbacks for Lot or Parcel lines where Townhouse units are attached.

(e) Height: A Large City may not apply lower maximum height standards than those applicable to detached single-family dwellings in the same zone. If a Large City requires covered or structured parking for townhouses, the applicable height standards must allow construction of at least three stories. If a Large City does not require covered or structured parking, the applicable height standards must allow construction of at least two stories.

(f) Parking:

(A) A Large City may not require more than one off-street parking space per Townhouse dwelling unit.

(B) Nothing in this section precludes a Large City from allowing on-street parking credits to satisfy off-street parking requirements.

(C) A Large City must apply the same off-street parking surfacing, dimensional, landscaping, access, and circulation standards that apply to single-family detached dwellings in the same zone.

(g) Bulk and Scale: A Large City is not required to apply standards to control bulk and scale to new Townhouses. However, if a Large City chooses to regulate scale and bulk, including but not limited to provisions including Lot or Parcel coverage, floor area ratio, and maximum unit size, those standards cannot cumulatively or individually limit the bulk and scale of the cumulative Townhouse project greater than that of a single-family detached dwelling.

(h) A Large City shall work with an applicant for development to determine whether Sufficient Infrastructure will be provided, or can be provided, upon submittal of a Townhouse development application.

OAR 660-046-0225 provides:

(1) A Large City is not required to apply design standards to Middle Housing. However, if a Large City chooses to apply design standards to Middle Housing, it may only apply the following:

(a) Design standards in the Model Code for Large Cities as provided in OAR 660-046-0010(4)(b);

(b) Design standards that are less restrictive than those in the Model Code for Large Cities as provided in OAR 660-046-0010(4)(b);

(c) The same clear and objective design standards that the Large City applies to detached single-family structures in the same zone. Design standards may not scale by the number of dwelling units or other features that scale with the number of dwelling units, such as primary entrances. Design standards may scale with form-based attributes, including but not limited to floor area, street-facing façade, height, bulk, and scale; or

(d) Alternative design standards as provided in OAR 660-046-0235.

(2) A Large City may not apply design standards to Middle Housing created as provided in OAR 660-046-0230.



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, November 19, 2025 5:30 PM

Oral comments can be provided in-person or virtually. For those who plan to provide oral comments virtually during the meeting, pre-register at planredmond@redmondoregon.gov (must pre-register before 3:00 PM on November 19, 2025)

Stream the meeting live at: www.redmondoregon.gov/PlanningCommissionLive

Agenda

RUAPC Members	
Tobias Colvin, Chair	I. CALL TO ORDER / INTRODUCTIONS
Norman Schultz, Vice- Chair	II. CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA
Heather DeWolf	III. APPROVAL OF MINUTES a. October 22, 2025
Mercedes Cook-Bostick	IV. PUBLIC HEARING a. Redmond Development Code Amendment (File No. 711-25-000216-TA)
Michael Rogers	V. NEXT MEETING – December 3, 2025
Tom Kuhn	VI. COMMISSIONER COMMENTS
Ben Schimmoller	VII. ADJOURN
Ex-Officio Vacant	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 The City of Redmond encourages all citizens to participate in its programs and activities. This meeting location is accessible to people with disabilities. Requests for accommodation may include sign language interpreter service, assistive listening devices, materials in an alternate format or any other accommodation. If any accommodations are needed, please contact the ADA Coordinator at 541-504-3036 or access@redmondoregon.gov. Requests should be made as soon as possible, but at least 3 business days prior to the scheduled meeting. The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities.

Regular Meeting Minutes

Council Chambers & Remote Video Conferencing

<https://www.redmondoregon.gov/RUAPC>

CALL TO ORDER / INTRODUCTIONS

Chair Colvin called the meeting to order at 5:30 pm.

Present: Chair Tobias Colvin, Vice Chair Norman Schultz, Mercedes Cook-Bostick, Tom Kuhn, Michael Rogers, Ben Schimmoller

Excused: Heather DeWolf

Staff Present: Kyle Roberts, Planning Director; Lindsey Crowsigt, Assistant City Engineer

Others Present: Norma Brenton, John Brenton, Lucas Hidalgo, Eve Ponder, Evan Lagendorfer, Joey Shearer, Matthew Hidalgo, Joe Bessman, Catherine Caudle, Bobbi Thomson, Dylan Marshall, Claire Marshall, Mike Loomis, David Force, Ken Katzaroff, Larry Peterson

CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA

There were none.

PUBLIC HEARING

- a. High Desert Ranch: Annexation, Planned Unit Development, Tentative Subdivision, Conditional Use (File Nos.: 711-25-000113-ANN, 711-25-000114-PUD, 711-25-000115-SUB, 711-25-000116-CU) – Continued

Chair Colvin stated the hearing is continued from the previous meeting and is currently an open public hearing.

Planning Director Roberts presented the Staff report via PowerPoint, describing the Applicant's proposal and requested applications and noting the Commission will not consider the annexation request. Staff recommends approval of the applications subject to conditions.

Questions were addressed about the developer completing the missing pedestrian pathway segment along the proposed development's northern boundary or a connection into the Dry Canyon.

Chair Colvin called for the Applicant's presentation.

Joey Shearer, Planner, AKS Engineering & Forestry, presented the Applicant's proposal via PowerPoint, noting the continuances allowed the team to provide additional information requested by Staff, which improved the application package. Key highlights included the site location and coordination with Central Oregon Irrigation District (COID), zoning, access,

preliminary layout, alley plan, urban-rural interface, detached single-family lot size, and front load and alley load elevations. The Applicant would accept a condition of approval that driveways be no shorter than 18 ft.

Key questions were addressed about density rules, rezoning consideration, emergency access points, building the trail to the Dry Canyon on the south side, commercial or mixed-use considerations, improved visibility and access to the Dry Canyon, affordable and single-family housing impacts, clear vision standards for intersection points, water infrastructure allocation, plans for open spaces, and landscaping to camouflage the fence on the northern edge.

Chair Colvin called for public testimony.

- Matthew Hidalgo, resident, urged the City to remove the proposed 336-ft alleyway walled in by 6-ft residential fencing on both sides from the development requirements, citing design and safety concerns.
- Eve Ponder, resident, expressed concerns about continued expansion into agricultural land in the north and west of Redmond, citing increased traffic and limited focus on east side development. She noted potential impacts to pedestrian access through the Dry Canyon and the lack of an updated Park Master Plan for the area and future residents. She urged the City to pause north and west expansion until traffic and amenity issues are addressed and questioned any proposed concessions on lot sizes or street frontage in the Canyon. She also disagreed with the assertion that the Canyon contains no significant wildlife habitat. The Commission should make approval of the proposal contingent upon the design and implementation of the Northwest Way/Pershall Way intersection. She believed the developer is being presumptuous about traffic from NW 25th Street dumping into Dry Canyon North.
- John Brenton, resident, inquired about the 6-ft wooden fence and expressed concern about construction debris falling onto his property.
- Larry Peterson, resident, noted the Dry Canyon has long been preserved as an important part of Redmond, with the City consistently maintaining 9,000-sq-ft lot standards. He expressed concerns about deviating from this approach with too many houses on the Canyon rim, the public notification radius of 750 ft, the proposed 6-ft fence, and construction of a road that would terminate in a dead-end without plans for completion.
- Catherine Caudle, resident, submitted a comment via chat, which Chair Colvin read into the record. She noted that the subject property lies outside the urban growth boundary (UGB) and requires a Master Development Plan (MDP) for annexation under Development Code Chapter 8.0270, and that a planned unit development (PUD) cannot be used as a substitute.
- Lucas Hidalgo, resident, asked for reconsideration of completing an unnecessary path behind the residences when an existing path is nearby.

The public's questions and comments were addressed with additional information provided by Joe Bessman, Transight Consulting. Key responses confirmed the property's agricultural land designated as residential, a 6-ft fence is proposed, the proposal references protected wildlife as "significant," expansion of the public notification radius to 2,000 ft for the City Council public

hearing, the property's location within the UGB, the Code allowing a PUD in lieu of an MDP, the 2018 Parks Master Plan accounting for the property's anticipated residential development, and planned Upas Avenue/Pershall Way improvements with Phase 1.

Chair Colvin closed the public hearing.

Commissioner comments noted concerns about long-term traffic impacts on Northwest Way and 25th Street, including increased vehicle volumes despite compliance with current standards. Consideration of an alternative to the proposed pathway was encouraged. Suggestions included recommending City Council review density calculation rules and identifying ways to give developers credit for preserving land when it serves the community's best interest. Commissioners commended the applicant's revisions to the proposal, including increased alley width, and noted the project will help meet future housing needs and integrate more cohesively as surrounding areas develop.

Planning Director Roberts recommend an additional condition of approval not included in the Staff report to establish the townhouse rear setback at 18 ft to 20 ft.

Commissioner Schimmoller moved to accept the Staff recommendation and recommend approval of the requested applications to City Council with additional modifications of including minimum 18-ft setbacks for townhouse alleyway load sides, consideration of an alternative to using the path, and seeing if the sidewalk is acceptable for the pathway into the Dry Canyon. Commission Cook-Bostick seconded the motion.

Commissioner Schimmoller noted that based on citizen comment and the contractor's willingness to work on the concern, there seems to be a pathway option in place. If Staff finds no legal reason not to proceed, the alternative seems reasonable.

Ayes: Chair Colvin, Vice Chair Norman Schultz, Mercedes Cook-Bostick, Tom Kuhn, Michael Rogers, Ben Schimmoller

Nays: None

Motion Carried: 6 to 0

NEXT MEETING – October 29, 2025

COMMISSIONER COMMENTS

Commissioners thanked those who attended the meeting.

Commissioner Rogers urged the City to consider an urbanization study.

ADJOURNMENT

The meeting adjourned at 7:33 pm.

Prepared by ABC Transcription Services

Reviewed by Kyle Roberts, Planning Director

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by the Chair this 19th day of November 2025.

/s/ Tobias Colvin
Tobias Colvin
Chair

ATTEST:

/s/ Kyle Roberts
Kyle Roberts, staff
Planning Director

FINDINGS FOR TEXT AMENDMENTS TO THE REDMOND CITY CODE, CHAPTER 8 (DEVELOPMENT CODE)

HEARING DATE: November 19, 2025, 5:30 PM, Redmond City Hall Council Chambers and via digital conference (GoTo Meeting)

HEARINGS BODY: Redmond Urban Area Planning Commission

FILE NUMBER: 711-25-000216-TA

FILE NAME: Redmond Development Code Text Amendment

REQUEST: A Legislative Amendment to the Redmond City Code, Chapter 8 (Development Code) Amending Various Sections of Code

APPLICANT: City of Redmond

REVIEWING STAFF: Kyle Roberts, AICP, Planning Director

I. BACKGROUND

Summary:

Chapter 8 of the Redmond City Code, known as the Redmond Development Code (RDC), is the primary mechanism to implement the City's Comprehensive Plan, regulate zoning, growth and development, land use activity, and other City policies related to Great Neighborhood Principles. As a living document, periodic amendments to the RDC are needed to adapt to changing conditions, comply with Comprehensive Plan policies, new state legislation, or simply to improve administration of provisions within the code. Code amendments touch on many different aspects of the community, livability and have significant implications regarding providing certainty, flexibility and modernization of regulations all at the same time.

The City's last major code amendment occurred in December 2023. Since that time, the City Planning Division has processed and evaluated numerous land use applications using the standards and criteria established in the City's development code. Staff and City Council have identified various sections code that are in need of revision; however, this code amendment application is intended to focus on only a few priority topics along with various relatively minor fixes. An initiative for a larger, much more comprehensive amendment package is anticipated to begin in 2026.

This proposed amendments to the zoning standards in the Development Code is being initiated legislatively by staff at the direction of Council. The findings and supporting materials demonstrate the proposed text amendments are consistent with the Statewide Planning Goals, the Comprehensive Plan, and RDC Section 8.760 (Amendments). The four criteria set forth in Section 8.760 are addressed herein, as well as applicable state laws and requirements.

Proposal:

City Council had the opportunity to review a number of large-scale master development planned subdivisions this year. Five specific topics of concern were identified and discussed repeatedly during the reviews. These included alley standards, townhouse rear setbacks, useable open space, evacuation routes, and planter strip landscaping. City Council has directed the Planning Commission and staff to evaluate and propose potential changes to the standards of the aforementioned topics.

Alleys: Council has expressed a desire for adequately-sized residential alley widths for new developments. While both the RDC and City of Redmond Standards and Specifications (CORSS) document define the minimum right-of-way width for alleys, the CORSS provides the design standards for alleys. The CORSS currently has listed a minimum of 16- and 20-foot pavement widths for

residential alleys. Staff proposes eliminating the 16-foot pavement width option from the CORSS.

Townhouse with garage and alley access - rear setbacks: Proposed more commonly than not for new townhouse developments are townhouses with garages that are alley-loaded (i.e., vehicular access is taken from rear of the lot via an alley). Given the townhouse small lot sizes, State-mandated minimum off-street parking standard of one space per unit, and that sometimes townhouse developments front streets that do not allow for on-street parking, presents challenges to provide adequate off-street parking space needs.^{1 2} The issue is exacerbated by the development code's minimum 5-foot rear setback in all residential zones where a townhouse with a garage has vehicular access via an alley. This results in very short driveways that sometimes result in alleyways that are partially blocked with residents' parked vehicles because there isn't adequate space to provide for off-street parking. Staff is proposing to amend the rear setbacks to require 20 feet. This would match the minimum rear setback requirement for single-family dwellings with attached garages accessing the alley in the same zones and would provide adequate driveway space for off-street parking given the standard off-street parking space is 9 feet by 20 feet.³

Pocket parks – useable open space: One of the City's 11 Great Neighborhood Principles requires that open space for pocket park(s) be provided for subdivisions and site plans proposed in medium and high-density residential zones at a standard of 3,000 square feet for every 25 lots/units. Currently there is no requirement that a minimum square footage of open space be consolidated. In other words, the standard can be met by providing numerous small open space tracts that can result in open space that is not useable for active recreation. Staff is proposing to add language that requires developments with at least 50 lots/units provide a minimum of 6,000 square feet of open space consolidated, contiguous, and configured in a way that allows for active recreation.

Evacuation routes for new subdivisions: With the increasing concern over wildfire danger among the community, Council requested that a provision be added to the development code's land division standards that require new subdivisions to provide for evacuation routes. Existing in the development code under the fundamental design provisions for land divisions is a standard that requires a subdivision or partition to provide, whenever possible, a minimum of two points of access to provide for assured access for emergency vehicles and ease of resident evacuation. Staff consulted with the Redmond Fire and Rescue Fire Marshall to explore opportunities to enhance the existing standard. All proposed land divisions are reviewed by the Fire Marshal using the Oregon Fire Code (OFC). The OFC requires a secondary emergency access when at least 30 units are proposed.^{4 5} Additionally, the OFC has a spacing standard that is required between emergency access points that is intended to ensure there would be at least one emergency access during an emergency. Sometimes providing more than two access points is not possible. However, staff has found often with relatively large, proposed subdivisions, there are required connection points that provide connection/access to adjacent existing or future development that can often serve as tertiary emergency access. Staff believes that the development code's existing multiple access points standard is appropriate and is therefore not recommending a change to the standard.

¹ The one off-street parking space requirement can be met by providing a parking space in the garage (or driveway) as long as it meets the dimensional standard of 9' x 20.'

² Oregon Administrative Rule 660-046-0220(3)(f)(A) requires that cities with a population greater than 25,000 cannot require more than one off-street parking space per Townhouse dwelling unit.

³ Oregon Administrative Rule 660-046-0220(2)(c) requires that cities with a population greater than 25,000 cannot require middle housing (e.g., townhouses) setbacks be greater than those applicable to detached single-family dwellings in the same zone.

⁴ Only one secondary emergency access is required regardless of how many proposed units there are over the minimum 30-unit threshold.

⁵ Oregon Fire Code Sections D107.1 and D107.2.

Planter strip landscaping: Water conservation is a goal of Council. The City has already updated the landscaping standards in the development code, which in part greatly reduced the amount of turf that is allowed when landscaping private property. The change was made to help reduce outdoor water use. Council has now directed staff to prohibit the planting of turf in planter strips – defined as the area between the back of the curb and front of the sidewalk and/or path that is horizontally separated from the curb. Because the planter strip is located in public right-of-way, it is the City of Redmond Standards and Specifications (CORSS) document that regulates the landscaping of these strips. That said, staff proposes adding language in the CORSS that prohibits the planting of turf in planter strips.

Lastly, staff has also taken this opportunity to propose various relatively minor amendments to the code that will bring regulations in line with state law, modernize existing regulations, provide clarity, improve administration, add greater flexibility and reduce barriers, and fix errors.

In summary, these additional amendments include:

- Adding a discretionary review track for zoning conformance review of townhouses and cottage clusters (allowed by ORS 197A.400)
- Updating Wireless and Broadcast Communications Facilities provisions to align with local policy and Section 6409(a) of the FCC Spectrum Act
- Updating landscaping standards with industry standards and best practices for urban tree care
- Updating a land use procedure in accordance with state law [ORS 197.797(4)(b)]
- Providing clarification on the applicability of modification of approval provisions
- Adding an exception provision to the minimum density standard for proposed partitions with an existing single-family dwelling
- Updating the exception to lot size provision in accordance with House Bill 2138 (2025)

Exhibits:

The proposed amendments to the RDC are contained in one exhibit and is attached hereto:

Exhibit A – Amendments to various sections of the Redmond City Code, Chapter 8. Changes are shown in red-colored text with additions in underlined text and deletions in strikethrough text.

Noticing:

Noticing for the first evidentiary hearing scheduled for November 19, 2025, was noticed as follows:

- Per ORS 197.610, a notice of proposed change to an implementing regulation and zoning map amendment was submitted to the Department of Land Conservation and Development (DLCD) on October 6, 2025.
- Per Section 8.1110 of the Redmond Development Code, a public hearing notice for the November 19th Planning Commission hearing was published in the *Redmond Spokesman* on November 6, 2025.

Applicable Criteria:

The following are the applicable sections from the Oregon Revised Statutes, Oregon Administrative Rules, and the Redmond Development Code:

- Oregon Revised Statutes (ORS) – Chapters 92, 197, 197A, and 227
- Oregon Administrative Rules (OAR), Chapter 660:
 - Division 15, Statewide Planning Goals and Guidelines
 - Division 18, Post-Acknowledgement Amendments

- Division 46, Middle Housing in Medium and Large Cities
- City of Redmond Development Code:
 - Article I – Zoning Standards
 - Section 8.760: Criteria for Amendments

II. FINDINGS & CONCLUSIONS

Findings:

Redmond Development Code, Article I – Zoning Standards: Amendments: Sections 8.750 through 8.770 set forth the procedure and standards for an amendment to the text of the Redmond Development Code. Specifically, Section 8.760 sets forth the four review criteria that must be met when evaluating amendment requests. Findings for each criterion are presented below.

8.760 Criteria for Amendments. The burden of proof is upon the applicant. The applicant shall show the proposed change is:

1. In conformity with all applicable State statutes;

FINDING: The following State statutes apply directly to this application:

ORS 197.610, *Submission of proposed comprehensive plan or land use regulation changes to Department of Land Conservation and Development*

ORS 197.610 requires local jurisdictions to submit proposed comprehensive plan or land use regulation changes to Department of Land Conservation and Development (DLCD). Notice of the proposed implementing amendments to the Redmond Development Code (RDC) has been provided to DLCD more than 35 days in advance of the first evidentiary hearing concerning the amendments.

ORS 197.797, *Local quasi-judicial land use hearings; notice requirements; hearing procedures*

ORS 197.797 sets forth noticing requirements. The applicable RDC standards that address amendment and legislative procedures and noticing requirements (i.e., Sections 8.750-8.770 and 8.1100-8.1125) were developed in compliance with the applicable State statute regarding noticing and public hearings. The relevant findings, incorporated by reference herein, show compliance with the aforementioned statutes.

Notice of the proposed text amendment has been advertised in the local newspaper (public notice) as required by the RDC and State statute. Regarding statutory public hearing requirements, this proposal is legislative and not quasi-judicial. Sections 8.1100 through 8.1125 of the RDC implement the quasi-judicial statutory requirements in similar fashion and have been met. The Redmond Urban Area Planning Commission and City Council's public hearing and review processes meet the statutory requirements for the purpose of the review.

ORS 197A.400, *Clear and objective approval criteria required; alternative approval process*

Currently the development code allows an applicant to choose between the City applying clear and objective standards or discretionary standards when conducting zoning conformance review for single-family dwellings or plexes. As part of this code amendment package, staff is proposing to add a discretionary review track to the townhouse and cottage cluster zoning conformance review standards. Said proposal is allowed by and is in compliance with ORS 197A.400(3).

ORS 197A.420, *Duplexes; middle housing*

As discussed above, staff is proposing to amend the minimum rear setbacks for townhouses that have garages with alley access to match the minimum rear setback requirement for single-family dwellings with attached garages accessing the alley for all residential zones. Staff's proposal is allowed by and complies with ORS 197A.420(5) as the amended minimum setback will not be greater than the same setback applied to single-family in the same zones.⁶

Based on the above discussion and finding, staff concludes that the proposed amendments comply with criterion #1.

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

FINDING: The following State-wide planning goals have been determined to apply directly to this application:

Goal 1 – Citizen Involvement - calls for the opportunity for citizens to be involved in all phases of the planning process. The Redmond Urban Area Planning Commission serves as the City's formal citizen advisory commission to fulfill Goal 1 and is made up of Redmond area residents.

The agenda for the Planning Commission public hearing, where and when the proposed amendments are discussed, were provided in accordance with law. All documents were available for public review. Public notice advertising the November 19th public hearing was published in the *Redmond Spokesman*.

Goal 2 – Land Use Planning – requires establishing a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions. The proposed amendments are intended to enhance livability, bring regulations in line with state law, modernize existing regulations, provide clarity, improve administration, and add greater flexibility and reduce barriers.

Goal 3 – Agricultural Lands – is not applicable because there are no agricultural lands in the city limits.

Goal 4 – Forest Lands – is not applicable because there are no forest lands in the city limits.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces – none the proposed amendments affect any regulation that implements Goal 5 and the City's acknowledged regulations implementing Goal 5 remain in effect with no change in applicability.

Goal 6 – Air, Water, and Land Resources Quality – is not applicable because the City's acknowledged regulations implementing Goal 6 remain in effect with no change in applicability.

Goal 7 – Areas Subject to Natural Hazards – is not applicable because the City's acknowledged regulations implementing Goal 7 remain in effect with no change in applicability.

Goal 8 – Recreational Needs – requires the City to satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts. This goal is not applicable as the amendments have no effect on the availability of or access to recreational opportunities.

⁶ Oregon Administrative Rule 660-046-0220 provides direction on the implementation of ORS 197A.420(5).

Goal 9 – Economic Development – requires the City to plan and zone enough land to meet the community’s projected commercial and industrial needs. The City adopted an Economic Opportunities Analysis (EOA) in 2020. This document serves as the City’s compliance document under Goal 9, OAR 660-009-0015, and ORS 197.712. Strategies identified in the EOA carried over as economic development goals and policies outlined in Chapter 9 of the City’s Comprehensive Plan. The proposed code amendments do not have a direct impact on the EOA or the economic development goals and policies of the City’s Comprehensive Plan.

Goal 10 – Housing – provides for the housing needs of citizens of the state. The City adopted a Housing Needs Analysis (HNA) in 2019. This document serves as the City’s compliance document under Goal 10, OAR Chapter 660, Division 008, and ORS 197A.270. This report concludes that Redmond should plan to accommodate development of 6,963 new dwelling units over the next 20 years in order to house the projected population growth. The proposed code amendment package includes amending an existing provision and creating new provisions with the purpose of reducing development barriers and providing greater permitting flexibility. Specifically, this includes adding a discretionary review track for townhouses and cottage clusters zoning conformance review as well as adding an exception provision to the minimum density standard for proposed partitions with an existing single-family dwelling. Additionally, removing outdated language from the development code’s exception to lot size requirement provision.

Goal 11 – Public Facilities and Services – requires the City to plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development. The proposed amendments will have no impact on the City’s ability to plan and develop public facilities and services.

Goal 12 – Transportation – requires the City to provide and encourage a safe and convenient and economic transportation system. Per OAR 660-012-0060, the proposed amendments will have no impact on an existing or planned transportation facility.

Goal 13 – Energy Conservation – is not applicable because the City’s acknowledged regulations implementing Goal 13 remain in effect with no change in applicability.

Goal 14 – Urbanization – requires the City to provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities. The proposed amendments do not encourage uncoordinated development, sprawl, or lower targeted densities. The management of the City’s land use inventories is unaffected by this amendment.

Goal 15 – Willamette River Greenway – is not applicable to the city of Redmond.

Goal 16 – Estuarine Resources – is not applicable to the city of Redmond.

Goal 17 – Coastal Shorelands – is not applicable to the city of Redmond.

Goal 18 – Beaches and Dunes – is not applicable to the city of Redmond.

Goal 19 – Ocean Resources – is not applicable to the city of Redmond.

Based on the above discussion and finding, the proposed amendments are consistent with the statewide planning goals and therefore complies with criterion #2.

3. In conformity with the Redmond Comprehensive Plan, land use requirements and policies; and

FINDING: The Redmond Comprehensive Plan is the official land use policy statement of the Redmond City Council. The City frequently reviews and updates the RDC to try and ensure it is aligned with the Comprehensive Plan. Staff has found only a small number of Comprehensive Plan policies have meaningful relevance to the proposed amendments.

Chapter 2 of the Comprehensive Plan identifies goals and policies that pertain to land use planning and procedures. Goal 1 of the chapter states: “Ensure that Redmond’s Comprehensive Plan, implementation tools, and administration procedures build on the community’s vision for the future and align with regional, state, and federal plans and regulations.” The RDC serves as the major implementation mechanism of the Comprehensive Plan. Amendments to the RDC create greater alignment with the Comprehensive Plan that contribute to advancing the community’s vision for the future.

Policy 2-1-7 suggests identifying and assigning land uses in a way that encourages the best relationship between places where people live, work, shop, and recreate. The proposed amendments directly address this policy by further restricting the placement of cell towers in the community in line with the intent of the original adopting City ordinance (Ordinance 2011-13) that established zoning standards for wireless and broadcast communication facilities. The intent of the ordinance was to limit the placement of cell towers to the commercial and industrial zones and to minimize adverse aesthetic and visual impacts on property adjacent to or surrounding residential neighborhoods within the city. Specifically, the proposed amendment generally prohibits placement of new wireless and broadcast communication facilities in the mixed use zones because said zones are semi-residential in nature and the City’s Mixed Use Neighborhood zone is adjacent to or wholly surrounded by residential zones.

Chapter 5 of the Comprehensive Plan identifies goals and policies that address the protection of open spaces, scenic and historic areas, and natural resources in Redmond. Policy 5-2-1 identifies the need to “[S]upport water conservation efforts within the Deschutes Basin to meet the water needs for rivers and communities today and into the future.” Staff’s proposal to add language in the City’s Standards and Specification document that prohibits the planting of turf in planter strips is intended to reduce outdoor water use, thus advancing water conservation efforts.

Chapter 15 of the Comprehensive Plan includes policies aimed at enhancing livability in Redmond. The goal of Chapter 15 is for Redmond to “guide development by implementing forward-looking policies to improve livability, retain community identity, create a high quality of life, and support a safe environment.” The proposed amendment to increase rear setbacks for townhouses will enhance the livability of newly-proposed neighborhoods by ensuring that adequate space is available for off-street parking and alleyways are free of parked vehicles. Additionally, the proposed revision to the pocket park requirement will improve neighborhood open spaces by ensuring that useable space is provided, which allows for areas for active recreational opportunities that can enhance quality of life.

Policy 15-1-3 speaks to improving community aesthetics. As discussed above, the proposed amendments to the wireless and broadcast communication facilities standards will help ensure that the look and feel of residential areas are not impacted by allowing placement of wireless and broadcast communication facilities in the City’s mixed use zones as was intended by Ordinance 2011-13.

Staff concludes that the proposed amendments are consistent with the applicable Redmond Comprehensive Plan goals and policies.

4. That there is a change of circumstances, further studies justifying the amendment or mistake in the original zoning.

FINDING: There has not been a change of circumstances per se; however, as discussed in the introduction of this staff report, City Council had the opportunity to review a number of large-scale master development planned subdivisions this year. As a result, five specific topics of concern were identified and discussed repeatedly during the reviews. Council directed staff to work with the Planning Commission to explore proposing amendments to standards related to the five identified topics of concern. Additionally, because it has been nearly two years since the development code underwent a major amendment, staff took this opportunity to propose various relatively minor amendments to the code to bring regulations in line with state law, modernize existing regulations, provide clarity, improve administration, add greater flexibility and reduce barriers, and fix errors.

Sec. 8.020. Definitions.

As used herein, 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, alley, or easement.

Access. The right to cross between public and private property.

Access Management. The process of regulating access to streets, roads, and highways.

Accessible Route. A continuous unobstructed path connecting all accessible elements and spaces of a building or facility. Interior accessible routes may include corridors, floors, ramps, elevators, lifts, and clear floor spaces at fixtures. Exterior accessible routes may include connections to the public right-of-way, parking access aisles, curb ramps, crosswalks at vehicular ways, walks, ramps, and lifts.

Accessory Dwelling. See Dwelling, Accessory Dwelling.

Accessory Structure. A non-dwelling structure incidental and subordinate to the main structure and located on the same property as the main structure.

Accessory Use. A use incidental and subordinate to the main use of a property and located on the same property as the main use.

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

Active Recreation. Recreational activities which require coordination or equipment, taking place at a prescribed location, such as sites or fields. See also Passive Recreation.

Active Style Park. A park designed for active recreation no less than 15,000 square feet in size and consolidated shape. Examples of active-style park components include sports play areas, exercise equipment units, public/family gatherings with picnic shelters or tables, play structures, or designated pet areas. Active-style parks commonly feature some passive recreation features, but only as a secondary use. See also Passive-Style Park.

Adjacent. See Abut.

Adjoining. See Abut.

Administrative Decision. A discretionary action or permit decision made without a public hearing but requiring public notification and an opportunity for appeal.

Adverse Impact. Negative effect of some action governed by this Code.

Affected Person. 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 subject to and affected by a decision.

Affordable Housing. Affordable housing is generally defined as housing within the means of a household that may occupy low- and moderate-income housing, meeting one of the thresholds defined in this section. Affordable Housing warrants low- and moderate-income affordability deed restrictions of at least 30 years. The affordability period may be adjusted based on the use of development incentives, modifications, variances or exceptions.

In the case of dwelling units for rent, "affordable" means housing for which rent and utilities are no more than 30 percent of the gross annual household income for a family earning less than or equal to 60 percent the Area Median Income (AMI), based on the most recent HUD Income Limits for the Bend-Redmond Metropolitan Statistical Area.

In the case of dwelling units for sale, "affordable" means housing in which the mortgage, amortized interest, taxes, insurance, HOA and associated fees, if any, constitutes no more than 30 percent of such gross annual

household income for a family earning less than or equal to 80 percent of the Area Median Income (AMI), based on the most recent HUD Income Limits for the Bend-Redmond Metropolitan Statistical Area.

Agent. Any person who is authorized to represent or act for any other person.

Alley. A public or private way reserved as a secondary means of access to the back or 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.

Alter. To change, add to, or modify a structure or a use.

Architectural Theme. The use of a repetitive and dominant element or style to create a unifying and coherent form of construction.

Arena, Indoor. A facility intended to enclose spectator sporting events.

Auto Detailing. A use designed for cleaning the inside and outside of autos, not including an automated car wash.

Auto Sales. Commercial sale of new or used autos.

Auto and Tire Service. A commercial business engaged primarily in supplying services generally required in the operation and maintenance of automotive vehicles. Major automotive repairs, painting and body and fender work, are excluded from this definition.

Automobile Recycling or Wrecking Yard. A premises used for the long-term outdoor storage and sale of used automobile or truck parts.

Awning. A sheet of canvas or other material stretched on a frame and used to keep the sun or rain off a storefront, window, doorway, or deck.

Batch Plant, Asphalt. A heavy industrial use intended for mixing and preparing asphalt and/or other oil-based paving surfacing material requiring large scale preparation.

Batch Plant, Concrete. A use intended for mixing and preparing concrete or similar (non-oil-based) paving surfacing material requiring large scale preparation.

Bed and Breakfast. Provides accommodations plus breakfast on a daily or weekly basis in an operator- or owner-occupied home that is primarily used for this purpose. A Bed and Breakfast may contain up to five rental guest rooms.

Bee. Any stage of development of the common domestic honeybee, *Apis mellifera* species.

Beekeeper. A person owning, possessing, or controlling one or more colonies of bees.

Berm. A continuous small rise or hill in the ground which is intended to buffer or visually screen certain elements of development such as parking areas.

Block. An area of land bounded by streets or by a combination of streets and public parks, cemeteries, railroad rights-of-ways or lines, shorelines or waterways, natural topographical barriers, or corporate boundary lines of a city.

Boarding or Rooming House. A building containing five or less guest rooms intended or designed to be used, or that are used, rented, or hired out to be occupied, or that are occupied for sleeping purposes by guests.

Buildable Area. The portion of property that can be used to construct a building. Buildable area is the area excluding yard setbacks, easements (includes the width of easement and airspace above), and other legal or physical prohibitions to construction.

Building. Any structure used or intended for supporting or sheltering any use or occupancy.

Building Footprint. The area of a building as measured around its foundation.

Building Height. See Height, Building.

Canopy. A permanent roofed structure which may be free-standing or partially attached to a building for a purpose of providing shelter to patrons in automobiles, and patrons on foot, but shall not mean a completely enclosed structure.

Capacity. The maximum level of designated use of any facility, or part thereof, as determined pursuant to the provisions of the City's adopted codes and standards or State Statutes.

Car Wash. Automated or manual facility whose primary use is the washing of cars.

Cemetery. Land dedicated to being used for the burial and honoring of the dead.

Child. A child under 13 years of age or a child under 18 years of age who has special needs or disabilities and requires a level of care that is above normal for the child's age.

Child Care Center (commercial). Any registered child care facility which is not a child care home.

Child Care Facility. Any Facility that provides child care to children, including a day nursery, nursery school, child care center, certified or registered family care home or similar unit operating under any name.

Child Care Home (residential). Any registered child care facility or certified group child care home where child care is offered in a residence up to 16 children, including children of the provider, regardless of full-time or part-time status consistent with State Law. (ORS 329A.440).

Church. A place or structure having a primary function of providing a place of worship for a known/established non-profit religion or religious institution.

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

Clear and Objective. Relates to decision criteria and standards that do not involve substantial discretion or individual judgment in their application.

Clinic, Animal. See Veterinarian.

Clinic, Medical-Dental. See Office.

Club. Private organization that has limited membership.

Colony. A beehive and its equipment and appurtenances, including one queen, bees, comb, honey, pollen, and brood.

Commercial Amusement Establishment. Any place where entertainment or amusement is provided, where the public on a commercial basis may observe or join in the activities.

Common Area. Land within a development not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development. May include complementary structures and improvements.

Comprehensive Plan. The Plan and coordinated land use map and policy statements adopted by the City of Redmond pursuant to ORS Chapters 197 and 227 for the Redmond Urban Growth Boundary.

Conditional Use. A use which requires a conditional use permit review and approval.

Conforming. In compliance with the regulations of the applicable zone designation.

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 public improvements and facilities.

Contiguous. See Abut.

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

Contractor's Yard. Outdoor area containing contractor equipment or privately owned, not-for-sale, supplies.

Convalescent Home. See Nursing Home.

Convention Center. Public, semi-public, or privately-owned facility whose primary purpose is to accommodate large gatherings of people for events.

Cottage Cluster Project. A development site with one or more cottage clusters. Each cottage cluster as part of a cottage cluster project must have its own common courtyard.

Cottage Clusters. Groupings of no fewer than four detached housing units per acre with a footprint of less than 900 square feet each and that include a common courtyard. Cottage Cluster units may be located on a single Lot or Parcel, or on individual Lots or Parcels.

Dairy Product Processing Facility. A facility that processes milk into products for sale and distribution.

Day Care (commercial). See Child Care Center.

Day Care (residential). See Child Care Home.

Day Nursery. See Child Care Facility.

Deck. A covered or uncovered flat-floored area adjoining a dwelling, or other building, and adapted especially to outdoor use.

Dedication. The transfer of private property to public ownership upon written acceptance. The term may also be used for dedications to a private homeowners' association.

Demolition. Any act or process that destroys in part or in whole a building or structure.

Density(ies). A measurement of the number of dwelling units in relationship to a specified unit of land; density calculations are based upon net acreage, which generally excludes land devoted to right-of-way. The net acreage is determined by subtracting from the total acreage of the lot or parcel that which is deemed necessary for street dedication and that area used for private streets and common driveways, if any.

~~*Density Transfer, OSPR/"R" Zone.* The allowance of reduced-sized lots in residential zones in exchange for a specific area of Open Space Park Reserve land, which would be dedicated, deeded, or sold to the City of Redmond. Density transfer provisions apply to residentially zoned land immediately adjacent to desired land zoned (or potentially zoned) OSPR/Open Space Park Reserve, or land at the urban edge not adjacent to land in designated urban reserves. The percentage of land area to be credited as 'transfer land' is to be evaluated on a case-by-case basis.~~

Developer. Any person, corporation, partnership, agent of the developer, or other legal entity that creates, or proposes to create, a land development, subdivision, partitioning, or other development including residential, commercial, or industrial developments.

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. Development excludes site grading prior to site development for overhead and underground utility improvements where the real property will be returned to essentially the same condition following completion of improvements.

Discretionary. A permit action or decision that involves substantial judgment.

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 used for drainage ditches, pipes, or other natural or man-made water conveyance or runoff.

Duplex. See Dwelling, Duplex.

Dwelling. As follows:

Accessory Dwelling Unit (ADUs). A secondary living unit, attached or detached, accessory to a single-family detached dwelling in a residential zone containing cooking facilities meeting the dimensional standards and other requirements of the zone district in which it is located.

Duplex. Two attached, or detached, dwelling units on a Lot or Parcel when neither is an accessory dwelling.

Dwelling Unit (DU). A single unit providing complete independent living facilities for one or more person, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Guest House. A detached building used as sleeping quarters for guests of the occupants of the main dwelling and having no cooking facilities.

Live/work Dwelling. A building type that consists of commercial space on the ground floor and residential space on the ground and/or upper floors. The ground floor commercial or office space has visibility, signage, and access from the primary street. To preserve the pedestrian orientation of the commercial or office space, alley or rear access is required to provide services and residential parking. A separate home occupation may be allowed in addition to the commercial space. The permitted live/work dwelling types are defined below:

1. *Live/work Townhouse.* A townhouse in which a business shall be limited to the ground floor and may not exceed 50 percent of the floor area of the entire townhouse unit, excluding the garage.
2. *Live/Work Apartment.* A residential multi-story, multi-unit building with a minimum of 50 percent of the building ground floor used as retail, office, or commercial space.

Manufactured Dwelling.

1. *Residential trailer.* A structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes and that was constructed before January 1, 1962.
2. *Mobile Home.* A structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes and that was constructed between January 1, 1962, and June 15, 1976, and met the construction requirements of Oregon mobile home law in effect at the time of construction.
3. *Manufactured Home.* A structure constructed for movement on the public highways that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes and that was constructed in accordance with federal manufactured housing construction and safety standards and regulations in effect at the time of construction. Manufactured dwelling does not include any building or structure constructed to conform to the State of Oregon Structural Specialty Code or the Low-Rise Residential Dwelling Code or any unit identified as a recreational vehicle by the manufacturer.
4. *Multi-Family Complex.* A building or group of buildings on a single lot containing a total of five or more dwelling units.

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5. *Quadplex*. Four attached, or detached, dwelling units on a Lot or Parcel.
 6. *Single Family Detached Dwelling*. A detached building containing one dwelling unit, including manufactured homes.
 7. *Triplex*. Any configuration of three attached, or detached, dwelling units on one Lot or Parcel.

Easement. A right to use a parcel of land for specific purposes, but in which ownership of the land is not transferred. Easement includes use of property and air above the easement. Easement encroachment prohibitions shall consist of, but are not limited to, permanent structures, buildings including porches and roof eaves or components thereof, or any other horizontal and vertical encroachment, obstruction, excavation, or alternation of the easement.

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

Equipment, General. Smaller equipment that is typically used outdoors, such as lawnmowers, weed trimmers, rental trucks and trailers, rototillers, and so forth.

Equipment, Heavy. Large equipment including but not limited to backhoes, dump trucks, cranes, bulldozers, semi-truck trailers and their containers, and so forth.

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

Exempt Vegetation. A tree or other plant that is shown by the sun chart accompanying a solar access permit application to cast existing shade on a protected area.

Family. One or more persons, related or unrelated, living together in a single dwelling unit.

Farm Use. 'Farm Use' means the employment of land including that portion of such lands under buildings supporting accepted farming practices for the purpose of generating an income by raising, harvesting, and selling crops, or by the feeding, breeding, management, and sale of, or the product of, livestock, poultry, fur-bearing animals, or honeybees or for dairying and the sale of dairy products or any other agricultural or horticultural use or animal husbandry or any combination thereof. Farm use includes the preparation and storage of the products raised on such land for man's use and animal use and disposal by marketing or otherwise. It does not include the use of land subject to the provision of ORS 321, except land used exclusively for growing cultured Christmas trees, or to the construction and use of dwellings customarily provided in conjunction with the farm use. The definition of 'accepted farming practice,' as used in DCC Title 20 and the Redmond Development Code, means a mode of operation that is common to farms of a similar nature, necessary for the operation of such farms to generate an income and customarily utilized in conjunction with farm use.

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

Floor Area. The sum of the gross horizontal areas of the floors of a building, measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings, but not including:

1. Attic space providing headroom of less than seven feet.
2. Basement, if the floor above is less than six feet above grade.
3. Uncovered steps or fire escapes.
4. Private garages, carports, or porches.

Fowl. Fowl means any female fowl from the order *galli formes*, including: chickens, ducks, turkeys, peacocks or pea fowl.

Fraternal Organization. See Club.

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

Garage, Public or Private Parking. A publicly or privately-owned structure having one or more tiers of heights used for the parking of automobiles. Open garages may include parking spaces for customers, patrons, or clients provided said parking spaces are clearly identified as parking spaces for the building or use which is required to provide said space.

Gas Station, Auto. Service station having a primary function of providing gasoline to passenger automobiles.

Gas Station, Card Lock. Semi or fully automated service station that provides gasoline to persons having the appropriate card to enable fueling; typically intended for auto fleet (commercial vehicle) fueling.

Gift and Card Shop. Shop that exclusively sells cards and gifts.

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

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

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

Finished Grade. 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.

Ground Level Grade. 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.

Natural Grade. The existing grade or 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.

Regular Grading. Any grading that involves 5,000 cubic yards or less of material.

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.

Granny Flat. See Dwelling, Accessory Dwelling.

Gross Square Footage. The sum of all areas on all floors of a building included within the outside faces of the exterior walls.

Ground Cover. A plant material or non-plant material (e.g., bark chips, mulch, gravel) that is used to cover bare ground.

Guest House. A detached building used as sleeping quarters for guests of the occupants of the main dwelling and having no cooking facilities; differs from an Accessory Dwelling.

Health Club. A place of business with equipment and facilities for exercising and improving physical fitness.

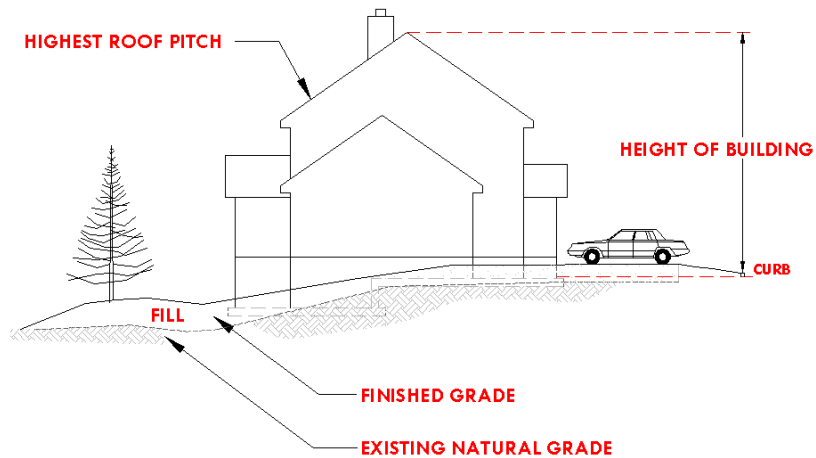
Health Spa. A place of business with equipment and facilities for physical care.

Hearings Body. The City staff, Community Development Director, or designee, Planning Commission, Hearings Officer, or City Council.

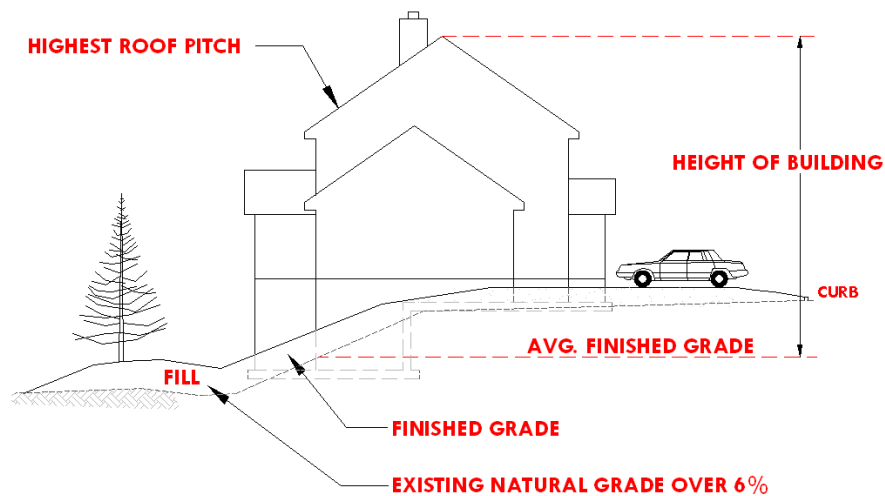
Hearing, Initial. The first hearing authorized and conducted by the Planning Commission, Hearings Officer, or City Council.

Hearings Officer. A planning and zoning hearings officer appointed or designated by the City Council pursuant to ORS 227.165.

Height, Building. With natural grade of up to and including ten percent, "height of a building" is the vertical distance measured between the elevation of the curb serving the property, and the highest point on the roof. For sites having a natural grade of greater than ten percent, "height of a building" is measured from average finished grade to the highest point of the roof, and a maximum of four feet of introduced fill is permitted. See *illustrations below*.



Measuring Height of Buildings (Average slope = 10% or less)



Measuring Height of Buildings (Average slope = more than 10%)

4' fill (max.) permitted without a variance

Highest Shade Producing Point. The highest shade producing point of the structure two hours before and after the solar zenith on December 21. The highest shade producing point could be the tallest point of the structure. Whenever the roof pitch is at an angle less than 17 degrees, the highest shade producing point will be the bottom eave of the structure (see figure below).

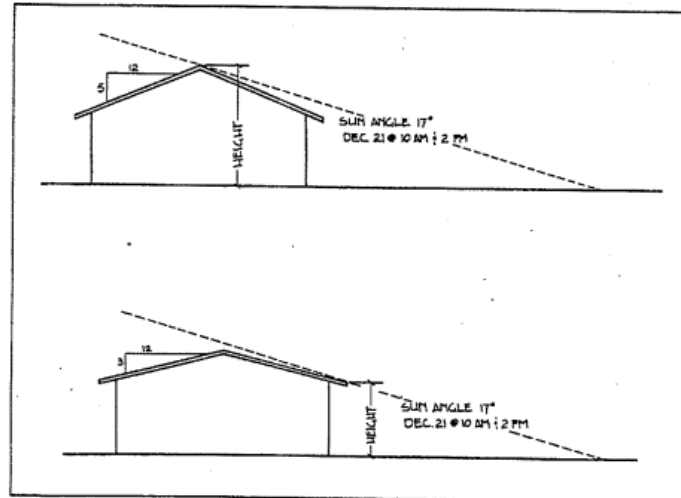


Figure 3
Location of Highest Shade Producing Point Differs with Roof Pitch

Hive. Any Langstroth type structure with movable frames intended for the housing of a bee colony. A hive typically consists of a cover, honey supers, brood chambers, and a bottom board.

Home Occupation. Any business activity carried on by a resident, or resident family, of a dwelling as an accessory use within the same dwelling, or in an accessory structure on the same property. The business activity shall not be detrimental to the overall character of the neighborhood.

Homeless Shelter. A building, facility, or portion thereof used by a not-for-profit agency or organization for the purpose of providing sleeping quarters.

Hospital. A facility with an organized medical staff, with permanent facilities that include inpatient beds and with medical services, including physician services and continuous nursing services under the supervision of registered nurses, to provide diagnosis and medical or surgical treatment primarily for but not limited to acutely ill patients and accident victims, to provide treatment for the mentally ill or to provide treatment in special inpatient care facilities.

Hotel (Motel). Any building containing six or more guest rooms intended or designed to be used, or that are used, rented, or hired out to be occupied, or that are occupied for sleeping purposes by guests.

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.

Improvement. Any man-made physical addition to a property affecting the value or use of that property.

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 function as required for a specific period of time. See also *Performance Guarantee*.

Indoor Commercial Recreation. A room or rooms within an enclosed building which is designated and used for recreational purposes by the public.

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

Ingress. Access point for entering a building, site, or area.

Instrument Runway. A runway equipped or to be equipped with a precision electronic navigation aid or landing aid or other air navigation facilities suitable to permit the landing of aircraft by an instrument approach under restricted visibility conditions. Instrument runways are classed as precision and non-precision instrument runways.

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.

Interest. Includes a lot or parcel, share, undivided interest, or membership which includes the right to occupy the land overnight, and a lessee's interest in land for more than three years or less than three years if the interest may be renewed under the terms of the lease for a total period more than three years. Interest does not include any security interest under a land sales contract, trust deed or mortgage. Interest does not include divisions of land created by lien foreclosures or foreclosures of recorded contracts for the sale of real property.

Junkyard. Primary or accessory use of land for the storage, dismantling or selling of castoff or salvage material of any sort in other than the original form in which it was manufactured and/or assembled and not including reconditioned second-hand furniture or fixtures sold from within a walled building.

Kennel. A lot or buildings in which four or more dogs or cats, at least four months of age, are kept commercially for board, propagation, training, or sale.

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, 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.

Landscape. The act of improving the aesthetic appearance or ecosystem function of land by changing its contours, adding and maintaining ornamental features and plantings.

Landscaping Supply. Indoor or outdoor sales (wholesale or retail) of bulk items typically associated with landscaping, including (but not limited to) topsoil, mulch, gravel, river rock, fountains, pavers, and so forth.

Land Use. The main activity that occurs on a piece of land.

Livestock. Horses, mules, donkeys, cattle, llamas, alpacas, sheep, goats, swine, domesticated fowl and any animal bred and maintained commercially or otherwise, within any type of enclosure.

Live/Work Unit, New. A new structure or use, which is being created to have no more than two dwelling units, as well as a business component (more intensive than a licensed home occupation as defined in this code).

Live/Work Unit, Existing. Any existing on-site building in which no more than two dwelling units, as well as a business component (more intensive than a licensed home occupation as defined in this code), already exists.

Live/Work Unit, Modified. Any existing on-site building that is being changed into a structure for the purpose of having no more than two dwelling units, as well as a business component (more intensive than a licensed home occupation as defined in this code).

Loading Area. An off-street space within a building or on the same lot with a building, for the temporary parking of a commercial vehicle or truck while loading or unloading merchandise or materials.

Lodge. See Club.

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

Corner Lot. 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.

Cul-de-sac Lot. A lot fronting the bulb of a cul-de-sac that has a frontage of less than 50 feet.

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

Flag Lot. A lot which fronts a public street or road and where access to the street or road is by a private driveway. A 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 having between 20 and 50 feet of street frontage.

Interior Lot. A lot other than a corner lot.

Irregular Lot. A lot of such a shape or configuration that technically meets the area, frontage and width requirements of these standards but meets these requirements by incorporating unusual elongations, angles, curvilinear lines unrelated to topography or other natural land features.

Nonconforming Lot. 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.

Through Lot. An interior lot having a frontage on two streets and/or highways, not including an alley.

See also Lot, Double Frontage.

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

Lot Consolidation. The consolidation of lot lines resulting in fewer lots.

Lot Coverage. The percentage of a lot containing the footprint of structures or buildings.

Lot Line. The property line bounding a lot.

Front Lot Line. For a lot other than a corner 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.

Rear Lot Line. The lot line that is opposite and most distant from the front lot line. In the case of an irregular, triangular or other shaped lot, a line ten feet in length within the lot parallel to and at a maximum distance from the front lot line.

Side Lot Line. Any lot line or lines 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 Line Adjustment. The adjustment of common property line(s) or boundaries between adjacent lots, tracts, or parcels for the purpose of accommodating a transfer of land. The resulting adjustment shall not create any additional lots, tracts, or parcels and all reconfigured lots, tracts, or parcels shall contain sufficient area and dimension to meet minimum requirements for zoning and building purposes.

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

1. A lot in an existing, duly recorded subdivision;
2. A parcel in an existing, duly recorded major or minor 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 lot of record.

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.

Lumber Mill. Facility having the primary purpose of shaping and cutting raw or partially finished lumber.

Manufactured Dwelling Park. Any place where four or more manufactured dwellings or prefabricated structures, as defined in ORS 455.010, that are relocatable and more than eight and one-half feet wide, are located within 500 feet of one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent or lease space or keep space for rent or lease to any person for a charge or fee paid or to be paid for the rental or lease or use of facilities or to offer space free in connection with securing the trade or patronage of such person.

Manufacturing, Commercial. Light assembly as a support use to the primary commercial use (i.e., furniture assembly, electronic repair / assembly).

Manufacturing, Heavy Industrial. Industrially related manufacturing; typified by use of larger machinery or chemicals; not generally associated with commercial sales other than as a secondary use to the primary industrial use.

Manufacturing, Light Industrial. Fully enclosed; manufacturing of items permitted in the respective zone; does not use chemicals or materials which may be toxic or otherwise detectable visually or by odor from neighboring properties.

Martial Arts Studio. A place where any art of self-defense is taught and/or practiced.

Master Development Plan (MDP). A detailed development plan showing compliance with the applicable Great Neighborhood Planning Principles, the Redmond Urban Area Framework Plan, and adopted Area Plans on lands currently zoned Urban Holding-10 (UH-10). The MDP typically identifies proposed land uses, buildings locations, landscaping, potential art locations, access and internal circulation, and infrastructure for a project where the development program may be planned to occur in phases over a period of several years. MDP's may include multiple land parcels. The MDP is a required urban planning step before annexation and rezoning property.

Master Plan; Master Development Plan. An overall plan indicating the physical and functional interrelationships between uses and facilities for a project, a series of projects or phased developments. Components of a master plan are set forth in Section 8.270.

Middle Housing. Means Duplexes, Triplexes, Quadplexes (fourplexes), Cottage Clusters, and Townhouses

Ministerial. A routine governmental action or decision that involves little or no discretion. The issuance of a building permit is a ministerial action.

Mini Storage. Securable, "for rent" unit intended to store personal items on a long-term basis.

Mixed-Use. Development that combines residential, commercial, public, or institutional uses within the same building or site. Mixed-use development may occur as a "vertical" mixed-use, where housing is located above the ground floor, or "horizontal" mixed-use, where housing is located on the ground floor or in a separate building or part of a building.

Within horizontal mixed-use developments, residential uses shall be located behind commercial uses relative to the front lot line, or if located at the front of the building, be less than 20 percent of the frontage of such mixed-use building. Stand alone residential uses may be horizontally mixed with other uses as specified in the MUN zone.

Mobile Food Pod. A site containing more than one Mobile Food Unit and associated amenities.

Mobile Food Unit. A mobile vehicle, such as a food truck, trailer, or car, from which primarily food or beverages is provided to walk-up customers and does not include drive-thru service. Mobile Food Units shall be mobile at all times and must be on wheels that are functional and appropriate for the type of unit at all times.

Mobile Food Vendor. A Mobile Food Unit operating in a temporary manner in conjunction with a public or private event.

Modification. A modification is an amendment to an approved site development plan, a condition of approval, or change to an existing structure that has not received a land use approval.

Minor Modification. A change that is less than 25 percent of any building footprint, height or size, site improvement or dimensional requirement.

Major Modification. A change that is equal to or greater than 25 percent of any building footprint, height or size, site improvement or dimensional requirement.

Floor Area. The sum total of the gross horizontal areas of each story of the building measured from the inside of exterior walls or from the centerline of the party walls.

Floor Area Ratio (FAR). The total floor area of all structures and all above grade floors on a lot divided by the lot area. For FAR calculations, the floor area is measured to the inside of exterior walls. The following shall be excluded from the floor area calculation:

1. Space below grade.
2. Mechanical spaces.
3. Elevator and stair shafts.
4. Lobbies and common spaces, including atriums.
5. Space dedicated to parking.
6. Decks, balconies, porches.

Modification of Application. Means the applicant's submittal of new information after an application has been deemed complete and prior to the close of the record on a pending application that would modify a development proposal by changing one or more of the following previously described components: proposed uses, operating characteristics, intensity, scale, site lay out (including, but not limited to, changes in setbacks, access points, building design, size or orientation, parking, traffic, or pedestrian circulation plans), or landscaping in a manner that requires the application of new criteria to the proposal or that would require the finding of fact to be changed. It does not mean an applicant's submission of new evidence that merely classifies or supports the pending application.

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

Multi-family Complex. See Dwelling, Multi-family Complex.

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

Needed Housing. As defined in ORS 197.303, as amended.

Net Square Footage. Gross square feet of a building less common areas and interior walls. Common areas include stairwells, elevators, storage areas, computer server rooms, other shafts, lobbies, underground parking, and similar kinds of uses.

Non-Conforming Structure or Use. A lawful existing structure or use at the time these Development Code standards or any amendment thereof becomes effective, which does not conform to the requirements of the zone in which it is located.

Nursery for Plants. Enclosed facility intended for commercially growing or distributing plants.

Nursing Home. Any home, institution or other structure maintained or operating for the nursing and care of four or more ill or infirm adults not requiring hospital care or hospital facilities.

Office. A room, suite of rooms, or portion of a building used for the practice of a profession or for conducting the affairs of a business.

Open Space. Land retained as undeveloped land for use as passive or active recreational area; land that is developed with park, landscaping, or other non-structural amenities. See also Usable Open Space.

Overlay Zone. A defined area or district which provides regulations in addition to those regulations in the underlying zones.

Owner. Person in whom is vested the ownership, dominion, or title of property; includes contract purchaser.

Partial Master Development Plan (PMDP). A land use plan including the same requirements as a Master Development Plan (MDP) but for only a portion of the subject property(s). The PMDP is a required urban planning step before annexation and rezoning property. Only the partially master planned portion of the property may be annexed unless otherwise approved by the City.

Partition. To divide an area or tract of land into two or three parcels.

Passive Recreation. Recreational activities which are commonly unorganized, noncompetitive, dependent on the landscape, and require no developed facilities. See also Active Recreation.

Passive-Style Park. A park designed for passive recreation that is of any configuration, shape, or size and is landscaped without irrigated turf. Examples of passive-style park components include seating elements, shape structures or tree canopies, trails or walkways, habitat areas. See also Active-Style Park.

Performance Bond. A document, acceptable by the City, issued by a surety company, 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 other legal entity, whether he, she or it is acting for himself, herself, or itself, or as the servant, employee, agent, or representative of another.

Plat, Final. The final plan of all or a portion of a subdivision or partition that is presented to the approving authority for final signature and recording in accordance with State law.

Plat, Tentative. A plan of all or a portion of a subdivision or partition that is submitted for approval in accordance with State law, and that is not a final plat.

Precision Machine Shop. Shop or facility that manufactures alters or modifies metal parts. Typically applies to computerized machining of tools and parts requiring high precision machining.

Primary Use. The most prevalent 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.

Principal Use. The primary or predominant use to which the property is or may be devoted, and to which all other uses on the premises are accessory.

Printing and Publishing, Retail. Service commercial use providing printing services available to the general public.

Printing, Wholesale. Printing intended to serve retail or other wholesale uses rather than the general public.

Public Recreation Facility. A facility that is owned and operated by a public entity primarily for recreational uses. Accessory uses such as art studios, meeting/classrooms, child care, offices, and related commercial uses including food vendors and retail are allowed.

Public 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.

Public Transportation Station. A place which includes a covered structure or a covered facility that is specifically designed to permit users to access public transit (such as buses). Such stations permit users to access one or more modes of public transit and incorporate public accommodations such as vehicle and bicycle parking, rest rooms, vending machines, benches, and tables for the convenience of travelers.

Public Use. A structure or property intended or used for a public property is or may be devoted, and to which all other uses on the premises are accessory.

Public Way. Any street, alley, or other parcel of land open to the outside air leading to a public street, which has been deeded, dedicated, or otherwise permanently appropriated to the public for public use and that has a clear width and height of not less than ten feet.

Quasi-Judicial Action. A decision or action of a public body that involves substantial discretion or judgment in applying the standards and criteria of this Code.

Recreational Area. Areas (other than village green) that are designed, constructed, designated, or used for recreational activities. Examples include: open space containing a park; landscaped or undisturbed natural areas; landscaped trails where a 10-foot-wide paved trail is in a 20 foot easement and is not a public sidewalk; pavilion areas at least 600 square feet in area; pool; splash pad; play court for racket sports and basketball; clubhouse; community room; art and seated viewing area; community garden; a plaza(s) at least 600 square feet in area.

Recreational Vehicle. A vehicle with or without motive power that is designed for use as temporary living quarters for recreational, camping, or travel use. Recreational vehicles include travel trailer, truck camper, and motor home.

Recreational Vehicle (RV) Park. A place where two or more recreational vehicles are located within 500 feet of one another on a lot, tract, or parcel of land under common ownership and having as its primary purpose temporary living quarters and the renting of space and related facilities for a charge or fee. Approved Safe Parking and Vehicle Camping site, per Chapter 5 of City Code, do not constitute an RV Park.

Recreational Vehicle Site. A plot of ground within a recreational vehicle park intended for the accommodation of a recreational vehicle or other camping unit on a temporary basis. The site may include individual use areas for picnic tables, fire pits, private parking, and other private uses.

Recycling Collection Center. Center used as a collection point for household or other types of residential recycling.

Recycling Use. Alteration of a material or commodity for re-use. Includes, but is not limited to, recycling aluminum, glass, paper, and plastic.

Replat. An amendment to a recorded plat.

Research and Development Facility, General. Establishment primarily engaged in industrial or scientific research including limited product testing; does not include medical research.

Research and Development Facility, Medical. Medically related research; use of biohazardous chemicals subject to DEQ regulations.

Reserve Strip. "Reserve Strip" means a strip of land usually a minimum of 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.

Residential Facility. A residential care, residential training, or residential treatment facility, as those terms are defined in ORS 443.400, licensed, or registered under ORS 443.400 to 443.460 or licensed under ORS 418.205 to 418.327 by the Department of Human Services that provides residential care alone or in conjunction with treatment or training or a combination thereof for six to 15 individuals who need not be related. Staff persons required to meet licensing requirements shall not be counted in the number of facility residents and need not be related to each other or to any resident of the residential facility. (ORS 197.660)

Residential Home. A residential treatment or training or an adult foster home licensed by or under the authority of the department, as defined in ORS 443.400, under ORS 443.400 to 443.825, a residential facility registered under ORS 443.480 to 443.500, or an adult foster home licensed under ORS 443.705 to 443.825 that provides residential care alone or in conjunction with treatment or training or a combination thereof for five or fewer individuals who need not be related. Staff persons required to meet licensing requirements shall not be counted in the number of facility residents and need not be related to each other or to any resident of the residential home. (ORS 197.660)

Residential Use. Occupancy such as a human dwelling or lodging place.

Retail, Bulky. Large retail items including furniture, cars, etc.

Retail, Medical Supply. Shop that specializes in goods and commodities relating to care and rehabilitation of medical patients.

Ridge Line (building). The top of a roof at its highest elevation.

Road. 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. See also Street.

Rock Crushing, Permanent. Use of facility or site to crush rock as an ongoing operation. Could involve imported or on-site rock and may involve transporting crushed rock to other sites.

Rock Crushing, Temporary. Use of a site to crush rock on a temporary basis. Must involve on-site rock only but may involve transporting said crushed rock to an off-premises site. Crushing shall be incidental to primary use on the site.

Roof Treatments. Any additions to a style of roof that breaks up a single pitched roof. Examples of roof treatments are dormers, cupolas, and multi-pitched roofs.

School. A place for teaching, demonstration, or learning.

Screening. Materials used to conceal a feature or object from sight, such as fencing, walls, canopy, vegetation, or other barrier.

Semi-Public Use. A structure or use intended or used for a semi-public purpose by a church, lodge, club, or any other non-profit organization.

Setback. The distance between the vertical face of a structure and a property line. See Yard.

Single Room Occupancy. A residential dwelling with no less than four but no more than six attached single room occupancy units and sanitary or food preparation facilities for shared use of the occupant(s). See also Single Room Occupancy Unit.

Single Room Occupancy Unit. Dwelling Area within a single room occupancy development which is independently rented and lockable and provides living and sleeping space for the exclusive use of the unit occupant(s). See also Single Room Occupancy Development.

Site Improvement. Landscaping, paving for pedestrian and vehicle ways, outdoor lighting, recreational facilities, etc., added to a site.

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

Start of Construction. The first placement of permanent construction of a structure (other than a manufactured home) on a site, such as the pouring of slabs or footings or any work beyond the stage of excavation.

Story. The portion of a building included between the upper surface of any floor and the upper surface of the floor next above it, except the top story shall be that portion of a building within the upper surface of the top-most floor and ceiling or roof above.

Street. A public or private way, other than an alley, that is created to provide primary vehicle access for persons to one or more lots, parcels, areas, or tracts of land. See also Road.

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

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

Collector Street. 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.

Cul-de-sac. A street having one end open to traffic and the other end terminating in a vehicle turnaround.

Dead End Street. A street having only one end open to traffic, and the other end terminating in a "stub out".

Frontage Road. A street parallel and adjacent to a collector or arterial providing access to abutting properties.

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

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

Structure. Any combination of materials forming any construction, which requires a foundation and is intended to support or shelter any use of occupancy. Also see definition of Accessory Structure.

Structural Alteration. Any change to the supporting members of a structure including foundation, bearing walls or partitions, columns, beams, girders, or any structural change in the roof or in the exterior walls.

Subdivide Land. To divide land into four or more lots within a calendar year.

Subdivider. Any person who causes land to be subdivided.

Subdivision and Subdivided Lands. Please refer to ORS 92.010(16).

Supportive Shelter. Any tract of land being actively managed by an agency which maintains two or more shelter units for the primary purpose of providing shelter alongside supportive services to individuals or families who lack access to permanent or safe shelter.

Thrift Store. Retail use that vends second-hand (used) items including clothing and furniture.

Townhouse. A dwelling unit that is part of a row of two or more attached dwelling units, where each dwelling unit is located on an individual Lot of Parcel and shares at least one common wall with an adjacent unit.

Townhouse Project. One or more townhouse structures constructed, or proposed to be constructed, together with the development site where the land has been divided, or is proposed to be divided, to reflect the Townhouse property lines and the any commonly owned property.

Tract, ~~Private/Public.~~ A piece of land ~~created and designated as part of a land division that is not a lot, lot of record, or a public right-of-way, set aside in a separate area for dedication to the public, a homeowner's association, to other entity (e.g., open space, recreation facilities, sensitive lands, etc.).~~

Truck Stop. Fueling facility that also provides food, washing facility and other amenities whose primary clientele is semi-truck drivers and rigs.

Turf. Vegetated groundcover, typically a species of grass.

Artificial Turf. Synthetic Fiber surfacing made to mimic the appearance or function of grass or other groundcover without the requirements of real plant material.

Irrigated/Irrigatable Turf. Vegetated groundcover, typically grass or sod, requiring active management and inputs to maintain, including but not limited to the installation/use of irrigation infrastructure, fertilizers, pesticides, ect.

Native/Natural Turf. Vegetative groundcover consisting of native plants species, needing no management or inputs to maintain.

Unbuildable Area. An area in which a structure could not be built as a permitted use under existing development standards for the area according to the Redmond Development Code.

Urban-Rural Interface. The area where urban development interfaces with Deschutes County zoned rural areas.

Usable Open Space. Areas that contain natural or man-made vegetation that are physically accessible year-round for use by the general public, or by specific groups or persons within a defined project boundary or physical area (such as within a Planned Unit Development). Water surfaces such as ponds or canals; canyon walls, and other areas that are not physically accessible year-round to the general public are not to be counted as part of the required "usable open space area".

Use. The purpose to which land and/or any structure or improvement thereon is or is proposed to be put. The word "use" is synonymous with the terms "land use" and "use of land" unless the context clearly indicates otherwise.

Utilities. Public or private infrastructure which includes but is not limited to sewer, water, electric, telephone, natural gas, and cable television.

Utility Facility. Any major structure owned or operated by a public, private or cooperative electric, fuel, communication, sewage or water company for the generation, transmission, distribution or processing its products or for the disposal of cooling water, waste, or by-products, and including power transmission lines, major trunk pipelines, power substations, dams, water towers, sewage lagoons, sanitary landfills and similar facilities, but excluding sewer, water, gas, telephone and power local distribution lines and similar minor facilities allowed in any zone.

Vehicle Storage and Towing Yard. Lot for storage of parking tow-a-way's, impound yard, and storage lot for autos, trucks, busses, and R.V.'s.

Veterinary Clinic. A facility in which medical care is provided to animals.

Warehouse. Storage space for household or commercial goods within an enclosed building without direct access to individual storage spaces. Excludes wholesale distribution and storage, and vehicular storage.

Wholesale Distribution. An establishment engaged in the bulk sales or storage of goods with distribution and storage facilities without direct public access. Includes "contractor supplies".

Workforce Housing. Housing that constitutes no more than 30 percent of such gross annual household income for a family earning 80 to 120 percent of the Area Median Income (AMI). AMI is based on the most recent HUD Income Limits for the Bend-Redmond Metropolitan Statistical Area. Workforce Housing warrants income-based deed restrictions of at least 30 years. The affordability period may be adjusted based on the use of development incentives, modifications, variances, or exceptions.

Yard. An open space on a lot which is unobstructed from the ground up, except as otherwise provided in these standards. Yards provide light, ventilation, privacy, room for drainage, landscaping, and emergency access.

Yard, Front. A yard between side lot lines and measured horizontally at right angles to the front lot line from the front lot line to the nearest point of a building. Any yard meeting this definition and abutting on a street other than an alley shall be considered a front yard.

Yard, Rear. A yard between side lot lines and measured horizontally at right angles to the rear lot line from the rear lot line to the nearest point of a building.

Yard, Side. A yard between side lot lines and measured horizontally at right angles from the side lot line to the nearest point of a building.

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 subdivision utilizing zero lot lines between units and providing for potential individual ownership of each lot.

(Ord. No. 2009-04, 4-28-2009; Ord. No. 2009-03, 5-26-2009; Ord. No. 2009-14, 12-8-2009; Ord. No. 2010-10, 10-26-2010; Ord. No. 2011-09, 11-8-2011; Ord. No. 2012-04, 4-24-2012; Ord. No. 2012-10, 8-14-2012; Ord. No. 2015-01, 2-24-2015; Ord. No. 2016-17, 1-31-2017; Ord. No. 2018-09, 9-11-2018; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.135. Table A, Residential Zones, Uses Permitted.

The following uses are allowed outright or conditionally in each of the Residential zones as follows:

"O" means Permitted Outright

"C" means Permitted Conditionally

"N" means Not Allowed

	R-1	R-2	R-3	R-4	R-5	RESTRICTIONS AND REQUIREMENTS
Residential Uses:						
Accessory Building:						
Detached sheds, shops, and garages	O	O	O	O	O	Must be located within the property and not in the yard setback areas. Moveable shipping containers, or similar, are not allowed.
Guest House	O	O	O	O	O	No kitchen; uses main houses' sewer & water
Accessory Dwelling Unit/ Accessory Suite	O	O	O	O	O	Uses main houses' sewer & water or individual City Services; may have kitchen
Accessory Use	O	O	O	O	O	Includes Home Occupations
Apartments						See Multi-Family Complex/Dwelling
Bed and Breakfast	C	C	C	C	C	
Boarding or Rooming House	N	N	C	O	O	
Duplex, Triplex, Quadplex, Townhouse, Cottage Cluster	O	O	O	O	O	
Manufactured Home	O	O	O	O	O	See Single Family Detached Dwelling
Manufactured Home Park	N	N	N	O	O	See Section 8.375
Manufactured Home Subdivision	N	N	O	O	O	Subject to compliance w/ applicable ORS
Multi Family Complex (five + units)	C	C	C	O	O	
Public-Owned Affordable Housing Developments	O	O	O	O	O	See Section 8.145
Nursing, Convalescent, and Assisted Living Facility	N	N	C	C	C	More than 15 people
Planned Unit Development	C	C	C	C	C	
Residential Care Facility	N	N	C	C	O	Defined in and regulated by ORS
Residential Care Home	O	O	O	O	O	Defined in and regulated by ORS
Single Family Detached Dwelling	O	O	O	O	O	
Single Room Occupancy Development	O	O	O	O	O	
Non Residential Uses:						
Child Care Facility:						
Child Care Center	C	C	C	C	C	
Child Care Home	O	O	O	O	O	
Church, Religious Institution	C	C	C	C	C	
Community Center (private)	C	C	C	C	C	

Community Pool (private)	C	C	C	C	C	
Emergency Shelter	O	O	O	O	O	Reviewed under ORS 197.782. Emergency shelters for natural disaster response are not subject to review.
Farm Use, Farming	O	O	O	O	O	
Marijuana Business	N	N	N	N	N	
Mini Storage	N	N	N	N	N	
Mobile Food Pod	N	N	N	N	N	
Mobile Food Unit	N	N	N	N	N	
Mobile Food Vendor on private property	O	O	O	O	O	Permitted through Business Licensing provisions in City Code, Section 7.005 et seq. Can only operate between 8 AM and 9 PM for no more than two consecutive days within a 90-day period and must be located on real property in association with an event.
Mobile Food Vendor on public property	O	O	O	O	O	Permitted through Special Events provisions in City Code, Section 7.350 et seq. or Parks Reservation Permit.
Multi-Use Trail	O	O	O	O	O	
Park	O	O	O	O	O	
Livestock	O	O	O	O	O	Subject to livestock provisions, Section 8.365
Office	N	N	C	C	C	Conditional in conjunction with a master plan or PUD
Retail	N	N	C	C	C	Conditional in conjunction with a master plan or PUD
Residential Conversion of Existing Commercial Structure	O	O	O	O	O	See Section 8.144
School (private)	C	C	C	C	C	
Supportive Shelter	O	O	O	O	O	See Section 8.370, Supportive Shelter Standards.
Tennis Court (private)	O	O	O	O	O	Non-commercial use only
Public Facility or Emergency Management Services	C	C	C	C	C	
City Owned Utility Facility	O	O	O	O	O	
Private Utility Facilities	C	C	C	C	C	
All "R" zones are subject to density transfer provisions. See Section 8.020, "Definitions," Density Transfer, and 8.367, "OSPR/"R" Zone Density Transfer Provision"						

(Ord. No. 2009-04, 4-28-2009; Ord. No. 2015-04, 5-19-2015; Ord. No. 2016-17, 1-31-2017; Ord. No. 2018-09, 9-11-2018; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2023-07, 12-19-2023; Ord. No. 2025-03, § 1, 4-8-2025)

Sec. 8.141. Single Family Detached Dwellings and Plexes Development and Design Standards.

1. *Purpose.* The purpose of these Development and Design Standards is to promote and sustain:
 - A. Quality development throughout a variety of housing choices;
 - B. Architectural design that:
 1. Enhances the visual environment and character of the community;
 2. Preserves and protects property values, as well as public and private infrastructure investment;
 3. Conveys a sense of balance and character among all neighborhoods throughout Redmond; and
 4. Elevates the attractiveness and quality of life in Redmond.
2. *Intent.* The intent of the Development and Design Standards is to:
 - A. Maintain flexibility for a variety of architectural style to be developed;
 - B. Continue to allow innovations in design that recognize newer technologies such as solar and wind power, telecommunications, and environmentally conscious construction methods; and,
 - C. Promote quality design characteristics that will enhance the long-term desirability of the dwelling, neighborhood, and community.
3. *Procedure.* New single-family detached dwellings and plexes, shall be reviewed for conformance with the requirements listed in this Section, subject to the procedures outlined below:
 - A. If applicable, pursuant to Section 8.2135, for proposed development on a lot created by a subdivision that received tentative subdivision approval no more than ten years ago, the applicant is vested under the development and design standards in effect at the time. ~~shall. However, the applicant may elect in writing that: a) development and design standards in effect at time of tentative subdivision approval be applied; or b) development and design standards herein be applied. The standards chosen shall apply to all subsequent development in the subdivision.~~
 - B. *Track 1. Clear and Objective Process.* Conformance with Section 8.141(5.), below. An application demonstrating conformance with this Section shall be shown on the architectural plans submitted with the building permit application and administered as part of the plan review process. These applications are reviewed administratively.
 - C. *Track 2. Discretionary Process.* As an alternative to the Track 1 procedure, an application may be submitted which demonstrates conformance with the Purpose and Intent of this Section as listed above. These applications are reviewed administratively unless it is determined that a public hearing is necessary, in which case the application will be reviewed by the appropriate Hearings Body. The City may also approve other architectural designs or design elements not listed in this Section, approve exceptions or uniquely identifiable house styles provided they comply with the intent of this Section.
 - D. Design Review for Manufactured and Mobile Homes not within approved mobile home parks: Some manufactured homes and mobile homes may not be able to fully comply with the requirements below. In those cases, the following features are required as part of a Track 2 process.
 1. At least one covered porch;
 2. One exterior types of wall siding material on four sides;
 3. Band courses; and

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4. *Application and Approval Process.* The applications for either a Track 1 or 2 review as specified in Sections 8.141(3.)(A.) and (B.) above, shall be submitted prior to or in conjunction with an application for a building permit.
 5. *Architectural Design Standards.* Although specific architectural styles are not mandated, single family detached dwellings and plexes, shall conform with the following standards:
 - A. *Screening of Mechanical Equipment.* All exterior ground mounted mechanical equipment located forward from the line of the front façade (living space and garage) of the building shall be screened from the street at the ground/eye level line of sight. Solar power, wind power, and satellite dishes necessitating placement on walls or roofs for normal operation are exempt from this provision.
 - B. *Building Design.* The standards of this Section apply per residential structure, rather than per dwelling unit contained in the residential structure.
 1. *Architectural Design.* Duplicate or repetitive exterior home designs must be separated by at least one lot/attached building of non-repetitive exterior design on either side of the home and not be directly across the street from one another. Home designs will not be considered repetitious if three differentiating criteria are used as listed below:
 - a. *Process.* Builders of dwelling units or residential structures on the same street, with the exception of multiple dwelling units that are part of a single plex development, shall submit a plat showing the house plan names, elevation designations, or pictures for adjacent homes.
 - b. Attached plexes are exempt.
 2. *Roof Design.* Required Roof Design Elements:
 - a. Pitched or sloping roof elements;
 - b. Eave of at least 12 inches.
 3. *Front Façade Wall Design.* Ten façade elements listed below shall be used on the front elevation. Use of T-111 exceeding 20 percent of all facades, combined, is not allowed.
 - a. Twenty five percent fenestration of the first story front façade.
 - b. Window trim at least 3.5 inches wide that completely surrounds the window;
 - c. Band course, band molding, bellyband, belt course that runs the entire width of the front façade of relatively slight projection; or at the break of the second floor (if one exists) or at the line made by the lower roofline at the gable end;
 - d. Variation in wall siding, wall surface pattern or decorative materials. If an area above the highest band course exists, it must contain a different siding material than the area below the band;
 - e. Recessed or covered front entry at least 20 square feet, with a minimum four foot depth measured from the front door. If columns are used, they must not be exposed dimensional lumber less than 6" × 6";
 - f. Windows with multi-paned sashes, operable sashes, or windows that are elliptical, round, arched, bay, semi-circular or similar design;
 - g. Shutters;
 - h. Balconies;
 - i. Garage doors, including patterning relief over the door surface;

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- j. Optional enhancements and substitutions:
 - i. Enclosed soffits;
 - ii. One- and one-half inches caliper tree, in addition to required street trees;
 - iii. Covered rear patio or porch;
 - iv. Eave greater than 12 inches in depth, including extended soffit details;
 - v. Where gable ends are proposed, at least three gable end elements;
 - vi. Masonry accents;
 - vii. Paint color schemes, with a minimum of two colors used; and
 - viii. Other elements or substitutions as approved by the Community Development Director, or designee.
 - 4. *Side Elevations Facing Public Streets.* Side elevations facing streets must include either window trim at least 3.5" in width, or full-lap siding. Façade facing streets are required to have at least ten square feet of windows or doors.
 - 5. *Front Door.* A front door that is visible from the public street frontage (front yard) and pedestrian connection between the front door and the public sidewalk is required.
 - 6. *Driveways and Garages.*
 - a. A garage is required for each newly constructed residential structure and shall be of adequate size to accommodate a minimum of one vehicle, and shall at a minimum, meet the design requirements in Sections 8.505 through 8.515 (Off Street Parking and Loading Requirements) and Section 8.2820 (Access Management Standards).
 - i. Manufactured homes may meet this standard by substituting a garage with covered parking or carport.
 - ii. Triplexes and quadplexes may meet this standard by substituting garage or covered parking with uncovered, paved parking spot(s) per the design requirements in Sections 8.505 through 8.515.
 - b. Driveways shall be of adequate size to accommodate a minimum of one vehicle, and shall at a minimum, meet the design requirements in Section 8.515 Parking Table and Diagram.
 - c. A single-family detached home that adds an ADU shall continue to meet the minimum parking spaces requirement for the primary home.
 - d. Notwithstanding the applicable provisions of Sections 8.505 through 8.515 (Off Street Parking and Loading Requirements) and Section 8.2820 (Access Management Standards), all required off street parking areas and driveways constructed in conjunction with single family detached dwellings or plexes may have alternative surfaces to concrete or asphalt and may include permeable surfaces to the extent they provide an all-weather surface sufficient for vehicular travel. Loose gravel, aggregate and similar surface treatments are not permitted for required parking spaces.
 - 7. *Off-street Parking.* The minimum number of required off-street parking spaces for single-family detached dwellings and plexes are specified in Section 8.500.
 - 8. *Landscaping.* See Sections 8.520 through 8.540 for applicable landscaping standards.
 - 9. *Fences.* See Section 8.340.

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10. *Conversion.* Conversions of an existing single-family detached dwelling to a duplex, triplex, or quadplex is allowed, provided that the conversion does not increase non-conformance with applicable standards of the underlying zone and this Section.

(Ord. No. 2013-04, 5-14-2013; Ord. No. 2014-14, 7-22-2014; Ord. No. 2015-04, 5-19-2015; Ord. No. 2016-17, 1-31-2017; Ord. No. 2017-12, 12-12-2017; Ord. No. 2018-09, 9-11-2018; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.142. Townhouse Development and Design Standards.

1. Purpose. The purpose of these Development and Design Standards is to promote and sustain:
 - A. Quality development throughout a variety of housing choices;
 - B. Architectural design that:
 1. Enhances the visual environment and character of the community;
 2. Preserves and protects property values, as well as public and private infrastructure investment;
 3. Conveys a sense of balance and character among all neighborhoods throughout Redmond; and
 4. Elevates the attractiveness and quality of life in Redmond.
2. Intent. The intent of the Development and Design Standards is to:
 - A. Maintain flexibility for a variety of architectural style to be developed;
 - B. Continue to allow innovations in design that recognize newer technologies such as solar and wind power, telecommunications, and environmentally conscious construction methods; and
 - C. Promote quality design characteristics that will enhance the long-term desirability of the dwelling, neighborhood, and community.
3. Procedure. New townhouses shall be reviewed for conformance with the requirements listed in this Section.
 - A. If applicable, pursuant to Section 8.2135, for proposed development on a lot created by a subdivision that received tentative subdivision approval no more than ten years ago the applicant is vested under the development and design standards in effect at the time. However, the applicant may elect in writing that development and design standards herein be applied.
 - B. Track 1. Clear and Objective Process. Conformance with Section 8.142(7.), below. An application demonstrating conformance with this Section shall be shown on the architectural plans submitted with the building permit application and administered as part of the plan review process. These applications are reviewed administratively.
 - C. Track 2. Discretionary Process. As an alternative to the Track 1 procedure, an application may be submitted which demonstrates conformance with the Purpose and Intent of this Section as listed above. These applications are reviewed administratively unless it is determined that a public hearing is necessary, in which case the application will be reviewed by the appropriate Hearings Body. The City may also approve other architectural designs or design elements not listed in this Section, approve exceptions or uniquely identifiable house styles provided they comply with the intent of this Section.
4. Table A: Minimum Standards.

Standard:	R-1	R-2	R-3, R-3A	R-4	R-5
Maximum Density (Units/Net Acre)	20	20	23.2	25	25
Minimum Lot Size (Square Feet)	1,500	1,500	1,500	1,500	1,500
Maximum Building Height (Feet)	35	35	35	45	45
Minimum Street Frontage (Feet)	20	20	20	20	20
Minimum Setback Distance (Feet)					
Front with alley or other rear access	10	10	10	10	5
Front without alley or other rear access	10	10	10	10	10
Front garage setback from street	20	20	20	20	20

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Non-street side: Common wall lot line where units are attached	0	0	0	0	0
Exterior wall at end of a townhouse structure	5	5	5	5	5
Street Side	10	10	10	10	10
Rear with garage and alley access	5-20	5-20	5-20	5-20	5-20
Rear without garage	10	10	10	10	10

~~35.~~ *Off-Street Parking.* Townhouses shall meet the off-street parking requirements of Section 8.500.

~~46.~~ *Areas Owned in Common.* For townhouse projects, common areas must be maintained by a homeowners association or other legal entity. A homeowners association may also be responsible for exterior building maintenance. A copy of any applicable covenants, restrictions and conditions must be recorded and provided to the City prior to issuance of a building permit.

~~57.~~ *Design Standards.* New townhouses shall meet the design standards in Subsections (A.) through (G.) of this Section.

A. *Entry Orientation.* The main entrance of each townhouse must:

1. Be within 8 feet of the longest street-facing wall of the dwelling unit, if the lot has public street frontage; and
2. Either:
 - a. Face the street (see Figure 1);
 - b. Be at an angle of up to 45 degrees from the street (see Figure 2);
 - c. Face a common open space or private access or driveway that is abutted by dwellings on at least two sides; or
 - d. Open onto a porch (see Figure 3). The porch must:
 - i. Be at least 25 square feet in area; and
 - ii. Have at least one entrance facing the street or have a roof.

Figure 1. Main Entrance Facing the Street

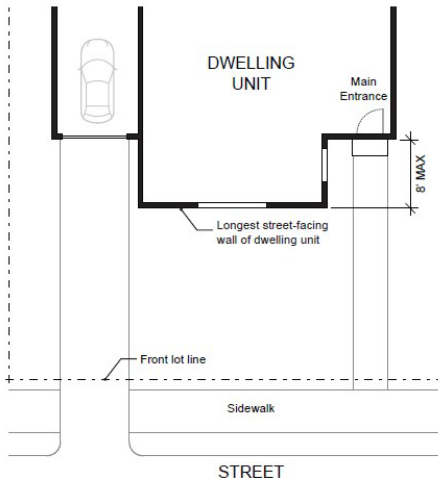


Figure 2. Main Entrance at 45° Angle from the Street

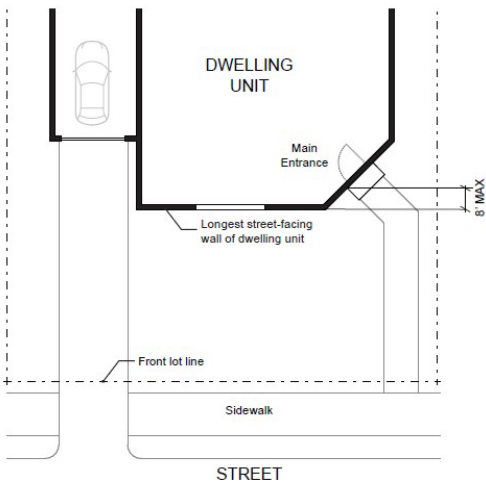
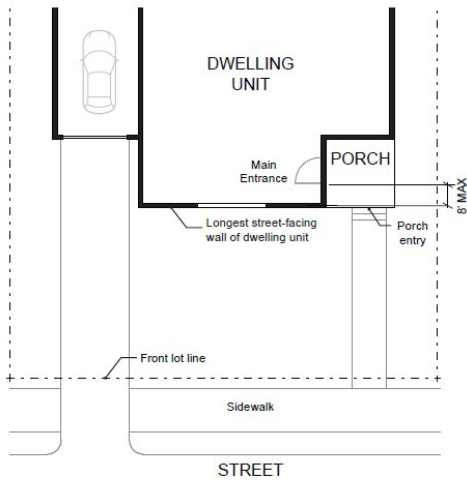
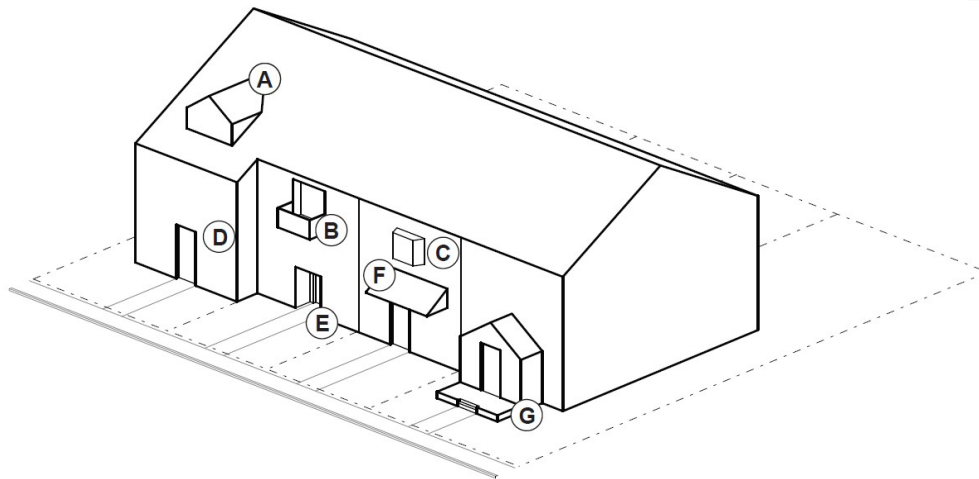


Figure 3. Main Entrance Opening onto a Porch



- B. *Unit Definition.* Each townhouse must include at least one of the following on at least one street-facing façade (see Figure 4):
1. A roof dormer a minimum of four feet in width, or
 2. A balcony a minimum of two feet in depth and four feet in width and accessible from an interior room, or
 3. A bay window that extends from the façade a minimum of two feet, or
 4. An offset of the façade of a minimum of two feet in depth, either from the neighboring townhouse or within the façade of a single townhouse, or
 5. An entryway that is recessed a minimum of three feet, or
 6. A covered entryway with a minimum depth of four feet, or
 7. A porch meeting the standards of Subsection (A.2.d.) of this Section. Balconies and bay windows may encroach into a required setback area.

Figure 4. Townhouse Unit Definition



- (A)** Roof dormer, minimum of 4 feet wide
- (B)** Balcony, minimum 2 feet deep and 4 feet wide. Accessible from interior room.
- (C)** Bay window extending minimum of 2 feet from facade
- (D)** Facade offset, minimum of 2 feet deep
- (E)** Recessed entryway, minimum 3 feet deep
- (F)** Covered entryway, minimum of 4 feet deep
- (G)** Porch, meets standards of subsection (A)(2)(d) of this section

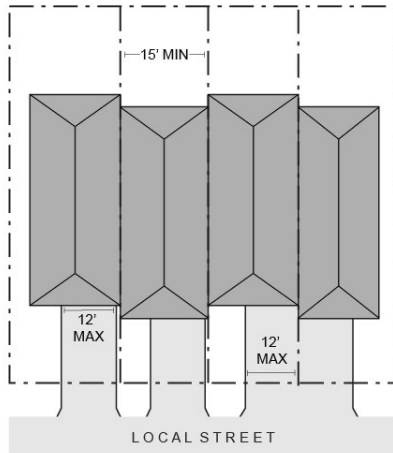
C. *Windows.* A minimum of 15 percent of the area of all street-facing facades on each individual unit must include windows or entrance doors. Half of the window area in the door of an attached garage may count toward meeting this standard. See Figure 5.

Figure 5. Window Coverage



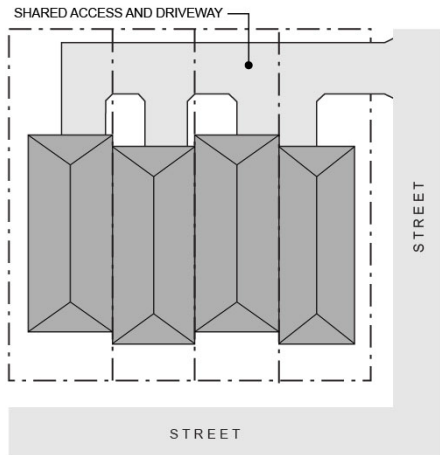
- D. *Driveway Access and Parking.* Townhouses with frontage on a public street shall meet the following standards:
1. Garages on the front façade of a townhouse, off-street parking areas in the front yard, and driveways in front of a townhouse are allowed if they meet the following standards (see Figure 6).
 - a. Each townhouse lot has a street frontage of at least 15 feet on a local street.
 - b. A maximum of one driveway approach is allowed for every townhouse. Driveway approaches and/or driveways may be shared.
 - c. Outdoor on-site parking and maneuvering areas do not exceed 12 feet wide on any lot.
 - d. The garage width does not exceed 12 feet, as measured from the inside of the garage door frame.

Figure 6. Townhouses with Parking in Front Yard



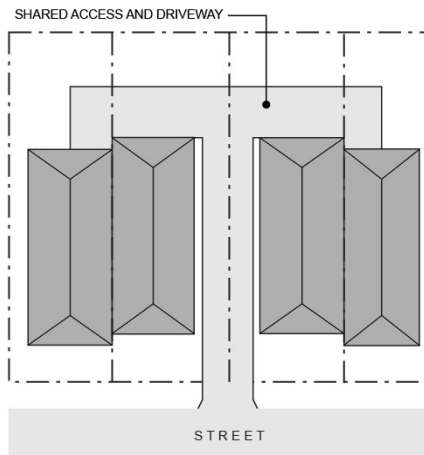
2. The following standards apply to driveways and parking areas for townhouse projects that do not meet all of the standards in Subsection (1.).
 - a. Off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard of a townhouse.
 - b. A townhouse project that includes a corner lot shall take access from a single driveway approach on the side of the corner lot. See Figure 7.

Figure 7. Townhouses on Corner Lot with Shared Access



- c. Townhouse projects that do not include a corner lot shall consolidate access for all lots into a single driveway. The driveway and approach are not allowed in the area directly between the front façade and front lot line of any of the townhouses. See Figure 8.

Figure 8. Townhouses with Consolidated Access



- d. A townhouse project that includes consolidated access or shared driveways shall grant access easements to allow normal vehicular access and emergency access.
- 3. Townhouse projects in which all units take exclusive access from a rear alley are exempt from compliance with Subsection (2.).
- 4. All driveway accesses for townhouses must comply with Section 8.2820 (Access Management Standards).
- E. *Screen of Mechanical Equipment.* All exterior ground mounted mechanical equipment located forward from the line of the front façade (living space and garage) of the building shall be screened from the street at the ground/eye level line of sight. Solar power, wind power, and satellite dishes necessitating placement on walls or roofs for normal operation are exempt from this provision.
- F. *Landscaping.* See Sections 8.520 through 8.540 for applicable landscaping requirements.
- G. *Fences.* See Section 8.340.

(Ord. No. 2018-09, 9-11-2018; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.143. Cottage Cluster Development and Design Standards.

1. Purpose. The purpose of these Development and Design Standards is to promote and sustain:
 - A. Quality development throughout a variety of housing choices;
 - B. Architectural design that:
 1. Enhances the visual environment and character of the community;
 2. Preserves and protects property values, as well as public and private infrastructure investment;
 3. Conveys a sense of balance and character among all neighborhoods throughout Redmond; and
 4. Elevates the attractiveness and quality of life in Redmond.
2. Intent. The intent of the Development and Design Standards is to:
 - A. Maintain flexibility for a variety of architectural style to be developed;
 - B. Continue to allow innovations in design that recognize newer technologies such as solar and wind power, telecommunications, and environmentally conscious construction methods; and
 - C. Promote quality design characteristics that will enhance the long-term desirability of the dwelling, neighborhood, and community.
43. Procedure. New cottage clusters shall be reviewed for conformance with the requirements listed in this Section.
 - A. If applicable, pursuant to Section 8.2135, for proposed development on a lot created by a subdivision that received tentative subdivision approval no more than ten years ago the applicant is vested under the development and design standards in effect at the time. However, the applicant may elect in writing that development and design standards herein be applied.
 - B. Track 1. Clear and Objective Process. Conformance with Section 8.143(9.), below. An application demonstrating conformance with this Section shall be shown on the architectural plans submitted with the building permit application and administered as part of the plan review process. These applications are reviewed administratively.

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C. Track 2. Discretionary Process. As an alternative to the Track 1 procedure, an application may be submitted which demonstrates conformance with the Purpose and Intent of this Section as listed above. These applications are reviewed administratively unless it is determined that a public hearing is necessary, in which case the application will be reviewed by the appropriate Hearings Body. The City may also approve other architectural designs or design elements not listed in this Section, approve exceptions or uniquely identifiable house styles provided they comply with the intent of this Section.

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24. Table A: Minimum Standards.

Standard:	R-1	R-2	R-3, R-3A	R-4	R-5
Maximum Density (Units/Net Acre)	N/A	N/A	N/A	N/A	N/A
Minimum Lot Size (Square Feet)	9,000	9,000	7,500	7,000	7,000
Maximum Building Height	25 feet				
Minimum Setback Distance (Feet)					
Front Façade, excluding garage	10	10	10	10	10
Side	5	5	5	5	5
Rear	10	10	10	10	10
Garage Access	20	20	20	20	20
Rear with garage and alley access	5	5	5	5	5

35. **Building Separation.** Cottages shall be separated by a minimum distance of six feet. The minimum distance between all other structures, including accessory structures, shall be in accordance with building code requirements.

46. **Unit Size.**

- A. The maximum building footprint for a cottage is 900 square feet.
- B. The maximum average floor area for a cottage cluster is 1,400 square feet per dwelling unit. Community buildings shall be included in the average floor area calculation for a cottage cluster.

57. **Cluster Size.**

- A. Cottage clusters must include a minimum of four units per cluster.
- B. A cottage cluster may include up to a maximum of 12 cottages per common courtyard. More than one cottage cluster may be permitted on a site.

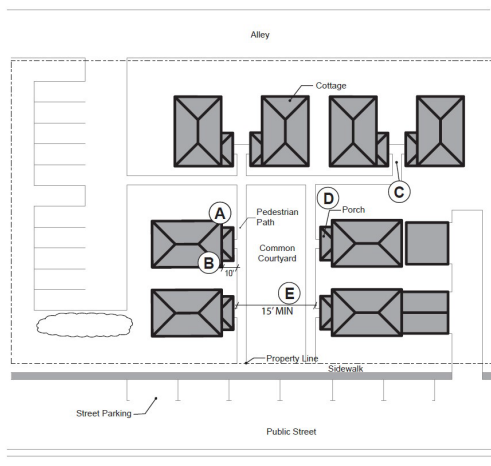
68. **Off-Street Parking and Access.** Cottages shall meet the off-street parking and access requirements of Sections 8.500 and 8.2820.

79. **Design Standards.** New cottage clusters shall meet the design standards in Subsections (A. through H.) of this Section.

- A. **Cottage Orientation.** Cottages must be clustered around a common courtyard, meaning they abut the associated common courtyard or are directly connected to it by a pedestrian path, and must meet the following standards (see Figure 1):
 1. Each cottage within a cluster must either abut the common courtyard or must be directly connected to it by a pedestrian path.
 2. A minimum of 50 percent of cottages within a cluster must be oriented to the common courtyard and must:
 - a. Have a main entrance facing the common courtyard;

- b. Be within ten feet from the common courtyard, measured from the façade of the cottage to the nearest edge of the common courtyard; and
 - c. Be connected to the common courtyard by a pedestrian path.
 3. Cottages within 20 feet of a street property line may have their entrances facing the street.
 4. Cottages not facing the common courtyard, or the street, must have their main entrances facing a pedestrian path that is directly connected to the common courtyard.
- B. **Common Courtyard Design Standards.** Each cottage cluster must share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards (see Figure 1):
1. The common courtyard must be a single, contiguous piece.
 2. Cottages must abut the common courtyard on at least two sides of the courtyard.
 3. The common courtyard must contain a minimum of 150 square feet per cottage within the associated cluster.
 4. The common courtyard must be a minimum of 15 feet wide at its narrowest dimension.
 5. The common courtyard must be landscaped in either active or passive park style. If the common courtyard is landscaped as an active-style park, it may be of any size and shall not be subject to the irrigated turf restriction of Section 8.530(7.).
 6. Pedestrian paths must be included in a common courtyard. Paths that are contiguous to a courtyard shall count toward the courtyard's minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.

Figure 1. Cottage Cluster Orientation and Common Courtyard Standards



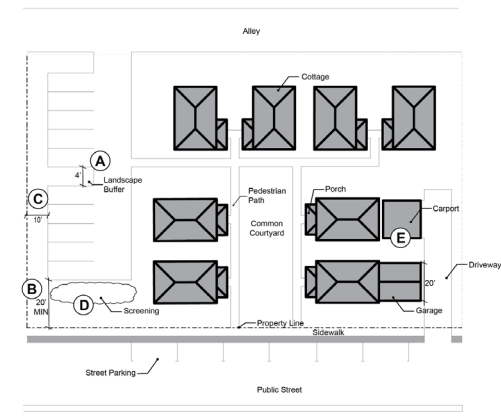
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(Supp. No. 2, Update 2)

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- (A)** A minimum of 50% of cottages must be oriented to the common courtyard.
 - (B)** Cottages oriented to the common courtyard must be within 10 feet of the courtyard.
 - (C)** Cottages must be connected to the common courtyard by a pedestrian path.
 - (D)** Cottages must abut the courtyard on at least two sides of the courtyard.
 - (E)** The common courtyard must be at least 15 feet wide at it narrowest width.
 - C. *Community Buildings.* Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, day care, or community eating areas. Community buildings must meet the following standards:
 - 1. Each cottage cluster is permitted one community building, which shall count towards the maximum average floor area, pursuant to Subsection (4.).
 - 2. A community building that meets the development code's definition of a dwelling unit must meet the maximum 900 square foot footprint limitation that applies to cottages, unless a covenant is recorded against the property stating that the structure is not a legal dwelling unit and will not be used as a primary dwelling.
 - D. *Pedestrian Access.*
 - 1. An accessible pedestrian path must be provided that connects the main entrance of each cottage to the following:
 - a. The common courtyard;
 - b. Shared parking areas;
 - c. Community buildings; and
 - d. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.
 - 2. The pedestrian path must be hard-surfaced and a minimum of four feet wide.
 - E. *Facades.* Cottages must meet the architectural design standards for single-family detached dwellings in Section 8.141(5.B.1. through 4.).
 - F. *Parking Design.* (See Figure 2).
 - 1. *Clustered Parking.* Off-street parking may be arranged in clusters, subject to the following standards:
 - a. Cottage cluster projects with fewer than 16 cottages are permitted parking clusters of not more than five contiguous spaces.
 - b. Parking clusters must be separated from other spaces by at least four feet of landscaping.
 - c. Clustered parking areas may be covered.

-
2. *Parking Location and Access.*
 - a. Off-street parking spaces and vehicle maneuvering areas shall not be located:
 - i. Within 20 feet from any street property line, except alley property lines;
 - ii. Between a street property line and the front façade of cottages located closest to the street property line. This standard does not apply to alleys.
 - b. Off-street parking spaces shall not be located within ten feet of any other property line, except alley property lines. Driveways and drive aisles are permitted within ten feet of other property lines.
 3. *Screening.* Clustered parking areas and parking structures shall be screened from sight of common courtyards and public streets at a height of no less than three feet.
 4. *Garages and Carports.*
 - a. Garages and carports (whether shared or individual) must not abut common courtyards.
 - b. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint for cottages.
 - c. Individual detached garages must not exceed 400 square feet in floor area.
 - d. Garage doors for attached and detached individual garages must not exceed 20 feet in width.
 - G. *Screening of Trash Enclosures.* Centralized Trash Enclosures are required and shall be visually consistent, or architecturally compatible, in terms of color and materials with the cottage units, a minimum six feet in height, and contain sufficient space to accommodate both refuse disposal and recycling containers adequate to accommodate the degree of development.
 - H. *Screening of Mechanical Equipment.* All exterior ground mounted mechanical equipment located forward from the line of the front façade (living space and garage) of the building shall be screened from the street at the ground/eye level line of sight. Solar power, wind power, and satellite dishes necessitating placement on walls or roofs for normal operation are exempt from this provision.
 - I. *Accessory Structures.* Accessory structures must not exceed 400 square feet in floor area.
 - J. *Existing Structures.* On a lot or parcel to be used for a cottage cluster project, an existing single-family detached dwelling on the same lot at the time of proposed development of the cottage cluster may remain within the cottage cluster project area under the following conditions:
 1. The existing dwelling may be non-conforming with respect to the requirements of this code.
 2. The existing dwelling may be expanded up to a maximum height of 25 feet or the maximum building footprint of 900 square feet; however, existing dwellings that exceed the maximum height and/or footprint of this code may not be expanded.
 3. The floor area of the existing dwelling shall not count towards the maximum average floor area of a cottage cluster.
 4. The existing dwelling shall be excluded from the calculation of orientation toward the common courtyard, per Subsection (6.A.).

Figure 2. Cottage Cluster Parking Design Standards



- (A) Parking allowed in clusters of up to 5 spaces. Clusters separated by minimum 4 feet of landscaping.
- (B) No parking or vehicle area within 20 feet from street property line (except alley).
- (C) No parking within 10 feet from other property lines (except alley). Driveways and drive aisles permitted within 10 feet.
- (D) Screening required between clustered parking areas or parking structures and public streets or common courtyards.
- (E) Garages and carports must not abut common courtyards. Garage doors for individual garages must not exceed 20 feet in width.

(Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.270. Master Development Plans.

A Master Development Plan is required as a condition of annexation, or after annexation, but prior to or concurrent with rezoning from Urban Holding-10 to other City zoning districts. The specific requirements for a Master Development Plan are:

1. *Applicability.* This Section applies to properties proposed for annexation or rezoning from Urban Holding-10, except that in the event that an applicant has applied for a Planned Unit Development application prior to or concurrent with rezoning from Urban Holding-10, the Master Development Plan approval criteria shall be those used for the Planned Unit Development application and the Great Neighborhood Principles.
2. *Purpose.* The purpose of Master Development Plan is to provide:
 - A. Orderly and efficient development of the City consistent with the City of Redmond Framework Plan and adopted Area Plans.
 - B. Compatibility or transitions with adjacent developments and the character of the area.
 - C. A complementary mix of uses and activities.
 - D. An interconnected transportation network (streets, bicycle routes, and pedestrian trails) within the master plan area and to existing and planned City streets, routes, and trails.
 - E. A range of housing choices and densities for areas planned to have residential components.
 - F. A range of open spaces and recreation facilities, as needed to facilitate the Framework Plan and an adopted Area Plan.
 - G. Public and semi-public facilities and services.
 - H. Preservation of historic buildings, scenic views, and natural resources to the greatest extent possible.
 - I. Transitions or buffers between urban development and rural areas.
 - J. Implementation of Redmond's Comprehensive Plan, including adopted Area Plans and the Great Neighborhood Planning Principles described in 3(C)(13) below.
3. *Procedures for Review.*
 - A. *General.* Master Development Plans (MDP or PMDP) shall be approved through a quasi-judicial review process. Application procedures and related fees for approval may be streamlined in order to promote timely development of urban planning for land zoned UH-10. The Community Development Director, or designee, shall inform the applicant during the mandatory pre-application stage if the proposed MDP area includes the necessary contiguous properties. The determination for the proposed plan area shall be based on utilizing the following factors:
 1. Whether there are properties that abut or are surrounded by the plan boundary that would reasonably fit within the zoning concept for the area plan;
 2. Whether the extension of public services and infrastructure would be enhanced by the inclusion of abutting properties;
 3. Whether the total acreage of abutting or enclave properties is less than the acreage in the proposed plan area; and
 4. There is a community interest that would be served by including additional properties in the plan area.

B. *Review and Approval Criteria for Master Development Plans (MPD) or Partial Master Development Plans (PMDP).*

1. *General.* In the review of any application for a Master Development Plan, the Planning Commission and City Council, if required, shall consider the following:
 - a. Whether the proposed Plan is generally consistent with the Framework Plan, adopted Area Plan, and Comprehensive Plan in terms of land use, density, transportation systems and networks, adequacy of infrastructure and open space.
 - b. Whether the proposed Plan is generally suitable for the area in which it is proposed, considering existing and planned neighborhoods, shopping and employment areas, and natural resources and hazards.
 - c. Whether the proposed Plan is functionally integrated with developed or planned areas.
 - d. The proposed Plan meets the applicable Great Neighborhood Principles.

C. *Master Development Plan (MDP) or Partial Master Development Plan (PMDP) Submittal Requirements and Approval Process.*

An application for approval shall include the submittal requirements set forth in the City's Land Use Review application form as well as the elements described below.

1. *Narrative.* A narrative shall set forth the goals and objectives of the plan and describe the urban characteristics of the planned area.
2. *Neighborhood Meeting.* Proof a neighborhood meeting was conducted to provide an opportunity for the applicant to meet with surrounding property owners discuss the proposal. See Section 8.385 for meeting requirements.
3. *Development Plan Map.* A map of the plan area and surrounding vicinity shall indicate planned land uses for each land parcel in the area, including plans for park and open space and community facilities, if known. The plan shall show proposed comprehensive plan map designations and zoning. The plan shall include a list of all affected properties with tax lot numbers, current ownership, parcel size, and other information that is pertinent to the plan.
4. *Land Use Diagram.* The land use diagram shall generally indicate the distribution and location of planned land uses for the master plan area, including plans for park and open space and community facilities, if known. The plan shall show proposed comprehensive plan designations, zoning, and density.
5. *Significant Resources Inventory.* An inventory of significant natural resources, scenic and historic resources, and open space areas including those identified on the City's adopted inventory and those that have the potential to qualify for protection under Redmond's Goal 5 resource protection program. When significant resources are present, the proposed plan shall include a management plan to protect resource sites.
6. *Parks and Open Space.* Identify land suitable for park and recreation use in accordance with the needs analysis in the City of Redmond Park Master Plan (Park Plan) and an adopted Area Plan. In particular, where the Park Plan indicates there is a need for neighborhood or community park, the master plan shall identify sites that may be suitable for park development using the design and location criteria from the Park Plan or an adopted Area Plan. Density transfers, SDC credits, dedication, and other value consideration may be

identified in the planning process to compensate property owners for land dedicated to public use.

7. *Air, Noise, and Water Resources.* Review air, noise and water resources that may be impacted by planned development and address how adverse impacts will be avoided or mitigated in compliance with applicable local, State, and Federal regulations. The analysis may use City public facility plans, technical studies, and policies to meet this requirement when those plans address how urban development in the plan area can be served. In these instances, the Master Development Plan must show that the envisioned land uses in the plan area are consistent with the land use assumptions in the public facility plans. This requirement is particularly important for storm water management.
8. *Natural Hazard Areas.* Inventory areas subject to natural hazards, particularly steep slopes, and program urban development that is suitable for the identified hazard areas.
9. *Residential Uses.* Identify areas planned for housing development, if any, and the proposed zoning districts to be applied. The housing plan must identify a mix of housing types and densities so that the overall density in the area meets or exceeds the housing density objectives for the area that are identified in the Redmond Urban Framework Plan, adopted Area Plans, and the Comprehensive Plan. The Framework Plan and adopted Area Plans provide general guidance on housing densities that need to be achieved in order to meet future housing needs. Where proposed residential land uses differ from those shown in the Redmond Urban Framework Plan or adopted Area Plans, the master plan shall demonstrate how it meets the overall housing objectives of the Redmond Urban Framework Plan or adopted Area Plans. Applicants may propose new zoning districts when the proposed district(s) in total achieve the housing densities envisioned in the Redmond Urban Framework Plan or adopted Area Plans.
10. *Employment Uses.* Identify areas planned for employment use and/or mixed uses and the proposed zoning for these areas. Applicants may propose new zoning districts in cases where existing districts are not suitable for the planned development provided the proposed district(s) achieve similar land improvement values and/or employment densities envisioned in the Redmond Urban Framework Plan or adopted Area Plans.
11. *Transportation Analysis and Diagram.* Prepare a *Transportation Impact Analysis (TIA)* including a grid street plan that is consistent with street spacing and connectivity guidelines in the *Redmond Transportation System Plan (TSP)* and adopted Area or Framework Plans. The TIA shall identify and show:
 - a. The proposed classification for all streets.
 - b. The location of approved TSP improvement projects.
 - c. Any capital improvements that may need to be added to the TSP in order to serve the plan area.
 - d. Proposed bicycle pedestrian, and trail routes.
 - e. Demonstrate how planned transportation facilities will connect to transportation facilities in adjacent urban areas.
12. *Public Facilities Analysis and Diagram.* The plan shall include a conceptual layout of public facilities, including sanitary sewer, water, and storm drainage) needed to support the planned uses. The Public Facilities Analysis must be consistent with the City's adopted *Public Facility Plan (PFP)* and related facility master plans, including improvements related to the adopted Area Plan that may require amending the PFP.

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13. *North Redmond US 97 Interchange Area Management Plan (IAMP) Compliance.* The master plan shall comply with the following policies, if applicable:
- a. Any property newly annexed within the IAMP area shall have:
 - i. Direct Access to a local public street other than a State highway consistent with the Local Street Connectivity Plan; and,
 - ii. Any property to be annexed to the City shall relinquish all direct access rights to a State highway as a condition of development approval (when a legal alternative access exists).
14. *Great Neighborhood Principles.* MDPs shall address applicable Great Neighborhood Principles below. In instances where the property proposed for a MDP is located within the boundary of an adopted Area Plan, the MDP shall also address the Great Neighborhood Principles according to the specificity provided in the Area Plan.
- a. *Transportation.* Connect people and places through a complete grid street network and trail system that invites walking and bicycling and provides convenient access to parks, schools, neighborhood service centers, and possible future transit stops. Traffic calming techniques and devices may be required to slow vehicles. Curved streets are encouraged to provide interest and variety in neighborhood design. Trails shall be provided to link with existing or planned pedestrian facilities.
 - b. *Housing.* A mix of housing unit types and densities shall be integrated into the design of new neighborhoods consistent with zone requirements unless a variance or other planning permit is approved.
 - c. *Open spaces, greenways, recreation.* All new neighborhoods shall provide open spaces with recreation amenities that are useable to the public and are integrated to the larger community via trails or pathways. Parks and plazas shall be developed in accordance with Redmond's Parks Master Plan, or otherwise should be centrally located in the neighborhood and capable of supporting public gathering places. New neighborhoods should retain and incorporate significant geological features such as rock outcroppings or stands of clustered native trees into the design and lot layout.
 - d. *Integrated design elements.* Streets, civic spaces, signage, and architecture shall be coordinated to establish a coherent and distinct character for the MDP. MDPs may integrate design themes with adjacent developed or planned areas.
 - e. *Diverse mix of activities.* A variety of uses are encouraged in order to create vitality and bring many activities of daily living within walking and biking distance or a short drive of homes. Amenities including, but not limited to, trails, recreation areas, and open spaces, shall be constructed before occupancy of any residential unit, unless a phasing plan is approved. Commercial service areas must be supported by a market analysis and phasing program which will be used by the City to determine construction timing.
 - f. *Public Art or Artistic Feature.* Places for the installation of public art or artistic feature is required to provide focal points, preferably, at the gateways to neighborhoods, in and around the center of neighborhoods, or trailheads.
 - g. *Scenic Views.* Identify and preserve scenic views and corridors of the Cascade Range, Ochoco Mountains, and Smith Rock, such as in street view sheds or park

areas. Streets and common, or public, open spaces should be located and oriented to capture and preserve scenic views for the public. Minimize visual clutter from signs and utilities within scenic corridors.

- h. *Urban-Rural Interface.* Residential development adjacent to areas outside of the Urban Reserve Area (URA) shall provide buffering to manage the transition from urban to rural intensities by meeting at least one of the following standards:
 - i. Provide 100-foot-wide landscaped buffers, exclusive of rights-of-way, for the entire length that the urban development is adjacent to lands outside of the URA. The buffers shall be landscaped with native vegetation characteristic of the local ecosystem; or
 - ii. Locating lower density development at the urban-rural interface; or
 - iii. Other appropriate and equivalent transitional elements as approved by the Review Authority.
 - i. *Pocket Parks/Tot Lots.* 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 25 lots/units, a minimum of 3,000 square feet and privately maintained. Developments with at least 50 lots/units shall provide a minimum of 6,000 square feet of open space consolidated, contiguous, and configured in a way that allows for active recreation. Examples of amenities include: turf areas, benches, deciduous shade trees, irrigation, shrubs, natural or decorative features, and adequate trash receptacle(s) and lighting.
 - j. *Canal Trails.* If canals or laterals are present, multi-use trails at least ten feet wide shall be provided, subject to the Central Oregon Irrigation District's review and approval. Pedestrian amenities such as benches and trash receptacles shall be provided at appropriate locations (e.g., every 500 feet, at trailheads or intersections with public streets).
 - k. *Green Design.* Land divisions and site plans shall incorporate principles of sustainable design befitting the natural ecosystem of Central Oregon. These principles may be incorporated through the layout of individual lots and the configuration of neighborhoods and include energy efficient siting and construction of buildings, water-wise and native landscaping, and amenities to provide for walkability via shade and priority access for pedestrians, or other such similar design strategy.
- D. *Implementation.* Upon approval, all subsequent development located within the MDP boundaries shall be consistent with the approval.
 - E. *Amendment/Modification to Master Development Plan.* Any modifications to the approved MDP shall be subject to the standards and procedures in Article II, "Modifications", and subject to the review criteria contained in this Section.
 - F. *Expiration of Master Development Plan.* An approved MDP or PMDP shall be subject to the requirements of Section 8.1605 concerning expiration, unless a specific timeline is approved through the land use review process.

(Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

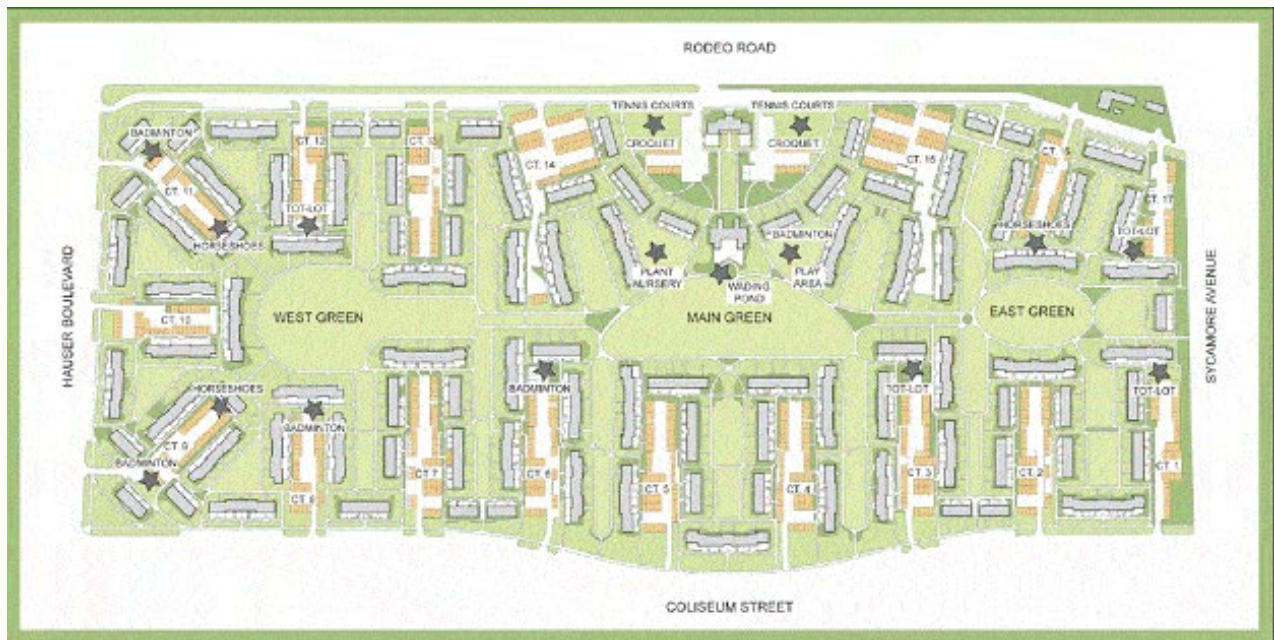
Sec. 8.275. Planned Unit Development (PUD).

1. *Purpose and Applicability.* The purpose of a PUD is to:
 - A. Permit greater flexibility in land use regulations in applicable zones (e.g., reduction of minimum lot size requirements).
 - B. Encourage creative developments.
 - C. Incentivize a variety of land uses and housing types, mixed use, the economy of shared services and facilities, public amenities, and developments compatible with the surrounding area and neighborhoods.
 - D. Promote and encourage infill development, flexibility in improvements on lots, and affordable and workforce housing.
 - E. Encourage preservation of natural features and enhancement of the area vegetation.
 - F. Facilitate sustainable design, energy efficiency, desirable aesthetics, and efficient use of open space.

Density requirements, setbacks, land use regulations, and required improvements may be adjusted to allow for a more creative, functional, and desirable living environment. In return for greater flexibility in site design and development, the PUD process introduces special requirements and standards for approval.
2. *Approval.* PUD approval is subject to:
 - A. Land use review and approval as Conditional Use.
 - B. Zoning standards, except as modified by the PUD.
 - C. Subdivision and Partitions Standards, except as modified by the PUD.
 - D. Site and Design Review Standards, except as modified by the PUD.
 - E. PUD Standards and Requirements.
3. *Exceptions.* Exceptions of City standards may be allowed through the PUD approval process without a variance.
 - A. Exceptions shall substantially result in improved design of the PUD. Improved design includes but is not limited to: alleys; public or private parks, trails, recreational areas, open spaces, common or natural areas; innovative housing design; public or private activity areas; a mixture of housing types, sizes, and projected prices; energy efficient design; a variety of trees and landscaping; art and other similar design features. A PUD need not include all of these design features in order to be approved.
 - B. Exceptions to City standards include, but are not limited to:
 1. Minimum lot sizes.
 2. Setbacks.
 3. Permitted land uses.
 4. Grid street spacing standards.
 5. Connecting to public utilities, subject to acceptance by City Engineer.
 6. Street frontage, street and right-of-way width, sidewalk placement and standards, subject to acceptance by City Engineer.
 7. Landscaping.

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8. Fences and walls.
4. *Standards and Requirements.* The following standards and requirements apply to a PUD application:
- A. PUDs must be a minimum of one acre in size. In the Downtown Urban Renewal District, a minimum of 0.5 acre in size.
 - B. The applicant shall submit a written narrative that addresses the applicable standards, code, and regulations.
 - C. A PUD approach may be utilized in the design and development of residential, mixed use, or commercial and industrial service areas.
 - D. *Densities.* Maximum densities are identified in Table 8.140. Additional density (i.e., bonus density) beyond the maximum density will be considered as follows:
 - 1. Up to 20 percent beyond maximum densities for qualified Affordable Housing and Workforce Housing units. A bonus density request beyond 10 percent shall be restricted to Affordable Housing. Affordable and Workforce Housing units should be designed to be intermixed throughout the development and similar design and quality to market rate units.
 - 2. Up to 10 percent beyond maximum densities for including amenities that provide a community benefit or helps realize specified public policy goals. Examples include: additional protection of green space, recreational areas, open space, natural resources or view corridors. environmental improvements, trail connectivity, higher quality building design, or other additional amenities.
 - 3. As identified in respective Area Plans.
 - E. A PUD must include usable open space, recreational area, common area or park designed for the use and benefit of all the units or lots in the development. The land area used shall be determined by the type of amenities added by the developer. See examples below:





- F. Thoughtful design and architectural themes are required for all structures within any development. Design shall take into consideration themes continues on all elevations for each building, and onto the entire site including, but not limited to: lighting, fencing, accessory structures, signage, and trash enclosures.
 - G. A separate application or rezoning may accompany the application for approval of the PUD in which case the two items shall be considered simultaneously.
 - H. The City may recommend a performance bond or other surety to assure the proposed development will be completed as approved and within the time limits agreed to in the conditions of approval.
5. *Review Procedure for PUD's.* The following procedure shall be followed in requesting approval of a PUD.

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- A. A pre-development meeting is required prior to submittal of an application.
 - B. Proof a neighborhood meeting was conducted for residential or mixed-used development proposals that generate 200 or more daily trip ends, or 20 or more PM peak hour trip ends, where a Transportation Impact Analysis (TIA) is required, See Section 8.385 for meeting requirements.
 - C. An applicant shall submit an electronic version of the complete application. The plan shall contain and show, at an engineer's scale of no less than 1" =10', the following information:
 - 1. The relationship of the property to the surrounding area.
 - 2. The preliminary plan of subdivision or re-subdivision, if any, which shall include the information required by the Subdivision Ordinance.
 - 3. Land uses, building locations, density proposed, architectural style, efficiency measures, housing market served, and number of dwelling units.
 - 4. The arrangement of streets and pedestrian ways.
 - 5. Proposals that include reduced yards and lot size shall be designed to be served by private alleys or drives.
 - 6. The location of off-street parking spaces, and a parking management plan if the total number of spaces required exceeds 75.
 - 7. The location of service commercial areas, open space, recreational area, common areas, or park.
 - 8. Plans for site grading and drainage.
 - 9. Plans for water supply and sewage disposal.
 - 10. Plans for transfer of ownership of the property, if any, and arrangements for maintenance of common areas and facilities.
 - 11. Landscape plan including the list of species proposed and size/coverage at time of planting and at five years.
 - 12. Proposed project timing schedule and surety, if required by City.
 - D. In considering the PUD, the City shall determine:
 - 1. There are special development objectives or physical conditions which justify a request for a PUD.
 - 2. ~~The PUD will contain buffers on sides of the development that abut neighboring properties.~~
 - 3. The PUD, through its design and function, will improve livability for planned residents.
 - 4. The PUD contains a mix of housing types, variety of uses or services.
 - 5. The PUD can be completed within five years or phased for later development.
 - 6. The PUD will not overload adjacent streets, utilities, or infrastructure.
 - 7. The PUD will be consistent with the objectives of Area Plans and the Redmond Comprehensive Plan.
 - E. The City Shall notify the applicant whether in its judgment the foregoing provisions have been satisfied and, if not, whether they can be satisfied with other alternatives or revision to the PUD.
6. *PUD Post Approval & Modifications.* Where a PUD has been authorized pursuant to applicable zoning regulations, the plan of the subdivision shall conform with the plan of the PUD as approved.

Minor Modification. Minor modification to an approval PUD will be granted when the requested change is so minor that the CDD Director, or designee, determines that it would be appropriate for an administrative decision. Examples of minor changes include, but are not limited to: (1) a reduction in the overall number of lots, (2) minor architectural changes to approved buildings, (3) changes to phases that do not impact public facilities or change the number of approved phases, (4) changes that result in a reduction of impacts (i.e., reduced traffic flows), or (5) changes that are required to protect or increase public safety.

Major Modification. Major modifications to an approved PUD are subject to Section 8.1400.

(Ord. No. 2016-17, 1-31-2017; Ord. No. 2018-09, 9-11-2018; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.367. OSPR/"R" Zone Density Transfer Provision~~s~~.

~~Reduced-sized lots in residential zones may be allowed in exchange for a specific area of Open Space Park Reserve land, which would be dedicated, deeded, or sold to the City. This provision applies to residentially zoned land immediately adjacent to desired land zoned (or potentially zoned) OSPR/Open Space Park Reserve, or land at the urban edge not adjacent to land in designated urban reserves. The percentage of land area to be credited as 'transfer land' is to be evaluated on a case-by-case basis.~~

- ~~1. All property within the North Redmond US 97 Interchange Area Management Plan (IAMP) area, and annexed to the City, shall be subject to a condition of development approval that stipulates the property shall:
 - ~~A. Have immediate direct access to a local public street other than a State highway,~~
 - ~~B. Comply with the IAMP Local Street Connectivity Plan (Comprehensive Plan Addendum Chapter 9 Transportation Element figure 1); and~~
 - ~~C. Relinquish all direct access rights to a State highway when a legal alternative access exists. (Amended by City Ordinance 2007-9, June 9, 2007)~~~~

(Ord. No. 2015-01, 2-24-2015; Ord. No. 2016-17, 1-31-2017)

Sec. 8.410. Definitions.

The following words and phrases used in this Chapter, which supplement the definitions found in Section 8.020 and elsewhere in this Code, shall have the following meanings:

Abandoned facility means a wireless and broadcast communication facility, including the telecommunications tower, where the use thereof has been discontinued for more than 90 days.

Alternative tower structure means any existing building or other **existing** structure that is able to be used to support communication and broadcast equipment, including but not limited to light poles, utility poles, steeples, etc., but not including camouflaged or stealth towers constructed for the specific purpose of supporting communication and broadcast equipment. For the purposes of this definition, an alternative tower structure shall include all attached elements necessary to/for the structural integrity of the alternative tower structure.

Antenna means any system of wires, poles, rods, reflecting discs or similar devices designed for telephonic, radio, facsimile, data, or television communications through sending and/or receiving of electromagnetic waves when such system is either external to or attached to the exterior of a structure. Antennas shall include, but not be limited to, devices having active elements extending in any direction, and directional beam-type arrays having elements carried by and disposed from a generally horizontal boom that may be mounted up and rotated through a vertical mast or tower interconnecting the boom and antenna support, all of which elements are deemed to be part of the antenna.

Antenna height means the vertical distance measured from the ground surface at grade to the tip of the highest point of the antenna on the proposed structure.

Antenna Support means any pole, telescoping mast, tower, tripod, or any other structure that supports a device used in the transmitting and/or receiving of electromagnetic waves.

Breakpoint means the height at which a tower is structurally designed to collapse and fall within a predetermined radius.

Broadcast communication facility means any facility that transmits radio or television signals including, but not limited to, antennas, dish antennas, microwave antennas, and other types of equipment for the transmission of such signals, including towers and similar supporting structures, equipment cabinets or buildings, parking areas, and other accessory development. This definition does not apply to Amateur Radio Stations as defined by the Federal Communications Commission, Part 97 of the Commission's Rules.

Camouflaged means any wireless or broadcast communication facility that is designed to blend into the surrounding environment. Examples of camouflaged facilities may include architecturally screened roof-mounted antennas, building-mounted antennas painted to match the existing structure, antennas integrated into architectural elements, towers made to look like trees and antenna support structures designed to look like flag poles or light poles.

Collocation means locating wireless or broadcast communication equipment from more than one provider on a single support structure, including an increase in height of an existing tower or alternative tower structure to allow installation of such additional wireless communication or broadcast facility equipment.

Enclosure means an area, fenced or otherwise delineated, around the perimeter on which the equipment building, shelter, cabinet or other ancillary facilities are located.

Equipment building, shelter, cabinet or structure means a free-standing cabinet, shelter, building, or other structure used primarily to house equipment used by wireless or broadcast communication providers at a facility.

FAA means Federal Aviation Administration.

FCC means the Federal Communications Commission.

Façade mounted antenna means an antenna architecturally integrated into the façade of a building or structure.

Facility, as used in this Chapter, is inclusive of all of the elements of wireless or broadcast communication facilities, as they may be more specifically defined herein.

Guyed tower means a wireless or broadcast communication tower that is supported, in whole or in part, by guy wires and ground anchors.

Height means, when referring to a tower or structure, the distance measured from the pre-existing grade level to the highest point on the tower structure, even if said highest point is an Antenna, light, or lightning protection device.

Lattice tower means a guyed or self-supporting three or four sided, open, steel frame support structure used to support wireless or broadcast communication equipment.

Maintenance means emergency or routine repairs or replacement of transmitters, antennas, or other components of previously approved wireless telecommunication facilities which do not create a significant change in visual appearance or visual impact.

Microcell means low powered antenna that provide additional coverage and capacity where there are high numbers of users within urban and suburban macrocells, and are mounted at street level, typically on the external walls of existing structures, lampposts, and other street furniture.

Monopole means a wireless or broadcast communication facility consisting of a single pole constructed for purposes of supporting one or more antennas without guy wires or ground anchors.

Neighborhood character means those unique attributes including, but not limited to, architecture, historical and cultural features, historical development patterns, landscape, hardscape, and the size, scale and spacing of buildings and other structures that define a neighborhood's identity.

New Wireless and Broadcast Communication Facility means any newly constructed or installed wireless or broadcast communication facility whether or not it uses an existing telecommunication tower, an alternative tower structure or any modification of an existing wireless or broadcast communication facility, except for those collocations that are exempt from land use review under Section 8.425(2.) of this code and those structures or activities exempted under Section 8.440.

Panel or directional antenna means an antenna or array of antennas designed to concentrate a radio signal in a particular area.

RF means Radio Frequency.

Screened means concealed from view with a sight obscuring fence, wall, or vegetation.

Service area means the area served by a single wireless or broadcast communication facility.

Speculation tower means an antenna support structure designed for the purpose of providing location mounts for wireless or broadcast communication facilities, without a binding written commitment or executed lease from a service provider to utilize or lease space on the tower at the time the application is submitted.

Stealth means facilities, including, but not limited to microcells, antennas, towers, equipment cabinets, and any other ancillary equipment that cannot be seen from any street or any nearby property, improved or unimproved, and/or that do not result in any apparent architectural changes or additions to existing buildings or telecommunication towers or alternative tower structures. The addition of landscaping, walls, fences, or grading as screening techniques does not make an otherwise visible facility a stealth facility.

Support structure means, inclusively, an alternative tower structure, tower and telecommunications tower as those terms are specifically used in this chapter.

Telecommunications means the transmission, between or among points specified by the user, of information of the user's choosing, without change in the form or content of the information as sent and received.

Tower or telecommunications tower means any mast, pole, monopole, guyed tower, lattice tower, free standing tower, or other structure designed specifically for and primarily used to support antennas.

View Corridor means the route that directs the public or an observer's attention when looking toward an object of significance to the community, including the Cascade Mountains, Smith Rock, and historic buildings.

Whip antenna means an antenna that transmits or receives signals in 360 degrees. Whip antennas are typically cylindrical in shape, less than three inches in diameter and no more than six feet long, including the mounting.

Wireless communication facility means any facility that transmits and/or receives electromagnetic waves, including, but not limited to, antennas, dish antennas, microwave antennas, panel antennas and other types of equipment for the transmission or receipt of such signals, including telecommunications towers and similar supporting structures, equipment cabinets or buildings, parking areas, and other accessory development. This definition does not apply to Amateur Radio Stations as defined by the Federal Communications Commission, Part 97 of the Commission's Rules.

(Ord. No. 2011-13, 11-8-2011)

Sec. 8.415. Wireless Broadcast Communication Facilities.

Wireless and Broadcast Communication Facilities shall be allowed in all zones within the City of Redmond subject to the applicable provisions of this Code, and as further restricted based on the chart below:

Zone:	References/Standards
All Residential (R) Zones - (R-1; R-2; R-3; R-4; and R-5)	New wireless and broadcast communication facilities are prohibited unless the provider can demonstrate that one of the exceptions set forth under Subsection (1.) of this Section is met.
Urban Holding -10 (UH-10) Zone	
Public Facility (PF) Zoned Property adjacent to an R or UH-10	
Park Zones property adjacent to an R or UH-10 zone	
<u>Mixed Use Zones</u>	Wireless and broadcast communications facilities shall be no closer than 660 feet to the rim of Dry Canyon
In all zones	

1. The provider shall demonstrate one of the following in conjunction with any application for a new wireless or broadcast communication facility proposed ~~in any Residential Zone or the Urban Holding-10 Zone~~:
 - A. Subject to Subsection (2.) of this Section, that there are no other options under this code to provide coverage because:
 1. The proposed facility would fill a significant gap in coverage and no alternative locations are available and technologically feasible; or,
 2. The proposed facility must be sited in a residential zone to prevent unreasonable discrimination in the application of this code among providers of functionally equivalent services; or,
 - B. The facility is proposed as a collocation on an alternative tower structure and the additional components are designed as a stealth facility; or
 - C. The facility is proposed to be collocated and is consistent with the provisions of Section 8.425 of this Chapter.

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2. An applicant may demonstrate compliance with these standards either independently, through the provisions of Section 8.1700 of the City Land Use Procedures Ordinance (Declaratory Ruling), or in conjunction with a land use application for a new wireless or broadcast communication facility. In Declaratory Ruling cases, the Planning Commission shall be the Review Authority.

(Ord. No. 2011-13, 11-8-2011)

Sec. 8.425. Collocation.

In order to encourage shared use of towers and telecommunications towers **in all zones**, all new wireless and broadcast communication facilities proposed as collocated facilities shall comply with the following collocation standards, where applicable.

1. Except as allowed under Subsection (2.) of this Section, all collocated towers shall be subject to the standards for new towers and the provisions of this Section.
2. To encourage shared use of towers designed specifically for such purposes, no land use review process shall be required for the addition of antennae ~~ten-20~~ feet or less in height on an existing, approved tower, or an increase in height of ~~ten-20~~ feet or less to an existing, approved tower, provided there is no change to the tower type. Nor shall a land use review process be required for accompanying accessory uses as long as such uses are screened from view within the existing facility enclosure. Notwithstanding these provisions, the applicant for any collocation shall submit a copy of the report from the Federal Aviation Administration (FAA) indicating that FAA form 7460-1 has been filed with the FAA and that the proposal has no impact on the Redmond Airport or its aircraft approaches. If additional antennae are added to a camouflaged tower, the antennae shall match the existing camouflaging. No tower shall be increased in height more than once from the original height as specified herein without being subject to land use permitting according to the same standards required herein for new towers.
3. All collocated facilities, and additions to existing towers, shall meet all requirements of the State of Oregon Structural Specialty Code, latest adopted edition. A building permit shall be required for such alterations or additions. Documentation shall be provided by a licensed professional engineer, verifying that changes or additions to the tower structure will not adversely affect the structural integrity of the tower.
4. All collocated facilities shall be designed in such a way as to be visually compatible with the tower structures on which they are placed.
5. All accessory equipment shall be located within the existing enclosure, shall not result in any exterior changes to the enclosure and, in Residential and Urban Holding zones, shall not include any additional above grade equipment structures.
6. Collocation on an alternative tower structure in a Residential or Urban Holding zone shall require a stealth design.

(Ord. No. 2011-13, 11-8-2011)

Sec. 8.530. Landscape Design Standards.

1. *Applicability.* Except where conflicting with the City of Remond Public Works Standards and Specifications, these landscaping design standards apply to any proposal which includes any of the following:
 - A. New housing.
 - B. Development subject to Article IV Site and Design review.
 - C. Planned Unit Development.
 - D. New wireless broadcast communication facilities, as described in Section 8.415.
2. *Minimum Landscaping.* In all zones, the entirety of the unsurfaced yard area between the main building and any public or private street frontage shall be landscaped. Industrial and public zoned properties shall also be required to provide a ten-foot landscape buffer wherever such property directly abuts a residential zoned property, inclusive of structures. Additionally, any hillsides, berms, or other areas with a slope greater than ten percent that are disturbed during development shall be revegetated to prevent erosion and dust.
3. *Water Features.* Required landscaping areas shall not include water features such as fountains, waterfalls, pools, ponds, or year-round standing water collection sites. Canals, approved water drainage facilities, or naturally occurring water features are exempt.
4. *Irrigation Systems.* Irrigation shall be provided to allow for healthy plant growth. All irrigation shall be subject to the following:
 - A. Water used for irrigation shall not be permitted to water or run-off onto hard surfaces, such as paved driveways, sidewalks, streets, and other non-vegetated areas. Except for the irrigation water needed to maintain vegetation within an abutting right-of-way, water shall not be allowed to leave the subject property.
 - B. Trees shall only be irrigated with point-source irrigation such as drip irrigation and; bubblers, ~~and tree watering bags.~~
 - C. Automatic irrigation systems shall not be allowed without soil-moisture or weather-based irrigation controllers with accompanying sensors and other supporting devices installed to enable smart features.
5. *Soil.* Soils shall be amended to allow for healthy plant growth and water absorption. Prior to planting, soils shall be made friable by incorporating an organic soil amendment into, at minimum, the top two inches of soil. Additionally, mulch shall be applied to non-vegetated or uncovered areas at a depth of two inches. Both organic and inorganic mulches are allowed, however inorganic mulches are subject to additional standards described in this Section. An applicant may submit documentation from a certified landscape architect or soils scientist demonstrating that a different soil treatment that does not comply with this standard is necessary.
6. *Landscape Features.* Required landscaping areas shall feature trees, shrubs, and live ground covers in combination, and shall not contain invasive species, exposed dirt, or dead vegetation. Non-structural hardscaping, such as boulders, pavers, walkways, courtyards, artificial turf, inorganic mulches, including all types of a rock groundcover, and similar are acceptable as a landscaping feature but must not occupy more than 25 percent of required landscaped areas. ~~Wherever inorganic mulches, including all types of rock groundcovers or mulches, are used, they shall not be used in sections exceeding 20 square feet in size, nor shall any section be closer than ten feet to any other section on the property.~~

Excluding permissible irrigated turf areas, required landscaped areas must be landscaped only with species which are identified as low or very low water use in the Oregon State University Extension Office Water-Wise

Gardening in Central Oregon Guide, revised June 2020. Plant species that do not require irrigation once established are preferred over species that require continued irrigation. Approved water drainage facilities may feature moderate water-use plant species.

7. *Irrigated Turf.* This standard applies to all irrigated turf except when used in approved active-style park areas or for recreational purposes within designated common areas. For non-residential zoned properties, not more than 20 percent of the required landscaped area may be landscaped with irrigated turf. For residential zoned properties, not more than 25 percent of the required landscaped area may be landscaped with irrigated turf. Additionally, irrigated turf areas are also subject to the following in all zones:
 - A. The minimum dimension of any irrigated turf area shall not be less than ten feet.
 - B. Irrigated turf shall not be planted in areas with a slope greater than 10 percent.
 - C. When planting irrigated turf areas, seed mixes used shall not contain more than 25 percent cool season grass species.
8. *Trees.* All trees shall have a ~~1.5-inch~~2-inch trunk diameter as measured at ~~three~~4.5 feet above natural grade at the time of planting. Existing trees with a ten inch trunk diameter as measured at three feet above natural grade or greater are considered to be significant and shall be preserved to the greatest extent possible. Significant trees that are able to be preserved shall be provided with a Tree Protection Zone (TPZ) in compliance with the Public Works Standards and Specifications to protect the tree during development of the subject property.
 - A. Where preservation is not feasible, significant trees shall be replaced at a 'one-to-one' ratio, inclusive of new street trees adjacent to the subject property.
 - B. Street trees shall comply with Section 8.540 Street Tree Standards.
9. *Installation and Maintenance.* All landscaping installation, including street trees, shall be completed prior to issuance of a Certificate of Occupancy. All landscaping shall be continuously maintained and replaced when necessary to ensure continued compliance with an approved landscape plan. Additionally, street trees shall be maintained in accordance with the standards listed in Section 3.600 of the Redmond City Code. For landscaping valued in excess of \$5,000.00, a maintenance bond may be required.
10. *Deviation and Payment In Lieu.* The Community Development Director or designee may:
 - A. Approve a deviation from any of the standards of this Section without requiring a variance when the deviation is proposed by the applicant. Reasoning for the requested deviation must be explained in writing.
 - B. Establish a fee in lieu per tree where the property is not physically feasible to replace tree(s). The fee will be specified in the City Fee Schedule.

(Ord. No. 2023-07, 12-19-2023; Ord. No. 2024-14, § 1, 8-13-2024)

Sec. 8.550. Exception to Lot Size Requirements.

If a lot or ~~parcel, or the aggregate of~~ contiguous lots or parcels in the same ownership, platted prior to the effective date of these standards has an area or dimension ~~which that~~ does not meet the requirements of these standards, the lot, parcel, or contiguous lots or parcels, ~~or aggregate holdings~~ may be put to use permitted subject to the other requirements of the zone in which the property is located. ~~Lots that are pre-existing in residential zones that are below the minimum size for a single family dwelling shall be limited to one single family dwelling per lot.~~

(Ord. No. 2020-15, 11-10-2020)

Sec. 8.1325. Filing of Staff Report for Hearing.

1. At the time an application, that in the judgment of the Community Development Director or Community Development Director's designee requires a hearing, is complete, a hearing date shall be set.
2. ~~Whenever possible, a draft~~The staff report ~~should~~shall be made available at least seven days prior to hearing.
3. As required by State statute, a copy of the final staff report shall be made available to the applicant, made available to such other persons who request a copy.
4. Oral or written modifications and additions to the staff report shall be allowed prior to or at the hearing.

(Ord. No. 2020-15, 11-10-2020)

Sec. 8.1400. Modifications of Approval.

1. Applicability. This section applies to a proposal to modify an approved land use decision prior to initiating its use. For proposals to modify existing development, see Section 8.3005.

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12. Modifications.

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- A. A Modification shall be processed as an Administrative Land Use Action as provided for in Sections 8.1300 through 8.1315. Modifications are requests for revision or deletion of a condition of approval or a change to a site development plan that is the result of changed circumstances, an error in the original decision or inconsistency with the current code.
- B. The applicant for a modification shall include reasons for the modification and demonstrate that the request is consistent with the provisions of the code and is necessary due to a change of circumstances, an error in the original decision or inconsistency with the current code.
- C. An application as a modification to an approval shall be directed to one or more specific aspects of the approval. The review shall be limited to the criteria applicable to that particular aspect of the proposal.
- D. Proposals that would modify an approval in multiple areas with a scope greater than allowable as a modification shall be treated as an application for a new proposal.
- E. Modifications shall not be accepted in such cases where a variance would be required.

23. Alteration to an Approved Plan.

- A. Minor Alteration to an approved Site Plan or tentative land division plan shall be processed as a Development Action provided for in Section 8.1205. Examples of such alterations include:
 - 1. Minor shifting of building location such that no setback is violated.
 - 2. Minor shifting of street alignments or easements which do not add or delete intersections or diminish road connectivity.
 - 3. Minor amendments to lot lines such that no new lots are created, and all lots continue to meet lot size and frontage requirements.
 - 4. Minor changes to landscaping species or location of plant materials such that there is no change to the aesthetic improvement qualities of the landscaping.
 - 5. Minor changes to the building design including roof line.
 - 6. Minor amendments to phasing plans that would have no adverse effect on the phasing of public improvements.
- B. Proposed changes to an approved Land Use Action shall be submitted in writing to the Community Development Department for approval. The department director shall grant approval to the proposed changes if it is determined that the change does not substantially alter the previous approval previously given, or the final conditions of approval. If the director determines the proposed change does constitute a substantial alteration or a violation of the conditions the proposal shall be processed as a modification or in the same manner as a new application.
- C. The decision may be appealed in the same manner as provided in Section 8.1500 through 1530.
- D. An Alteration can only be considered if there are non-substantive changes in the outward appearance of the development, impact on the surrounding properties is minimal, and the alteration is consistent with the conditions of the original approval and applicable criteria.

(Ord. No. 2020-15, 11-10-2020)

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(Supp. No. 2, Update 2)

Sec. 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 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.

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

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.

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

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.

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.

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)

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.

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 specific 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 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)

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 multiple years.

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

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 Plan and all conditions as approved through the land use review and approval process.

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.

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 turnaround.

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.

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.

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

Substantial Completion. The stage of a project in which the City has inspected, tested, and found acceptable the water supply system, fire hydrant system, sewage disposal system, the stormwater drainage system including paving of the roadway associated with the stormwater system, curbs, street signs, and roads necessary for emergency vehicle access.

Tract. A piece of land created and designated as part of a land division that is not a lot, lot of record, or a public right-of-way. ~~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.

(Ord. No. 2012-11, 10-23-2012; Ord. No. 2015-01, 2-24-2015; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 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/or Class A Administrative 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.

(Ord. No. 2012-11, 10-23-2012; Ord. No. 2013-06, 4-9-2013)

Sec. 8.2405. Filing Procedures and Requirements.

1. Any person or an authorized agent or representative, proposing a land partitioning, shall prepare and submit ~~three 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 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.

(Ord. No. 2012-11, 10-23-2012; Ord. No. 2020-15, 11-10-2020; Ord. No. 2023-07, 12-19-2023)

Sec. 8.2410. Approval Criteria for Tentative Partition.

The Review Authority shall approve, approve with conditions, or deny a proposed tentative ~~subdivision~~ partition plan. Approval, or approval with conditions, shall be based on compliance with the criteria set forth in Section 8.2235.

(Ord. No. 2012-11, 10-23-2012; Ord. No. 2015-01, 2-24-2015; Ord. No. 2022-04, 6-28-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 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 ten feet wide, with an all weather surface a minimum of five feet wide, constructed and centered within the right-of-way.
 - C. A block shall have sufficient width to provide for two 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~~Transportation System 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 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 percent or where path grade would exceed 12 percent 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 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 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.

D. For a partition where one proposed parcel contains an existing dwelling, a one-time exemption may be allowed wherein said parcel does not need to meet the minimum density standard of the underlying zone.

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 five 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 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. *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.

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11. *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 12-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 ten 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.

(Ord. No. 2012-11, 10-23-2012; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.2715. Fundamental Design 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 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 natural features (i.e., rock outcrops) add character to the development and shall be preserved to the greatest extent practicable.
6. *Preservation and Replacement 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. *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 guylines easements along the rear of lots adjacent to unsubdivided land may be reduced to ten0 feet in width, unless determined otherwise by the City Engineer or designate.

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- 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.
8. 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 25 lots/units, a minimum of 3,000 square feet and privately maintained. Developments with 50 or more lots/units shall provide a minimum of 6,000 square feet of open space consolidated, contiguous, and configured in a way that allows for active recreation. Park amenities shall, at a minimum, include: 1/2 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.
9. *Urban-Rural Interface.* Residential subdivisions adjacent to areas outside of the Urban Reserve Area (URA) shall provide buffering to manage the transition from urban to rural intensities by meeting at least one of the following standards:
- A. Provide landscaped buffers at least 100 feet wide, exclusive of rights-of-way, for the entire length that the urban development is adjacent to lands outside of the URA. The buffers shall be 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.

(Ord. No. 2012-11, 10-23-2012; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.2830. Variances.

1. *Major Variance.* Upon application, the Community Development Director, or Hearings Body, may authorize variances from the standards of this ~~Chapter~~Article pursuant to the criteria listed below if the applicant can establish:
 - A. That special conditions exist which are peculiar to the subject property, and which are not applicable to other properties in the same zone which make conformance to these standards impractical.
 - B. That the variance is the minimal deviance from these standards needed to accomplish the objective.
 - C. That the varied requirement(s) will conform to the purpose and objectives of the Comprehensive Plan and of these standards and will have no adverse impact on surrounding properties or on the provision of general urban services in the area.
 - D. That strict interpretation of these standards would deprive the applicant of rights commonly enjoyed by other properties in the same zone under the terms of these standards.
 - E. That the special conditions and circumstances do not result from actions of the applicant and such conditions and circumstances do not merely constitute pecuniary hardship or inconvenience.
2. *Minor Variance.* A minor variance under this ~~Chapter~~Article shall be no greater than 25 percent of the requirements from which the variance is sought. Upon application, the Community Development Director, or Hearings Body, may authorize variances from the standards of this ~~Chapter~~Article pursuant to the criteria listed below if the applicant can establish:
 - A. More efficient use of the site.
 - B. Preservation of natural features where appropriate.
 - C. Adequate provision of light, air, and privacy to adjoining properties.
 - D. Adequate access.
 - E. That the variance will have minimal adverse impact on the livability, value or development potential of abutting properties and the surrounding area.
 - F. Consistency with the overall objectives of the Comprehensive Plan.
3. The Community Development Director, or Hearings Body, may attach such conditions to any variance granted that will ensure the variance meets the objectives of the Comprehensive Plan and of these standards and does not have an adverse impact on surrounding properties or on the provision of general urban services in the area.

(Ord. No. 2012-11, 10-23-2012)

Sec. 8.3005. Applicability of Site and Design Review.

Unless exempted in Section 8.3010, Site and Design Review shall be required for any ~~new~~-proposed development or use containing a structure, or multiple structures, and Mobile Food Pods.

Minor Site and Design Review shall be required for any proposed development or use containing a structure, or multiple structures, under 3,500 square feet in size. Minor Site and Design Review is subject to review criteria in Section 8.3035, as applicable. Additionally, Minor Site and Design Review:

1. Is exempt from Section 8.3035(3)(B) and (D);
2. Is exempt from Section 8.2815 (Transportation System Analysis), unless requested by City Engineer; and
3. Shall be processed as a Development Action provided for in Section 8.1205.

(Ord. No. 2016-17, 1-31-2017; Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

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Sec. 8.3010. Exemptions.

The following are exempt from Site Design and Review:

1. Normal maintenance and repair.
2. Hangar development entirely on and interior to airport property.
3. Single family detached dwellings and middle housing, ~~unless located on a lot within 100 feet of the canyon.~~
4. Manufactured home in an approved manufactured home park.
5. Additions to an existing building of less than 25 percent of the total building square footage, not to exceed 1,000 square feet.
6. Any development that does not include the construction or alteration of a building which will have a negligible impact on the land as determined by the Community Development Director, or designee.
7. Overhead electrical power transmission lines and poles greater than 12.5 kv.
8. Child care facility in residential neighborhoods that utilize existing structures.
9. Any single room occupancy development which complies with the development and design standards of Sections 8.141, 8.142, or 8.143.
10. Supportive Shelters, as identified in Section 8.370.

(Ord. No. 2016-17, 1-31-2017; Ord. No. 2017-12, 12-12-2017; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.3025. Plans Required.

The Applicant shall submit to the Community Development Department the following documents with the required fee.

1. *Exterior Elevations.* Drawings or sketches of elevations for each proposed building. Such plans shall indicate the building height, primary building materials, color, shape, and other design features of the building, including the location of all exterior mechanical devices.
2. *Site Plan.* Site plans containing the following.
 - A. A drawing showing the floor plans for each building and a description of each internal "use."
 - B. A written summary showing the following:
 1. For commercial and industrial development:
 - a. The square footage of the "project area", and a clearly defined outline of this area.
 - b. The percentage of the lot covered by structures.
 - c. The total number of parking spaces.
 - d. The total square feet to be landscaped and location of existing trees.
 - e. The total square feet within the project area to be left natural, gravel, or other surface not required by this provision.
 2. For residential developments.
 - a. The total square footage of all floors of the structures.
 - b. The number of dwelling units in the development (include the units by the number of bedrooms in each unit, e.g., 10 one-bedroom, 25 two-bedroom, etc.).
 - c. Percentage of lot coverage by:
 - i. Structures.
 - ii. Recreation areas.
 - iii. Landscaping and location of existing trees.
 - iv. Parking and paved areas.
 - C. The legal description, dimensions, and total square footage or acreage of the site.
 - D. All vehicle and pedestrian access points to public rights-of-way and the interior circulation plan for the property.
 - E. Project name.
 - F. A vicinity map.
 - G. The identified scale.
 - H. North arrow.
 - I. Date the site plan is prepared.

-
- J. Street names, locations, and right-of-way widths of all existing and proposed streets within or on the boundary of the proposed development.
 - K. Lot layout with dimensions for all lot lines.
 - L. Zoning of the site.
 - M. Zoning of all adjacent properties.
 - N. Location and use of all proposed and existing buildings, fences, and structures within the proposed development. Indicate which buildings are to remain and which are to be removed.
 - O. Location and size of all existing and proposed public utilities, serving the subject property, in and adjacent to the proposed development with the locations shown of:
 - 1. Water lines, services, backflow prevention device and meter sizes.
 - 2. Sewer lines, manholes, services, and cleanouts.
 - 3. Storm drains, facilities and catch basins.
 - 4. Power/phone poles and lines; show whether the lines are overhead or underground.
 - 5. Existing fire hydrants.
 - P. The proposed location of:
 - 1. Connection to the City water system.
 - 2. Connection to the City sewer system.
 - 3. The proposed method of drainage of the site.
 - 4. All exterior mechanical equipment or equipment areas.
 - Q. Location of existing canals and laterals including easements and right-of-way.
 - R. Location of existing drainage on-site.
 - S. Location of all utility and access easements on the property.
 - T. Location, size, and use of all contemplated and existing public areas within the proposed development.
 - U. All fire hydrants proposed to be located within the site.
 - V. A topographic map of the site at a contour interval not to exceed five feet.
 - W. Location of all parking areas and dimensions of all parking spaces.
 - X. Locations of all existing natural features including, but not limited to, any existing trees having a six inch trunk diameter or greater, three feet above grade, and any natural drainage ways existing on the site, and all significant natural features including (but not limited to) outcroppings of rocks, boulders, etc. Indicate any contemplated changes that would affect a natural feature.
- 3. *Landscape Plan*. See Sections 8.520 through 8.540 for applicable landscaping standards.
 - 4. *Lighting Plan*. A lighting plan showing the type, placement, wattage, and method of shielding all exterior lights from adjacent sites shall be submitted.
 - 5. *Neighborhood Compatibility Statement*. A statement shall be submitted that addresses the applicable neighborhood compatibility criteria within Section 8.3035(3.).

6. ~~Transportation System Analysis (TSA). A TSA approval memorandum, issued by the City Engineer, shall be included per Section 8.1015.~~

(Ord. No. 2022-04, 6-28-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.3030. Special Studies, Investigations and Reports.

Special studies, investigations and reports may be required to ensure that the proposed development of a particular site does not adversely affect the surrounding community, does not create hazardous conditions for persons or improvements on the site. These may include Traffic Impact Analysis, trip generation or parking studies/reports, impact of contaminated soils, soil conditions, flooding of waters and excessive storm water runoff, tree preservation, and other concerns of the development's impact on adjacent properties or public facilities.

~~1. An approved Transportation Impact Analysis (TIA) will be required prior to land use application completeness acceptance. A TIA approval memorandum, issued by the City Engineer, shall be included with the application submittal per Section 8.1015.~~

(Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)



MEMO RE: PROPOSED DEVELOPMENT CODE UPDATES

1.29.26

To: Redmond City Council, Attn: Keith Witcosky, City Manager

From: Jenn Kovitz, Community Engagement and Government Affairs Manager

Hayden Homes is proud to be founded and based here in Redmond, where we have built nearly 2,300 homes to date and employ more than 150 team members.

On February 10, Redmond City Council will discuss proposed changes to the City Development Code. These updates, as written, may jeopardize the housing affordability and middle housing mix that Redmond has worked so hard to offer.

With this memorandum, Hayden Homes requests that Council avoid taking action on February 10. Instead, we ask that Council uses the February 10 meeting as an opportunity to work with homebuilders, including Hayden Homes, to explore alternate solutions that could meet the Council's objectives and ensure we keep housing affordable for as many Redmond households as possible. We also hope homebuilders can simultaneously work with Council and staff on the more comprehensive development code updates that are part of the Planning Commission's 2026 workplan.

Regarding the currently proposed development code amendments, we understand Council is very interested in expanding rear setbacks for alley-load townhomes. Hayden Homes would like to discuss potential inadvertent impacts to liveability – especially for seniors -- on the resulting lot sizes, as well as discuss alternatives to help arrive at a satisfactory middle ground in the code.

As we work together towards collectively beneficial development code updates, our hope is that February 10 marks the beginning of the discussion rather than a decision point for Council on these proposed code amendments. We look forward to having a productive dialogue -- one which balances Council's goals and Hayden Homes' ability to help build a strong and thriving Redmond community.

Gratefully,

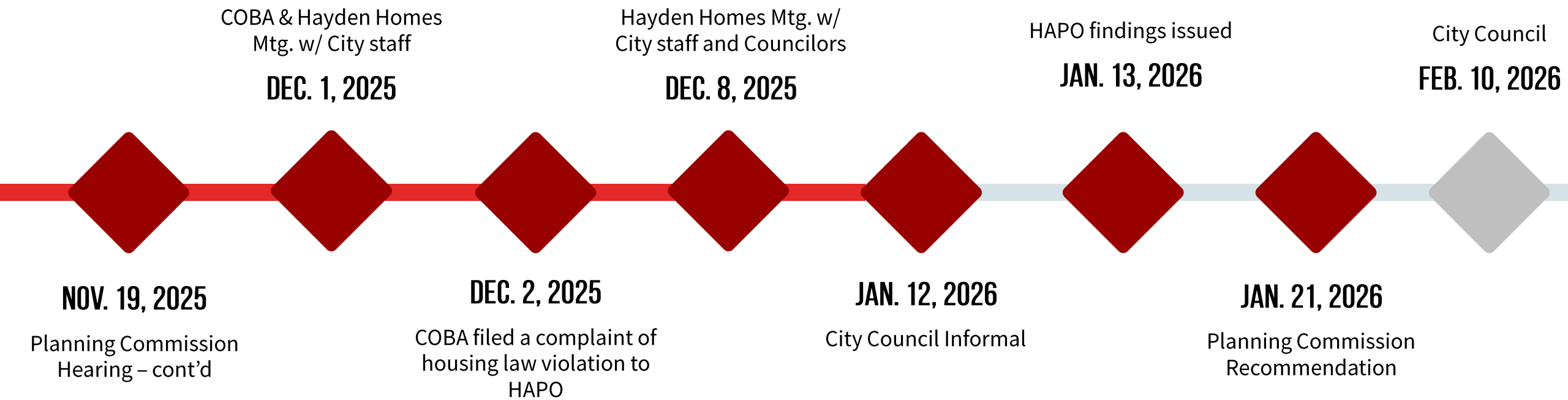
Jenn Kovitz
Community Engagement and Government Affairs Manager
Hayden Homes
jenn.kovitz@hayden-homes.com



REDMOND DEVELOPMENT CODE AMENDMENTS #711-25-000216-TA

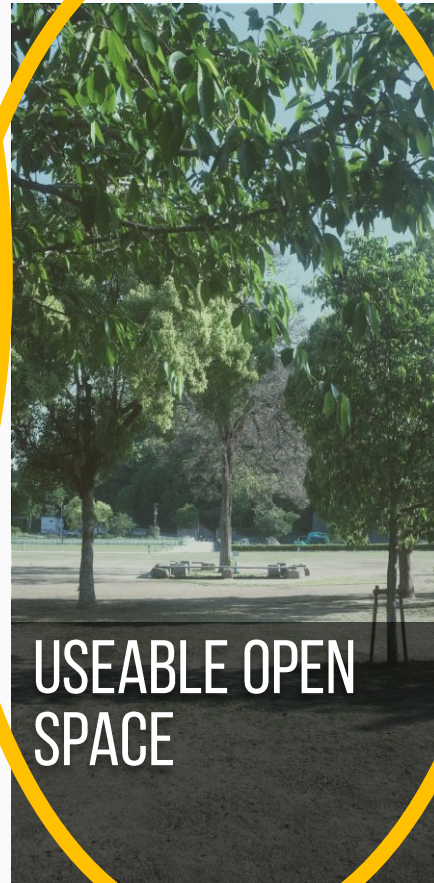
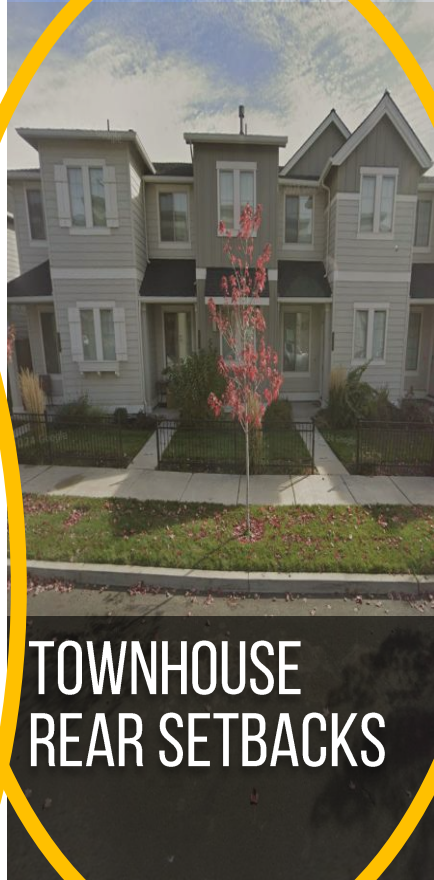
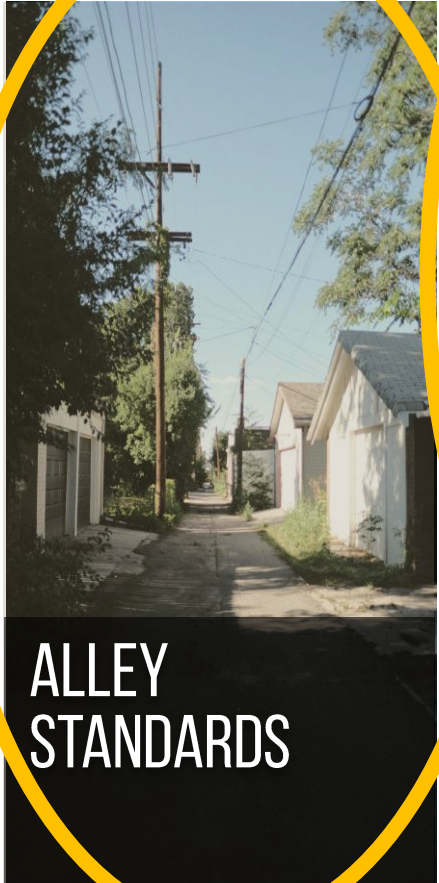
REDMOND CITY COUNCIL
FEBRUARY 10, 2026

DEVELOPMENT CODE AMENDMENT – PROCESS





PRIORITY CODE TOPICS





STATUS

- I. Issues identified in HAPO findings report:
 - a. Issues were identified in the report that are not part of this code amendment package
 - b. Issues with the code amendments:
 - i. Alley pavement width
 - ii. Rear townhouse setbacks
 - iii. Revisions have been proposed



Sec. 8.3005. Applicability of Site and Design Review.

Unless exempted in Section 8.3010, Site and Design Review shall be required for any new-proposed development or use containing a structure, or multiple structures, and Mobile Food Pods.

Unless exempted in Section 8.3010, Minor Site and Design Review shall be required for any proposed development or use containing a structure, or multiple structures, under 3,500 square feet in size. Minor Site and Design Review is subject to review criteria in Section 8.3035, as applicable. Additionally, Minor Site and Design Review:

1. Is exempt from Section 8.3035(3)(B) and (D);
2. Is exempt from Section 8.2815 (Transportation System Analysis), unless requested by City Engineer; and
3. Shall be processed as a Development Action provided for in Section 8.1205.

i.

Pocket Parks/Tot Lots. 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 25 lots/units, a minimum of 3,000 square feet and privately maintained. Developments with 50 or more lots/units shall provide a minimum of 6,000 square feet of open space that is consolidated and contiguous, and configured in area. in a way that allows for active recreation. Examples of amenities include: turf areas, benches, deciduous shade trees, irrigation, shrubs, natural or decorative features, and adequate trash receptable(s) and lighting.



QUESTIONS?



CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

STAFF REPORT

DATE: February 10, 2026
TO: City Council
THROUGH: Keith Witcosky, City Manager
Jason Neff, Deputy City Manager/Chief Financial Officer
Jessica MacClanahan, Public Works Director/City Engineer
FROM: Lindsey Crowsigt, Assistant City Engineer
SUBJECT: Ordinance #2026-01: An Ordinance Amending Various Chapters of the Redmond City Code, Chapters 3, 4 and 5.

Report in Brief:

This item requests the City Council conduct a public hearing to review and amend the Redmond City Code.

Background:

The Public Works Department has been working on code updates since 2025. Amending the Municipal Code requires City Council approval of an Ordinance. Staff is bringing this topic to the City Council to review the proposed changes.

Staff previously shared these proposed updates at Council Workshop meetings on January 12, 2026, and January 26, 2026. Staff also met with the Central Oregon Builders Association (COBA) on January 14, 2026, to review these changes. Additionally, individuals in the City's permitting system were sent notification of the proposed changes via email.

Discussion:

The proposed municipal code changes include the following topics:

- Pruning in the right of way and Urban Forestry Management
- Backflow prevention assembly device requirements
- Irrigation schedule requirements and exemptions
- System Development Charge assessment and collection requirements

As required by the City Charter, on February 3, 2026, a notice regarding this Ordinance was posted in three places. Copies of the Ordinance were available for review at City Hall.

Fiscal Impact:

There are no direct fiscal impacts to the City with these amendments.

Alternative Courses of Action:

Conduct the public hearing and consider additional public testimony. Courses of action include:

1. Approve Ordinance #2026-01.
2. Direct staff to make additional changes and approve Ordinance #2026-01.
3. Do not approve Ordinance #2026-01.
4. Take no action and request more information for review at a continued hearing.

Recommendation / Suggested Motion:

"I move to have a first and second reading of Ordinance #2026-01, by title only" (Voice vote)

(The City Attorney will read the ordinance by title only.)

"I move to approve Ordinance #2026-01." (Roll call vote)

**CITY OF REDMOND
ORDINANCE NO. 2026-01**

AN ORDINANCE AMENDING THE REDMOND CITY CODE FOR VARIOUS PUBLIC WORKS RELATED ITEMS.

WHEREAS, the Public Works conducts periodic review of the Redmond City Code, considers needed updates and recommends changes in accordance with Oregon Revised Statutes and current operational practices; and

WHEREAS, the City Council has the authority under the Oregon Constitution and its home rule powers to regulate matters of local concern, provided such regulations do not conflict with state or federal law.

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

SECTION ONE: The City of Redmond hereby amends the Redmond City Code Chapter 3, 4 and 5, a copy of the code amendments is attached hereto as "Exhibit A."

SECTION TWO: SEVERABILITY. The provisions of this Ordinance are severable. The invalidity of any section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance which can be given without such invalid part or parts.

SECTION THREE: This Ordinance shall be effective on the 30th day following its passage.

PASSED by the City Council and **APPROVED** by the Mayor this 10th day of February 2026.

Ed Fitch, Mayor

ATTEST:

Kayla Duddy, Deputy City Recorder

Exhibit A

Redmond City Code Proposed Amendments

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

(***)

Chapter 3 – Public Improvements

(***)

Trees

Sec 3.601. – Definitions

Dripline. An implied boundary on the ground directly beneath the outermost circumference of a tree's crown

Significant tree. A deciduous or coniferous existing tree having a ten-inch or greater trunk diameter measured 4.5 feet above grade.

Tree Protection Zone. A designated area around a tree, marked by fixed barriers, where activities like excavation, trenching and heavy equipment operation are prohibited to safeguard the tree's roots, trunk, and canopy, to maintain tree health and stability during and after development by protecting the tree and its roots from damage.

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Sec. 3.605. - City Arborist.

The City Arborist or designee shall have the following responsibilities:

[...]

5. Implement and enforce Code provisions concerning ~~both public and private~~ trees.

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Sec. 3.607. - Urban Forestry Standards and Specifications.

1. Activities affecting public trees shall be performed in accordance with the terms and provisions of the Redmond City Code.
2. The City of Redmond adopts the American National Standards Institute A300 Standards for Tree Care Operations, ANSI A300 (Part 1-10) and the American Standard for Nursery Stock ANSI Z60.2-2001 Pruning, (Part 2)-1998 Fertilization and (Part 3)-2000 Support Systems A. Cabling, Bracing, and Guying as the performance standards for the care and maintenance of all trees located on public areas within the City of Redmond.

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Sec. 3.609. - Street Trees - Property Owner Responsibility.

1. The property owner of land abutting the public rights-of-way shall maintain street trees in good health, including watering, pruning, and protection against damage and disease and is responsible for the removal and planting of trees located or to be located in the abutting public rights-of-way. Trees shall be pruned to a minimum of eight feet above sidewalks, multiuse pathways, and other walkway areas and 14 feet above roadways and alleys. All activities shall be conducted in accordance with Redmond City Code. The property owner shall obtain a permit prior to planting, major pruning or removing a public tree.
2. The City shall be responsible to maintain street trees in good health within the designated areas shown on the Street Tree—City Responsibility Map, including all street trees located in street medians. The City is not responsible to maintain sidewalk adjacent to publicly maintained street trees, in accordance with Section 3.200.
3. Through a written agreement with a property owner(s), the City may accept ongoing or project specific responsibility for maintaining, removing or planting public tree(s) located on the rights-of-way abutting the property owner(s) land.

(***)

Sec. 3.613. - Appeals.

Any action or decision by the City under this Code section may be discussed with the City Arborist and/or appealed to the Tree Board. If appealed, the appeal shall be filed within 12 working days after the action or decision. The appeal shall be in writing and shall be filed with the Public Works Director. The appeal shall specify the action or decision complained of and the reasons for which a hearing is requested. If the appeal is due to disagreeing with the City Arborist, the appeal must include a Tree Risk Assessment form completed by a tree risk assessment qualified Arborist certified by the International Society of Arboriculture. The Tree Board shall render its decision in writing. The decision of the Tree Board may be appealed to the City Council. The appeal shall be in writing, state the reasons for the appeal, and be filed with the City Recorder within 12 working days after the decision of the Tree Board is mailed to the appellant. The decision of the City Council shall be final.

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Chapter 4 – Utilities

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Water Service and Meters

Sec. 4.131. - Irrigation Regulations.

1. During the irrigation season, the Public Works Director or designee Manager is authorized to impose the regulations set forth in this section by filing with the Recorder a written order requiring adherence to those regulations. The Manager-Public Works Director or designee shall give public notice of the order prior to its effective date. For the purpose of this section "Public Notice" shall only require dissemination of the order to the news media.
- ~~1-2.~~ No irrigation for lawns or gardens is allowed between the hours of ~~11:00~~ 14:00 a.m. and ~~7:00~~ 7:00 p.m. for metered and unmetered users.
- ~~2.~~ Unmetered and manually operated irrigation shall be further prohibited between the hours of 11:00 p.m. and 4:00 a.m..

3. Variances may be provided for the development of new lawns. Applications for these variances shall be made on forms provided at City Hall and are subject to approval by the Public Works Director or designee. Manager
- 3.4. Public facilities, drip systems, and watering activities with a hose and spray nozzle are exempt from the watering schedule outlined above.

Sec. 4.161. – Backflow Prevention Requirements.

1. ~~A potable water supply system shall be designed, installed, and maintained in a manner that prevents contamination from the introduction of nonpotable liquids, solids, or gases into the supply through cross-connections or any other piping connections to the system.~~
2. ~~An appropriate backflow prevention assembly is required on all fire line and irrigation services and all domestic services larger than one inch in size. An approved double check valve assembly shall be the minimum backflow protection for all non-residential water service lines. The backflow assembly shall be installed as close to the right-of-way as is practical. Backflow prevention assembly are required on domestic services two inches and smaller if the buildings' highest point of water use is greater than 32 feet above the water main, or if a known or potential hazard exists on the premises of the service connection. The type of backflow prevention assembly required will be determined by the Director of Public Works or his designee.~~
3. ~~Failure to comply with installation, inspection, testing and maintenance requirements for backflow prevention assembly may result in termination of the water service.~~
4. ~~All service connections to the City water system must comply with the Oregon Department of Human Services and the Oregon Administrative Rules (OAR's) as defined in Sections 333-061-0070 and 333-061-0071.~~

Sec. 4.163. – Approval of Assemblies.

~~Before any assembly for the prevention of backflow or back-siphonage is installed, it shall be certified by a recognized testing laboratory acceptable to the State Health Division Director. Assemblies installed in a building potable water supply distribution system for protection against backflow shall be maintained in good working condition by the person or persons responsible for the maintenance of the system. The Director of Public Works or designee may inspect such assemblies and require the replacement of any that are found to be defective or inoperative.~~

Sec. 4.165. – Maintenance Requirements.

1. ~~Building and premise owners shall maintain all backflow prevention assemblies and vacuum breakers within the building or on the premises in good working order and make no piping or other arrangements for the purpose of bypassing backflow prevention assemblies.~~
2. ~~All approved backflow assemblies must be tested by a certified tester when installed, and prior to use when moved, when repaired and at least annually. All costs for testing and repair of backflow assemblies shall be the responsibility of the owner or agent.~~

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Sec. 4.160. – Cross Connection Control Applicability

The Oregon Health Authority (OHA) Cross-Connection Control Requirements are the minimum requirements that a public water provider must adhere to when requiring backflow prevention assemblies to be installed. The requirements in this Section require property owners to install backflow assemblies to protect the public drinking water supply. If the owner refuses to install, test and/or maintain a State or City-required backflow assembly, the water service may be terminated without further notice.

The purpose of this Section and the City's cross connection program is to protect the water supply and distribution system of the City of Redmond from contamination or pollution from cross connections. Terms used in this Section shall have the meaning defined in Oregon Administrative Rules, Chapter 333, or the Manual of Cross Connection Control published by the Foundation for Cross Connection Control and Hydraulic Research University of Southern California.

This Section applies to all premises served by the City Water System, regardless of date of connection. Every owner, occupant, or person in control of any premises served with City water is responsible for compliance with the terms and provisions contained in this Section.

Sec. 4.161. – Cross Connection Regulations

1. All backflow prevention assemblies must be installed, used and maintained in compliance with this Section.
2. The City may survey and inspect to determine if any actual or potential cross connection exists and order the installation of an assembly meeting City standards and specifications be installed at the service connection.
3. The owner, occupant or person in control of any given premises is responsible for all cross-connection control within the premises, including the purchase, installation, testing, repair and maintenance of backflow prevention assemblies.
4. City personnel may enter property to which the City provides water service during reasonable hours for the purpose of determining compliance with this Section or if backflow prevention devices are needed. If any owner, occupant or person in control refuses City personnel access, a reduced pressure principle assembly must be installed at the service connection.

Sec. 4.162. - Backflow Prevention Assembly Requirements

The City shall determine the type of backflow assemblies to be installed. An approved assembly shall be required in the following circumstances:

1. Where any material dangerous to health could enter the City's water system, the water system shall be protected by an approved air gap separation or an approved reduced pressure principle backflow prevention assembly.
2. When the nature and extent of any activity at a premise, or the materials used in connection with any activity at premises, or materials stored at a premise, could contaminate or pollute the potable water supply.
3. An approved double check valve assembly shall be the minimum backflow protection for all non-residential water service lines.
4. When a premise has one or more cross connections.
5. When internal cross connections are present that are not correctable.
6. When intricate plumbing arrangements are present making it impractical to ascertain whether cross connections exist.
7. When the premise has a repeated history of cross connections being established or re-established
8. When entry to the premises is restricted so that surveys for cross connections cannot be made with sufficient frequency to assure cross connections do not exist.
9. When materials are being used that would result in a health hazard if backflow occurred.
10. When an appropriate cross connection survey report form has not been filed with the City.
11. Any and all used-water return systems.
12. If a point-of-use assembly has not been tested or repaired as required by this Ordinance, the installation of a reduced pressure principle assembly will be required at the service connection.

13. When any type of chemical spray attachment is connected to the plumbing, including garden hose fertilizers and pesticide applicators, without proper protection from the potential of backflow occurring.
14. The use of any type of radiator flush kits attached to the plumbing without proper protection from backflow occurring.
15. Wherever reclaimed water or ditch water is used on premises.
16. When there is a premise with an auxiliary water supply which is interconnected to the City Service System.
17. Premises with piping under pressure for conveying liquids other than potable water and the piping is installed in proximity to potable water piping.
18. Any other situation in which the City determines that a backflow prevention assembly is appropriate.

Sec. 4.163. - Backflow Prevention Assembly Installation Requirements

1. All assemblies shall be installed at the service connection unless the City approves installation at the point of use. All backflow prevention assembly installations shall comply with City Standards and Specification and applicable State regulations. The type of backflow prevention assembly required shall be commensurate with the degree of hazard that exists and meet standards set by State regulations. Reduced Pressure Backflow Assembly must be installed and maintained when required by state regulations as determined by the City.
2. Residential water services (one- or two-family dwellings) do not require a backflow prevention assembly installed at the water meter unless the service line is larger than one-inch diameter in size.
3. On all non-residential construction, an approved backflow assembly shall be installed at the service connection. The type of assembly shall be commensurate with the degree of hazard as determined by the City.
4. When a building is constructed on commercial premises, and the end use of the building is not determined, a reduced pressure principle backflow prevention assembly shall be installed at the service connection to provide protection of the public water supply in the event of the most hazardous use of the building.
5. Irrigation Systems
 - A. All irrigation systems shall be protected according to Uniform Plumbing Code regulations. Initial test of residential irrigation backflow prevention assembly (required after installation and prior to using the system) is the responsibility of the property owner. The required annual test of the backflow prevention assembly (after initial test) on residential lawn sprinkler systems will be done by the City. Testing is paid for by a fee in the user's water bill. Tests will be conducted automatically every spring/summer. Owner does not need to arrange for the test.
 - B. In the event any system is equipped with an injector system, a reduced pressure principle assembly will be required.
6. Fire Systems
 - A. An approved double check detector assembly shall be the minimum protection on all new fire sprinkler systems using piping material that is not approved for potable water use, and/or that does not provide for periodic flow-through. A reduced pressure principle detector assembly must be installed, if any solution other than potable water can be introduced into the sprinkler system. Retrofitting on fire sprinkler systems will be required in each of the following circumstances:
 - i. When improper maintenance has occurred;
 - ii. On all high hazard systems;

- iii. When the City deems necessary; or
- iv. When required by State regulations.
- 7. Backflow protection is required on all temporary meters and hydrant valves before use.
- 8. Private water systems must have an approved Reduced Pressure Backflow Assembly (RPBA) at the service connection if there is an auxiliary water supply on or available to the premises that is a potential high hazard, including ponds and reservoirs used for fire protection and irrigation systems. A variance may be granted if there is a six-inch air-gap maintained at the point of connection to the public water system.
- 9. Any mobile unit that uses the water from any premises served by the City water system, must obtain a permit from the City and be inspected to ensure an approved air gap or reduced pressure principle assembly is installed on the unit.
- 10. If the premise isolation assembly is allowed to be installed at a location other than the point of connection to the City water system, the City must have access to the assembly. No connections can be made between the meter and the backflow assembly.
- 11. If a premise listed on Table 48 (OAR 333-061-0070) is allowed by the City to have the required RPBA or approved air gap installed at a different location, the City may require a Double Check Valve Assembly (DCVA) to be installed at the service connection.
- 12. If a closed system has been created by the installation of a backflow prevention assembly, or other appurtenances, it is the responsibility of the property owner, the occupant, or person in control of the property to eliminate the possibility of damage from thermal expansion in accordance with the Uniform Plumbing Code.
- 13. Any decrease in water pressure caused by the installation of a backflow assembly is not the responsibility of the City, its officers or employees.

Sec. 4.164. – Backflow Prevention Assembly Maintenance, Annual Testing, and Repairs

Backflow prevention assemblies shall be maintained, tested and repaired in accordance with this Section and applicable regulations. The assembly owner is responsible for protecting the assembly from freezing, vandalism or other damage. If an assembly is not properly tested and repaired, the City will have the assembly tested and repaired and apply all costs associated with this to the water bill issued for the premises.

As a condition of water service, users shall install, maintain, and operate their piping and plumbing systems in accordance with the current Oregon Plumbing Specialty Code. If there is a conflict between this Section and the Oregon Plumbing Specialty Code, the more stringent requirements shall apply.

All backflow prevention assemblies shall be tested immediately upon installation, and at least annually thereafter by a certified backflow assembly tester at the expense of the property owner, tenant or other person in charge of the property. All assemblies found not functioning properly shall be promptly repaired or replaced at the expense of the owner, occupant or person in control of the premises. An assembly must be retested immediately if moved, repaired or replaced.

All repairs on backflow assemblies must be performed according to State regulations and the City's Standards and Specifications.

Only State-certified backflow assembly testers may test backflow assembly devices. Backflow assembly testers shall submit records of all backflow assembly test repairs to the City within ten business days of completing the test.

Sec. 4.165. – Backflow Prevention Assembly Costs, Non-Compliance, and Penalties

1. All costs associated with purchase, installation, surveys, testing, replacement, maintenance, parts and repairs of the backflow prevention assembly, and all costs associated with enforcement of this Section, are the financial responsibility of the property owner, occupant, or other person in control of the premises.
2. Any person violating any of the provisions of this Section and who causes damage to or impairs the City System, including, but not limited to, allowing contamination, pollution, any other solution or used water to enter the City water System, shall be liable to the City for any expense, loss or damage caused by the violation. The City shall collect from the violator the cost incurred by the City for any cleaning, purifying, repair or replacement work or any other expenses caused by the violation. Refusal to pay the assessed costs shall constitute a violation and shall result in termination of service.
3. All cost associated with any disconnect or reconnect fees resulting from the enforcement of this Ordinance are the sole responsibility of the water utility account holder and/or owner of the premises.
4. The City shall have the authority to discontinue water service to a premises for any violation of Oregon Administrative Rule (OAR) 333, Division 061, including but not limited to the following reasons, as specifically authorized by OAR 333, Division 061 as now constituted:
 - A. Failure to remove or eliminate an existing unprotected or potential cross-connection.
 - B. Failure to install and approved backflow prevention assembly.
 - C. Failure to maintain an approved backflow assembly.
 - D. Failure to conduct the required testing of an approved backflow prevention assembly.
5. In the case of an extreme emergency or where an immediate threat to life or public health is found to exist, termination of water service to the premises shall be immediate.
6. The City may, at the property owners' expense, in lieu of termination of water service, provide for the installation of a reduced pressure assembly at the meter. Testing, maintenance, and repair of the assembly will be the responsibility of the property owner or service recipient.

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Redmond Memorial Cemetery

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Sec. 4.500. - Reservations.

1. The lots enumerated herein shall be set aside for veterans and their wives as well as any unmarried children of the veterans under the age of 21 at the time of their death.

Section B Lots	Section F Lots	Section M Lots
161 thru 180	105 thru 120	101 thru 116
261 thru 280	205 thru 220	201 thru 216
361 thru 380	301 thru 320	301 thru 316
461 thru 480	401 thru 420	401 thru 416
561 thru 580	501 thru 520	501 thru 516
661 thru 680	601 thru 620	601 thru 616
761 thru 780	701 thru 720	701 thru 716
861 thru 880	801 thru 820	801 thru 816
961 thru 980	901 thru 920	901 thru 916
1061 thru 1080	1001 thru 1016	

2. Lots designated herein shall be set aside for infants. Each lot has been divided into four infant lots. ~~A separate map shall be kept at City Hall for these lots.~~

Section D Lots

131 thru ~~439~~ 155
231 thru ~~239~~ 255
331 thru ~~339~~ 355
431 thru ~~439~~ 455
531 thru ~~539~~ 555
631 thru ~~639~~ 655
731 thru ~~739~~ 755
831 thru ~~839~~ 855

3. All lots in Section P are restricted to the burial of contained ashes. Each lot is limited to three urns. ~~A separate map shall be kept at City Hall for these lots.~~

Section P Lots

101 thru 110
201 thru 210
301 thru 330
401 thru 430
501 thru 550
601 thru 650
701 thru 760
801 thru 860
901 thru 960
1001 thru 1060

Sec. 4.510. - Cemetery Markers.

1. In Sections A and B, each grave shall be marked with a marker of polished granite, or other approved material, of a size of not less than 10 inches by 20 inches, and not larger than 44 12 inches by 26 24 inches. The marker shall be set at sod level and the lettering shall be sunken (no monuments shall be erected).
2. In Section D, row 1, space 35 through 55 and Section L, row 1, space 101 through 140, row 2, space 201 through 250, row 3, space 340 through 360, row 4, space 450 through 470, row 5, space 560 through 580 and row 6, space 670 through 680 Monuments are optional.
3. A. In Section C, D, E and F, L, M, N, O and R, single headstones shall be of polished granite, or other approved material, of a size not larger than 24 inches long by 12 inches in width placed flat and set in concrete at sod level with one edge set to a surveyor's line. All vases shall be centered in the ends of said concrete and the length of the concrete shall extend 8 inches beyond each end of the granite marker. If no vases are used a 6 inch concrete extension on each end of the marker will suffice.
B. In section D, infant plots, single headstones shall be of a size not larger than 24 16 inches long by 44 8 inches in width, placed flat and set in concrete at sod level with one edge set to a surveyor's line. If a vase is desired it shall be centered below the marker and the concrete shall extend 8 inches top and bottom. If a vase is not used a 6 inch concrete extension, top and bottom will suffice.
C. Vases are allowed anywhere within the confines of all single bronze headstones provided they are set in concrete according to the above specifications of 6 inch concrete extension on each end.
4. A. ~~In Section D, monuments shall be of polished granite, or other approved material, of a size not larger than 16 inches long by 8 inches in width, with a height not to exceed 14 inches. Monuments shall be set in concrete at sod level with one edge set to a surveyor's line. If a vase is desired it shall be centered below the marker and the concrete shall extend 8 inches, top and bottom. If a vase is not used a 6 inch concrete extension top and bottom of the marker will suffice.~~

- B-A. In Section L, where allowed per section 4.510.2 above, monuments shall be of polished granite or other approved material, of a width not larger than 24 inches long by 14 inches in width, with a height not to exceed 28 inches. Monuments shall be set in concrete at sod level with one edge set to a surveyor's line. All vases shall be centered in the ends of said concrete and the length of the concrete shall extend 8 inches beyond each end of the granite marker. If no vases are used a 6 inch concrete extension on each end of the marker will suffice.
5. In Section C, E, F, L, M, N, O and R, double headstones shall be of polished granite, or other approved material, of a size not larger than 48 inches long by 12 inches in width, placed flat and set in concrete at sod level with one edge set to a surveyor's line. All double monuments shall be of polished granite, or other approved material, of a size not larger than 48 inches long by 12 inches in width, with a height not to exceed 28 inches. All vases shall be centered in the ends of said concrete and the length of the extend 8 inches beyond each end of the granite marker. If no vases are used a 6 inch concrete extension on each end of the marker will suffice. Vases are allowed anywhere within the confines of all double bronze headstones provided they are set in concrete according to the above specifications of 6 inch concrete extension on each end.
6. In Section P, monuments shall be of polished granite, or other approved material, of a size of not larger than ~~46~~ 12 inches wide by 20 inches long. The marker shall be set in concrete at sod level with one edge set to a surveyor's line. No monuments shall be erected. The concrete will extend beyond the marker 4 inches at the top, each side and bottom, unless a vase is used in which the bottom concrete shall extend 8 inches. If a vase is used it shall be centered below the marker.

Sec. 4.520. - Placement of Burial. As a general rule, a male is buried to the south and a female is buried to the north. If any party wishes to have a burial performed differently written notice must be given to the City of Redmond.

Sec. 4.530. - Liners. ~~Cement liners are required if a vault is not used.~~ Liners, purchased from or pre-approved by the City of Redmond, are required for casket burials in the Redmond Memorial Cemetery.

Sec. 4.542. - Flowers and Decorations. All flowers and decorative items will be removed on a regular basis at ~~the~~ discretion of cemetery management. No shepherd hooks are permitted in the cemetery.

Sec. 4.550. - Columbarium.

1. Each columbarium niche may contain one or two cremains. ~~If the cremains of two are placed in a single niche, they must be of immediate family members.~~
2. ~~A bronze marker is provided as a part of each niche. Special service club emblems and flower vases may be purchased. Only those markers, emblems and vases purchased from the City of Redmond may be used.~~ Only name those markers plaques, military or service club emblems, and vases, all purchased from the City of Redmond, may be placed on columbarium niches used. No stickers, decorations, or other items may be affixed without prior approval from City of Redmond.

Sec. 4.560. - Payments.

1. ~~Plots~~ Plots may be purchased at ~~City Hall~~ the Public Works Office. The purchase price must be paid in full at time of purchase ~~or such other terms as allowed by the City.~~
2. Cemetery deeds are issued only after all fees owing are paid. Deeds are issued in the name of purchaser. The City's record of ownership shall be conclusive on the issue of ownership. If purchaser transfers the deed for a plot, it is the responsibility of the purchaser to provide the City with a copy of the ~~quick~~ quit claim deed evidencing that transfer. If purchaser is deceased the deed reverts to the spouse or a designated beneficiary as provided by Oregon law. It is the responsibility of the spouse, beneficiary or person with vested right of interment to prove ownership of the plot or right to use lot in order to transfer title of the plot.

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System Development Charges

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Sec. 4.720. - Assessment of Charge.

1. The system development charge is assessed in accordance with the adopted fee schedule and SDC methodology in effect at time of building permit application submittal.
 - A. If no building permit is required for the development, the system development charge is assessed on the submittal date of the permit application of which the fee will be collected or the date of notification by the City.
 - B. Transportation system development charges are assessed based on the number of PM Peak Trips per day as determined by the version of the Institute of Transportation Engineers Manual (ITE Manual) adopted on the date of building permit application submittal (or permit application or notification as outlined in Section 4.721).
 1. If a Transportation System Analysis per Section 8.2815 is approved based on a previous version of the ITE Manual compared to the version adopted on the date of the building permit application submittal (or other permit application or notification as outlined in Section 4.721), the City will use the number of trips in the approved Transportation System Analysis to assess system development charges at time of building permit application, unless otherwise requested in writing by the applicant and as approved by the City Engineer.

Sec. 4.7210. - Collection of Charge.

1. The systems development charge is payable ~~upon~~ upon issuance of:
 - ~~1.A. Issuance of a~~ 1.A. Issuance of a building permit; ~~or~~
 - ~~1. At the discretion of the City Manager, a system Development Charge Collection Point Deferral Agreement may be offered which moves the collection point from issuance of the Building Permit to the time of Final Inspection or issuance of Certificate of Occupancy.~~
 - ~~2. In addition to the System Development Charge Collection Point Deferral Agreement, the City Manager may establish a Pre-payment Reduction Policy which discounts the System Development Charge for those choosing to pay the System Development Charge at time of Building Permit. The Pre-payment reduction will be tied to interest revenue accrued between time of payment and time of development impact on infrastructure.~~
 - B. A development Issuance of any other permit, including but not limited to a Transportation System Analysis, Minor Site Development Permit, or Site Development Permit for development not requiring the issuance of a building permit; ~~or,~~
 - ~~3.C.~~ 1.C. Notification from the City upon connection to the water, sewer, parks or transportation system which does not require a permit.
 - ~~4. A permit to connect to the water or wastewater systems.~~
 - ~~5.2. on permit application or notification~~ 5.2. If development is commenced or connection is made to the water, sewer, parks or transportation system or wastewater system without an appropriate permit, the systems development charge is immediately payable upon the earliest date that a permit was required.
 - ~~6.3.~~ 6.3. The City Manager or designee shall collect the applicable systems development charge from the permittee.

~~7.4.~~ The City Manager or designee shall not issue the applicable permit or allow connection to the ~~water or sewer system~~ water, sewer, parks or transportation system until the charge has been paid in full, unless provision for installment payments has been made pursuant to Section 4.725 herein, or an exemption is granted pursuant to Section 4.730 herein.

Chapter 5: Public Protection

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Nuisances

Sec. 5.335 - Public Nuisances.

[...]

~~4.2.~~ Vegetation. No person in charge of property that abuts a public street, road, alley or sidewalk may permit or cause to exist vegetation that:

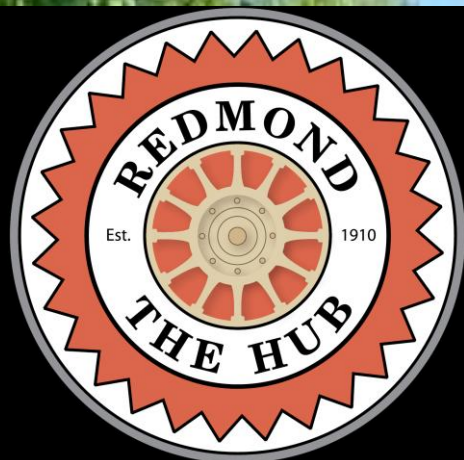
~~4.A.~~ Is a hazard to pedestrian use of a public sidewalk or is a hazard to bicycle or vehicular use of a public or private street by impeding passage or vision. The hazards include, but are not limited to:

1. Vegetation which encroaches upon, or overhangs lower than eight feet over a public sidewalk or other pedestrian way, or encroaches upon, or overhangs lower than ~~ten~~ 14 feet over a public or private street.

Vegetation that impedes motorist, bicyclist or pedestrian views of traffic, traffic signs or signals, street lights or name signs, or other safety fixtures or markings

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//End//



PUBLIC WORKS MUNICIPAL CODE UPDATES

**COUNCIL PUBLIC HEARING
FEBRUARY 10, 2026**

SCHEDULE OVERVIEW

**COUNCIL
INFORMAL**

JANUARY 12, 2026

**COUNCIL
INFORMAL**

JANUARY 26, 2026

**COUNCIL ADOPTION/
PUBLIC HEARING**

FEBRUARY 10, 2026

**CODE CHANGES IN
EFFECT**

MARCH 12, 2026

PROPOSED UPDATES

Urban Forestry Management

- Modifies pruning height
- Clarifies arborist action appeal process

Irrigation Regulations

- Modifies irrigation schedule to 7PM-9AM
- Included exemptions (drip irrigation, public agencies, hose/sprayer)

Cross Connection

- Adds backflow requirements for specific land uses
- Specifies maintenance requirements
- Specifies non-compliance penalties
- Follows ORS

Cemetery

- Aligns with current operations
- References interactive map
- Corrects headstone sizes
- Specifies types of liners, plaques, markers, and decorations that are permitted

System Development Charges

- Specifies SDC assessment and collection language to match existing processes
- Adds detail for transportation SDCs



CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

STAFF REPORT

DATE: February 10, 2026
TO: City Council
THROUGH: Jason Neff, Deputy City Manager/Chief Financial Officer
Keith Witcosky, City Manager
FROM: Maria Ramirez, Special Projects and Natural Resource Program Manager
SUBJECT: Juniper Golf Course - Project JC2601 - Range Improvement Project Amount of \$280,178 and Contract Award of \$121,725 to Cover the Tee's.

Report in Brief:

This item requests the City Council award a \$280,178 contract to Cover the Tee's for the Juniper Golf Course Driving Range Enhancement Project.

Background:

The City of Redmond owns Juniper Golf Course, which has been under a management contract with CourseCo, Inc. since 2012. On May 27, 2025, the City Council approved renewing the management agreement for an additional 5.5 year contract (through December 31, 2030).

As part of the renewal, other key contract terms included:

- Enhance the incentive fee threshold on golf revenue above \$1,710,219, with an annual 2% increase
- **Leverage the \$150,000 investment from CourseCo toward revenue-enhancing programs**
- Provide a more consistent and measured customer experience
- Establish routine contract compliance requirements

On September 23, 2025, the City Council approved staff findings in support of an alternative contracting method, exempting the Range Enhancement Project, as detailed in the golf fund five-year Capital Improvement Plan, from a competitive bid process. The project scope has been discussed and supported through several public engagement opportunities, including the 2024 November Juniper Member Forum, Golf Committee meetings, Budget Committee, and the Council Meeting for management contract award to CourseCo. The work included the installation of an industry-standard aluminum driving range tee cover, a new concrete pad, the installation of electrical services to each bay, and design & engineering services required to complete the work. All contracted work performed will be paid prevailing wage per ORS 279C.800.

As part of the procurement plan, CourseCo and Staff completed the activities below:

Procurement Plan:

Scope

Aluminum Range Structure
Site Civil (concrete, trenching)
Install New Electric Meter and Connection;
Electrical—Power for Each Bay

Solicitation Method

Best value selected from a minimum of 3 quotes
Best value selected from a minimum of 3 quotes
Direct appointment contract with franchise utility; the best value selected from a minimum of 3 quotes

In addition, it was discussed at the November 27, 2025, Juniper Golf Committee meeting to ensure the new facility had heating units available for use during the winter months. An additional utility hook-up to include gas was included in the final design. CourseCo solicited three additional quotes from private gas utilities and one additional quote for heating units.

Discussion:

Following completion of the facility design, CourseCo procured proposals for civil work including excavation, trenching, grade, concrete, and asphalt work. In addition, they received quotes for a covered structure, electrical improvements, and heating units. Details of the procurement methods are below. The total collected quotes outline a budget of \$254,707. Staff has proposed a 10% contingency for the project, making the total budget for the project \$280,178.

Selected Contractors:

STRUCTURE: Cover the Tees	\$ 121,725
CIVIL: Bar Seven A	\$ 70,118
ELECTRICAL: Central Oregon Electric	\$ 27,883
HEATING UNITS: Roberts Gordon LLC	\$ 26,053
SOLE SOURCE: Pacific Power: New Service	\$ 7,208
GAS HEAT: Ed Staub & Sons	\$ 1,720
10% Contingency	\$ 25,471
TOTAL	\$ 280,178

Procurements:

Aluminum Structure Scope**Budget****Cover the Tees****\$ 121,725**

Baxter Builders

No response.

Sun West

No response.

Site Civil Work**Budget**

American Pavement Management

\$ 102,748

Bar Seven A**\$ 70,118**

3 C's

No response.

Mountain Peak Concrete

No response.

Parker Northwest

No response.

Premier Concrete Bend

No response.

Electrical Connection and Service**Budget**

Central Oregon Electric

\$ 27,883

Chets Electric

No response.

Gowdy Bros

No response.

Kronsberg Electric**\$ 29,929**

Tomco Electric

No response.

Pacific Power: New Service**\$ 7,208****Gas Heat Service Provider and Unit Purchase****Budget**

Service Provider:

Bend Propane

\$ 9,971

CoEnergy Propane

No response.

Ed Staub & Sons**\$ 1,720**

Heating Units:

Alfresco

\$ 28,860

FireStore

\$ 29,490

Roberts Gordon LLC**\$ 26,053****Fiscal Impact:**

CourseCo has committed \$150,000 toward the project and absorbing the needed \$2,795 within operations. Based on the current estimate, the City would need to contribute the \$127,383, which would be funded from the Golf Fund Capital Project Sub-Fund reserve (total reserve is \$127,383 which was accumulated through the audited excess amount from the Lodging Tax as of the end of Fiscal Year (FY) 2023/2024). Upon completion, the planned enhancements from this project are projected to generate an additional \$77,000 net cash flow in the first year. This additional cash flow is expected to exceed the \$280,178 capital investment in 3.5 years (3.5 year return on investment).

Other future Juniper Golf Course infrastructure projects (such as \$400,000 for bunker renovations) can be funded through positive operating cash flow and/or annual excess amounts from Lodging Taxes. Examples: **1)** the audited excess amount from the Lodging Tax as of the end of FY 2024/2025 is \$116,794, which will be considered by the Budget Committee in May 2026. **2)** the estimated excess amount from the Lodging Tax as of the end of FY 2025/2026 is \$243,000 which will be considered by the Budget Committee in May 2027.

Alternative Courses of Action:

1. Approve the guaranteed maximum price of \$280,178 and award the contract #2026-02 to Cover the Tees for \$121,725 and authorize the City Manager to sign it.
2. Do not approve the guaranteed maximum price and do not award the contract.
3. Request more information.

Recommendation / Suggested Motion:

"I move to award the Juniper Golf Course Structure Contract to Cover the Tee's for \$121,725 and authorize the City Manager to sign the contract and support a maximum budget of \$280,178 to the JC2601 Juniper Golf Course Range Enhancements."



**1713 Kennedy Pt. Suite 1001
Oviedo, FL
32765**

Proposal

Job: Juniper Golf Course - 10 Bays
Address: 1938 SW Elkhorn Ave, Redmond, OR 97756
Date: 12/8/25
Attn: Adam Pohl
Phone: 559.200.0912
Email: APohl@courseco.com
Job ID: JGC071625

Mr. Pohl,

As promised, attached is a quote for your review. Please review and let us know if you have any questions. Otherwise, we will follow up shortly to schedule a meeting to review in more detail and answer any questions you may have.

We appreciate the opportunity to bid on your project.

Sincerely,
Stephen Arnold
843-816-8047
sarnold@coverthetees.com

Scope Details

Aluminum Driving Range Cover

We will provide a pre-engineered hitting bay cover system per engineered drawings.

- 3" standing seam panels - White
- Uprights Columns minimum of 6x6 aluminum - Front Column set 8ft back from the front of structure - White
- Top Beams - White
- Rolled gutter for rear if necessary
- Our cold weather system has walls in the rear and on the side to block the wind, each bay will have acrylic sliding windows for the rear of bays (Not chosen on this project)
- If egress openings are needed, the egress openings will be provided and locations will be dictated by local building code. (Not necessary for this project)
- Product will meet all necessary building codes throughout the country with a maximum wind rating of 150 mph and 25 PSF snow load

Bid Pricing and Options:

Golf Hitting Bay Cover System

10 BAYS (Depth of 15')

CTT-OA	100 X 15	Aluminum Standard Open Air Hitting Bay Cover	1500 SF
Total Price for Bay Cover			\$127,500.00
**MCO structural discount - CourseCo			-\$5,775.00
Total Price for Standard "Open Air Only" Bay Cover w/ multi course discount applied			\$121,725.00
*includes prevailing wage			

Additional Options:

Hitting Bay Dividers (4ft)

11 Dividers @ \$375.00 \$4,125.00

EXLED Range Flood Lighting

5 Fixtures @ \$1,950.00 \$9,750.00

(To be mounted and wired by others)

LED lights in each bay - 2 per bay - mounted

(wired by others) 20 LEDs @ \$195.00 \$3,900.00

Monitor post - set behind first column

10 Post @ \$325.00 \$3,250.00

Recommended for larger monitors

Price is for our "Open Air Cover System"

** Door and or wind protection material is not included

*** CTT Anchoring system is included in the pricing. CTT anchoring system will reduce concrete costs of project.

Services & Fees Included with Price

Canopy & Enclosure Installation	Included
Delivery of the product	Included
System Engineering (signed and sealed drawings by licensed engineer)	Included
Logistics (Travel Costs etc..)	Included
Any necessary Core drilling needed for anchors during installation	Included
Door openings where instructed by customer	NA
*Permitting (See notes below)	Not Included
Site Prep and Soil Testing	Not Included
3rd party inspections fees	Not Included
Concrete Slab By Others (no less than 6" under columns. Varies by location)	Not Included
Electrical	Not Included
Municipality Permit Fees	Not Included
Foundational/Seismic Engineering	Not Included

*****Permitting: Responsibilities to be taken care of by owner or contractor hired by owner. Cover the Tees will not be the General Contractor on the project. We will provide signed and sealed structural drawings by a licensed engineer with your state seal ready for permitting. Cover the Tees is not able to use any existing slabs unless they meet the specs detailed on the signed and sealed plans that will be provided. In most cases a new slab will be needed to meet engineers requirements.***

- The above scope is for aluminum golf hitting bay cover at Juniper Golf Course - 10 Bays
- We will furnish material and labor for the proposed Aluminum Golf Hitting Bay Cover complete in accordance with specifications and engineered drawing provided and in accordance with local building codes. Additional options listed above.
- This price includes all services detailed in the scope above in the "services included with price" This product can be ready for shipment within 21 business days of receiving material.
- Once proposal is accepted and deposit has been sent, we will provide signed and sealed engineered drawings ready for permitting. **By signing the proposal, you agree not to share any of our proprietary foundation information or disclose design details.**
- This proposal is good for 90 days.
- Pricing is subject to increase as this proposal is based on current market prices. However, pricing can be locked in with a 50% deposit allowing us to order your materials.*
- Pay Schedule
 - 50% - Deposit upon acceptance of the proposal
 - 50% - Balance due upon completion

Payment due upon receipt of invoice. Payments not received within 15 days of invoice date will incur a 3% finance charge. A 3% finance charge will be incurred each month past the due date.

ACCEPTANCE OF PROPOSAL

When you are ready to move forward, please let us know and we will provide an agreement document via DocuSign for acceptance.

Financing Available - Ask for Details



ATTN: Maria Ramirez
COMPANY: City of Redmond

Date: 1/21/2026

ADDRESS:

PHONE: 541-233-9220

EMAIL: maria.ramirez@redmondoregon.gov

PROJECT: **Juniper Golf Driving Range Enhancement**
BID DATE: **Budget Bid Only - Awaiting Concrete Prices**

BID CONTACT: **Jesse Shindle**
PHONE: 503-548-7346
EMAIL: jesses@barsevena.com

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL PRICE
	Temporary Features					
1	Mobilization	1	LS	\$4,000.00	\$4,000.00	
2	Demolition and Haul Off	1	LS	\$3,981.00	\$3,981.00	
3	Sawcut Existing Pavement	1	LS	\$747.00	\$747.00	
4	Onsite Incidental Dust Control	1	LS	\$2,655.00	\$2,655.00	
5	Grading and Embankment	20	CY	\$340.20	\$6,804.00	
6	Trenching within Public Right-of-way(COR Std Dwg 1-1)	10	FT	\$59.00	\$590.00	
7	Trenching with Native Backfill (Outside Public ROW)	212	FT	\$59.00	\$12,508.00	
8	HMAC Pavement (3" HMAC/4" Commercial Base Agg.- incl. joint seal)	155	SF	\$16.00	\$2,480.00	
9	Structural Pad Subgrade Preparation	173	SY	\$13.00	\$2,249.00	
10	Reinforced Concrete Slab w/ Thickened Footings (Per Building Plans)	1	EA	\$16,500.00	\$16,500.00	
11	Base Agg Under Slab (Assumed 6" 3/4"minus Compacted to 95%)	170	SY	\$47.00	\$7,990.00	
29	Tranformer Vault (PW Pacific Power Requirements - 644 VAULT AIC: SI#7992977	1	LS	\$9,395.00	\$9,395.00	\$69,899.00
TOTAL BASE BID:						\$69,899.00

Alternates:

1						
2						
3						
4						
5						
TOTAL ALTERNATES:						\$0.00

TOTAL BID: \$69,899.00

Inclusions/Exclusions:

1	No construction staking or compaction testing included
2	No temporary sanitary facilities or temporary site fencing included
3	Conduit to be supplied and installed by others
4	644 vault supply, excavation and backfill included
5	

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL PRICE
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Terms & Conditions:

* This proposal is made this day of December 21st, 2026 by Bar Seven A Companies, to **City of Redmond**, herein called the Owner or General Contractor. Bar Seven A Companies agrees to furnish all materials and labor complete in accordance with the project plans and specifications. All material is guaranteed to be as specified, and all work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from project specifications involving extra costs will be executed only upon written orders and will become an extra charge over & above estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

* All applicable permits & fees are to be acquired and paid by the Owner or General Contractor prior to Bar Seven A Companies mobilizing to project site.

* All asbestos investigation and abatement shall be completed before Bar Seven A Companies mobilizes to project site for demolition work.

* All known site hazards (underground storage tanks, storage barrels, etc.) shall be disclosed by the Owner or General Contractor prior to Bar Seven A Companies mobilizing to project site.

* Bar Seven A Companies requires access inside of all site structures to be demolished before mobilizing to site.

* Bar Seven A Companies is not responsible for any hazardous materials encountered onsite including containers with liquids (tanks, barrels, vehicles, etc.). Mitigation of these hazardous materials will be the responsibility of the Owner or General Contractor.

* Bar Seven A Companies will not mobilize or perform any work covered under this proposal without this proposal form being signed and returned or a contract provided by the Owner or General Contractor signed and executed with this proposal attached.

* Owner or General Contractor agrees to pay Bar Seven A Companies for the materials, labor and equipment to be performed under this contract, plus any additional materials, labor and equipment covered under a written change order by the 10th of the month following the date of Invoice.

* Notice is hereby given that a lien on the project property may be filed for labor and materials furnished by this company. Any and all costs associated with collecting monies due to Bar Seven A Companies under this contract and/or change order will be the responsibility of the Owner or General Contractor as allowed by state law.

* Our workers are fully covered by workers compensation insurance.

* Any outstanding balances over 30 days are subject to 18% finance charge.

* Due to the volatility of the pipe market prices and availability, prices for pipe & fittings can change weekly. Escalation of these materials is not covered in this proposal and Bar Seven A Companies retains the right to re-visit material costs at the time of order if prices have changed considerably since the date of this proposal. Bar Seven A Companies will not pre-order and retain all pipe materials for project to lock in prices without payment from Owner or General Contractor for said materials up front.

ACCEPTANCE OF PROPOSAL & ACKNOWLEDGEMENT OF TERMS:

Maria Ramirez - City of Redmond

Dawson Skidgel - Bar Seven A Companies, Inc.

OWNER or GENERAL CONTRACTOR

SUBCONTRACTOR

Central Oregon Electric LLC

Quote

1250 NW 17th
Redmond OR 97756

541-548-4499

CCB # 141709

00000102

Bill To:

City of Redmond

DESCRIPTION	QTY.	PRICE	TOTAL
BID INCLUDES: TRANS. VAULT & LID CONDUIT FROM TRANS TO FREE STANDING SERVICE CONDUIT FROM NEW SERVICE TO DRIVING RANGE BUILDING PANELS WIRE BUILDING AS PER PLANS OPTION #1: INSTALL RANGE LIGHTS ON NEW BUILDING.... \$7185.00 NOT IN BID: TRENCHING POWER COMPANY FEES POWER COMPANY TRANS	1		\$27,883.00

\$27,883.00

PO Box 1244 • 1819 S 1st Street
Redmond, OR 97756 • 541-504-8265

TERMS: Invoices made in one month are due and payable on or before the 10th day of the following month. Accounts 30 days past due will be charged 1 1/2% per month, which is an Annual Rate of 18%.

ACCOUNT NO. 257731	☐ CASH ☐ CHG ☐ CREDIT CARD	CODE	QTY	DESCRIPTION	PRICE EACH	AMOUNT
NAME Redmond Golf Corp			1	2nd Stage Regulator		82
ADDRESS 1938 SW Elkhorn Ave			50 ft	3/4" IPS Gas Line		100
CITY/STATE/ZIP Redmond OR 97756			2	3/4" Flex Riser		240
PHONE _____ DATE _____			4	8x16 Tank Blocks		20
SERVICE REQUESTED			4	16x16 Tank Blocks		48
Price Estimate For Tank Install				Misc Pipe Fittings		80
			2	Hydro Couple		40
			1	3/4" Ball Valve		40
			1	Hogtail	ESS	
			1	1st stage Regulator	ESS	
DATE PROMISED _____ TIME IN _____ OUT _____						
SERVICE PERFORMED Set 1000 Gal. propane tank on blocks. Run 45-50 ft of 3/4" IPS gas line. Install hogtail to first stage regulator. Hook-up gas line to first and second stage regs. Hook second stage reg to stubout. Leak test system. Fire up appliances for regulator & appliance operation. Redmond Golf Corp. will be responsible for all gas line inspections and permitting. CCB# 69058						
		GAS CHECK				
		PROPANE TANK RENT	1	1000 Gal Propane Tank per year		120
		FIRE MARSHAL FEE	1			50
* Price estimate does not include propane.						
					SUBTOTAL	

SYSTEM LEAK CHECK						REGULATOR OPERATION			
TWIN STAGE		Pressure (INCHES W.C.)	Start	End	Min	OK	TWIN STAGE		LOCK UP PRESSURE
									IN WC
		(PSIG)							IN WC
TWO STAGE		1st					TWO STAGE		PSIG
		2nd							PSIG
		(INCHES W.C.)							IN WC
									IN WC

DATE _____

STAB TANK YES ☐ NO ☐ TANK NUMBER _____

CUSTOMER SIGNATURE X _____

DATE	HOURS	SERVICEMAN	@ \$
		Approx Labor	
			900

For Chemical Emergency
During Transportation Only
CALL INFOTRACK
1-800-535-5053
24 hours per day - 7 days per week

DUTY TO WARN ☐ YES ☐ N/A
GAS CHECK ☐ YES ☐ N/A
TANK LEASE ☐ YES ☐ N/A

TOTAL **1720⁺**
DUE \$

CUSTOMER SAFETY INFORMATION

AS A VALUED CUSTOMER, WE WANT YOU TO KNOW HOW TO PROPERLY USE PROPANE...

- Propane is a flammable gas and, if not handled properly, leaking propane may cause fire or explosion if ignited.
- Propane is heavier than air and will collect initially at floor level; therefore, to check for propane, carefully smell all over a room, especially in low spots.

KNOW THE ODOR OF PROPANE...

- A disagreeable odor has been added to propane so you can detect leaks.
- Each family member should know the smell.
- If your sense of smell is impaired, you should consider the use of one or more propane gas detectors.

For a variety of reasons, the odor added to propane does not provide an effective warning of the presence of propane 100% of the time. Under rare circumstances, referred to as ODOR FADE, the chemical odorant that gives propane its gassy smell sometimes can fade or diminish in intensity so that you may not be able to smell the presence of gas. Sometimes the gassy smell may be masked by other odors, or exposure to the odor of gas for even a few minutes may make you accustomed to it. Colds, allergies or the use of tobacco, alcohol, or other drugs may interfere with your ability to smell the gas; in addition, the odor of gas may not wake a sleeping person.

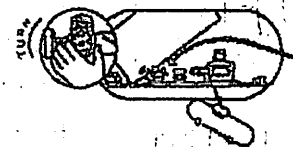
FOR THESE REASONS...

- You may wish to consider the use of one or more propane gas detectors.
- We strongly recommend that you call your propane supplier or a qualified technician to relight pilots or if you smell gas or suspect a leak.
- Failure to follow these precautions could result in serious injury or death.

WHAT TO DO IF YOU SMELL GAS OR SUSPECT A LEAK

- Get everyone outside and away from the gas equipment.
- Immediately put out all smoking materials.
- Do not turn on or off any appliances, switches or thermostats.
- Shut off the gas supply using the shut-off valve located outside at the storage tank or cylinder.
- Call your propane supplier or fire department from another location - use your neighbor's phone if gas smell is in your house.
- Stay outside and leave the gas off until the leak has been found and fixed.
- Failure to follow these precautions could result in serious injury or death.

How To
Close Gas
Supply
Valves



Shut Off Valve Here

IF YOU ELECT TO LIGHT OR RELIGHT YOUR PILOTS, FOLLOW THESE RULES:

- NEVER ATTEMPT TO REMOVE OR BLEED AIR FROM GAS SYSTEM BY DISCONNECTING GAS LINES OR REMOVING DRIP LEG CAPS.
- Follow the manufacturer's instructions for pilot lighting; if such instructions are not available, do not attempt to light the pilot - call your propane supplier or a qualified technician.
- Failure to follow these precautions could result in serious injury or death.

YOUR PROPANE SYSTEM AND APPLIANCES HAVE BUILT-IN SAFETY FEATURES, SO TO HELP KEEP THEM WORKING...

- Do not allow unqualified personnel to service your propane system or appliances.
- Do not tamper with gas controls on appliances.
- Do not let your system run out of propane.
- Do not light pilot light in areas where there are strong odors - on rare occasions propane odor can fade or be covered up by other strong odors. Call your propane supplier or a qualified technician for help.
- Repeated pilot outages could indicate a hazardous condition - do not attempt to relight the pilot - call your propane supplier or a qualified technician.
- Do have your appliances and gas system periodically checked by a qualified technician for proper operation and safety.
- Do have wet or flooded appliances and controls serviced immediately.
- Do keep your appliances in good repair - improperly vented appliances can cause carbon monoxide poisoning as indicated by eye irritation, headaches, dizziness, sleepiness or excessive moisture buildup on the inside of windows - ventilate immediately and call a qualified gas appliance repair technician.
- Do install carbon monoxide detectors to warn of the presence of carbon monoxide leaks inside your home.
- Refer to Ed Staub & Sons Petroleum, Inc. company brochures or other safety information on the safe handling and use of propane.

**NO SMOKING OR OPEN FLAME WITHIN 25 FEET
OF ANY PROPANE TANK AT ANY TIME**

ROBERTS GORDON® INFRARED HEATING

Roberts-Gordon LLC

1250 William Street • P.O. Box 44 • Buffalo, NY 14240-0044 USA

Telephone: +1.716.852.4400 • Fax: +1.716.852.0854

Toll Free: 800.828.7450

www.robertsgordon.com

Quote # 20251213 -Juniper Golf Center – (Cover the Tee's)
Redmond, OR.

12/13/2025

Prepared for: Adam Pohll

Project: 10 Bay Driving Range

We are pleased to quote the following specified equipment for the subject project.

PRICE FOR GORDON GLO ELITE - TWO STAGE HEATERS FOR LOUNGE AREA

ROBERTS GORDON® GORDON GLO ELITE™ GGE

- Ten (10) ROBERTS GORDON® GORDON GLO ELITE™ GGE- Hi Intensity -Two Stage Infrared Heaters with Ceramic heat exchanger, Lower Clearance Shields and Wall / Ceiling Telescopic Mounting Brackets (Extendable-15-30" Range). (10-50 mbh) . 3- Position Switches (Hi-Off-Low), As shown on preliminary plan. (Weather Resistant, 3 Mil Black Hi Temp Silicone Power Coated Paint, Hi Efficiency Tinted Ceramic Glass, Potted Weather resistant Direct Spark Ignition Module.& Gas Flex with Shut-off Valve Included.

For all of the above ROBERTS GORDON® Infrared Heating Equipment as specified for this project:

Total Cost: \$ 23,053.00 Net, Freight Not Included.

Delivery: 4-6 Weeks ARO

****NOTE: PRICING FOR ALL THE ABOVE IS VALID FOR 90 DAYS, AFTER WHICH IS SUBJECT TO CURRENT PRICING AT TIME OF SHIPMENT.**

Estimated freight \$ 3,000.00

Total weight of the equipment quoted is approximately 1220 lbs. The charge is subject to escalation at the time of shipment. Shipment and packaging method shall be at Roberts-Gordon's discretion and any deviation or special requests may increase freight costs. Applicable sales tax is not included in the total cost and will be added unless a tax exemption certificate is provided at the time of order. On-site infrared heating system start-up assistance to installation contractor included for two on site visits. Additional visits will be charged at \$800 per diem. Pricing is based upon preliminary plans attached to this quote.

Page 1 of 2

Juniper Golf Course. 12-12-2025

Exclusions:

This proposal excludes all vent pipe, hanging chain, gas piping, wiring, installation labor, and warranty labor

Terms of Sale:

F.O.B: Buffalo, NY

Payment Terms:

Net 30 days.

A 2% surcharge per month will apply on payments made after net 45 days from invoice issued by Roberts-Gordon.

Delivery: 4-6 Weeks A.R.O.

Important Notes:

Prices are in U.S. dollars, F.O.B. Roberts-Gordon's plant. All sales are subject to Roberts-Gordon Terms and Conditions of Sale and Roberts-Gordon's current pricing terms. Copies are available on request. Roberts-Gordon reserves the right to vary equipment specifications and change prices without notice. Except to the extent Roberts-Gordon provides a signed quotation that states that it is a firm quote for a fixed period of time, all prices provided by Roberts-Gordon, whether in its catalog, pricing software or otherwise, are subject to change and revision by Roberts-Gordon at any time. All orders are deemed made at the Roberts-Gordon prices current at the time of order acceptance and may be accepted by Roberts-Gordon on those terms. No order is binding until accepted by Roberts-Gordon in writing. All returns are subject to prior Roberts-Gordon authorization and conditions. Roberts-Gordon reserves the right to refuse all non-warranty returns, and approved non-warranty returns will be subject to a 25% restocking charge. Customer pays all freight on returns. All ROBERTS GORDON® infrared heating equipment shall have a 3-year warranty (see Warranty). No installation labor or warranty labor of any kind is included. Installation contractor to provide all hangers, fasteners, water, gas, vent and combustion air piping, wiring, pipe insulation and the like. Inadvertent deductions from our invoices or back charges for unauthorized work or materials will not be accepted. In all other respects this quotation will be subject to the Roberts-Gordon Provisions of Sale. Application for Credit (copy available upon request). Terms shall be full payment of all invoices as quoted with approved credit. Please contact us to determine availability. The prices quoted shall be firm for a period of thirty (30) days from the date of this quotation. We appreciate your consideration of this proposal and would be pleased to discuss it in detail at your convenience.

Sincerely,

National Account Manager
Midwest Environmental Sales

Gus Andros



JUNIPER GOLF COURSE

DRIVING RANGE ENHANCEMENTS PROJECT: \$121,725 (\$280,178)

REDMOND CITY COUNCIL
FEBRUARY 10, 2026

GOLF FUND INFRASTRUCTURE PLANS

Project	Scope	Year	Cost	
Driving Range - TopTracer Upgrade*	Top Tracer Range Technology and Covered Range	FY 25/26	\$	150,000
Irrigation	Replace Heads and Irrigation Infrastructure	FY 25/26 - 29/30	\$	250,000
Bunker Renovation	Refurbish, Reshape and New Sand	FY 26/27 - 29/30	\$	400,000
Clubhouse Roof	Replace Clubhouse Roof	FY 27/28	\$	50,000
Tee Leveling	Laser Level and Re-sod	FY 27/28	\$	15,000
Green Rebuild	Rebuild the Hole #2 Green	FY 29/30	\$	245,000
			Total	\$ 1,110,000
* Part of extension contract negotiation and assumed to come from CourseCo investment			Annual Avg.	\$ 222,000



BACKGROUND

COMMUNITY OUTREACH

- NOVEMBER 2024 JUNIPER MEMBER FORUM
- GOLF COMMITTEE DISCUSSION
- COUNCIL NEGOTIATIONS
- COUNCIL CONTRACT AWARD

PROCUREMENT PLAN

- ALTERNATIVE CONTRACTING PROCESS

PROGRAMMING PLAN

- SUNRISE – 11AM
- 11AM – SUNSET
- ENHANCED INSTRUCTION
- FOOD AND BEVERAGE EVENTS

PROJECT SCOPE

- COVERED AND HEATED DRIVING RANGE
- DIGITAL TRACKING EXPERIENCE
- NEW CART PARKING





PROCUREMENT SOURCES

ALUMINUM STRUCTURE SCOPE

COVER THE TEES	\$ 121,725
BAXTER BUILDERS	NO RESPONSE
SUN WEST	NO RESPONSE

GAS HEAT SERVICE PROVIDER

BEND PROPANE	\$ 9,971
ED STAUB & SONS	\$ 1,720

HEATING UNIT PURCHASE

ALFRESCO	\$ 28,860
FIREPLACE STORE	\$ 29,490
ROBERTS GORDON LLC	\$ 26,053

SITE CIVIL WORK

AMERICAN PAVEMENT MANAGEMENT	\$ 102,748
BAR SEVEN A	\$ 70,118
3 C'S	NO RESPONSE.

ELECTRICAL CONNECTION

CENTRAL OREGON ELECTRIC	\$ 27,883
KRONBERG ELECTRIC	\$ 29,929
TOMCO ELECTRIC	NO RESPONSE

ELECTRICAL SERVICE

PACIFIC POWER: NEW SERVICE	\$ 7,208
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PROCUREMENT SOURCES

SELECTED VENDORS	
STRUCTURE: COVER THE TEES	\$ 121,725
CIVIL: BAR SEVEN A	\$ 70,118
ELECTRICAL: CENTRAL OREGON ELECTRIC	\$ 27,883
HEATING UNITS: ROBERTS GORDON LLC	\$ 26,053
SOLE SOURCE: PACIFIC POWER: NEW SERVICE	\$ 7,208
GAS HEAT: ED STAUB & SONS	\$ 1,720
10% CONTINGENCY	\$ 25,471
TOTAL	\$ 280,178



FUNDING SOURCES

FUND	AMOUNT
GOLF CAPITAL OUTLAY FUND + 10% CONTINGENCY	\$ 127,383
GOLF OPERATIONS	\$ 2,795
COURSECO CONTRACT INVESTMENT	\$ 150,000
TOTAL	\$ 280,178



RANGE ENHANCEMENT SCHEDULE

MAY 2024- MAY 2025

NOV. – DECEMBER 2025

APRIL 2026

JULY 2026

DESIGN
AND REVIEW

PROCUREMENT
PROCESS

CONSTRUCTION
BEGINS

OPENS

RANGE ENHANCEMENT 5-YEAR PRO FORMA

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
<u>ADDITIONAL REVENUE:</u>					
RANGE	\$ 52,057	\$ 57,617	\$ 63,399	\$ 69,412	\$ 75,666
PLAYER DEVELOPMENT PGM.	\$ 28,000	\$ 28,840	\$ 29,705	\$ 30,596	\$ 31,514
FOOD & BEVERAGE	\$ 20,000	\$ 20,600	\$ 21,218	\$ 21,855	\$ 22,510
<u>ADDITIONAL OPERATING COSTS:</u>					
TECH. LEASE	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000
FACILITIES MAINTENANCE	\$ 500	\$ 525	\$ 551	\$ 579	\$ 607
NET ESTIMATED CHANGE	\$ 77,557	\$ 84,532	\$ 91,771	\$ 99,284	\$ 107,083

RETURN ON INVESTMENT ESTIMATED AT 3.5 YEARS



QUESTIONS?



CITY OF REDMOND

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STAFF REPORT

DATE: February 10, 2026
TO: City Council
THROUGH: Keith Witcosky, City Manager
FROM: Jessica MacClanahan, Public Works Director/City Engineer
Jason Neff, Deputy City Manager/Chief Financial Officer
SUBJECT: 5-Year Capital Improvement Plan Review

Report in Brief:

The purpose of this item is to present the City Council with the draft 5-Year (2026/2027–2030/2031) Capital Improvement Plan (CIP), which will inform the Fiscal Year 2026/2027 budget process.

Background:

The CIP is among Redmond's most important documents for setting infrastructure priorities to maintain our assets and manage growth. The CIP sets multi-year priorities for capital investments and articulates assumptions for how they will be financed in five-year increments. The CIP is reviewed every winter by the City Council and serves as a foundation for the fiscal year budget.

Discussion:

Key elements of the presentation include: How the CIP is developed; seek the Council's input on priorities; and share opportunities/constraints for each major infrastructure fund.

This document is useful in the context of Council Goals and provides a work plan for how some goals can be achieved.

The packet includes:

- Financial Dashboard — provides a high-level overview of planned projects and resources within the 5-year planning period, as well as key highlights, challenges, and notable projects within each fund
- Summary Tables by fund — summarizes yearly project costs and resources by sub-fund (i.e. SDC Improvement)
- Detailed Project Lists by fund — provides details on individual projects within each fund

A GIS map of the 5-Year CIP can be found at: www.redmondoregon.gov/maps

Fiscal Impact:

N/A

Alternative Courses of Action:

N/A. Informational only.

Recommendation / Suggested Motion:

N/A



5-Year Capital Improvement Plan (CIP) - Financial Summary

Transportation

	Identified Projects	Resources	Available CIP Budget	
SDC Eligible	\$20.5M	\$21.8M	\$1.3M	6%
Non SDC	\$17.4M	\$18.4M	\$1.0M	6%
TOTAL	\$38.0M	\$40.2M	\$2.3M	6%

Key Highlights / Challenges:

- * Rental car tax implemented in 24/25 (about \$2.4M annually)
- * New SDC rate methodology implemented in 24/25 (\$9k) and 25/26 (\$11k)
- * Key growth areas addressed based on recent traffic studies and development activity

Notable Projects in Progress:

Eastside Arterial	CONSTRUCTION	\$10.6M
Cinder Hollow Offsite Infrastructure Improvements	CONSTRUCTION	\$1.6M
NW 19th/NW Maple Traffic Signal	CONSTRUCTION	\$0.7M
Helmholtz Improvements - Quartz to Obsidian	PRE-DESIGN	\$3.5M

Water

	Identified Projects	Resources	Available CIP Budget	
SDC Eligible	\$1.8M	\$3.1M	\$1.3M	72%
Non SDC	\$17.6M	\$18.7M	\$1.0M	6%
TOTAL	\$19.4M	\$21.7M	\$2.3M	12%

Key Highlights / Challenges:

- * Recent projects (SRWF and Well 9) continue to exhaust SDC funding
- * Some pipe replacement projects have been deferred to meet SDC debt obligations and other priority projects
- * Well #9: 100% SDC eligible, yet project funded 48% by grants & 28% by Water ratepayer funds

Notable Projects in Progress:

Well #9	CONSTRUCTION	\$2.1M
Eastside Arterial	CONSTRUCTION	\$1.6M
NW 4th Street - Elm to Hemlock	CONSTRUCTION	\$0.2M
Helmholtz Improvements - Quartz to Obsidian	PRE-DESIGN	\$1.2M
2026 Waterline Replacement Project	PRE-DESIGN	\$3.0M

Wastewater

	Identified Projects	Resources	Available CIP Budget	
SDC Eligible	\$5.8M	\$5.4M	-\$0.4M	-7%
Non SDC	\$39.2M	\$39.1M	-\$0.1M	0%
TOTAL	\$45.0M	\$44.5M	-\$0.5M	-1%

Key Highlights / Challenges:

- * Redmond Wetlands Complex (RWC): Dominates financial picture over the next several years
- * Collection System Master Plan completed to inform long-range project list & SDC rates
- * Treatment Plant decommissioning & Spruce sewer interceptor planned for later in 5-year period

Notable Projects in Progress:

Redmond Wetlands Complex	CONSTRUCTION	\$39.9M
Eastside Arterial	CONSTRUCTION	\$0.4M
Yew Avenue Pump Station	CONSTRUCTION	\$0.3M

Parks

	Identified Projects	Resources	Available CIP Budget	
SDC Eligible	\$15.1M	\$16.4M	\$1.3M	9%
Non SDC	\$0.0M	\$0.0M	\$0.0M	0%
TOTAL	\$15.1M	\$16.4M	\$1.3M	9%

Key Highlights / Challenges:

- * Parks Master Plan underway will update long-range project list
- * Elkhorn Park development planned towards the end of 5-year period
- * Potential SDC impact for Northpoint Park to be determined/fine-tuned in 2026

Notable Projects in Progress:

Well #9	CONSTRUCTION	\$0.3M
Elkhorn Park Phase 1	PRE-DESIGN	\$10.0M

TOTAL CITY 5-YEAR CIP

Identified Projects

\$119M

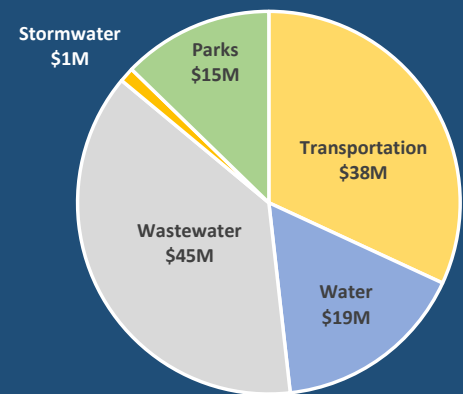
Resources

\$125M

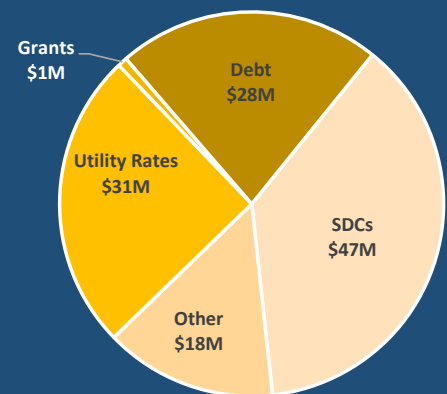
Available CIP Budget

\$6M 5%

Planned Projects by Fund



Resources by Type



As of February 2026

5-Year Capital Improvement Program - Projects Summary (All funds)

Project ID	Project Title	Transportation	Water	Wastewater	Stormwater	Parks	Current Phase	Cost Confidence	Project Total	2026-27	2027-28	2028-29	2029-30	2030-31	Future Projects	5-year CIP Total
									\$ 322,285,512	\$ 61,930,292	\$ 13,171,815	\$ 16,615,000	\$ 19,635,000	\$ 7,670,000	\$ 97,656,000	\$ 119,022,107
DU2501	Downtown Ice Rink					●	PRE-DESIGN	LOW	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
PK2404	Diamond Bar Park					●	PRE-DESIGN	LOW	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000
PK2406	Elkhorn Park Phase 1					●	PRE-DESIGN	MODERATE	\$ 10,000,000	\$ 500,000	\$ 500,000	\$ 3,000,000	\$ 6,000,000	\$ -	\$ -	\$ 10,000,000
PK2407	North Canyon Park - Pershall Phase 1					●	PRE-DESIGN	LOW	\$ 14,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,000,000	\$ -
PK2408	Land Acquisition					●	PRE-DESIGN	HIGH	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -
PK2501	WW Treatment Park Phase 1					●	PRE-DESIGN	LOW	\$ 17,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,000,000	\$ -
PK2601	Dry Canyon Management Plan					●	PRE-DESIGN	LOW	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000
PK2602	Natural Area Signage					●	PRE-DESIGN	LOW	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
PK2603	Trail System Identification					●	PRE-DESIGN	LOW	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
PK2604	Dry Canyon Enhancement Projects					●	PRE-DESIGN	LOW	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
PK2605	Dry Canyon Lighting					●	PRE-DESIGN	LOW	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000
PK2606	South Canyon Parking Lot/Access Improvements					●	PRE-DESIGN	LOW	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -
PK2607	Quartz Park - Bike Skills Development Area					●	PRE-DESIGN	LOW	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -
PKTBD01	Little Texas Development Park (SDC Credit)					●	PRE-DESIGN	LOW	\$ 3,000,000	\$ -	\$ 1,500,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ 3,000,000
SW2501	2025 Stormwater Improvements				●		DESIGN	LOW	\$ 511,445	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
SW2701	2027 Stormwater Improvements				●		PRE-DESIGN	LOW	\$ 350,000	\$ 120,000	\$ 230,000	\$ -	\$ -	\$ -	\$ -	\$ 350,000
SW2801	2028 Stormwater Improvements				●		PRE-DESIGN	LOW	\$ 300,000	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000
SW2901	2029 Stormwater Improvements				●		PRE-DESIGN	LOW	\$ 270,000	\$ -	\$ -	\$ -	\$ 270,000	\$ -	\$ -	\$ 270,000
SW3001	2030 Stormwater Improvements				●		PRE-DESIGN	LOW	\$ 270,000	\$ -	\$ -	\$ -	\$ -	\$ 270,000	\$ -	\$ 270,000
TR2301	ADA Improvements	●			●		PRE-DESIGN	ACTUAL	\$ 2,391,331	\$ -	\$ 600,000	\$ -	\$ 600,000	\$ -	\$ -	\$ 1,200,000
TR2403	Eastside Arterial	●	●	●			CONSTRUCTION	LOW	\$ 41,970,000	\$ 12,675,295	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,675,295
TR2405	SW 15th Extension to Quartz Avenue	●	●				DESIGN	LOW	\$ 556,000	\$ -	\$ 541,815	\$ -	\$ -	\$ -	\$ -	\$ 541,815
TR2406	SW Evergreen - 3rd to 7th	●	●				DESIGN	LOW	\$ 2,652,354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400,000	\$ -
TR2407	Sage Elementary Safe Routes to Schools	●					DESIGN	LOW	\$ 140,000	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,000
TR2408	Helmholtz / Wickiup RAB	●					PRE-DESIGN	LOW	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 2,500,000	\$ 1,000,000
TR2409	Helmholtz Improvements - Quartz to Obsidian	●	●	●			PRE-DESIGN	LOW	\$ 5,400,000	\$ 700,000	\$ 4,700,000	\$ -	\$ -	\$ -	\$ -	\$ 5,400,000
TR2410	Improvements on Helmholtz from Wickiup to Obsidian	●					PRE-DESIGN	LOW	\$ 5,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500,000	\$ -
TR2411	Helmholtz / 45th RAB	●					PRE-DESIGN	LOW	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000	\$ -
TR2412	NW 19th/NW Maple Traffic Signal	●					CONSTRUCTION	LOW	\$ 1,500,000	\$ 686,757	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 686,757
TR2413	NW Maple - 19th to 27th	●	●	●			PRE-DESIGN	LOW	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000,000	\$ -
TR2414	NW 27th/NW Maple Roundabout	●	●				PRE-DESIGN	LOW	\$ 3,800,000	\$ -	\$ -	\$ 615,000	\$ 3,185,000	\$ -	\$ -	\$ 3,800,000
TR2415	NW 27th Street - Maple to Hemlock	●	●				PRE-DESIGN	LOW	\$ 3,000,000	\$ -	\$ -	\$ 200,000	\$ 2,800,000	\$ -	\$ -	\$ 3,000,000
TR2416	Business 97 - Jackpine to Maple	●	●				PRE-DESIGN	LOW	\$ 850,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850,000	\$ -
TR2417	Business 97 (6th ave) / Kingwood Traffic Signal	●					PRE-DESIGN	LOW	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -
TR2419	SW Elkhorn/S. Canal Roundabout	●					PRE-DESIGN	LOW	\$ 3,500,000	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 2,000,000	\$ -	\$ 3,500,000
TR2420	Highway 126/SW 35th Traffic Signal	●					PRE-DESIGN	LOW	\$ 1,000,000	\$ -	\$ -	\$ 800,000	\$ -	\$ -	\$ -	\$ 800,000
TR2421	Airport Way / Salmon Ave RAB	●					PRE-DESIGN	LOW	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000	\$ -
TR2422	Yew Roundabout Expansion	●					PRE-DESIGN	LOW	\$ 3,828,800	\$ -	\$ 1,500,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ 3,000,000
TR2423	N. Canal - Kingwood to Maple	●	●				PRE-DESIGN	LOW	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100,000	\$ -
TR2424	NE 9th St / E Antler RAB	●					PRE-DESIGN	LOW	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000	\$ -
TR2425	NE 9th St / NE Hemlock RAB	●					PRE-DESIGN	LOW	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000	\$ -
TR2426	NE 9th St / NE Maple Ave RAB	●					PRE-DESIGN	LOW	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000	\$ -
TR2427	NE 5th St / NE Maple Ave RAB	●					PRE-DESIGN	LOW	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000	\$ -
TR2428	NW 4th / Maple RAB	●					PRE-DESIGN	LOW	\$ 3,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500,000	\$ -
WA2201	SW Canyon Drive - Highland to Quartz	●	●				DESIGN	LOW	\$ 6,276,592	\$ -	\$ -	\$ 3,100,000	\$ 3,100,000	\$ -	\$ -	\$ 6,200,000
WA2202	Well #9		●			●	CONSTRUCTION	MODERATE	\$ 6,697,089	\$ 2,424,312	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,424,312
WA2401	NW 4th Street - Elm to Hemlock	●	●				CONSTRUCTION	LOW	\$ 1,124,698	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000
WA2403	NW Greenwood - NW 4th to NW Canal	●	●				PRE-DESIGN	LOW	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600,000	\$ -
WA2405	13th and 14th Street - Waterline Replacement and Sidewalk Project	●	●				PRE-DESIGN	LOW	\$ 2,300,000	\$ -	\$ -	\$ -	\$ -	\$ 2,300,000	\$ -	\$ 2,300,000
WA2407	SW 25th Street Waterline Replacement		●				PRE-DESIGN	LOW	\$ 1,100,000	\$ -	\$ -	\$ -	\$ -	\$ 1,100,000	\$ -	\$ 1,100,000
WA2408	SW 7th Street - Glacier to Jackpine Revitalization Project	●	●				PRE-DESIGN	LOW	\$ 5,706,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,706,000	\$ -
WA2501	Cinder Hollow Offsite Infrastructure Improvements	●	●	●			CONSTRUCTION	LOW	\$ 3,239,908	\$ 2,209,140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,209,140
WA2601	2026 Waterline Replacement Project		●				PRE-DESIGN	LOW	\$ 3,000,000	\$ 1,500,000	\$ 1,500,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000

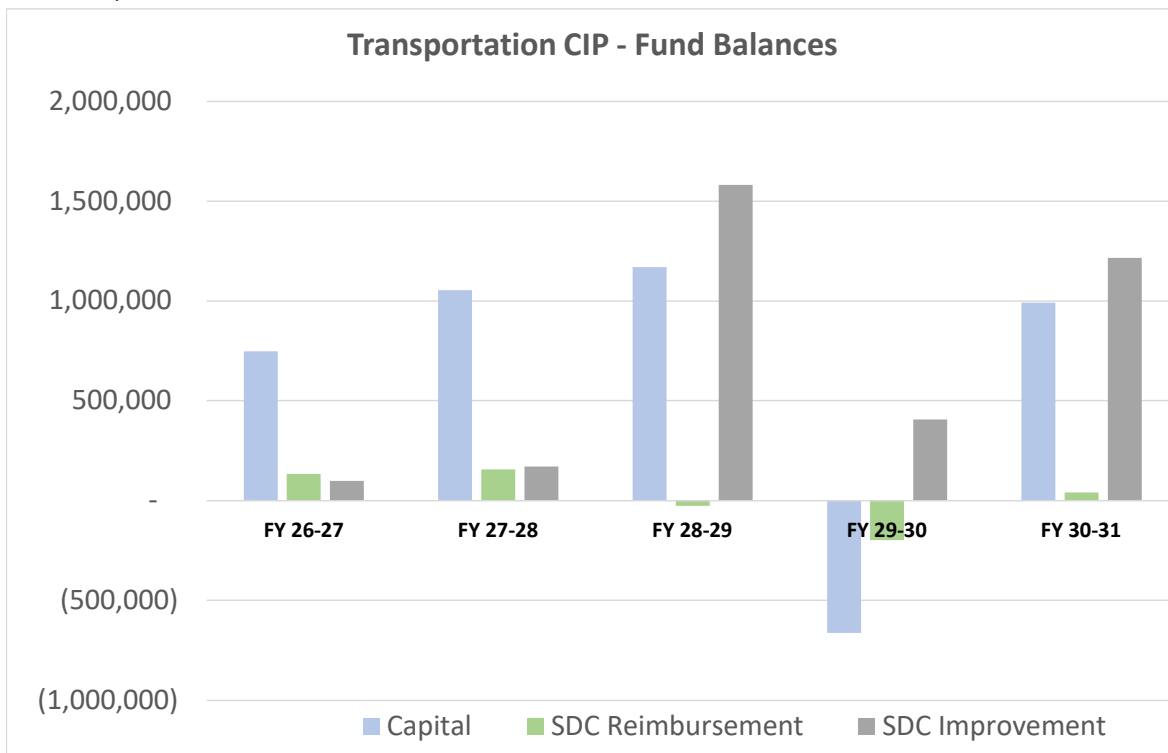
5-Year Capital Improvement Program - Projects Summary (All funds)

Project ID	Project Title	Transportation	Water	Wastewater	Stormwater	Parks	Current Phase	Cost Confidence	Project Total	2026-27	2027-28	2028-29	2029-30	2030-31	Future Projects	5-year CIP Total
									\$ 322,285,512	\$ 61,930,292	\$ 13,171,815	\$ 16,615,000	\$ 19,635,000	\$ 7,670,000	\$ 97,656,000	\$ 119,022,107
WA2602	Well #4 Improvements		●				PRE-DESIGN	LOW	\$ 4,000,000	\$ -	\$ 1,000,000	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 4,000,000
WA2603	SW 4th Street Waterline - Forest to Cascade		●				PRE-DESIGN	LOW	\$ 1,030,000	\$ -	\$ -	\$ 700,000	\$ 330,000	\$ -	\$ -	\$ 1,030,000
WA2604	NW 4th Street Waterline - Kingwood to Larch		●				PRE-DESIGN	LOW	\$ 1,100,000	\$ -	\$ -	\$ 300,000	\$ 800,000	\$ -	\$ -	\$ 1,100,000
WA2605	NW Cedar & Birch - 5th to Canal		●				PRE-DESIGN	LOW	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,000	\$ -
WW2001	Redmond Wetlands Complex			●			CONSTRUCTION	MODERATE	\$ 88,441,528	\$ 38,944,788	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -	\$ 39,944,788
WW2202	Yew Avenue Pump Station			●			CONSTRUCTION	MODERATE	\$ 760,622	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
WW2601	WPCF Decommissioning			●			PRE-DESIGN	LOW	\$ 2,000,000	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ 2,000,000
WW2602	East Spruce Interceptor			●			PRE-DESIGN	LOW	\$ 15,000,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 14,000,000	\$ 1,000,000

Transportation - 221 - Summary

Funds	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	*Future Projects
Capital	7,370,000	2,100,000	2,400,000	4,465,000	1,100,000	8,290,000
SDC Reimbursement	-	185,815	400,000	400,000	-	1,700,000
SDC Improvement	6,317,151	3,300,000	2,100,000	4,835,000	3,000,000	32,700,000
Total	13,687,151	5,585,815	4,900,000	9,700,000	4,100,000	42,690,000
Capital						
Beginning Fund Balance	5,819,229	749,236	1,055,443	1,170,595	(662,397)	(662,397)
Resources	2,600,000	2,715,200	2,833,414	2,959,818	3,092,290	
General Fund						
Rental Car Tax	2,400,000	2,515,200	2,633,414	2,759,818	2,892,290	
Proportionate Share	200,000	200,000	200,000	200,000	200,000	
Grants						
Interest						
ISFs / Processing	299,993	308,993	318,263	327,811	337,645	
Paid to Date	-	-	-	-	-	
Project	7,370,000	2,100,000	2,400,000	4,465,000	1,100,000	8,290,000
Ending Fund Balance	749,236	1,055,443	1,170,595	(662,397)	992,247	(8,952,397)
SDC Reimbursement						
Beginning Fund Balance	(67,851)	132,825	155,400	(26,454)	(198,120)	(198,120)
Resources	338,549	350,398	364,414	378,990	394,150	
ISFs / Processing	137,872	142,008	146,268	150,656	155,176	
Paid to Date	-	-	-	-	-	
Project	-	185,815	400,000	400,000	-	1,700,000
Ending Fund Balance	132,825	155,400	(26,454)	(198,120)	40,855	(1,898,120)
SDC Improvement						
Beginning Fund Balance	3,139,397	97,901	170,467	1,582,431	405,907	405,907
Resources	3,841,708	3,956,959	4,115,238	4,279,847	4,451,041	
ISFs / Processing	566,054	584,393	603,274	621,372	640,013	
Paid to Date	-	-	-	-	-	
Project	6,317,151	3,300,000	2,100,000	4,835,000	3,000,000	32,700,000
Ending Fund Balance	97,901	170,467	1,582,431	405,907	1,216,935	(32,294,093)
ALL FUNDS	979,962	1,381,311	2,726,572	(454,610)	2,250,037	(43,144,610)

*assumes 3 years in the future



Transportation - 221												
Project ID	Phase	Estimate Confidence	Project Title		Fund Total 115,401,297	FY 26-27 13,687,151	FY 27-28 5,585,815	FY 28-29 4,900,000	FY 29-30 9,700,000	FY 30-31 4,100,000	Future Years 42,690,000	5-year CIP Total 37,972,966
TR2403	CONSTRUCTION	LOW	Eastside Arterial		33,448,000	10,630,394	-	-	-	-	-	10,630,394
				Capital	10,247,007	5,500,000						5,500,000
				SDC Reimbursement	-							-
				SDC Improvement	23,200,993	5,130,394						5,130,394
WA2401	CONSTRUCTION	LOW	NW 4th Street - Elm to Hemlock		610,000	200,000	-	-	-	-	-	200,000
				Capital	610,000	200,000						200,000
				SDC Reimbursement	-							-
				SDC Improvement	-							-
TR2407	DESIGN	LOW	Sage Elementary Safe Routes to Schools		140,000	70,000	-	-	-	-	-	70,000
				Capital	140,000	70,000						70,000
				SDC Reimbursement	-							-
				SDC Improvement	-							-
TR2412	CONSTRUCTION	LOW	NW 19th/NW Maple Traffic Signal		1,500,000	686,757	-	-	-	-	-	686,757
				Capital	-							-
				SDC Reimbursement	-							-
				SDC Improvement	1,500,000	686,757						686,757
WA2501	CONSTRUCTION	LOW	Cinder Hollow Offsite Infrastructure Improvements		2,219,909	1,600,000	-	-	-	-	-	1,600,000
				Capital	2,219,909	1,600,000						1,600,000
				SDC Reimbursement	-							-
				SDC Improvement	-							-
TR2409	PRE-DESIGN	LOW	Helmholtz Improvements - Quartz to Obsidian		3,500,000	500,000	3,000,000	-	-	-	-	3,500,000
				Capital	-							-
				SDC Reimbursement	-							-
				SDC Improvement	3,500,000	500,000	3,000,000					3,500,000
TR2422	PRE-DESIGN	LOW	Yew Roundabout Expansion		3,828,800	-	1,500,000	1,500,000	-	-	-	3,000,000
				Capital	1,500,000		1,500,000					1,500,000
				SDC Reimbursement	-							-
				SDC Improvement	2,328,800			1,500,000				1,500,000
TR2405	DESIGN	LOW	SW 15th Extension to Quartz Avenue		500,000	-	485,815	-	-	-	-	485,815
				Capital	-							-
				SDC Reimbursement	200,000		185,815					185,815
				SDC Improvement	300,000		300,000					300,000
TR2301	PRE-DESIGN	ACTUAL	ADA Improvements		2,190,191	-	600,000	-	600,000	-	-	1,200,000
				Capital	2,190,191		600,000		600,000			1,200,000
				SDC Reimbursement	-							-
				SDC Improvement	-							-
TR2420	PRE-DESIGN	LOW	Highway 126/SW 35th Traffic Signal		1,000,000	-	-	800,000	-	-	-	800,000
				Capital	1,000,000			800,000				800,000
				SDC Reimbursement	-							-
				SDC Improvement	-							-
TR2414	PRE-DESIGN	LOW	NW 27th/NW Maple Roundabout		3,485,000	-	-	300,000	3,185,000	-	-	3,485,000
				Capital	185,000				185,000			185,000
				SDC Reimbursement	-							-
				SDC Improvement	3,300,000			300,000	3,000,000			3,300,000
TR2415	PRE-DESIGN	LOW	NW 27th Street - Maple to Hemlock		2,515,000	-	-	200,000	2,315,000	-	-	2,515,000
				Capital	2,080,000				2,080,000			2,080,000
				SDC Reimbursement	-							-
				SDC Improvement	435,000			200,000	235,000			435,000

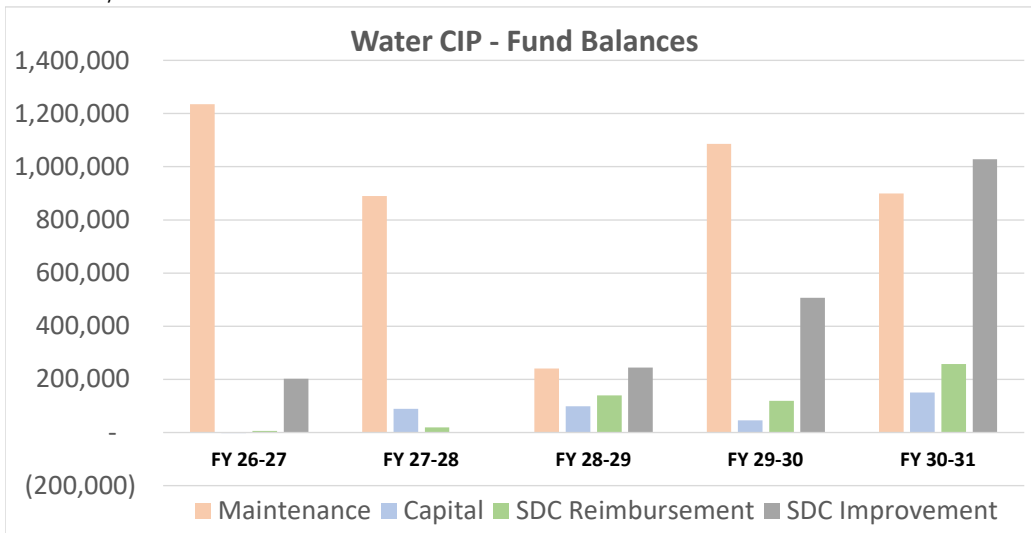
Transportation - 221												
Project ID	Phase	Estimate Confidence	Project Title		Fund Total 115,401,297	FY 26-27 13,687,151	FY 27-28 5,585,815	FY 28-29 4,900,000	FY 29-30 9,700,000	FY 30-31 4,100,000	Future Years 42,690,000	5-year CIP Total 37,972,966
WA2201	DESIGN	LOW	SW Canyon Drive - Highland to Quartz		4,231,311	-	-	2,100,000	2,100,000	-	-	4,200,000
				Capital	3,200,000			1,600,000	1,600,000			3,200,000
				SDC Reimbursement	831,311			400,000	400,000			800,000
				SDC Improvement	200,000			100,000	100,000			200,000
TR2419	PRE-DESIGN	LOW	SW Elkhorn/S. Canal Roundabout		3,500,000	-	-	-	1,500,000	2,000,000	-	3,500,000
				Capital	-							-
				SDC Reimbursement	-							-
				SDC Improvement	3,500,000				1,500,000	2,000,000		3,500,000
WA2405	PRE-DESIGN	LOW	13th and 14th Street - Waterline Replacement and Sidewalk Project		1,100,000	-	-	-	-	1,100,000	-	1,100,000
				Capital	1,100,000					1,100,000		1,100,000
				SDC Reimbursement	-							-
				SDC Improvement	-							-
TR2408	PRE-DESIGN	LOW	Helmholtz / Wickiup RAB		3,500,000	-	-	-	-	1,000,000	2,500,000	1,000,000
				Capital	-							-
				SDC Reimbursement	-							-
				SDC Improvement	3,500,000					1,000,000	2,500,000	1,000,000
TR2406	DESIGN	LOW	SW Evergreen - 3rd to 7th		1,417,354	-	-	-	-	-	1,165,000	-
				Capital	1,417,354						1,165,000	-
				SDC Reimbursement	-							-
				SDC Improvement	-							-
TR2421	PRE-DESIGN	LOW	Airport Way / Salmon Ave RAB		3,500,000	-	-	-	-	-	3,500,000	-
				Capital	-							-
				SDC Reimbursement	-							-
				SDC Improvement	3,500,000						3,500,000	-
WA2403	PRE-DESIGN	LOW	NW Greenwood - NW 4th to NW Canal		300,000	-	-	-	-	-	300,000	-
				Capital	300,000						300,000	-
				SDC Reimbursement	-							-
				SDC Improvement	-							-
TR2413	PRE-DESIGN	LOW	NW Maple - 19th to 27th		3,125,000	-	-	-	-	-	3,125,000	-
				Capital	2,425,000						2,425,000	-
				SDC Reimbursement	700,000						700,000	-
				SDC Improvement	-							-
TR2426	PRE-DESIGN	LOW	NE 9th St / NE Maple Ave RAB		3,500,000	-	-	-	-	-	3,500,000	-
				Capital	-							-
				SDC Reimbursement	-							-
				SDC Improvement	3,500,000						3,500,000	-
TR2416	PRE-DESIGN	LOW	Business 97 - Jackpine to Maple		600,000	-	-	-	-	-	600,000	-
				Capital	600,000						600,000	-
				SDC Reimbursement	-							-
				SDC Improvement	-							-
TR2417	PRE-DESIGN	LOW	Business 97 (6th ave) / Kingwood Traffic Signal		1,000,000	-	-	-	-	-	1,000,000	-
				Capital	-							-
				SDC Reimbursement	1,000,000						1,000,000	-
				SDC Improvement	-							-
WA2408	PRE-DESIGN	LOW	SW 7th Street - Glacier to Jackpine Revitalization Project		3,200,000	-	-	-	-	-	3,200,000	-
				Capital	3,200,000						3,200,000	-
				SDC Reimbursement	-							-
				SDC Improvement	-							-

Transportation - 221												
Project ID	Phase	Estimate Confidence	Project Title		Fund Total 115,401,297	FY 26-27 13,687,151	FY 27-28 5,585,815	FY 28-29 4,900,000	FY 29-30 9,700,000	FY 30-31 4,100,000	Future Years 42,690,000	5-year CIP Total 37,972,966
TR2423	PRE-DESIGN	LOW	N. Canal - Kingwood to Maple		800,000	-	-	-	-	-	800,000	-
				Capital	600,000						600,000	-
				SDC Reimbursement	-							-
				SDC Improvement	200,000						200,000	-
TR2427	PRE-DESIGN	LOW	NE 5th St / NE Maple Ave RAB		3,500,000	-	-	-	-	-	3,500,000	-
				Capital	-							-
				SDC Reimbursement	-							-
				SDC Improvement	3,500,000						3,500,000	-
TR2424	PRE-DESIGN	LOW	NE 9th St / E Antler RAB		3,500,000	-	-	-	-	-	3,500,000	-
				Capital	-							-
				SDC Reimbursement	-							-
				SDC Improvement	3,500,000						3,500,000	-
TR2425	PRE-DESIGN	LOW	NE 9th St / NE Hemlock RAB		3,500,000	-	-	-	-	-	3,500,000	-
				Capital	-							-
				SDC Reimbursement	-							-
				SDC Improvement	3,500,000						3,500,000	-
TR2428	PRE-DESIGN	LOW	NW 4th / Maple RAB		3,500,000	-	-	-	-	-	3,500,000	-
				Capital	-							-
				SDC Reimbursement	-							-
				SDC Improvement	3,500,000						3,500,000	-
TR2410	PRE-DESIGN	LOW	Improvements on Helmholtz from Wickiup to Obsidian		5,500,000	-	-	-	-	-	5,500,000	-
				Capital	-							-
				SDC Reimbursement	-							-
				SDC Improvement	5,500,000						5,500,000	-
TR2411	PRE-DESIGN	LOW	Helmholtz / 45th RAB		3,500,000	-	-	-	-	-	3,500,000	-
				Capital	-							-
				SDC Reimbursement	-							-
				SDC Improvement	3,500,000						3,500,000	-

Water - 531 - Summary

Funds	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	*Future Projects
Maintenance	\$ 1,700,000	\$ 2,556,000	\$ 5,000,000	\$ 2,130,000	\$ 2,300,000	\$ 3,235,000
Capital	\$ 3,195,694	\$ 399,900	\$ 190,000	\$ 155,000	-	\$ 1,340,000
SDC Reimbursement	\$ 530,000	\$ 100,000	-	\$ 150,000	-	\$ 1,000,000
SDC Improvement	\$ 200,000	\$ 500,100	\$ 125,000	\$ 180,000	-	\$ 100,000
Total	\$ 5,625,694	\$ 3,556,000	\$ 5,315,000	\$ 2,615,000	\$ 2,300,000	\$ 5,675,000
Maintenance						
Beginning Fund Balance	839,105	1,234,964	890,219	240,682	1,086,084	1,086,084
Resources	2,120,859	2,286,255	4,500,463	3,125,402	2,112,788	2,100,000
Water Ratepayers	2,100,000	2,281,000	4,500,000	3,125,000	2,100,000	2,100,000
Interest	20,859	5,255	463	402	12,788	-
ISFs / Processing	-	-	-	-	-	-
Paid to Date	-	-	-	-	-	-
Project	1,700,000	2,556,000	5,000,000	2,130,000	2,300,000	3,235,000
Other Non CIP Projects	25,000	75,000	150,000	150,000	-	-
Ending Fund Balance	1,234,964	890,219	240,682	1,086,084	898,872	(48,916)
Capital						
Beginning Fund Balance	2,266,114	(2,351)	88,648	98,826	45,659	45,659
Resources	927,229	490,899	200,178	101,833	104,888	-
\$4M General Fund	-	-	-	-	-	-
Water Ratepayers	875,000	490,000	200,000	100,000	100,000	-
Grant	-	-	-	-	-	-
Interest	52,229	899	178	1,833	4,888	-
ISFs / Processing	-	-	-	-	-	-
Reserve for New Admin	-	-	-	-	-	-
Paid to Date	-	-	-	-	-	-
Project	3,195,694	399,900	190,000	155,000	-	1,340,000
Ending Fund Balance	(2,351)	88,648	98,826	45,659	150,547	(1,294,341)
SDC Reimbursement						
Beginning Fund Balance	430,327	5,606	18,537	139,576	119,206	119,206
Resources	107,138	114,882	123,088	131,781	140,986	-
ISFs / Processing	1,859	1,951	2,049	2,151	2,259	-
Paid to Date	-	-	-	-	-	-
Project	530,000	100,000	-	150,000	-	1,000,000
Ending Fund Balance	5,606	18,537	139,576	119,206	257,933	(880,794)
SDC Improvement						
Beginning Fund Balance	490,364	202,122	(1,063)	243,810	506,635	506,635
Resources	1,207,440	1,607,333	1,689,345	1,775,507	1,866,028	-
ISFs / Processing	336,032	351,568	362,622	374,032	385,812	-
Debt Service	959,650	958,850	956,850	958,650	958,650	-
Paid to Date	-	-	-	-	-	-
Project	200,000	500,100	125,000	180,000	-	100,000
Ending Fund Balance	202,122	(1,063)	243,810	506,635	1,028,201	406,635
ALL FUNDS	1,440,340	996,340	722,893	1,757,583	2,335,552	(1,817,417)

*assumes 3 years in the future



Water - 531												
Project ID	Phase	Estimate Confidence	Project Title		Fund Total 36,900,915	FY 26-27 5,625,694	FY 27-28 3,556,000	FY 28-29 5,315,000	FY 29-30 2,615,000	FY 30-31 2,300,000	Future Years 5,675,000	5-year CIP Total 19,411,694
WA2202	CONSTRUCTION	MODERATE	Well #9		6,327,056	2,125,602	-	-	-	-	-	2,125,602
				Maintenance	-							-
				Capital	4,797,056	1,595,602					1,595,602	
				SDC Reimbursement	780,000	530,000					530,000	
				SDC Improvement	750,000						-	
TR2403	CONSTRUCTION	LOW	Eastside Arterial		5,106,000	1,600,092	-	-	-	-	-	1,600,092
				Maintenance	-							-
				Capital	5,106,000	1,600,092					1,600,092	
				SDC Reimbursement	-						-	
				SDC Improvement	-						-	
WA2401	CONSTRUCTION	LOW	NW 4th Street - Elm to Hemlock		514,698	200,000	-	-	-	-	-	200,000
				Maintenance	514,698	200,000						200,000
				Capital	-							-
				SDC Reimbursement	-							-
				SDC Improvement	-							-
TR2409	PRE-DESIGN	LOW	Helmholtz Improvements - Quartz to Obsidian		1,200,000	200,000	1,000,000	-	-	-	-	1,200,000
				Maintenance	-							-
				Capital	399,900		399,900					399,900
				SDC Reimbursement	100,000		100,000					100,000
				SDC Improvement	700,100	200,000	500,100					700,100
WA2601	PRE-DESIGN	LOW	2026 Waterline Replacement Project		3,000,000	1,500,000	1,500,000	-	-	-	-	3,000,000
				Maintenance	3,000,000	1,500,000	1,500,000					3,000,000
				Capital	-							-
				SDC Reimbursement	-							-
				SDC Improvement	-							-
TR2405	DESIGN	LOW	SW 15th Extension to Quartz Avenue		56,000	-	56,000	-	-	-	-	56,000
				Maintenance	56,000		56,000					56,000
				Capital	-							-
				SDC Reimbursement	-							-
				SDC Improvement	-							-
WA2602	PRE-DESIGN	LOW	Well #4 Improvements		4,000,000	-	1,000,000	3,000,000	-	-	-	4,000,000
				Maintenance	4,000,000		1,000,000	3,000,000				4,000,000
				Capital	-							-
				SDC Reimbursement	-							-
				SDC Improvement	-							-
WA2603	PRE-DESIGN	LOW	SW 4th Street Waterline - Forest to Cascade		1,030,000	-	-	700,000	330,000	-	-	1,030,000
				Maintenance	1,030,000			700,000	330,000			1,030,000
				Capital	-							-
				SDC Reimbursement	-							-
				SDC Improvement	-							-
WA2604	PRE-DESIGN	LOW	NW 4th Street Waterline - Kingwood to Larch		1,100,000	-	-	300,000	800,000	-	-	1,100,000
				Maintenance	1,100,000			300,000	800,000			1,100,000
				Capital	-							-
				SDC Reimbursement	-							-
				SDC Improvement	-							-

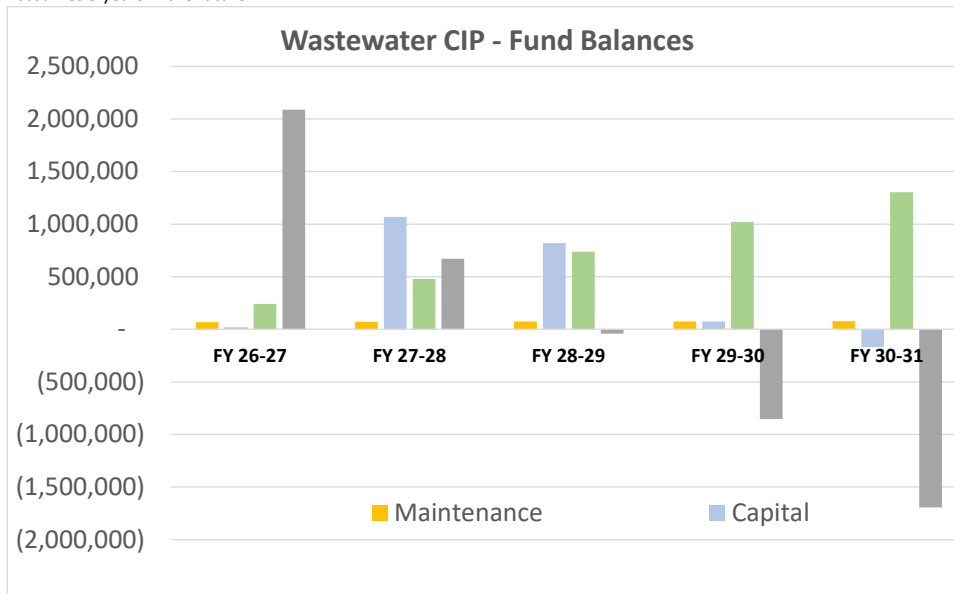
Water - 531												
Project ID	Phase	Estimate Confidence	Project Title		Fund Total 36,900,915	FY 26-27 5,625,694	FY 27-28 3,556,000	FY 28-29 5,315,000	FY 29-30 2,615,000	FY 30-31 2,300,000	Future Years 5,675,000	5-year CIP Total 19,411,694
TR2414	PRE-DESIGN	LOW	NW 27th/NW Maple Roundabout		315,000	-	-	315,000	-	-	-	315,000
				Maintenance	-							-
				Capital	190,000			190,000				190,000
				SDC Reimbursement	-							-
				SDC Improvement	125,000			125,000				125,000
WA2201	DESIGN	LOW	SW Canyon Drive - Highland to Quartz		2,045,281	-	-	1,000,000	1,000,000	-	-	2,000,000
				Maintenance	2,045,281			1,000,000	1,000,000			2,000,000
				Capital	-							-
				SDC Reimbursement	-							-
				SDC Improvement	-							-
TR2415	PRE-DESIGN	LOW	NW 27th Street - Maple to Hemlock		485,000	-	-	-	485,000	-	-	485,000
				Maintenance	-							-
				Capital	155,000				155,000			155,000
				SDC Reimbursement	150,000				150,000			150,000
				SDC Improvement	180,000				180,000			180,000
WA2405	PRE-DESIGN	LOW	13th and 14th Street - Waterline Replacement and Sidewalk Project		1,200,000	-	-	-	-	1,200,000	-	1,200,000
				Maintenance	1,200,000					1,200,000		1,200,000
				Capital	-							-
				SDC Reimbursement	-							-
				SDC Improvement	-							-
WA2407	PRE-DESIGN	LOW	SW 25th Street Waterline Replacement		1,100,000	-	-	-	-	1,100,000	-	1,100,000
				Maintenance	1,100,000					1,100,000		1,100,000
				Capital	-							-
				SDC Reimbursement	-							-
				SDC Improvement	-							-
TR2413	PRE-DESIGN	LOW	NW Maple - 19th to 27th		440,000	-	-	-	-	-	440,000	-
				Maintenance	-							-
				Capital	340,000						340,000	-
				SDC Reimbursement	-							-
				SDC Improvement	100,000						100,000	-
WA2408	PRE-DESIGN	LOW	SW 7th Street - Glacier to Jackpine Revitalization Project		2,100,000	-	-	-	-	-	2,100,000	-
				Maintenance	2,100,000						2,100,000	-
				Capital	-							-
				SDC Reimbursement	-							-
				SDC Improvement	-							-
TR2423	PRE-DESIGN	LOW	N. Canal - Kingwood to Maple		300,000	-	-	-	-	-	300,000	-
				Maintenance	300,000						300,000	-
				Capital	-							-
				SDC Reimbursement	-							-
				SDC Improvement	-							-
TR2406	DESIGN	LOW	SW Evergreen - 3rd to 7th		535,000	-	-	-	-	-	535,000	-
				Maintenance	535,000						535,000	-
				Capital	-							-
				SDC Reimbursement	-							-
				SDC Improvement	-							-

Water - 531												
Project ID	Phase	Estimate Confidence	Project Title		Fund Total 36,900,915	FY 26-27 5,625,694	FY 27-28 3,556,000	FY 28-29 5,315,000	FY 29-30 2,615,000	FY 30-31 2,300,000	Future Years 5,675,000	5-year CIP Total 19,411,694
WA2403	PRE-DESIGN	LOW	NW Greenwood - NW 4th to NW Canal		300,000	-	-	-	-	-	300,000	-
				Maintenance	300,000						300,000	-
				Capital	-							-
				SDC Reimbursement	-							-
				SDC Improvement	-							-
WA2605	PRE-DESIGN	LOW	NW Cedar & Birch - 5th to Canal		2,000,000	-	-	-	-	-	2,000,000	-
				Maintenance	-							-
				Capital	1,000,000						1,000,000	-
				SDC Reimbursement	1,000,000						1,000,000	-
				SDC Improvement	-							-

Wastewater - 532 - Summary

Funds	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	*Future Years
Maintenance	300,000	-	-	-	-	-
Capital	34,189,597	1,700,000	1,000,000	1,000,000	1,000,000	14,000,000
SDC Reimbursement	2,500,000	-	-	-	-	230,000
SDC Improvement	3,309,140	-	-	-	-	205,000
Total	40,298,737	1,700,000	1,000,000	1,000,000	1,000,000	14,435,000
Maintenance						
Beginning Fund Balance	460,686	68,438	70,482	72,588	74,757	74,757
Resources	7,752	2,044	2,106	2,169	2,234	-
Wastewater Ratepayers	-	-	-	-	-	-
Interest	7,752	2,044	2,106	2,169	2,234	-
ISFs / Processing	-	-	-	-	-	-
Other SW Projects	100,000	-	-	-	-	-
Paid to Date	-	-	-	-	-	-
Project	300,000	-	-	-	-	-
Ending Fund Balance	68,438	70,482	72,588	74,757	76,991	74,757
Capital						
Beginning Fund Balance	9,315	18,285	1,068,749	818,749	74,386	74,386
Resources	34,198,567	2,750,464	750,000	255,637	755,637	-
DEQ Loan	27,689,597	-	-	-	-	-
Deschutes Co. Pymt RWC	-	-	-	-	-	-
Interest	8,970	464	-	5,637	5,637	-
Grants/Other	6,500,000	2,750,000	750,000	250,000	750,000	-
ISFs / Processing	-	-	-	-	-	-
Paid to Date	-	-	-	-	-	-
Project	34,189,597	1,700,000	1,000,000	1,000,000	1,000,000	-
Ending Fund Balance	18,285	1,068,749	818,749	74,386	(169,977)	74,386
SDC Reimbursement						
Beginning Fund Balance	-	-	-	-	-	-
Resources	2,492,439	240,980	477,442	736,359	1,019,415	1,019,415
ISFs / Processing	542,305	533,603	559,470	587,158	587,158	-
Debt Service	132,712	136,089	139,501	143,050	143,050	-
Paid to Date	161,052	161,052	161,052	161,052	161,052	-
Project	-	-	-	-	-	-
Ending Fund Balance	2,500,000	-	-	-	-	230,000
Ending Fund Balance	240,980	477,442	736,359	1,019,415	1,302,471	789,415
SDC Improvement						
Beginning Fund Balance	5,188,751	2,086,966	670,820	(41,099)	(854,960)	(854,960)
Resources	850,543	1,091,689	1,150,668	1,108,659	1,112,024	-
ISFs / Processing	382,524	407,550	421,944	435,442	464,283	-
Debt Service	260,664	2,100,285	1,440,643	1,487,078	1,487,078	-
Paid to Date	-	-	-	-	-	-
Project	3,309,140	-	-	-	-	205,000
Ending Fund Balance	2,086,966	670,820	(41,099)	(854,960)	(1,694,297)	(1,059,960)
ALL FUNDS	2,414,670	2,287,494	1,586,598	313,599	(484,811)	(121,401)

*assumes 3 years in the future



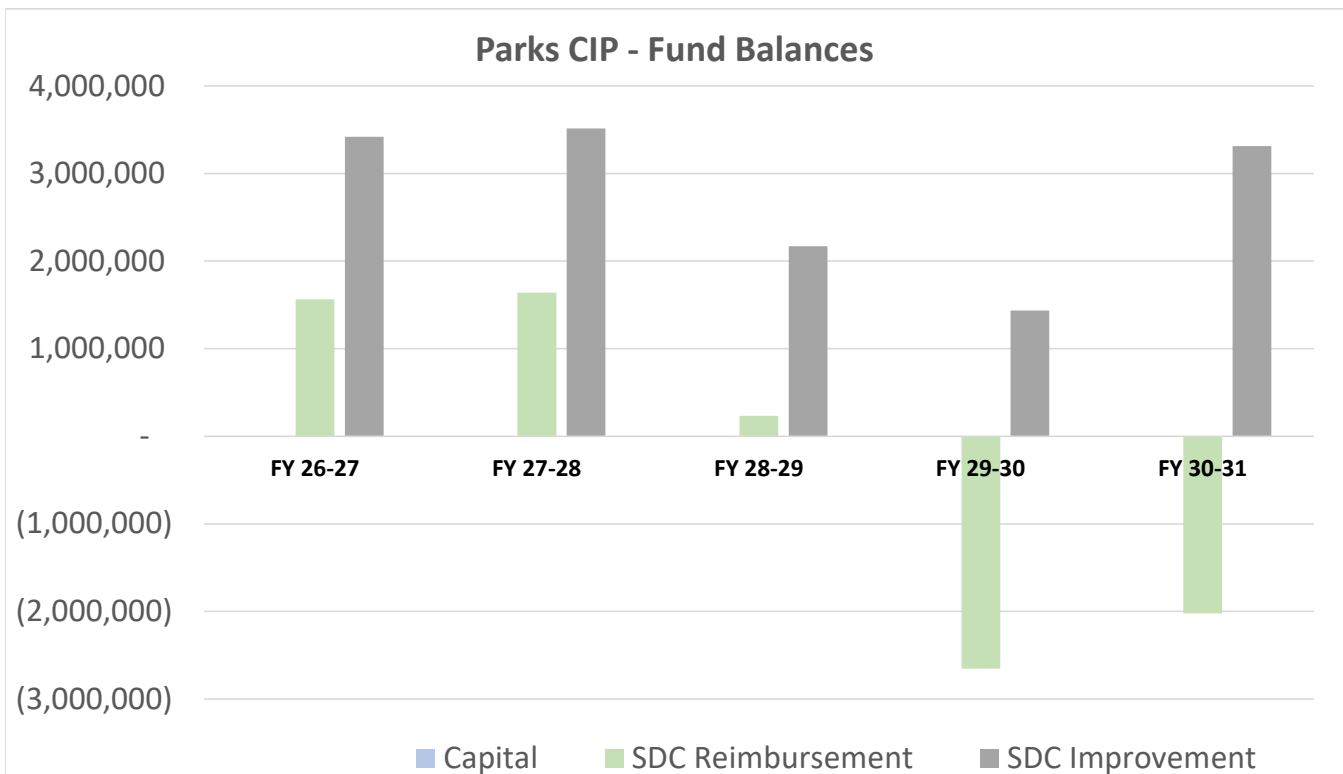
Wastewater - 532												
Project ID	Phase	Estimate Confidence	Project Title		Fund Total	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	Future Years	5-year CIP Total
					112,727,106	40,298,737	1,700,000	1,000,000	1,000,000	1,000,000	14,435,000	45,011,737
WW2001	CONSTRUCTION	MODERATE	Redmond Wetlands Complex		88,441,528	38,944,788	1,000,000	-	-	-	-	39,944,788
				Maintenance	-							-
				Capital	83,441,528	33,944,788	1,000,000					34,944,788
				SDC Reimbursement	2,500,000	2,500,000						2,500,000
				SDC Improvement	2,500,000	2,500,000						2,500,000
WW2202	CONSTRUCTION	MODERATE	Yew Avenue Pump Station		760,622	300,000	-	-	-	-	-	300,000
				Maintenance	751,027	300,000						300,000
				Capital	9,596							-
				SDC Reimbursement	-							-
				SDC Improvement	-							-
TR2403	CONSTRUCTION	LOW	Eastside Arterial		3,416,000	444,809	-	-	-	-	-	444,809
				Maintenance	-							-
				Capital	2,526,868	244,809						244,809
				SDC Reimbursement	539,132							-
				SDC Improvement	350,000	200,000						200,000
WA2501	CONSTRUCTION	LOW	Cinder Hollow Offsite Infrastructure Improvements		1,020,000	609,140	-	-	-	-	-	609,140
				Maintenance	-							-
				Capital	-							-
				SDC Reimbursement	-							-
				SDC Improvement	1,020,000	609,140						609,140
TR2409	PRE-DESIGN	LOW	Helmholtz Improvements - Quartz to Obsidian		700,000	-	700,000	-	-	-	-	700,000
				Maintenance	-							-
				Capital	700,000		700,000					700,000
				SDC Reimbursement	-							-
				SDC Improvement	-		-					-
WW2601	PRE-DESIGN	LOW	WPCF Decommissioning		2,000,000	-	-	1,000,000	1,000,000	-	-	2,000,000
				Maintenance	-							-
				Capital	2,000,000			1,000,000	1,000,000			2,000,000
				SDC Reimbursement	-							-
				SDC Improvement	-							-
WW2602	PRE-DESIGN	LOW	East Spruce Interceptor		15,000,000	-	-	-	-	1,000,000	14,000,000	1,000,000
				Maintenance	-							-
				Capital	15,000,000					1,000,000	14,000,000	1,000,000
				SDC Reimbursement	-							-
				SDC Improvement	-							-
TR2413	PRE-DESIGN	LOW	NW Maple - 19th to 27th		435,000	-	-	-	-	-	435,000	-
				Maintenance	-							-
				Capital	-							-
				SDC Reimbursement	230,000						230,000	-
				SDC Improvement	205,000						205,000	-

Parks- 222 - Summary

Funds	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	*Future Projects
Capital	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SDC Reimbursement	\$ 1,500,000	\$ 500,000	\$ 2,000,000	\$ 3,500,000	\$ -	\$ 6,000,000
SDC Improvement	\$ 398,710	\$ 1,600,000	\$ 3,100,000	\$ 2,550,000	\$ -	\$ 27,500,000
Total	\$ 1,898,710	\$ 2,100,000	\$ 5,100,000	\$ 6,050,000	\$ -	\$ 33,500,000

Capital						
Beginning Fund Balance	220	220	220	220	220	220
Resources	-	-	-	-	-	-
ISFs / Processing	-	-	-	-	-	-
Paid to Date	-	-	-	-	-	-
Project	-	-	-	-	-	-
Ending Fund Balance	220	220	220	220	220	220
SDC Reimbursement						
Beginning Fund Balance	2,506,383	1,564,404	1,640,061	233,883	(2,653,586)	(2,653,586)
Resources	587,859	605,495	623,660	642,369	661,640	-
ISFs / Processing	29,838	29,838	29,838	29,838	29,838	-
Paid to Date	-	-	-	-	-	-
Project	1,500,000	500,000	2,000,000	3,500,000	-	6,000,000
Ending Fund Balance	1,564,404	1,640,061	233,883	(2,653,586)	(2,021,783)	(8,653,586)
SDC Improvement						
Beginning Fund Balance	2,179,654	3,419,006	3,514,392	2,168,823	1,434,070	1,434,070
Resources	1,910,822	1,968,147	2,027,191	2,088,007	2,150,647	-
ISFs / Processing	272,760	272,760	272,760	272,760	272,760	-
Paid to Date	-	-	-	-	-	-
Project	398,710	1,600,000	3,100,000	2,550,000	-	27,500,000
Ending Fund Balance	3,419,006	3,514,392	2,168,823	1,434,070	3,311,957	(26,065,930)
ALL FUNDS	4,983,630	5,154,674	2,402,926	(1,219,296)	1,290,394	(34,719,296)

*assumes 3 years in the future



Parks - 222												
Project ID	Phase	Estimate Confidence	Project Title		Fund Total 54,455,945	FY 26-27 1,898,710	FY 27-28 2,100,000	FY 28-29 5,100,000	FY 29-30 6,050,000	FY 30-31 -	Future Years 33,500,000	5-year CIP Total 15,148,710
WA2202	CONSTRUCTION	MODERATE	Well #9		962,175	298,710	-	-	-	-	-	298,710
				Capital	-						-	
				SDC Reimbursement	-						-	
				SDC Improvement	962,175	298,710					298,710	
PK2601	PRE-DESIGN	LOW	Dry Canyon Management Plan		100,000	100,000	-	-	-	-	100,000	
				Capital	-						-	
				SDC Reimbursement	-						-	
				SDC Improvement	100,000	100,000					100,000	
DU2501	PRE-DESIGN	LOW	Downtown Ice Rink		1,000,000	1,000,000	-	-	-	-	1,000,000	
				Capital	-						-	
				SDC Reimbursement	1,000,000	1,000,000					1,000,000	
				SDC Improvement	-						-	
PK2406	PRE-DESIGN	MODERATE	Elkhorn Park Phase 1		10,000,000	500,000	500,000	3,000,000	6,000,000	-	-	10,000,000
				Capital	-						-	
				SDC Reimbursement	6,500,000	500,000	500,000	2,000,000	3,500,000		6,500,000	
				SDC Improvement	3,500,000			1,000,000	2,500,000		3,500,000	
PKTBD01	PRE-DESIGN	LOW	Little Texas Development Park (SDC Credit)		3,000,000	-	1,500,000	1,500,000	-	-	-	3,000,000
				Capital	-						-	
				SDC Reimbursement	-						-	
				SDC Improvement	3,000,000		1,500,000	1,500,000			3,000,000	
PK2602	PRE-DESIGN	LOW	Natural Area Signage		50,000	-	50,000	-	-	-	-	50,000
				Capital	-						-	
				SDC Reimbursement	-						-	
				SDC Improvement	50,000		50,000				50,000	
PK2603	PRE-DESIGN	LOW	Trail System Identification		50,000	-	50,000	-	-	-	-	50,000
				Capital	-						-	
				SDC Reimbursement	-						-	
				SDC Improvement	50,000		50,000				50,000	
PK2404	PRE-DESIGN	LOW	Diamond Bar Park		500,000	-	-	500,000	-	-	-	500,000
				Capital	-						-	
				SDC Reimbursement	-						-	
				SDC Improvement	500,000		500,000				500,000	
PK2604	PRE-DESIGN	LOW	Dry Canyon Enhancement Projects		100,000	-	-	100,000	-	-	-	100,000
				Capital	-						-	
				SDC Reimbursement	-						-	
				SDC Improvement	100,000		100,000				100,000	
PK2605	PRE-DESIGN	LOW	Dry Canyon Lighting		50,000	-	-	-	50,000	-	-	50,000
				Capital	-						-	
				SDC Reimbursement	-						-	
				SDC Improvement	50,000			50,000			50,000	
PK2606	PRE-DESIGN	LOW	South Canyon Parking Lot/Access Improvements		500,000	-	-	-	-	-	500,000	-
				Capital	-						-	
				SDC Reimbursement	-						-	
				SDC Improvement	500,000					500,000	-	

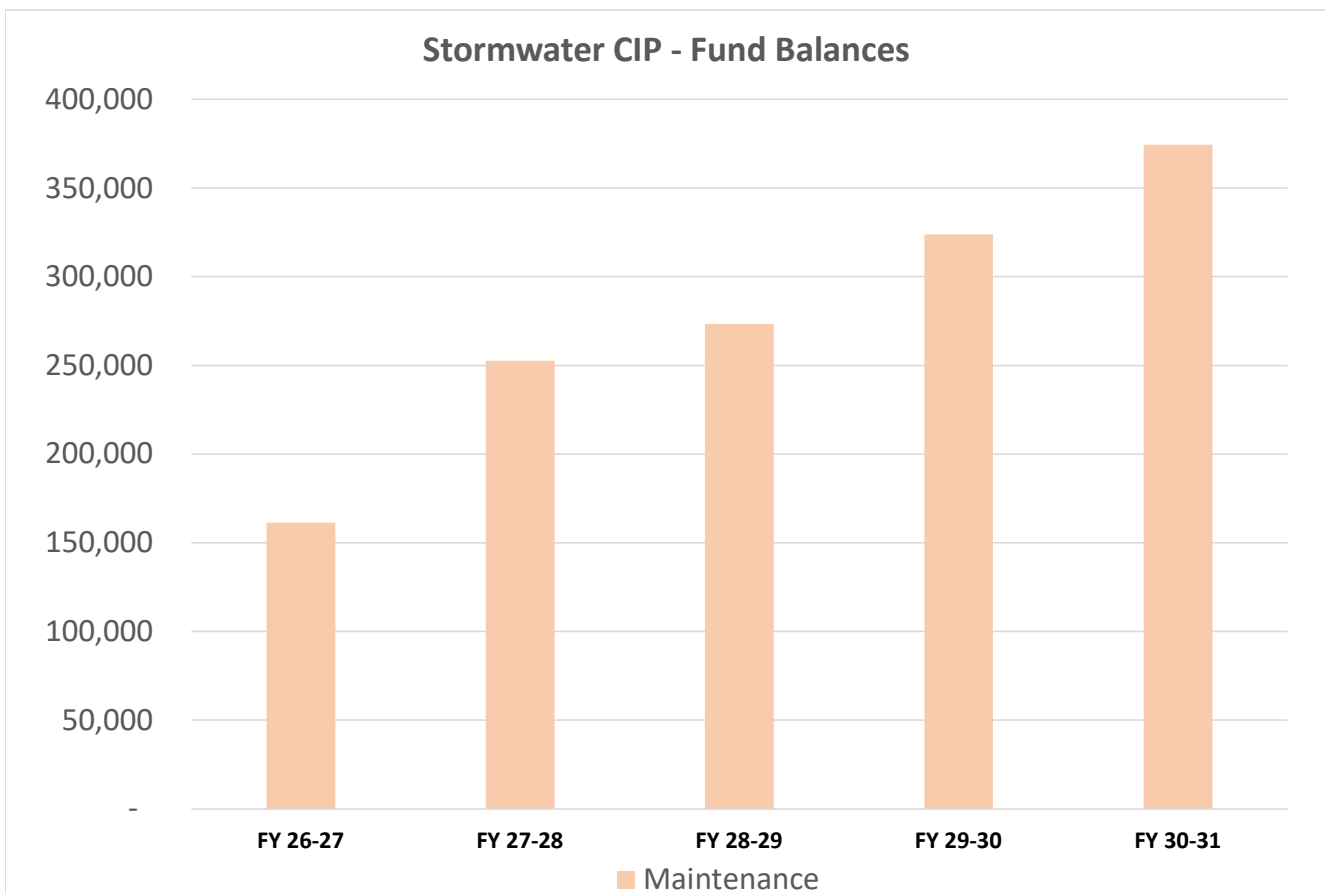
Parks - 222											
Project ID	Phase	Estimate Confidence	Project Title	Fund Total 54,455,945	FY 26-27 1,898,710	FY 27-28 2,100,000	FY 28-29 5,100,000	FY 29-30 6,050,000	FY 30-31 -	Future Years 33,500,000	5-year CIP Total 15,148,710
PK2407	PRE-DESIGN	LOW	North Canyon Park - Pershall Phase 1	14,000,000	-	-	-	-	-	14,000,000	-
			Capital	-							-
			SDC Reimbursement	6,000,000						6,000,000	-
			SDC Improvement	8,000,000						8,000,000	-
PK2408	PRE-DESIGN	HIGH	Land Acquisition	1,000,000	-	-	-	-	-	1,000,000	-
			Capital	-							-
			SDC Reimbursement	-							-
			SDC Improvement	1,000,000						1,000,000	-
PK2501	PRE-DESIGN	LOW	WW Treatment Park Phase 1	17,000,000	-	-	-	-	-	17,000,000	-
			Capital	-							-
			SDC Reimbursement	-							-
			SDC Improvement	17,000,000						17,000,000	-
PK2607	PRE-DESIGN	LOW	Quartz Park - Bike Skills Development Area	1,000,000	-	-	-	-	-	1,000,000	-
			Capital	-							-
			SDC Reimbursement	-							-
			SDC Improvement	1,000,000						1,000,000	-

Stormwater - 530 - Summary

Funds	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	*Future Years
Maintenance	420,000	230,000	300,000	270,000	270,000	-
Total	420,000	230,000	300,000	270,000	270,000	-

Maintenance						
Beginning Fund Balance	259,005	161,368	252,570	273,358	323,915	323,915
Resources	322,363	321,202	320,788	320,557	320,557	320,303
Rate Payer (Transfer from Operations)	320,000	320,000	320,000	320,000	320,000	320,000
Interest	2,363	1,202	788	557	557	303
ISFs / Processing	-	-	-	-	-	-
Paid to Date	-	-	-	-	-	-
Project	420,000	230,000	300,000	270,000	270,000	-
Ending Fund Balance	161,368	252,570	273,358	323,915	374,472	644,218

*assumes 3 years in the future



Stormwater - 530											
Project ID	Phase	Estimate Confidence	Project Title	Fund Total 2,058,566	FY 26-27 420,000	FY 27-28 230,000	FY 28-29 300,000	FY 29-30 270,000	FY 30-31 270,000	Future Years -	5-year CIP Total 1,490,000
SW2501	DESIGN	LOW	2025 Stormwater Improvements	511,445	300,000	-	-	-	-	-	300,000
			NW Jackpine from 7th to 8th								-
			3508 SW Hillcrest Drive								-
			2141 SW 1st Street		100,000						100,000
			Korbin Meadows Sed MHs at Infiltration Ponds		100,000						100,000
			Nolan North 2 DW		60,000						60,000
			NE Quince/7th Drywell		40,000						40,000
											-
SW2701	PRE-DESIGN	LOW	2027 Stormwater Improvements	350,000	120,000	230,000	-	-	-	-	350,000
			Valleyview Phase 2 storm park		70,000						70,000
			43rd and Xero 2 DW		50,000						50,000
			Railroad/Black Butte/Cascade/Deschutes DWs			70,000					70,000
			Deschutes Alley (10th and 11th) DW			40,000					40,000
			Glacier and 14th DH replacement			40,000					40,000
			Umatilla/31st/32nd DWs			50,000					50,000
			1641 NW Larch Tree Ct. DW			30,000					30,000
SW2801	PRE-DESIGN	LOW	2028 Stormwater Improvements	300,000	-	-	300,000	-	-	-	300,000
			Kingwood/9th Outfall pipe & valve removal				300,000				300,000
											-
											-
											-
											-
SW2901	PRE-DESIGN	LOW	2029 Stormwater Improvements	270,000	-	-	-	270,000	-	-	270,000
			1830 SW 21st, north of Quartz curb/DW					70,000			70,000
			Lake Road DH Replacement					40,000			40,000
			Cascade Vista Court DW					40,000			40,000
			Summit Crest Phase1 2 DWs					60,000			60,000
			E. Antler 5th and 6h sunken bubblers, 2 drywells					60,000			60,000
SW3001	PRE-DESIGN	LOW	2030 Stormwater Improvements	270,000	-	-	-	-	270,000	-	270,000
			SW Juniper/17th DH plugged						40,000		40,000
			SW 35th/Obsidian DW replacement						40,000		40,000
			SW Xero/Canal runoff to garage						50,000		50,000
			SW 35th/Antelope erosion						50,000		50,000
			Canyon/Indian Outfall						45,000		45,000
			Canyon/Lava new outfall						45,000		45,000



CAPITAL IMPROVEMENT PROGRAM (CIP)

REDMOND CITY COUNCIL
FEBRUARY 10, 2026



PURPOSE OF THE CAPITAL IMPROVEMENT PROGRAM (CIP):

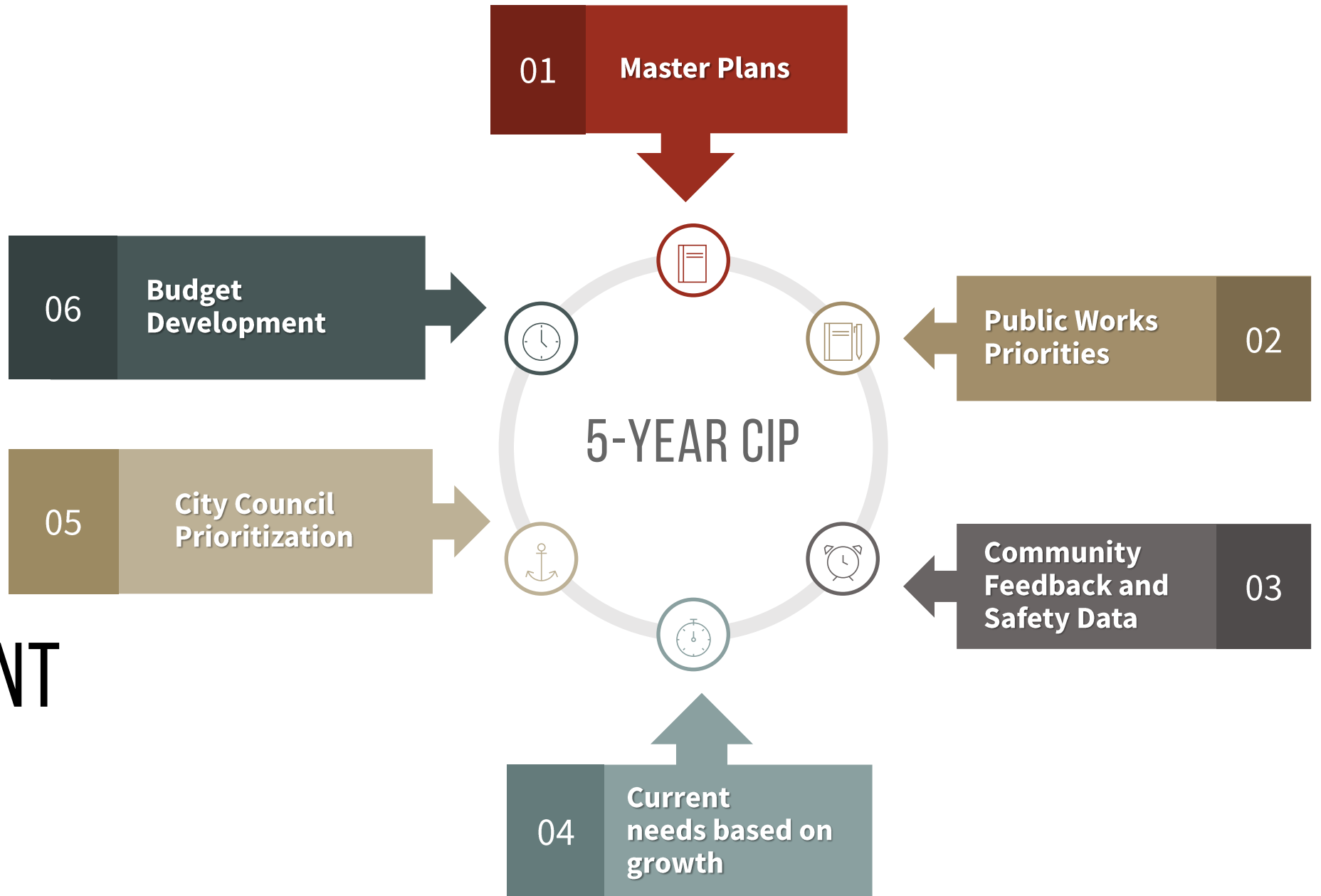
- Improve existing Infrastructure
- Increase capacity of infrastructure to meet growth demands
- Provide infrastructure to new service areas
- Align with City, County, and State planning documents





CIP DEVELOPMENT PROCESS

SLIDE / 3





5-YEAR CAPITAL IMPROVEMENT PROGRAM

(TRANSPORTATION, WATER, WASTEWATER, PARKS, STORMWATER)

**IDENTIFIED 5-YEAR CIP
PROJECTS**

\$119M

FUNDING RESOURCES

\$125M

AVAILABLE CIP BUDGET

\$6M

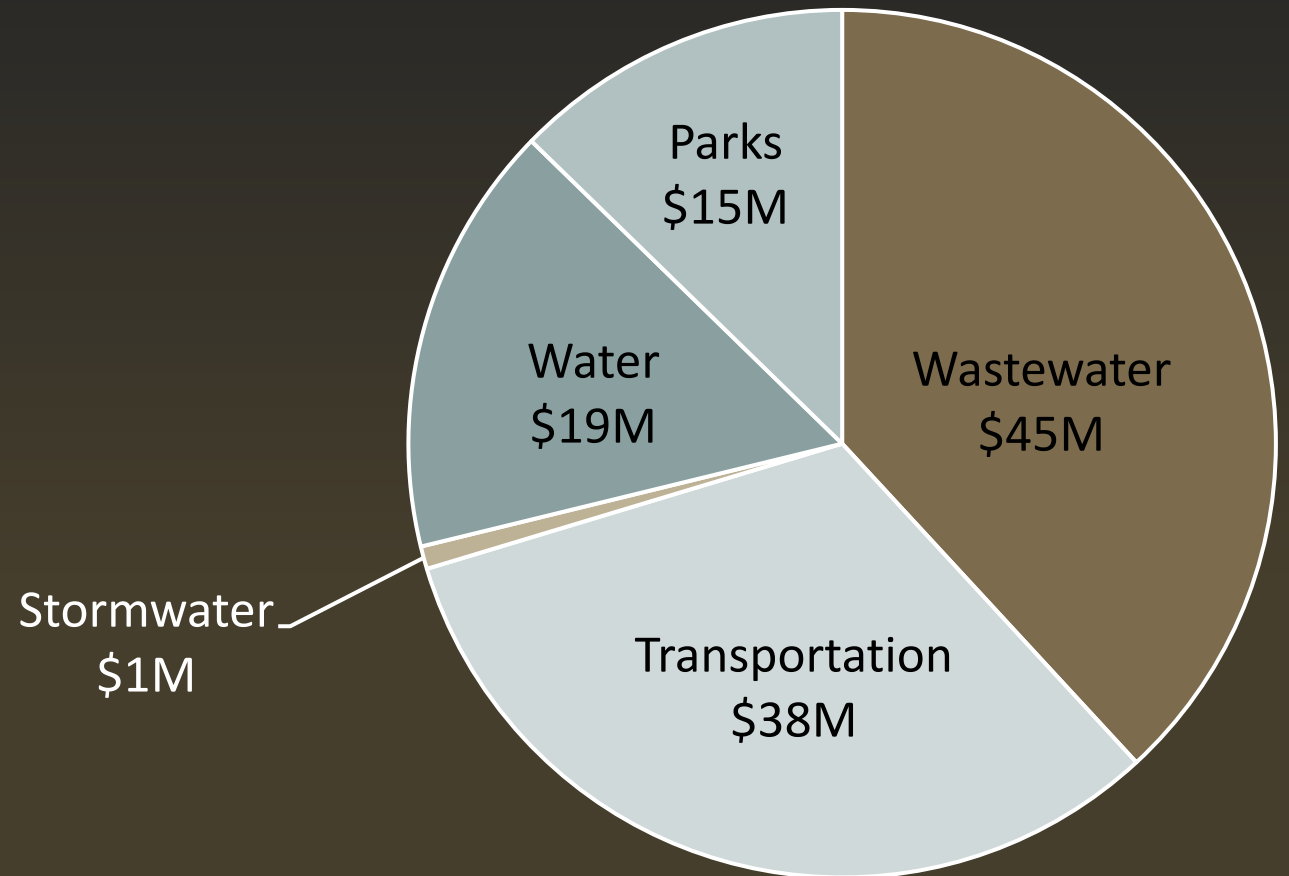


5-YEAR CAPITAL IMPROVEMENT PROGRAM

(TRANSPORTATION, WATER, WASTEWATER, PARKS, STORMWATER)

**PLANNED
PROJECTS
by FUND**

\$119M



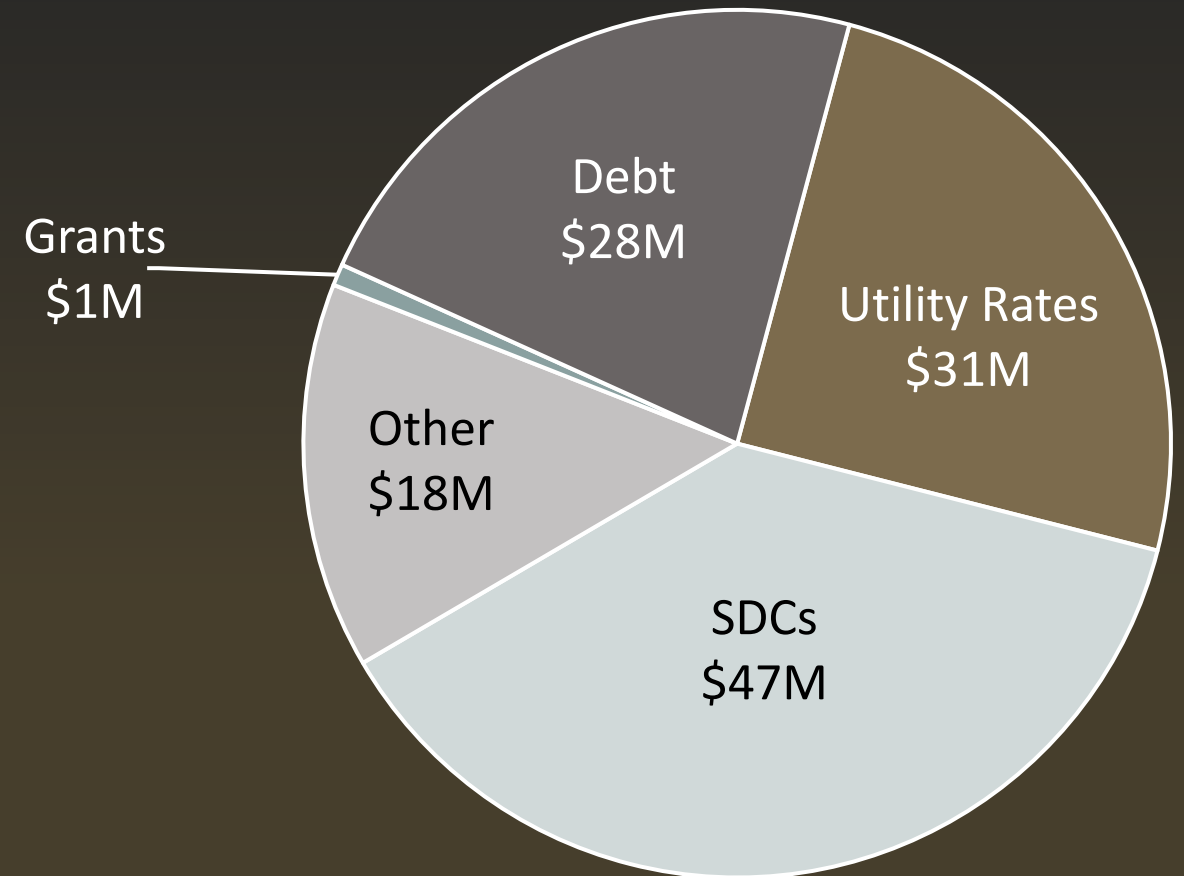


5-YEAR CAPITAL IMPROVEMENT PROGRAM

(TRANSPORTATION, WATER, WASTEWATER, PARKS, STORMWATER)

**RESOURCES
By TYPE**

\$125M





TRANSPORTATION - 221

	IDENTIFIED PROJECTS	RESOURCES	AVAILABLE CIP BUDGET	
SDC Eligible	\$20.5M	\$21.8M	\$1.3M	6%
Non SDC	\$17.4M	\$18.4M	\$1.0M	6%
TOTAL	\$38.0M	\$40.2M	\$2.3M	6%

Key Highlights / Challenges:

- Rental Car Tax implemented in 24/25 (about \$2.4M annually)
- New SDC rate methodology implemented in 24/25 (\$9k) and 25/26 (\$11k)
- Key growth areas addressed based on recent traffic studies and development activity

Notable Projects in Progress:

Eastside Arterial	CONSTRUCTION	\$10.6M
Cinder Hollow Offsite Infrastructure Improvements	CONSTRUCTION	\$1.6M
NW 19 th /NW Maple Traffic Signal	CONSTRUCTION	\$0.7M
Helmholtz Improvements – Quartz to Obsidian	PRE-DESIGN	\$3.5M



PHASE

Construction

SCHEDULE

FY 2024-25 thru
FY 26-27

ESTIMATE

\$42,000,000

FUNDING

Transportation,
Water, & Wastewater

EASTSIDE ARTERIAL

PROJECT SCOPE

- Modernization of 9th Street from OR126 to NE Hemlock Ave
- Extension of Airport Way from OR126 to Veterans Way along old golf course
- Three new roundabouts
- Utilizing Progressive Design-Build alternative delivery method
- Three construction contracts approved by Council in 2025



19TH & MAPLE TRAFFIC SIGNAL

SLIDE / 9



PHASE

Construction

SCHEDULE

FY 2024-25 thru
FY 26-27

ESTIMATE

\$1,500,000

FUNDING

Transportation

PROJECT SCOPE

- New traffic signal at NW 19th Street and NW Maple Avenue to alleviate congestion at existing four-way stop controlled intersection



WATER - 531

	IDENTIFIED PROJECTS	RESOURCES	AVAILABLE CIP BUDGET	
SDC Eligible	\$1.8M	\$3.1M	\$1.3M	72%
Non SDC	\$17.6M	\$18.7M	\$1.0M	6%
TOTAL	\$19.4M	\$21.7M	\$2.3M	12%

Key Highlights / Challenges:

- Recent projects (SRWF and Well 9) continue to exhaust SDC funding
- Some pipe replacement projects have been deferred to meet SDC debt obligations and other priority projects
- Well #9: 100% SDC eligible, yet funding feasibility is \$3M in grants & \$3M Water ratepayer funds

Notable Projects in Progress:

Well #9	CONSTRUCTION	\$2.1M
Eastside Arterial	CONSTRUCTION	\$1.6M
NW 4th Street – Elm to Hemlock	CONSTRUCTION	\$0.2M
Helmholtz Improvements – Quartz to Obsidian	PRE-DESIGN	\$1.2M
2026 Waterline Replacement Project	PRE-DESIGN	\$3.0M



PHASE

Design

SCHEDULE

FY 2026-27 thru
FY 2027-28

ESTIMATE

\$5,400,000

FUNDING

Transportation,
Water, & Wastewater

HELMHOLTZ IMPROVEMENTS - QUARTZ TO OBSIDIAN

PROJECT SCOPE

- New roundabout at SW Helmholtz Way & SW Obsidian Avenue to improve safety at existing intersection and waterline extension from SW Quartz Avenue to SW Obsidian Avenue



WASTEWATER - 532

	IDENTIFIED PROJECTS	RESOURCES	AVAILABLE CIP BUDGET	
SDC Eligible	\$5.8M	\$5.4M	-\$0.4M	-7%
Non SDC	\$39.2M	\$39.1M	-\$0.1M	0%
TOTAL	\$45.0M	\$44.5M	-\$0.5M	-1%

Key Highlights / Challenges:

- Redmond Wetlands Complex (RWC): Dominates financial picture over the 5-year period
- Collection System Master Plan completed to inform long-range project list & SDC rates
- Treatment plant decommissioning & Spruce sewer interceptor planned for later in 5-year period

Notable Projects in Progress:

Redmond Wetlands Complex	CONSTRUCTION	\$39.9M
Eastside Arterial	CONSTRUCTION	\$0.4M
Yew Avenue Pump Station	CONSTRUCTION	\$0.3M



REDMOND WETLANDS COMPLEX

SLIDE / 13



PHASE
Construction

SCHEDULE
FY 2022-23 thru
FY 2027-28

ESTIMATE
\$88,400,000

FUNDING
Wastewater Capital &
SDCs

PROJECT SCOPE

- New wastewater treatment plan providing additional capacity and new support facilities to accommodate growth
- Public amenities including trails, education, and meeting spaces
- Construction underway at about 30% completion



PARKS - 222

	IDENTIFIED PROJECTS	RESOURCES	AVAILABLE CIP BUDGET	
SDC Eligible	\$15.1M	\$16.4M	\$1.3M	9%
Non SDC	\$0M	\$0M	\$0M	0%
TOTAL	\$15.1M	\$16.4M	\$1.3M	9%

Key Highlights / Challenges:

- Parks Master Plan underway will update long-range project list
- Elkhorn Park development planned towards end of 5-year period
- Potential SDC impact for Northpoint Park to be determined/fine-tuned in 2026

Notable Projects in Progress:

Well #9	CONSTRUCTION	\$0.3M
Elkhorn Park Phase 1	PRE-DESIGN	\$10.0M



ELKHORN PARK PHASE 1



PHASE
Pre-Design

SCHEDULE
FY 2026-27 thru
FY 2029-30

ESTIMATE
\$10,000,000

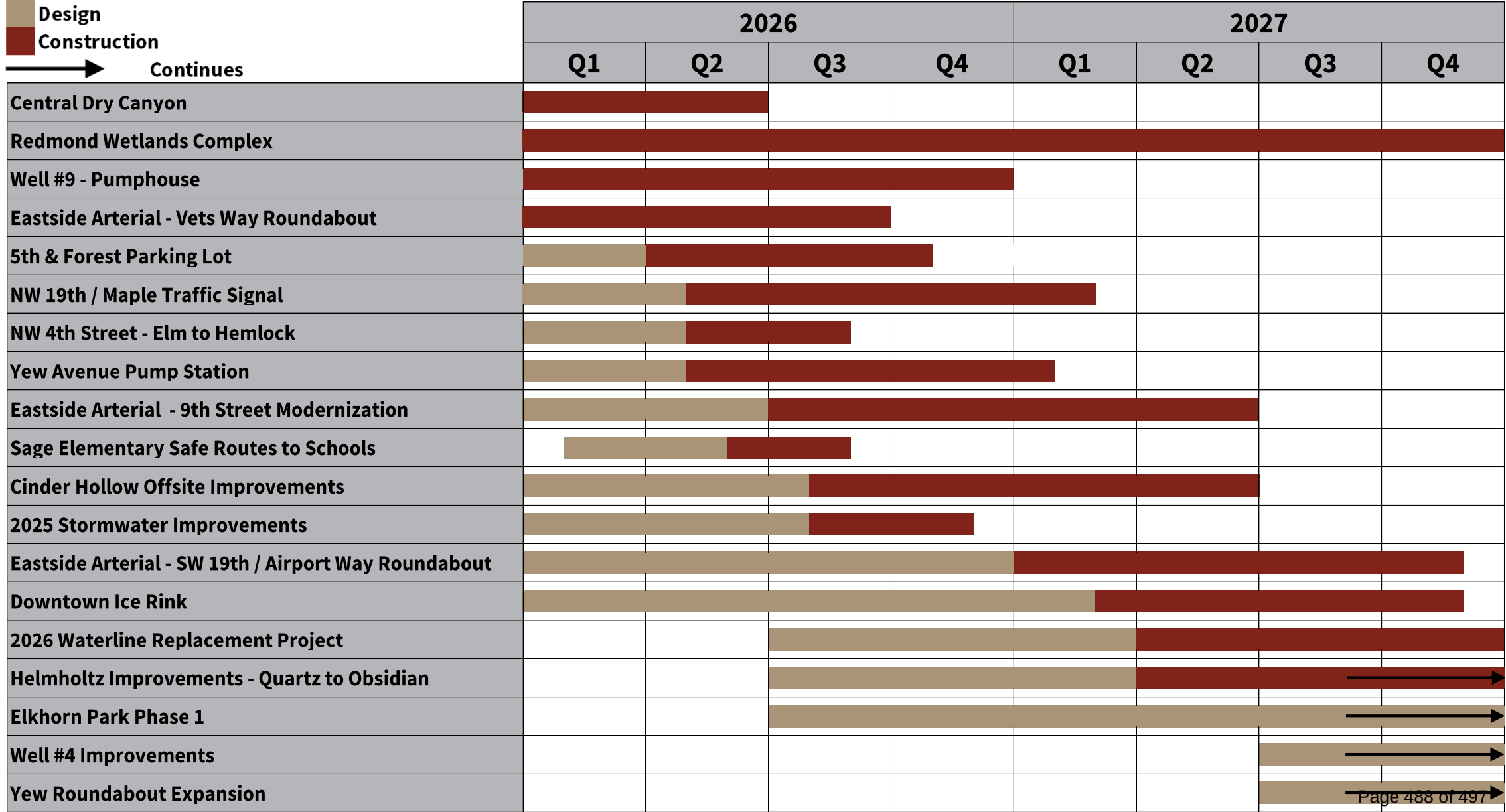
FUNDING
Parks SDC

PROJECT SCOPE

- Phase 1 will establish subgrade infrastructure to support future amenities, potentially including parking, loop walking paths, restrooms, sports fields, sports courts, and off-leash dog area, and open space



CIP PROJECT SCHEDULE FOR 2026/27





Q & A



'25/'26 Project Costs
\$73,509,842

5 Year Project Costs
\$176,837,581

Project Phase



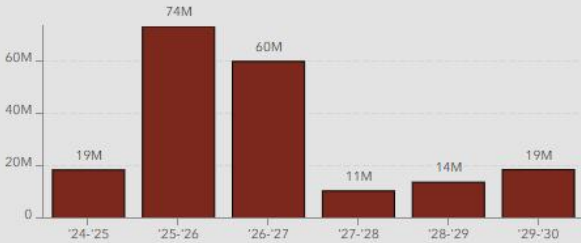
- Construction
- Design
- Pre-Design

Funding Sources



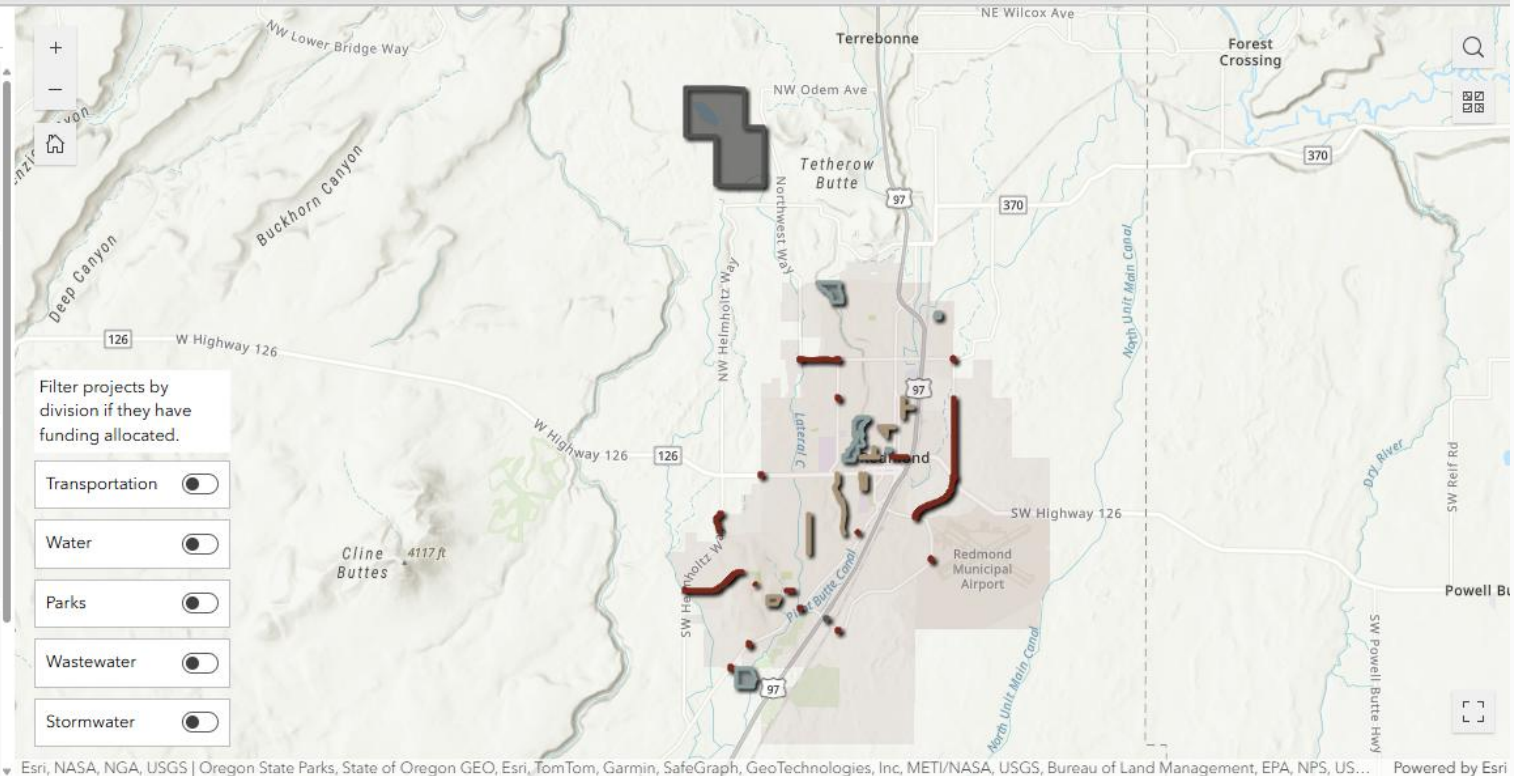
- Transportation
- Water
- Wastewater
- Park
- Other

Funding Per Fiscal Year



Search Projects by Name

	Redmond Wetlands Complex New wastewater treatment plant providing additional capacity and new support facilities to accommodate growth.	\$83,151,521 Details
	Eastside Arterial This project is a significant component of the City's Capital Improvement Program to increase mobility and safety in Redmond. Benefits from the project include an alternate route to south Highway 97 and improved	\$34,100,000 Details
	Well #9 New domestic water well to increase system capacity.	\$7,388,806 Details
	Central Dry Canyon Park Connectivity improvements along the Central Dry Canyon Park between Sam Johnson and Weigland Family Dog Park to provide better vehicle and pedestrian flows, including new pavement, trails, parking, landscaped	\$7,256,056 Details





CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

STAFF REPORT

DATE: February 10, 2026
TO: City Council
THROUGH: Keith Witcosky, City Manager
Jason Neff, Deputy City Manager/Chief Financial Officer
FROM: Jessica MacClanahan, Public Works Director/City Engineer
SUBJECT: Resolution #2026-02 and #2026-03 — Resolutions amending the Water System Development Charge Project List and Parks System Development Charge Project List.

Report in Brief:

This item requests the City Council adopt Resolution #2026-02 and #2026-03, which amends the City of Redmond's Water and Parks System Development Charge (SDC) project lists (Project Lists).

Background:

The City has established SDCs for Water, Wastewater, Transportation, and Parks to mitigate development impacts to City infrastructure. The SDC rate is partially calculated based on a Project List included in the SDC Methodology Report for each infrastructure type. Projects included on the List are eligible to use SDC funds. Private developers may also receive SDC credits if they construct a project on the Project List. Per ORS 223.309, the Project List may be amended without state notification if the SDC rate is not affected. Modifications to the Water and Parks Project Lists are proposed to align with upcoming Capital Improvement Projects planned to support new growth and development.

Discussion:

Water SDC Project List Modifications

On June 6, 2023, the City Council adopted the Water SDC methodology and Project List by Resolution #2023-13. On July 11, 2023, the City Council modified the Water SDC Project List by Resolution #2023-16. City staff seek the Council's approval to amend the Project List to support the construction of Well 4 Improvements as planned in the 5-Year Capital Improvement Program.

The item proposed to be added to the Water SDC Project List is shown below.

Item No.	Description	Estimated Eligible Cost
1	Well 4 Improvements	\$1,200,000

Parks SDC Project List Modifications

On June 25, 2019, the City Council adopted the Parks SDC methodology and Project List by Resolution #2019-17. City staff seek the City Council's approval to amend the Project List to support the construction of the Downtown Ice Rink as planned in the 5-Year Capital Improvement Program and to provide SDC credits for the development of the 121 West Park.

The items proposed to be added to the Parks SDC Project List are shown below:

Item No.	Description	Estimated Eligible Cost
1	Downtown Ice Rink	\$1,000,000
2	121 West Park	\$1,500,000

Fiscal Impact:

These actions provide additional flexibility to use SDCs to fund eligible portions of projects. These actions will not increase or decrease the SDC rates.

Alternative Courses of Action:

1. Adopt Resolutions #2026-02 and #2026-03
2. Do not adopt Resolution #2026-02 and #2026-03
3. Request additional information

Recommendation / Suggested Motion:

Two separate motions are proposed for this item:

Motion #1 — "I move to adopt Resolution #2026-02 amending the Water SDC Project List."

Motion #2 — "I move to adopt Resolution #2026-03 amending the Park SDC Project List."

**CITY OF REDMOND
RESOLUTION NO. 2026-02**

A RESOLUTION OF THE CITY OF REDMOND TO AMEND THE WATER SYSTEM DEVELOPMENT CHARGE PROJECT LIST.

WHEREAS, the City of Redmond adopted the Water System Development Charge methodology and project list by Resolution #2023-13 on June 6, 2023, and

WHEREAS, the City of Redmond modified the Water System Development Charge project list by Resolution #2023-16 on July 11, 2023.

NOW, THEREFORE, THE REDMOND CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION ONE: The City of Redmond City Council hereby adopts the following changes to the project list, now on file at City Hall.

SECTION TWO: The project list is hereby adjusted as follows:

Add "Well 4 Improvements" in the amount of \$1,200,000.

SECTION THREE: This resolution shall be effective this 10th day of February 2026.

ADOPTED by the Redmond City Council and **SIGNED** by the Mayor this 10th day of February 2026.

Ed Fitch, Mayor

ATTEST:

Kayla Duddy, Deputy City Recorder

Table 2: Improvement Fee Cost Basis

Project Name	Project Horizon	2023 Project Cost	SDC Eligibility	Outside Funding	SDC-Eligible Cost
Arc Flash Study	2021-2025	\$ 29,000	0.00%	\$ -	\$ -
Fork Horned Butte Pump Station	2021-2025	36,000	0.00%	-	-
Fork Horned Butte Transfer Station	2021-2025	36,000	0.00%	-	-
Obsidian Well - Privately Funded Oversized Infrastructure	2026-2040	4,825,000	100.00%	-	4,825,000
Phase 1 - Forked Horn Butte Upgrades	2021-2025	150,000	22.49%	-	33,741
Phase 2 - SCADA Visualization Upgrades	2021-2025	74,000	22.49%	-	16,645
Phase 3 - Automation Upgrades	2021-2025	53,000	22.49%	-	11,922
Phase 4 - All Remaining Upgrades	2021-2025	150,000	22.49%	-	33,741
Pipe Improvements 12	2021-2025	112,000	22.49%	-	25,193
Pipe Improvements 13	2021-2025	595,000	22.49%	-	133,839
Pipe Improvements 14	2021-2025	503,000	22.49%	-	113,144
Pipe Improvements 15	2021-2025	334,000	22.49%	-	75,130
Pipe Improvements 19	2021-2025	312,000	100.00%	-	312,000
Pipe Improvements 2: Upgrade from 8" to 12"	2021-2025	270,000	48.72%	-	131,538
Pipe Improvements 20	2021-2025	198,000	0.00%	-	-
Pipe Improvements 21	2021-2025	152,000	50.00%	-	76,000
Pipe Improvements 22	2021-2025	629,000	50.00%	-	314,500
Pipe Improvements 23	2021-2025	343,000	22.49%	-	77,154
Pipe Improvements 24	2021-2025	171,000	22.49%	-	38,465
Pipe Improvements 25: Upgrade from 8" to 12"	2021-2025	352,000	48.72%	-	171,487
Pipe Improvements 27	2021-2025	139,000	50.00%	-	69,500
Pipe Improvements 3	2021-2025	158,000	0.00%	-	-
Pipe Improvements 30: Upgrade from 12" to 18"	2026-2040	3,540,000	51.54%	-	1,824,464
Pipe Improvements 31	2026-2040	667,000	100.00%	-	667,000
Pipe Improvements 32	2026-2040	1,100,000	100.00%	-	1,100,000
Pipe Improvements 33	2026-2040	729,000	0.00%	-	-
Pipe improvements 34: Upgrade from 8" to 12"	2026-2040	871,000	48.72%	-	424,333
Pipe Improvements 36	2026-2040	2,265,000	100.00%	-	2,265,000
Pipe Improvements 37: Upgrade from 8" to 12"	2026-2040	1,143,000	48.72%	-	556,846
Pipe Improvements 38: Upgrade from 8" to 12"	2026-2040	132,000	48.72%	-	64,308
Pipe Improvements 39	2026-2040	912,000	0.00%	-	-
Pipe Improvements 4	2021-2025	139,000	0.00%	-	-
Pipe Improvements 40: Upgrade from 8" to 16"	2021-2025	739,000	68.25%	-	504,397
Pipe Improvements 41	2021-2025	165,000	0.00%	-	-
Pipe Improvements 42	2021-2025	1,143,000	50.00%	-	571,500
Pipe Improvements 44	2021-2025	448,000	0.00%	-	-
Pipe Improvements 6	2021-2025	390,000	50.00%	-	195,000
Pipe Improvements 7	2021-2025	649,000	50.00%	-	324,500
Pipe Improvements 8	2021-2025	281,000	50.00%	-	140,500
Pipe Improvements 9	2021-2025	181,000	0.00%	-	-
Pipe Improvements 45: Upgrade from 8" to 12"	2026-2040	1,149,000	48.72%	-	559,769
Pipe Improvements 46: Upgrade from 8" to 12"	2026-2040	487,000	48.72%	-	237,256
Pipe Improvements 47: Upgrade from 8" to 12"	2026-2040	677,000	48.72%	-	329,821
Pipe Improvements 48: Upgrade from 8" to 12"	2026-2040	770,000	48.72%	-	375,128
Pipe Improvements 49: Upgrade from 12" to 18"	2026-2040	1,030,000	51.54%	-	530,847
South Redmond Facility	2021-2025	7,000	0.00%	-	-
Storage Reservoir	2021-2025	4,000	0.00%	-	-
System Reservoir	2021-2025	4,000	0.00%	-	-
Water Administration Building and Shop at Well 6	2021-2025	5,845,000	22.49%	-	1,314,768
Water Rights Exit Fee	2026-2040	6,831,000	40.00%	-	2,732,400
Well 2	2021-2025	36,000	0.00%	-	-
Well 3	2021-2025	36,000	0.00%	-	-
Well 4	2021-2025	4,000	0.00%	-	-
Well 5	2021-2025	4,000	0.00%	-	-
Well 6	2021-2025	9,000	0.00%	-	-
Well 6 Booster Station	2026-2040	425,000	100.00%	-	425,000
Well 7	2021-2025	9,000	0.00%	-	-
Well 9	2021-2025	6,400,000	100.00%	3,000,000	3,400,000
Well No. 2 Site and Wellhouse Improvements	2026-2040	20,000	22.49%	-	4,499
Well No. 2 Water Quality Improvements Study	2026-2040	58,000	0.00%	-	-
Well No. 3 Site and Wellhouse Improvements	2026-2040	251,000	0.00%	-	-
Well No. 4 Chlorine and Generator Building	2021-2025	1,529,000	0.00%	-	-
Well No. 4 Improvements	2021-2025	213,000	0.00%	-	-
Well No. 6 Telemetry Improvements	2026-2040	12,000	0.00%	-	-
WMP Update - Incremental	2021-2025	175,000	22.49%	-	39,364
WMP Update - Major	2025-2040	292,000	22.49%	-	65,682
Total		\$ 51,392,000		\$ 3,000,000	\$ 25,111,381
Source: 2021 Water Master Plan, City staff					
Well 4 Improvements Project	2025-2040	\$4,000,000	30%		\$1,200,000
Total		\$55,392,000			\$26,311,381
ADD #1 Resolution 2023-16					
ADD #2 Resolution 2026-02					

**CITY OF REDMOND
RESOLUTION NO. 2026-03**

A RESOLUTION OF THE CITY OF REDMOND TO AMEND THE PARKS SYSTEM DEVELOPMENT CHARGE PROJECT LIST.

WHEREAS, the City of Redmond adopted the Parks System Development Charge methodology and project list by Resolution #2019-17 on June 25, 2019.

NOW, THEREFORE, THE REDMOND CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION ONE: The City of Redmond City Council hereby adopts the following changes to the project list, now on file at City Hall.

SECTION TWO: The project list is hereby adjusted as follows:

Add "Downtown Ice Rink" in the amount of \$1,000,000.

Add "121 West Park" in the amount of \$1,500,000.

SECTION THREE: This resolution shall be effective this 10th day of February 2026.

ADOPTED by the Redmond City Council and **SIGNED** by the Mayor this 10th day of February 2026.

Ed Fitch, Mayor

ATTEST:

Kayla Duddy, Deputy City Recorder

Projects	Current LoS, Categorized		Current LoS, Combined		Future LoS, Categorized		Future LoS, Combined	
	ID	Total Cost	Eligibility	Eligible Cost	Eligibility	Eligible Cost	Eligibility	Eligible Cost
Parkland Acquisitions								
Acquire 3-5 acres - north of rte 126	A-1	\$ 600,000	100.00%	\$ 600,000	100.00%	\$ 600,000	100.00%	\$ 600,000
Acquire 3-5 acres - north of rte 126	A-2	600,000	100.00%	600,000	100.00%	600,000	100.00%	600,000
Acquire 3-5 acres - north of rte 126	A-3	600,000	100.00%	600,000	100.00%	600,000	100.00%	600,000
Acquire 3-5 acres - north of rte 126	A-4	600,000	100.00%	600,000	100.00%	600,000	100.00%	600,000
Acquire 3-5 acres - north of rte 126	A-5	600,000	100.00%	600,000	100.00%	600,000	100.00%	600,000
Acquire 3-5 acres - north of rte 126	A-6	600,000	100.00%	600,000	100.00%	600,000	100.00%	600,000
Acquire 3-5 acres - south of rte 126	A-7	600,000	100.00%	600,000	100.00%	600,000	100.00%	600,000
Acquire 3-5 acres - south of rte 126	A-8	600,000	100.00%	600,000	100.00%	600,000	100.00%	600,000
Acquire 3-5 acres - south of rte 126	A-9	600,000	100.00%	600,000	100.00%	600,000	100.00%	600,000
Acquire 3-5 acres - south of rte 126	A-10	600,000	100.00%	600,000	100.00%	600,000	100.00%	600,000
Acquire 3-5 acres - south of rte 126	A-11	600,000	100.00%	600,000	100.00%	600,000	100.00%	600,000
Acquire 20-30 acres - west UGB	A-13	3,000,000	100.00%	3,000,000	100.00%	3,000,000	100.00%	3,000,000
Acquire 20-30 acres - southwest UGB	A-14	3,000,000	100.00%	3,000,000	100.00%	3,000,000	100.00%	3,000,000
Acquire various parcels	A-15	750,000	100.00%	750,000	100.00%	750,000	100.00%	750,000
Acquire various parcels	A-16	750,000	100.00%	750,000	100.00%	750,000	100.00%	750,000
Acquire various parcels	A-17	750,000	100.00%	750,000	100.00%	750,000	100.00%	750,000
Off leash dog area	A-18	250,000	0.00%	-	100.00%	250,000	0.00%	-
Sport field complex	A-19	1,500,000	0.00%	-	100.00%	1,500,000	0.00%	-
Dry Canyon Park								
Dry Canyon Gateways		2,000,000	81.84%	1,636,814	100.00%	2,000,000	91.03%	1,820,616
Central Dry Canyon Park		2,000,000	81.84%	1,636,814	100.00%	2,000,000	91.03%	1,820,616
Bowlby Park	U-1	1,000,000	0.00%	-	0.00%	-	0.00%	-
Skate Park	U-4	38,000	0.00%	-	0.00%	-	0.00%	-
Sam Johnson	U-11	500,000	81.84%	409,204	100.00%	500,000	91.03%	455,154
Spud Bowl	U-23	120,000	81.84%	98,209	100.00%	120,000	91.03%	109,237
American Legion	D-3	150,000	81.84%	122,761	100.00%	150,000	91.03%	136,546
American Legion	U-7	40,000	0.00%	-	0.00%	-	0.00%	-
Other City Parks & Facilities								
Umatilla Park	U-10	65,000	81.84%	53,196	100.00%	65,000	91.03%	59,170
Becky Johnson Property	D-17	400,000	49.47%	197,874	100.00%	400,000	75.04%	300,167
Baker Park	D-10	400,000	0.00%	-	0.00%	-	0.00%	-
Diamond Bar Ranch Park	U-6	175,000	49.47%	86,570	100.00%	175,000	75.04%	131,323
Fairhaven Park	D-4	140,000	49.47%	69,256	100.00%	140,000	75.04%	105,058
Fairhaven Park	U-9	75,000	0.00%	-	0.00%	-	0.00%	-
Fireman's Pond	D-5	200,000	0.00%	-	0.00%	-	0.00%	-
Fireman's Pond	U-8	150,000	0.00%	-	0.00%	-	0.00%	-
Hayden Park	D-6	400,000	0.00%	-	0.00%	-	0.00%	-
Kalama Park	D-7	400,000	49.47%	197,874	100.00%	400,000	75.04%	300,167
Stack Park	U-12	110,000	0.00%	-	0.00%	-	0.00%	-

ADD#1 Resolution
2026-03

121 West Park
Downtown Ice Rink

\$1,500,000
\$1,000,000

100% \$1,500,000
100% \$1,000,000

Projects, continued	Current LoS, Categorized				Current LoS, Combined		Future LoS, Categorized		Future LoS, Combined	
	ID	Total Cost	Eligibility	Eligible Cost	Eligibility	Eligible Cost	Eligibility	Eligible Cost	Eligibility	Eligible Cost
Valley View Park	D-8	300,000	49.47%	148,406	100.00%	300,000	75.04%	225,125	100.00%	300,000
West Canyon Rim Park	D-9	200,000	0.00%	-	0.00%	-	0.00%	-	0.00%	-
New Park Development	D-11	1,000,000	49.47%	494,686	100.00%	1,000,000	75.04%	750,417	100.00%	1,000,000
New Park Development	D-12	1,000,000	49.47%	494,686	100.00%	1,000,000	75.04%	750,417	100.00%	1,000,000
New Park Development	D-13	1,000,000	49.47%	494,686	100.00%	1,000,000	75.04%	750,417	100.00%	1,000,000
New Park Development	D-14	1,000,000	49.47%	494,686	100.00%	1,000,000	75.04%	750,417	100.00%	1,000,000
New Park Development	D-15	2,000,000	81.84%	1,636,814	100.00%	2,000,000	91.03%	1,820,616	100.00%	2,000,000
New Park Development	D-16	1,000,000	49.47%	494,686	100.00%	1,000,000	75.04%	750,417	100.00%	1,000,000
Sports Complex Development (new)		5,000,000	100.00%	5,000,000	100.00%	5,000,000	100.00%	5,000,000	100.00%	5,000,000
Dry Canyon Trail	D-18	75,000	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Homestead Canal Trail	T-4	2,000,000	100.00%	2,000,000	100.00%	2,000,000	100.00%	2,000,000	100.00%	2,000,000
Maple Bridge Canyon Access		350,000	100.00%	350,000	100.00%	350,000	100.00%	350,000	100.00%	350,000
Trailheads & Linkages	T-2	250,000	100.00%	250,000	100.00%	250,000	100.00%	250,000	100.00%	250,000
Trail head/connections	T-3	50,000	100.00%	50,000	100.00%	50,000	100.00%	50,000	100.00%	50,000
Systemwide										
Irrigation system upgrades		50,000	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Security cameras		40,000	0.00%	-	0.00%	-	0.00%	-	0.00%	-
ADA & safety upgrades		50,000	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Park master planning for land use subareas		40,000	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Park master plan update		150,000	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Shade / picnic shelters		700,000	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Playgrounds		470,000	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Sport courts		650,000	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Disc golf course		100,000	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Off leash dog area		400,000	100.00%	400,000	100.00%	400,000	100.00%	400,000	100.00%	400,000
Climbing features		25,000	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Projects Not in Master Plan										
New Park Development	D-19	1,000,000	49.47%	494,686	100.00%	1,000,000	75.04%	750,417	100.00%	1,000,000
New Park Development	D-20	1,000,000	49.47%	494,686	100.00%	1,000,000	75.04%	750,417	100.00%	1,000,000
New Park Development	D-21	1,000,000	49.47%	494,686	100.00%	1,000,000	75.04%	750,417	100.00%	1,000,000
New Park Development	D-22	1,000,000	49.47%	494,686	100.00%	1,000,000	75.04%	750,417	100.00%	1,000,000
New Park Development	D-23	1,000,000	49.47%	494,686	100.00%	1,000,000	75.04%	750,417	100.00%	1,000,000
New Park Development	D-24	1,000,000	49.47%	494,686	100.00%	1,000,000	75.04%	750,417	100.00%	1,000,000
Quartz Park Development	D-25	1,000,000	49.47%	494,686	100.00%	1,000,000	75.04%	750,417	100.00%	1,000,000
New Park Development	D-26	2,000,000	81.84%	1,636,814	100.00%	2,000,000	91.03%	1,820,616	100.00%	2,000,000
New Park Development	D-27	2,000,000	81.84%	1,636,814	100.00%	2,000,000	91.03%	1,820,616	100.00%	2,000,000
New Park Development	D-28	2,000,000	81.84%	1,636,814	100.00%	2,000,000	91.03%	1,820,616	100.00%	2,000,000
BPA Corridor Trail	D-29	2,000,000	100.00%	2,000,000	100.00%	2,000,000	100.00%	2,000,000	100.00%	2,000,000
Total		\$57,863,000	72.66%	\$42,040,463	91.42%	\$52,900,000	80.62%	\$46,650,645	91.42%	\$52,900,000

Source: Previous tables.

\$60,363,000

\$7,790,000

II.C. REIMBURSEMENT FEE

A reimbursement fee is the eligible cost of available capacity per unit of growth that such available capacity will serve. Since we have already calculated growth (denominator) above, we will focus here on the reimbursement fee cost basis (numerator).

Our estimate of the reimbursement fee cost basis begins with the total historical cost of the existing inventory of park facilities. Based on cost data provided by the City, we estimate that total historical cost to be \$120,344,514. We then compare that total to the outstanding park-related debt of \$4,735,000 to determine that outstanding debt represents 3.93 percent of the cost of existing park facilities. Using the same unit costs to determine the historical cost of the total system, we then estimate the cost of the reimbursable acreage determined in the level-of-service analysis. After multiplying the unit cost by the reimbursable acres, we deduct the appropriate portion for outstanding debt. The end result is the reimbursement fee cost basis. The table below shows these calculations for both the categorized and combined approaches to the future level of service: