



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 or

Monday, April 18th, 2022 6:30 pm

Oral comments can be provided in-person or virtually. For those who plan to provide oral comments virtually during the hearing, pre-register at planredmond@redmondoregon.gov (must pre-register before 4:00 p.m. on April 18th)

Agenda

UAPC Members	
Teri Jansen, Chair	I. CALL TO ORDER / INTRODUCTIONS
Ron Osmundson, Vice-Chair	II. CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA
Laura Garcia	III. APPROVAL OF MINUTES
Heather DeWolf	a. April 4, 2022
Norman Schultz	IV. HB 2001 & SB 458 Code Amendments
Richard Bryant	a. Anticipated Outcomes
Joseph Zampko	b. Exhibits / Organization of Code Amendments
Ex-Officio Vacancy	c. Timelines
	d. Density Table – Exhibit A
	e. Feedback
	f. SB 458
	V. Next Meeting – May 2, 2022
	VI. COMMISSION MEMBER COMMENTS
	VII. ADJOURN
	Please note that these documents are also available on the City's website www.redmondoregon.gov; click on City Government, hover on Commissions and Committees, click on Urban Area Planning Commission. You may also request a copy from City Records Office 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@ci.redmond.or.us. 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.



DRAFT

CITY OF REDMOND
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REDMOND URBAN AREA PLANNING COMMISSION
MINUTES

April 4, 2022

Redmond City Hall – Council Chambers, 411 SW 9th Street, Redmond, Oregon

Commissioners Present: Chair Teri Jansen, Vice-Chair Ron Osmundson (virtual), Laura Garcia, Norman Schultz, Joseph Zampko (*absent: Richard “Dick” Bryant, Heather DeWolf*)

Youth Ex Officio: **Vacant**

City Staff: Kyle Roberts, *Interim Planning Director*; John Roberts, *Deputy City Manager*; Megan Jacob, *Associate Planner*; Christian Armatas, *IT Specialist*; Heather Cassaro, *Director of Communications/IT*

Visitors: Cameron Prow, *TYPE-Write II* (minutes contractor); Bob Steffens, *Moose International*; Chet Antonsen and Margo Clinton, *SGS Development, LLC*; Hayes McCoy, *H.A. McCoy Engineering & Surveying, LLC*

Media: None

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

CALL TO ORDER – INTRODUCTIONS

Chair Jansen called the regular meeting of the Redmond Urban Area Planning Commission to order at 6:33 p.m., Monday, April 4, 2022, with a quorum present (5 of 7 commissioners).

I. CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA

None.

II. APPROVAL OF MINUTES

A. March 7, 2022

Motion 1 (5/0/0): Commissioner Schultz moved to approve the March 7, 2022, minutes as presented. Commissioner Zampko seconded the motion which passed unanimously.

IV. PUBLIC HEARING

A. 121 West, City Files 711-21-000260-PLNG(SUB), 711-21-000261-PLNG(MC), 711-21-000328-PLNG(ZMA): Subdivision, Modification of Approval, and Zone Map Amendment – 3211 North Highway 97 (Tax Lots 141333D000200 and 141333D000400) in Redmond, Oregon

Chair Jansen read the hearing procedures into the record. No commissioner declared any pre-hearing contacts, ex parte observations, or conflict of interest. No one challenged any commissioner's ability to hear this matter based on bias, prejudice, or personal interest. She opened the public hearing at 6:40 p.m.

Staff report: Interim Planning Director Roberts presented the staff report and summarized the applicant's proposal. The applicant has proposed a zoning map amendment, modifying

the Highway Area Plan and Central Christian Master Plan, and developing a Tentative Subdivision of 157 lots on 35.05 acres. Mr. Roberts' summary covered the history of the subject property, application timeline, applicable review criteria, key findings and conclusions, and conditions of approval. Based on the submitted plans, staff findings and conclusions, staff recommended the Planning Commission make a recommendation to City Council to approve the 121 West project, subject to conditions of approval contained in the staff report.

Applicant presentation: Chet Antonsen, *SGS Development, LLC* (62765 Powell Butte Highway, Bend, Oregon 97701), thanked Mr. Roberts for his summary of the proposal. Mr. Antonsen's comments covered residential and mixed-use employment design goals, compatibility with the adjacent Hayden Homes development, and the City's density goals.

Public testimony: None.

Applicant rebuttal: None.

Staff rebuttal: None.

Commissioners' deliberation covered the subject property's access to Highway 97, compatibility with similar types of housing in existing neighborhoods, safety of students going to and from school in this area, multi-family development placement, traffic impacts on mixed-use areas, and pedestrian safety.

Motion 2 (5/0/0): Commissioner Schultz moved to make a recommendation to City Council to approve the 121 West project (City Files 711-21-000260-SUB, 711-21-000261-MC, 711-21-000328-ZMA), subject to the conditions of approval contained in the staff report. Commissioner Garcia seconded the motion which passed unanimously.

V. NEXT MEETING

- April 11, 2022, 6:30 p.m. (**2nd** Monday) – hybrid meeting (in-person and virtually)

VI. COMMISSION MEMBER COMMENTS

Chair Jansen thanked everyone for attending tonight's meeting. She reminded commissioners of their joint meeting with City Council on Tuesday, April 5, 2022, 6 p.m., and requested they arrive early. She suggested new commissioners review the October 19, 2021, video recording of the last joint Council/Planning Commission meeting to familiarize themselves with the meeting format. For future meetings, Chair Jansen asked staff to inform her if someone attending virtually wants to speak because her screen did not show Commissioner Osmundson tonight. She stated she preferred commissioners to attend meetings in person unless they are ill.

Deputy City Manager Roberts thanked everyone who attended tonight's meeting, commended IT staff for their help with the new technology, and expressed his appreciation for commissioners volunteering their time. He discussed what commissioners should expect for their next meeting on April 11, 2022. He introduced new Associate Planner Megan Jacob and stated that Current Planning was now fully staffed.

Commissioner Schultz thanked staff for their support and agreed with Chair Jansen it was good to see people in person.

VII. ADJOURN

With no further business, Chair Jansen adjourned the meeting at 7:35 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this _____ day
of _____, 2022.

ATTEST:

Teri Jansen
Chair

Kyle Roberts
Interim Planning Director



REDMOND
Development Department

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DATE: Prepared for April 18, 2022, Planning Commission Meeting
TO: Redmond Urban Area Planning Commission (Planning Commission)
FROM: John Roberts, Deputy City Manager
Kyle Roberts, Interim Planning Director
SUBJECT: Staff Memo – HB 2001 Density Table & SB 458

I. Anticipated Outcomes

Anticipated outcomes of the Planning Commission (PC) work session include:

- Update the PC on the envisioned 'Exhibits' and timeline to adopt the required HB 2001 Development Code amendments.
- Review the working draft of the Density Table and SB 458.
 - Allow for public involvement and deliberation; specifically Central Oregon Builders Association (COBA).
 - Review and incorporate Council Feedback from the April 5, 2022, Joint Meeting into discussions.
- Establish date of the next work session and materials (May 2, 2022).

II. Exhibits / Organization of Development Code Amendments

As amendments to City Code Chapter 8 (Redmond Development Code) continue to evolve, how the amendments are going to be organized moving forward are identified below. Target dates to discuss the respective amendments are also noted.

A. Exhibits

- Exhibit A: Focused on the Density Table; the most salient aspect of the HB 2001 updates.
- Exhibit B: Focused on SB 458 requirements; prescriptive aspect of HB 2001.
- Exhibit C: Focused on Planned Unit Development (PUD) provisions.
- Exhibit D: Focused on other required amendments affiliated with HB 2001 (e.g., clear and objective standards).
- Exhibit E: Identifies 'inhouse' or 'administrative' amendments to improve the overall administration of the Development Code; unrelated to HB 2001.

These exhibits are based on Exhibits A, B and C circulated to the PC for the January 24, 2022, work session.

B. Anticipated Timelines

HB 2001 & SB 458 Redmond Development Code Amendments -- Anticipated Timeline --						
Tasks	Jan	Feb	Mar	Apr	May	June
Exhibits A, B, & C Baseline	★					
Gap Analysis		★				
Refinement to Exhibits A, B, C			★			
Code Audit ('Gap Analysis') & Concepts				★		
Joint PC/CC Work Session				★		
Exhibits A & B; PC April 18				★		
Exhibits C & D; PC May 2					★	
Exhibits (A – E): PC May 9					★	
PC Public Hearings; May 16 & 31					★	
City Council Public Hearing						★

III. Density Table – Exhibit A

Exhibit A of the Redmond Development Code (RDC) focuses on density. It sets the minimum lot sizes, minimum and maximum densities, and dimensional standards for setbacks and height. The proposed table in Exhibit A integrates standards from three distinct sets of standards currently in the code, to provide a clear, centralized point of reference. The primary inputs that were considered in order to draft this table include the existing RDC and Redmond Comprehensive Plan 2040 policies.

Attached:

- Exhibit A – Density Table
- Redmond Comprehensive Plan 2040 Housing Policies 10-1-3 and 10-1-4.

IV. Feedback

Exhibit A contains both yellow highlighted text and green highlighted text:

- The yellow tract retains the existing minimum lot sizes in each zone and introduces corresponding minimum lot sizes for middle housing types that comply with HB 2001 requirements. The proposed maximum densities permit development by-right at the minimum lot sizes for single-family detached and middle housing.
- The green tract integrates the recommended density ranges and minimum lot sizes proposed in the 2020 Comprehensive Plan, Policy 10-1-4, and then set the corresponding minimum lot sizes for middle housing types that comply with HB 2001 requirements. The proposed maximum

densities permit development by-right at the minimum lot sizes for single-family detached and middle housing.

- There could be recommendations within the range created by the yellow and green tracts, if desired by PC or City Council.

Staff has met with COBA since the April 5 joint meeting with City Council to discuss Exhibit A. They will be presenting to the PC information on the following specific topics as the density table continues to be refined:

- 1) **Density Minimums in the R-3/R-3A, R-4 and R-5 zones.**
- 2) **Interior Lot Setbacks; specifically eliminating the 10' requirement.**
- 3) **Minimum Street Frontage Standard in the R-3/R-3A, R-4 and R-5 zones; modifying the 50' requirement.**
- 4) **Minimum Street frontage required for 'flag lots'.**

Feedback on the flag lot issue from Redmond Fire and Rescue is as follows:

"... our minimum access width for access roads is 20 feet. I don't see any area in the code where we allow it to be less than 20 feet other than in rural areas. Flag lots present a tactical challenge for us, when it comes to fire attack and we really need all the room we can get."

"The only way we can relax the 20 feet is by requiring residential sprinkler systems for every home serviced by the access in question."

Feedback on the flag lot issue from City Engineering is as follows:

"Flag lots tend to cluster water/sewer and other utility services in the driveway and are especially tight for a shared pole driveway. Reducing min driveway width will make that more of a challenge. Min driveway approach width in COR PW Stds/Specs = 14 ft. at the street."

Attached: Redmond Comprehensive Plan 2040 housing policies.

V. SB 458 – Exhibit B

Attached is a concise overview of SB 458. No Redmond Development Code amendments are included in the packet showing related changes. It is expected these changes will be ready by the April 18 work session and distributed at that time. As noted above, the requirements of SB 458 are prescriptive and do not allow for much discretion in administration.

VI. Next Meeting

The next PC meeting is scheduled for May 2. It is forecasted to present and review Exhibits C and D at that work session.

//End//

EXHIBIT A – REDMOND DEVELOPMENT CODE (RDC)

EXHIBIT A: WORKING DRAFT AMENDMENTS TO RDC DIMENSIONAL STANDARDS

SUMMARY

This key section of the RDC sets the minimum lot sizes, minimum and maximum densities, and dimensional standards for setbacks and height. The proposed table integrates standards from three distinct sets of standards currently in the code, to provide a clear, centralized point of reference.

There are several inputs that were considered in order to draft this table:

- **Existing development code.** Where the existing code is working or there was not time for in-depth analysis of potential changes, existing code standards are proposed to remain in place. The existing purpose statements for each zone were also considered.
- **2040 Comprehensive Plan policies.** There are two key policies in the 2040 Comprehensive Plan that direct the range of densities and minimum lot sizes that can be implemented.

Zone	Required Density Range (Policy 10-1-3)	Recommended Density/Lot Sizes for Consideration (Policy 10-1-4)
R-1 & R-2	<u>Minimum:</u> 2.0 du/acre <u>Maximum:</u> 5.0 du/acre	<u>Minimum:</u> 4.0 du/acre <u>Maximum:</u> 6.0 du/acre, 7,300 SF
R-3	<u>Minimum:</u> 4.0 du/acre <u>Maximum:</u> None	<u>Minimum:</u> 5.0 du/acre <u>Maximum:</u> 7.25 du/acre, 6,000 SF
R-4	<u>Minimum:</u> 4.0 du/acre <u>Maximum:</u> None	<u>Minimum:</u> 5.0 du/acre <u>Maximum:</u> 8.7 du/acre, 5,000 SF
R-5	<u>Minimum:</u> 8.0 du/acre <u>Maximum:</u> None	Variety of options: • Maximum of 8.7 du/acre, 5,000 square feet • Minimum of 12.0 du/acre with no minimum lot size • No maximum

There are two distinct options for setting minimum lot sizes and the corresponding density ranges, both included in this draft with corresponding color coding:

- **The yellow tract retains** the existing minimum lot sizes in each zone and introduces corresponding minimum lot sizes for middle housing types that comply with HB 2001 requirements. The proposed maximum densities permit development by-right at the minimum lot sizes for single-family detached and middle housing.

EXHIBIT A

- The green tract integrates the recommended density ranges and minimum lot sizes proposed in the 2020 Comprehensive Plan, Policy 10-1-4, and then set the corresponding minimum lot sizes for middle housing types that comply with HB 2001 requirements. The proposed maximum densities permit development by-right at the minimum lot sizes for single-family detached and middle housing.
- There could be recommendations within the range created by the yellow and green tracts, if desired by Planning Commission or City Council.
- Where the proposed standard is the **same** for both tracts, no highlighting is used.
- Proposed text amendments are shown throughout in ~~strike-through~~ and in Red or Red Underline.

Additional explanations that apply to both tracts:

- Minimum lot size for duplexes must be equal to the minimum lot size for single-family residences in every zone.
- Minimum lot size for triplexes and quadplexes must be equal to the minimum lot size for single-family residences, or 5,000 or 7,000 square feet, respectively, whichever is greater.
- The proposed minimum densities retain the existing minimum densities in R-1, R-2 and R-3 zones, which meet and exceed the minimums required in Comprehensive Plan Policy 10-1-3. The proposed minimum densities in R-4 and R-5 are reduced to match Comprehensive Plan Policy 10-1-3, and permit development by right of single-family residences on lots meeting the minimum lot sizes proposed.
- For duplexes, triplexes and quadplexes, the required minimum lot size will effectively control the maximum density without the need to introduce additional repetitive maximum densities for each middle housing type. “No maximum density” will not allow unchecked development, because of the minimum lot sizes.
- For cottage clusters, HB 2001 does not permit any maximum density to be applied. The minimum lot size and the various site development requirements such as common open space and off-street parking will effectively limit maximum densities to levels compatible with other middle housing development types.
- For townhouse maximum densities under either tract, HB 2001 requires that the allowed maximum density be four times that allowed for single-family detached up to a maximum of 25 units/net acre, whichever is greater.
- The maximums densities for multi-family complexes in R-4 and R-5 come from existing standards in RDC 8.3035.4.E. No changes are proposed, simply a reorganization.

EXHIBIT A

Chapter 8 – 8.0140

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

Zone:					
Standard:	R-1	R-2	R-3, R-3A	R-4	R-5
Minimum Lot size - Square Feet					
Single Family, Duplex, Triplex	9,000	9,000	7,500 6,000	5,500 5,000	5,500 5,000
Quadplex, Cottage Cluster	9,000	9,000	7,500 7,000	7,000	7,000
Duplex	9,000	10,000	8,000	7,500	7,500
Duplex Lot			4,250	3,750	3,750
Multifamily Dwelling	NA	NA	NA	F	F
Townhouse	1,500	1,500	1,500 E	1,500 E	1,500 E
Multi-Family Complex: 5+ units	No Minimum Lot Size Must Meet Density Standards				
Density - Units/Net Acre					
Minimum Density/ Gross Acre : All	4	4	5	10-5	15-8
Maximum Density: Single Family	5	5	5.8 7.3	8 8.7	8 8.7
Maximum Density: Duplex, Triplex, Quadplex, Cottage Cluster	No Maximum Density Must Meet Minimum Lot Size				
Maximum Density: Townhouses	20	20	23.2 25	25	25
Maximum Density: Multi-family Complex 5+ units	n/a	n/a	n/a	14.5	17.4
Minimum Setback Distance – Feet See G, F, and H below. See A					
Front Façade, excluding garage which must be 20 feet back from property line	15-10	15-10	15-10	10	10
Interior Side	B-5/10	–B-5/10	B-5/10	–B-5/10	5/10
<u>Interior side yards must be a minimum of 5 feet on one side and 10 feet on the other side for single family, duplex, triplex, and quadplex residences. Where alley access is provided, both interior side yards may be reduced to 5 feet. Exceptions to the 10-foot setback are allowed (1) when the residential lot was created prior to the adoption of this standard (November 9, 2006); (2) on cul de sac lots; or (3) on flag lots.</u>					
Street Side	15-10	15-10	15-10	15-10	15-10
Rear	20	20	20	20	5/15

EXHIBIT A

Zone:

Standard:	R-1	R-2	R-3, <u>R-3A</u>	R-4	R-5
<u>R-5: Where new development abuts existing residential development with 20 foot rear yards, the rear yard must be a minimum of 15 feet.</u>					
Garage, <u>access from street</u>	20	20	20	20	20
Garage, <u>access from alley</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>
Exceptions to Setbacks					
i.					
ii.					
iii.					
iv.					
v.					
<u>Solar Setbacks - See section 8.0370</u>					
Maximum Building Height = <u>Feet</u>	32	32	32	40, <u>E 45</u>	40, <u>E 45</u>
Minimum Street Frontage = <u>Feet</u>					
Standard Street	50	50	50	50	50
Cul-de-sac	30	30	30	30	30
Flag Lot	20	20	20	20	20
<u>Flag lot frontage can be reduced by approval from Redmond Fire & Rescue; residential sprinkler systems are required for every residence serviced.</u>					
Duplex lot (non-flag or cul de sac)	N/A	N/A	25	25	25
Townhouse	<u>30-20</u>	<u>30-20</u>	<u>30-20</u>	<u>30-20</u>	<u>30-20</u>
A. Interior side yards must be a minimum of 5 feet on one side and 10 feet on the other side for single family, duplex residences. Where alley access is provided, both interior side yards may be reduced to 5'. Exceptions to the 10' setback are allowed (1) when the residential lot was created prior to the adoption of this standard; or (2) on cul de sac lots; or (3) on flag lots.					
B. Does not include solar setbacks, which are calculated separately.					
D. Pursuant to the Townhouse Development Standards in Chapter 8, Article IV Site and Design Review Standards, Section 8.3035.4.f.2, Table A.					
E. Does not apply to development standards for Multi-family Dwellings and Multi-family Complexes which are located in Chapter 8, Article IV, Site and Design Review Standards, Section 8.3035.4.E.2., Table A					
F. Street trees are required to be provided in accordance with Section 8.3035(5)(K)					
G. ADU Rear-Yard and Other Setbacks (Zones R-1 and R-2 — no change <i>to setbacks since the lot sizes are quite large.</i>)					
For all other zones:					
2-story ADUs — 20-foot rear yard setback;					
2-story ADU that abuts an alley — 10-foot rear yard setback (driveway, if proposed, must still be 20 feet deep)					
1-story ADU — 10-foot rear yard setback					

EXHIBIT A

Zone:

Standard:	R-1	R-2	R-3, <u>R-3A</u>	R-4	R-5
1 story ADU that abuts a 20-foot-wide alley — 5-foot rear yard setback (driveway must still be 20 feet deep)					
ADU abutting a street corner — maintain front yard setback — side may be 5 feet for either 1 or 2 stories (driveway must still be 20 feet deep) ADU cannot extend in front of the house or be built in the front yard or front yard setback.					
ADU on lot abutting a commercial/industrial property — 5-foot rear yard setback regardless of height.					
N/A = "not allowed"					-

//Staff Comment: The setback provisions below continued to be researched and modified to make them more straightforward and consistently applied. Moreover, incorporated into the table above.//

A. Exceptions to Setbacks: Exceptions to these minimum setbacks include:

- i. Setbacks for townhouses are as specified in Section 8.xxxx. (Ed note: Includes allowed 0-foot side yard setbacks for attached units, additional elements of existing 8.3035.4.F.)
- ii. Setbacks for multi-family complexes are as specified in Section 8.3035.4.E.2., Table A. (Ed note: Includes 15-20-foot setbacks all around.)
- iii. Setbacks for cottage clusters are as specified in Section 8.xxxx. (Ed note: Includes maximum 10-foot perimeter setback on all sides.)
- iv. Setbacks for ADUs in the R-3, R-3A, R-4 and R-5 zones:
 - a) 2 story ADUs: 20-foot rear yard setback.
 - b) 2 story ADU that abuts an alley: 10-foot rear yard setback (driveway, if proposed, must still be 20 feet deep).
 - c) 1 story ADU: 10-foot rear yard setback.
 - d) 1 story ADU that abuts a 20-foot-wide alley: 5-foot rear yard setback (driveway must still be 20 feet deep).
 - e) ADU abutting a street corner: Must meet front yard setback and ADU cannot extend in front of the house; street side yard may be 5 feet for either 1 or 2 stories (driveway must still be 20 feet deep).
 - f) ADU on lot abutting a commercial/industrial property: 5-foot rear yard setback regardless of height.



STATEWIDE PLANNING GOAL 10 HOUSING

OVERVIEW

Goal 10 addresses housing in Oregon and provides guidelines for local governments to follow in developing their local comprehensive land use plans and implementing policies. Goal 10 requires incorporated cities to complete an inventory of buildable residential lands and encourage the numbers of housing units in price and rent ranges commensurate with the financial capabilities of its households.

“Needed housing types” are defined as “all housing on land zoned for residential use or mixed residential and commercial use that is determined to meet the need shown for housing within an urban growth boundary at price ranges and rent levels that are affordable to households within the county with a variety of incomes, including but not limited to households with low-incomes, very low-incomes and extremely low-incomes.”

GOALS AND POLICIES

10

GOAL 1 LAND AVAILABILITY

Plan for a 20-year supply of suitable land for Redmond to meet housing needs within the existing urban growth boundary.

POLICY 10-1-1 Ensure that there is sufficient land in each residential plan designation to meet the land needs identified in the Housing Needs Analysis.

- a) *Re-zone land to address the deficits of land identified in the Housing Needs Analysis in Limited Residential, General Residential, and High-Density Residential zones, as well as the Mixed Use Live/Work zone.*

POLICY 10-1-2 Meet the housing needs of Redmond's current and future residents by planning for opportunity for development of the needed housing mix of 60% single-family housing types and 40% multiple family and single-family attached housing types as a long-range target, and an average residential density of 8.0 dwelling units per net acre, or about 6.2 dwelling units per gross acre over the 20-year planning period between 2019 and 2039.

POLICY 10-1-3 The following density target ranges for housing will be required for each Plan Designation:

DESIGNATION	ZONE	REQUIRED DENSITY
Limited Residential	Single-Family Residential: R-1, R-2	Between 2.0 and 5.0 dwelling units per net acre
General Residential	Residential Medium: R-3, R-4	Minimum of 4.0 dwelling units per net acre
High Density Residential	High Density Residential: R-5	Minimum 8.0 dwelling units per net acre

POLICY 10-1-4 Identify opportunities to increase allowable densities in Redmond's residential zones.

- a) *Evaluate increasing the minimum density from 2.0 to 4.0 dwelling units per net acre in the Limited Residential Designation (R-1 and R-2 zones). Allow development of between 4.0 and 6.0 dwelling units per net acre in the R-1 and R-2 zones. Decrease the minimum lot size from 9,000 square feet to 7,300 square feet in the R-1 and R-2 zones.*
- b) *Evaluate increasing the minimum density for both zones from 4.0 to 5.0 dwelling units per net acre in General Residential Designation (R-3 and R-4 zones).*

- c) *Evaluate allowing development of between 5.0 to 7.25 dwelling units per net acre, with a minimum lot size of 6,000 square feet (down from the current 7,500 square feet) in the R-3 zone.*
- d) *Evaluate allowing development of between 5.0 to 8.7 dwelling units per net acre, with a minimum lot size of 5,000 square feet (down from the current 6,000 square feet) in the R-4 zone.*
- e) *Evaluate allowing development of 8.7 dwelling units per net acre, with a minimum lot size of 5,000 square feet (down from the current 6,000 square feet) for single-family detached housing in the High-Density Designation (R-5 zone).*
- f) *Evaluate increasing the minimum density to 12 dwelling units per net acre in High Density overlay zone. Remove the minimum lot size for single-family detached and duplex housing and allow the minimum density to set minimum lot sizes.*
- g) *Evaluate removing the maximum density standard and allowing the building height limitation, lot coverage standard, and parking requirement to limit density in the R-5 zone and the Higher Density overlay.*
- h) *Evaluate using average lot size requirements, rather than minimum lot size requirements, in the zoning code. This standard is more applicable to developments with multiple units (such as Master Planned Areas), rather than infill development of one or two units.*

POLICY 10-1-5

Encourage development of small vacant and partially vacant parcels, with policies that support development of infill housing types, especially in areas with existing urban services.

- a) *Identify barriers to infill development, such as parking, setbacks, design review, and to the extent possible, lower or eliminate these barriers, as part of the code audit in 10-2-1a.*
- b) *Develop incentive(s) to support redevelopment or infill development of underutilized land to support development of residential infill, such as providing a density bonus or lower-cost infrastructure requirements (i.e., not requiring curbs or sidewalk extensions or not charging for connecting to sewers).*

POLICY 10-1-6

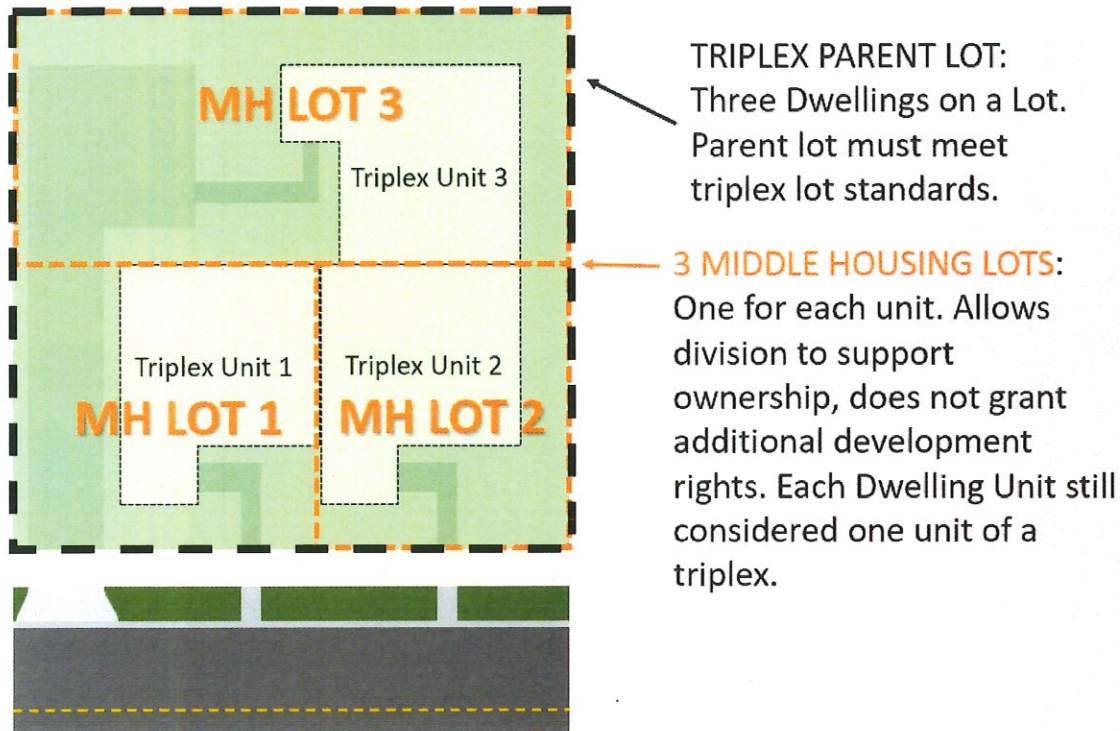
Monitor residential land development to ensure that there is enough residential land to accommodate the long-term forecast for population growth.

- a) *Develop and implement a system to monitor the supply of residential land every two years. This includes monitoring residential development (through permits) as well as land consumption (e.g. development on vacant, or redevelopable lands).*

SB 458

Overview

Middle Housing Land Division (SB 458) Frequently Asked Questions



What is Senate Bill 458?

Senate Bill 458 was adopted by the Oregon Legislature in 2021. The bill allows lot divisions for middle housing that enable them to be sold or owned individually.

Essentially, Senate Bill 458 allows for lot divisions of a “parent lot” solely for ownership opportunities of middle housing units. For example, if a side by side duplex used the lot division, you could purchase one side of the duplex and the land around it.

How does this bill relate to the Middle Housing project?

The bill is a follow-up to House Bill 2001 - the bill that legalizes middle housing in many cities throughout the state. Senate Bill 458 requires jurisdictions to allow middle housing lot divisions for any HB 2001 middle housing type (duplexes, triplexes, quadplexes, townhouses, and cottage clusters) built in accordance with ORS 197.758.

When does it go into effect?

Senate Bill 458 applies to middle housing land divisions permitted on or after June 30, 2022.

How does it work?

The bill sets forth a series of parameters on how a city must process middle housing lot division applications. For more detailed regulatory and process information, review the [Senate Bill 458 memo](#)

and watch the [August 10, 2021 Planning Commission Work Session](#) where the bill was reviewed and discussed.

Does Senate Bill 458 only apply to new construction?

SB 458 requires a middle housing lot division application submit: “A proposal for development of middle housing in compliance with the Oregon residential specialty code and land use regulations applicable to the original lot or parcel allowed under ORS 197.758 (5)”. This means that any lot division proposal will need to demonstrate compliance with both applicable building code and HB 2001 middle housing code in order to be eligible for a lot division under SB 458. While middle housing built after implementation will meet these criteria, middle housing built prior to implementation may not be eligible.

How would this work if the City allowed detached middle housing units?

The Senate Bill lot division would work the same with detached middle housing as it would for attached middle housing. So long as the “parent lot” met the Middle Housing criteria (including frontage, lot size, lot coverage, etc), then the lot could be divided for ownership opportunities.

What is the difference between a partition and Senate Bill 458?

A Partition is a type of land use process that creates new legal lots. Those new legal lots would be granted full development rights. The Senate Bill 458 lot division allows the creation of new lots within a legal “parent lot” solely for the purpose of ownership opportunities. The new lots created from Senate Bill 458 are not granted additional development rights and must be maintained to meet the criteria applicable to the “parent lot”.

Could I add an ADU on a lot to my unit of Middle Housing?

No, the Senate Bill 458 lot division does not grant additional development rights to the middle housing lot. Even if you owned a unit of middle housing on its own lot, it would still be considered middle housing—not as a new single detached unit.

Could I add additions to my house? Such as increasing the square footage?

You could add additions if the development would still meet criteria applied to the “parent lot”. This includes criteria such as height, lot coverage, and open space requirements.

Has anywhere else done this?

Yes, one example is the City of Seattle. The State of Oregon is the first state to enact such legislation, though.

Does SB 458 require local jurisdictions to approve vertical divisions (i.e. divisions in which one or more units of middle housing is not on the ground floor) of middle housing in addition to horizontal divisions?

No, Senate Bill 458 does not speak to vertical divisions of middle housing and requires that each resultant lot or parcel contain exactly one unit. Therefore, cities are not required to allow vertical divisions of middle housing.