



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

June 5, 2008



TO: Subscribers to Notice of Adopted Plan or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Redmond Plan Amendment
DLCD File Number 006-08

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Copies of the adopted plan amendment are available for review at DLCD offices in Salem, the applicable field office, and at the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: June 18, 2008

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE DATE SPECIFIED ABOVE.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Mark Radabaugh, DLCD Regional Representative
Wayne Sorensen, City Of Redmond

<paa> ya/email

FORM 2

DLCD

Notice of Adoption

In person electronic mailed

DEPT OF

MAY 30 2008

LAND CONSERVATION AND DEVELOPMENT

DATE STAMP

For DLCD Use Only

THIS FORM **MUST BE MAILED** TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
 PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

Jurisdiction: Redmond Local file number: PA 08-01
 Date of Adoption: 5/27/2008 Date Mailed: 5/28/2008
 Date original Notice of Proposed Amendment was mailed to DLCD: 4/9/2008

- | | |
|--|--|
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input checked="" type="checkbox"/> Comprehensive Plan Map Amendment |
| <input type="checkbox"/> Land Use Regulation Amendment | <input checked="" type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> New Land Use Regulation | <input type="checkbox"/> Other: _____ |

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

Zone change for approximately 5.80 acres from UH-10 to R-4 for the purpose of building a 22,000 square foot church. The owner had concurrently applied for a partition, site design review and a conditional use permit based on the R-4 zone. These permits will not become effective until the R-4 zone is in place. The zone change becomes effective 30 days after adoption of the Ordinance.

T15S, R13E, Section 18 00 Tax Lot(s) 3200

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "SAME". If you did not give Notice for the Proposed Amendment, write "N/A".

Same.

Plan Map Changed from: Urban Holding to: General Residential
 Zone Map Changed from: UH-10 to: R-4
 Location: 35 Street & Obsidian Ave Acres Involved: 5.8
 Specify Density: Previous: 1 du/10 acres New: 5-8 du/acre
 Applicable Statewide Planning Goals: 1,2,6,8,9,11,12,14

Was and Exception Adopted? YES NO

DLCD File No.: 006-08 (16832)

Did the Department of Land Conservation and Development receive a Notice of Proposed Amendment.....

- Forty-five (45) days prior to first evidentiary hearing? Yes No
If no, do the statewide planning goals apply? Yes No
If no, did Emergency Circumstances require immediate adoption? Yes No

Affected State or Federal Agencies, Local Governments or Special Districts:

**Oregon Department of Transportation (ODOT), Redmond School District 2J,
Central Oregon Irrigation District (COID), Deschutes County**

Local Contact: **Wayne Sorensen** Phone: **(541) 923-7724** Extension: **0**
Address: **716 SW Evergreen** City: **Redmond**
Zip Code + 4: **97756-** Email Address: **waynes@ci.redmond.or.us**

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and **TWO (2) Copies** of the Adopted Amendment to:

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

2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

**CITY OF REDMOND
ORDINANCE NO. 2008-09**

AN ORDINANCE AMENDING THE 2020 GREATER REDMOND AREA COMPREHENSIVE PLAN AND ZONE MAP BY CHANGING THE ZONING OF 5.80 ACRES OF PROPERTY FROM UH-10, URBAN HOLDING ZONE, TO R-4, GENERAL RESIDENTIAL ZONE.

WHEREAS, the Redmond Free Methodist Church has applied for a plan amendment and zone change to change the zoning of 5.80 acres of property from **UH-10, Urban Holding Zone** to **R-4, General Residential Zone** for property that is generally located northwest of the intersection of SW Obsidian Avenue and SW 35th Street; and,

WHEREAS, the Urban Area Planning Commission held a public hearing on April 21, 2008 and, after reviewing the application, evidence and gathering testimony, voted 5-0 to recommend that the City Council approve the requested zone change and plan amendment; and,

WHEREAS, the Redmond City Council held a public hearing on May 27, 2008 to consider the recommendation of the Urban Area Planning Commission, review the existing record and gather additional evidence and testimony; and

WHEREAS, the City Council has determined that the application has fully addressed state law, the applicable Statewide Planning Goals and the City of Redmond's criteria for a comprehensive plan and zone amendments; and

WHEREAS, the City Council determined that the evidence and testimony given in support of the requested amendment complies with all City of Redmond standards and criteria and that approval of the request will comply with the Redmond Comprehensive Plan and maintain Redmond's quality of life; and

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

SECTION ONE: The Redmond City Council **approves** the request and application to amend the 2020 Greater Redmond Area Comprehensive Plan and Zone Map to designate approximately 5,80 acres of property from **UH-10, Urban Holding Zone** to **R-4, General Residential Zone** for property that is generally located northwest of the intersection of SW Obsidian Avenue and SW 35th Street and is further described in Exhibit A which is attached hereto.

SECTION TWO: The Redmond City Council hereby adopts the Redmond Planning Commission's Findings and Recommendation which is attached hereto as Exhibit B in support of this zone change and plan map amendment and those findings are incorporated herein by reference as if fully set forth.

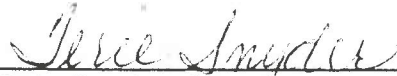
SECTION THREE: City staff is directed make the changes as approved in Section One to the 2020 Greater Redmond Area Comprehensive Plan and Zone Map upon the effective date of this Ordinance.

PASSED by the City Council and **APPROVED** by the Mayor this 27th day of May, 2008.



Alan Unger, Mayor

ATTEST:



Terie Snyder, Deputy City Recorder

Exhibits

Exhibit "A"- Legal Description of 5.8 Acre Property

Exhibit "B"- Redmond Planning Commission's Findings and Recommendation

Exhibit A

Exhibit A
Description
FREE METHODIST CHURCH
located in County Partition Plat NO. 1996-40,
in a portion of Section 18, T.15S., R.13E., W.M.
CITY OF REDMOND ANNEXATION (NET) Page 1 of 2

Description of a tract of land situate in Sections 18, Township 15 South, Range 13 East of the Willamette Meridian, Deschutes County, Oregon, more particularly described as follows:

Commencing at a 3" aluminum cap monumenting the Southeast corner of Section 18, Township 15 South, Range 13 East of the Willamette Meridian, the Initial Point, from which a 2.5" brass cap monumenting the South 1/16 corner on the East line of said Section 18 bears $N00^{\circ}18'31''E$ - 1320.50 feet and a 1/2" iron rod monumenting the South 1/4 corner of said Section 18 bears $N89^{\circ}35'08''W$ - 2638.88 feet;
thence $N00^{\circ}18'31''E$ along the East line of said Section 18 - 35.00 feet to the North right-of-way (R/W) of SW Obsidian Avenue;
thence $N89^{\circ}35'08''W$ along said R/W - 30.32 feet to the prolongation of the West line of the East 30 feet of the NE1/4 NE1/4 of said Section 19;
thence $N89^{\circ}35'08''W$ along said R/W - 18.24 feet to the West R/W of SW 35th Street per Obsidian Meadows subdivision and to the POINT OF BEGINNING;
thence $N89^{\circ}35'08''W$ along said R/W - 511.37 feet to the West line of Parcel 1 of County Partition Plat No. 1996-40;
thence along the boundary of said Parcel 1 and its prolongation as follows: $N00^{\circ}32'48''E$ - 179.10 feet;
thence $N86^{\circ}54'06''E$ - 126.95 feet;
thence $N03^{\circ}44'35''W$ - 420.41 feet;
thence $S89^{\circ}35'08''E$ and leaving said boundary - 429.62 feet to the West R/W of said 35th Street;
thence along said R/W as follows: $S06^{\circ}59'49''W$ - 163.73 feet;
thence 101.93 feet along the arc of a 730-foot radius curve (concave East), forming a central angle of $8^{\circ}00'00''$ and a long chord bearing $S02^{\circ}59'49''W$ - 101.84 feet;
thence $S01^{\circ}00'11''E$ - 341.90 feet to the POINT OF BEGINNING.

The same containing approximately 6.00 land acres.

Exhibit A

FREE METHODIST CHURCH

located adjacent to County Partition Plat No. 1996-40,
in a portion of Sections 18 & 19, T.15S., R.13E., W.M.
CITY OF REDMOND ANNEXATION (ROADS) Page 2 of 2

Description of a tract of land situate in Sections 18 & 19, Township 15 South, Range 13 East of the Willamette Meridian, Deschutes County, Oregon, more particularly described as follows:

Commencing at a 3" aluminum cap monumenting the Southeast corner of Section 18, Township 15 South, Range 13 East of the Willamette Meridian, the Initial Point, from which a 2.5" brass cap monumenting the South 1/16 corner on the East line of said Section 18 bears $N00^{\circ}18'31''E$ - 1320.50 feet and a 1/2" iron rod monumenting the South 1/4 corner of said Section 18 bears $N89^{\circ}35'08''W$ - 2638.88 feet;
thence $N00^{\circ}18'31''E$ along the East line of said Section 18 - 35.00 feet to the North right-of-way (R/W) of SW Obsidian Avenue and to the POINT OF BEGINNING;
thence $N00^{\circ}18'31''E$ along said East line - 606.19 feet;
thence $N89^{\circ}35'08''W$ - 32.54 feet to the West R/W of SW 35th Street per Obsidian Meadows subdivision;
thence along said R/W as follows: $S06^{\circ}59'49''W$ - 163.73 feet;
thence 101.93 feet along the arc of a 730-foot radius curve (concave East), forming a central angle of $8^{\circ}00'00''$ and a long chord bearing $S02^{\circ}59'49''W$ - 101.84 feet;
thence $S01^{\circ}00'11''E$ - 341.90 feet to said North (R/W) of SW Obsidian Avenue and the South line of said Parcel 1 of County Partition Plat No. 1996-40;
thence $N89^{\circ}35'08''W$ along said R/W and South line - 511.37 feet to the West line of said Parcel 1;
thence $S00^{\circ}32'48''W$ along the prolongation of the West line of said Parcel 1 - 65.00 feet to the South line of the North 30 feet of the NE1/4 of said Section 18 and the South R/W of said avenue;
thence $S89^{\circ}35'08''E$ along South lines - 530.47 feet to the West line of the East 30 feet of the NE1/4 NE1/4 of said Section 19;
thence $N00^{\circ}12'37''W$ along said West line and its prolongation - 65.00 feet to the North R/W of SW Obsidian Avenue;
thence $S89^{\circ}35'08''E$ along said North R/W - 30.32 feet to the POINT OF BEGINNING.

The same containing approximately 1.49 land acres.

Exhibit B

**REDMOND PLANNING COMMISSION'S RECOMMENDATION
TO THE REDMOND CITY COUNCIL REGARDING
PA 08-01, the Redmond Free Methodist Church**

**A COMPREHENSIVE PLAN MAP AND ZONE CHANGE
FROM UH-10, Urban Holding Zone to R-4, General Residential Zone**

File No. **PA 08-01**

Request: An amendment to the 2020 Greater Redmond Area Comprehensive Plan and Zone Map (adopted by the City on May 23, 2001 and amended thereafter) to change approximately 5.80 acres of property from **UH-10 (Urban Holding)** to **R-4 (General Residential)** Zone. The property is located within the Redmond Urban Growth Boundary and City limits. The Planning Commission recommends that the Redmond City Council approve the zone change application.

Owner #1: Redmond Free Methodist Church
616 SW 9th Street
Redmond, OR 97756

Owner #2: Hayden Watson
Watson Development Limited
2464 SW Glacier Place, Suite 110
Redmond, OR 97756

Consultant: David Weigant
Encore Properties LLC
9009 Merlin Drive
Redmond, OR 97756

Engineer: C. A. Rowles Engineering
720 SW Business Way, Suite 200
Bend, OR 9756

Location: The property is generally located northwest of the intersection of SW Obsidian Avenue and SW 35th Street. This property is identified as T15S, R13E, Section 18, tax lot 3201 on the Deschutes County Assessor's map.

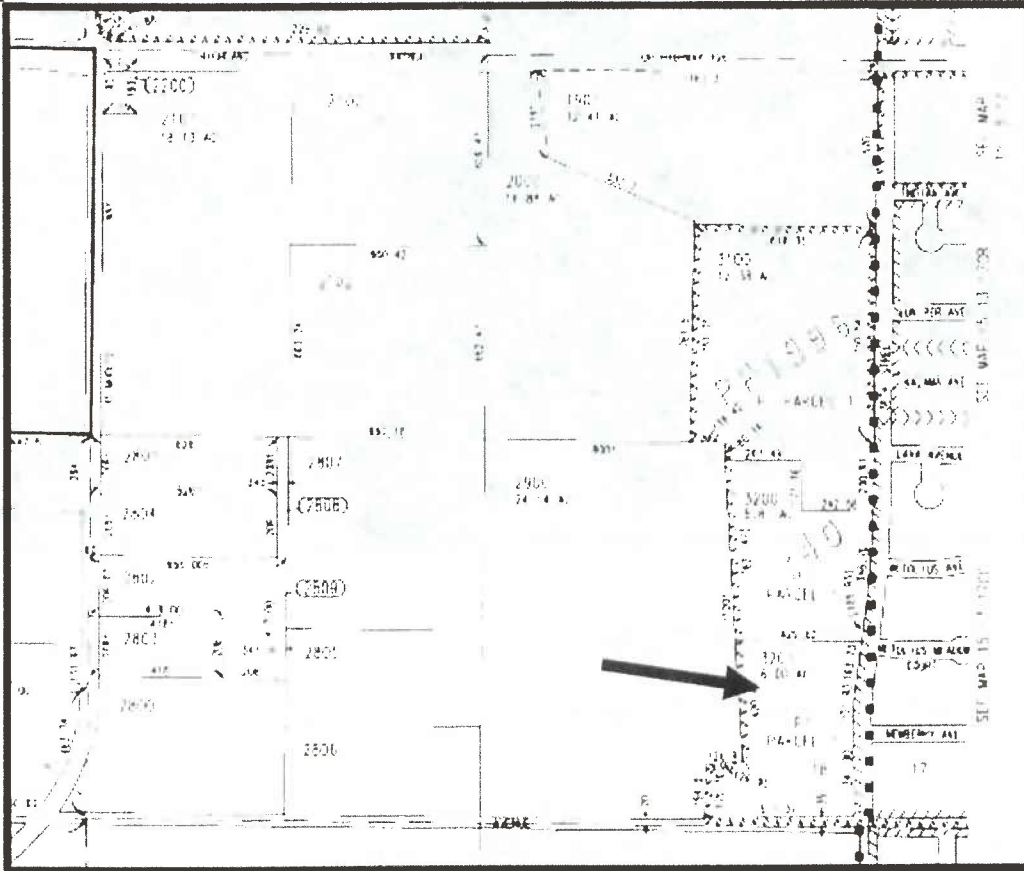
Reviewer: Wayne C. Sorensen, Principal Planner

Hearings Body: Redmond Planning Commission

Location: City Council Chambers
777 Deschutes Avenue, Redmond, OR.

Date: April 21, 2008 at 7:00 p.m.

Tax Map:



Tax lot 3201 is a portion of an 11.81 acre partition situate in a portion of Parcel 1, Partition Plat No. PP 1996-40; located in the SE ¼ of Section 18, T15S, R13E, W. M. (Tax lot 3200), City of Redmond, Deschutes County, Oregon. The applicant has submitted a partition application to separate tax lot 3201 from tax lot 3200. Tax lot 3201 has been annexed to the City of Redmond. Tax lot 3201 will be rezoned from UH-10 to R-4. The applicant has also submitted applications for a conditional use permit and site design review. The Commission has final decision authority on the partition, conditional use and site design applications. The City Council has final authority on the zone change / plan amendment.

Aerial Photo:



I. APPLICABLE CRITERIA:

Redmond Development Code, Chapter 8:

Article I - Zoning Standards

- Section 8.0115; General Residential, R-4 Zone
- Sections 8.0750 - 8.0775; Amendments

Article II - Land Use Procedures

- Section 8.1300 et. seq., Land Use Actions

The Redmond Urban Area Comprehensive Plan, including:

- Chapter 1, Citizen Involvement
- Chapter 2, Land Use Planning
- Chapter 10, Housing
- Chapter 11, Public Facilities and Services
- Chapter 12, Transportation

Redmond Urban Area Transportation Plan Map, adopted in 2005.

Oregon Revised Statutes (ORS), 2003 edition - ORS 197.610, 197.250, 197.763.

II. BACKGROUND & HISTORY: The applicant met with the City and has annexed the property into the City on behalf of the Redmond Free Methodist Church. The property was a part of the City's 2,299 acre urban growth boundary amendment (UGB) and has been zoned UH-10. Previously, the property was zoned Exclusive Farm Use when it was in the County and outside the UGB. The UH-10 zone does not allow churches as a conditional or outright permitted use, therefore, it is necessary to change the zone before a church can be developed on this property. The proposed R-4 zone allows churches as a conditional use.

III. PROPOSAL: The applicant is requesting a zone change / plan amendment for 5.80 acres of property located northwest of the intersection of SW Obsidian Avenue and SW 35th Street. The purpose of the zone change would be to allow the development of a 22,000 square foot church on the parcel along with parking and landscaping. The property will be developed by the Redmond Free Methodist Church. The applicant has requested that the zone change / plan amendment; conditional use permit, site design review and partition applications be processed concurrently. Final approval of the conditional use permit and site design review applications cannot occur until the zone change is effective. The applicant understands that the applications will be conditioned so that they are effective upon the final adoption of the Public Facility Plan (PFP) which is currently under review by the City of Redmond.

IV. EXHIBITS: The following exhibits make up the record in this matter:

1. Findings and Conclusions attached as Exhibit A.
2. Application and burden of proof statement submitted by the applicant.
3. Site plan and legal description of the property.
4. Agency and departmental comments on file with the Planning Division.
5. Annexation Agreement on file with the City Recorder.
6. Land use posting affidavit.
7. Notice of Public Hearing.
8. Property owner notification of Public Hearing dated April 2, 2008..

V. SUMMARY

1. This is an application that requests the City to amend the 2020 Greater Redmond Area Comprehensive Plan and Zone Map by changing approximately 5.80 acres of **UH-10, Urban Holding** zoned land to **R-4, General Residential**. This is a quasi-judicial review process. The property owners are the Redmond Free Methodist Church and Hayden Watson. The partition application will separate the property owner's interests and the Free Methodist Church will develop a 22,000 square foot church on tax lot 3201.

2. The applicant has submitted a burden of proof, along with supporting materials, which demonstrate that the proposed zone change and plan amendment would be consistent with the State's Planning Goals and Redmond's Comprehensive Plan policies. The

Hearings Body will adopt findings showing compliance with Statewide Planning Goals 2 (Land Use Planning), 10 (Housing), 11 (Public Facilities and Services) and 12 (Transportation). Staff is recommending that the site design and conditional use approvals take effect upon the effective date of the zone change. The Planning Commission can grant approval of the conditional use permit, site design review and partition applications. The Commission will make a recommendation on the zone change / plan amendment to the City Council.

3. The applicant's burden of proof addresses the four criteria set forth in RDC Section 8.0760 (Criteria for Amendments).

5. The City is currently in the process of adopting a Public Facilities Plan (PFP) for Redmond and the 2,299 acre UGB amendment. The PFP should be adopted by June, 2008. The City Council will probably hear and decide the PFP before this zone change is brought before them.

6. The Redmond Urban Area Comprehensive Plan, the Comprehensive Plan and Zone map and other implementing ordinances were originally adopted in 1979 and were acknowledged by the State on March 20, 1981. The City Council subsequently amended the Comprehensive Plan by adopting the 2020 Greater Redmond Area Comprehensive Plan and Zone Map, including a revised Redmond Urban Area Transportation Plan map, in May, 2001. The 2020 Greater Redmond Area Comprehensive Plan and Zone Map was amended in 2003, 2004, 2005 and 2006 by the Redmond City Council.

VI. OPTIONS:

Option 1 – Recommend that the City Council approve this request for a zone change / plan amendment with or without conditions of approval that the Planning Commission finds are reasonable and necessary.

Option 2 - Continue this request to a date certain to enable the applicant and / or staff to provide additional information to the Planning Commission.

Option 3 - Recommend denial of this request to the City Council. A denial recommendation would require that additional findings be made and adopted to support the denial decision.

VII. PLANNING COMMISSION'S RECOMMENDATION:

The Planning Commission recommends approval of the plan amendment and zone change along with conditions of approval that basically requires that the zone change take effect before final approval is given to the conditional use permit and site design review applications.

VIII. CONDITION OF APPROVAL:

The Ordinance approving the zone change and plan amendment shall take effect before final approval is granted for the site design review and conditional use applications that are being processed concurrently with the zone change. The appeal period for the conditional use and site design applications shall occur after final approval of the Ordinance. In the event that the zone change / plan amendment is granted, then the conditional use and zone change applications shall take effect.

//////////////////////////////////////END OF CONDITION//////////////////////////////////////

The Redmond Planning Commission voted 5 – 0 to recommend that the Redmond City Council approve the plan amendment and zone change to R-4.

Respectfully Submitted,

Stanley E. Clark, Chairman
Urban Area Planning Commission

Date

EXHIBIT A (PA 08-01): FINDINGS & CONCLUSIONS

A. **REDMOND DEVELOPMENT CODE (RDC)**, Chapter 8, Sections 8.0750 through 8.0775 (Amendments) sets forth the procedure and standards for an amendment to the text of the Code or to the adopted zoning and plan map. Specifically, Section 8.0760 - Criteria for Amendments, sets forth the four (4) criteria that the applicant must meet to gain approval of change to the 2020 Greater Redmond Area Comprehensive Plan and Zone Map. The applicant shall show the proposed change is:

1. *In conformity with all applicable State statutes.*

Finding: The State statutes that appear to directly apply to this application include ORS 197.610, *Local Government Notice of Amendment or New Regulation*; ORS 197.250, *Compliance with Goals Required*, and ORS 197.763, *Conduct of Local Quasi-Judicial Land Use Hearings; Notice Requirements*.

The applicable Code standards (sections 8.0750 to 8.0775, *Amendment Procedures and Notice Requirements*), were developed in compliance with the applicable State statutes. Notice of the proposed amendment has been provided to DLCD. The Planning Commission's hearing meets the state requirements for the purpose of providing a recommendation to the City Council.

The applicant has made a number of findings regarding the decision criteria for plan amendments / zone changes and those findings are incorporated herein by reference as if fully set forth. The City's plan and zoning ordinance has been acknowledged by the State as being in compliance with State law. Staff finds that the applicant has complied with the above standard.

2. *In conformity with the Statewide planning goals whenever they are determined to be applicable.*

Finding: Planning staff finds that Statewide planning goals 3 (Agricultural Land), 4 (Forest Land), 5 (Open Spaces, Scenic and Historic Areas and Natural Resources), 7 (Areas Subject to Natural Disasters and Hazards), 8 (Recreational Needs), 9 (Economic Development) and Goals 15, 16, 17, 18 & 19 do not directly apply to this request.

The following findings address compliance with applicable Statewide Planning Goals:

1. **Goal 1 -Citizen Involvement.** The City's land use process provides for public notice of proposed zone changes and plan amendments and opportunities for citizen involvement that meet the State's Goal 1 criteria. This application is consistent with those land use processes. The City provided mailed notice to surrounding property owners located within 250 feet of the parcel and published notice of the public hearing in the local newspaper. The owner posted a land use sign on the property to

provide notice of the hearing. All interested or affected parties have been afforded the opportunity to appear in person or in writing before the Planning Commission and the City Council.

2. **Land Use Planning.** The City's existing land use planning process and policy framework has been applied in this application. At least two public hearings will be held on this application. The City has taken care to provide information about the plan amendment / zone change and the City is adopting a Public Facilities Plan that will provide sewer, water and transportation improvements to support this facility. Any changes to the Comprehensive Plan and Zone Map will occur only after the Planning Commission makes a recommendation to the City Council and the Council enacts the change by Ordinance. The City Council will adopt findings that explains the Council's decision and the facts that the Council relied on in making that decision.

6. **Air, Water and Land Resources Quality.** The proposed development will have to meet all federal, state and local regulations regarding drainage, emissions, noise and any other applicable regulation that governs the quality of the air, water and land. These regulations typically are applied at the time that Conditional Use and /or Site Design Review applications are reviewed by the City. The Commission has not received any comments that indicate that the Air, Water and Land Resources will be impacted as long as state and local codes are followed.

10. **Housing.**

Finding: The City's 2006 UGB amendment brought about 2,000+ acres of residential land into the City. As long as the land is in the UGB, it will be zoned UH-10 which is a holding zone that will preserve the land until it can be developed. It is expected that most of the residential land will be zoned R-4 or R-5 when annexed to the City in order to meet the City's density requirements. The 5.8 acre parcel has been annexed to the City and, therefore, the UH-10 zone needs to be changed to an Urban zone that allows urban development. The abutting City property is zoned R-4, General Residential and it is logical to zone the 5.80 acre property R-4 also. The initial development of the property will be for a 22,000 square foot church along with parking and landscaping. A church is permitted as a conditional use in the R-4 zone. The church will be developed on the southern portion of the parcel, no development plan has been proposed for the north half of the parcel.

11. **Public Facilities and Services.** The City Engineer's initial evaluation of the subject property is that it can be served with urban facilities and services, including water, sewer, drainage and transportation; however, it appears that further evaluation of the sewer system will be needed to determine whether the church will connect to line "D" which is located in SW 35th Street or whether the church will connect to the Westside Sewer Interceptor line. In either case, sewer will be available to this site. Water can be extended from the existing City water lines in Obsidian Avenue and SW 35th Street. The City Engineer has not recommended any

improvements to the existing transportation system which are SW 35th Street and Obsidian Avenue. SW 35th Street is designated as a 'Collector Street' on the City's Transportation Plan and has been developed to a full City street standard. SW 35th Street abuts the church on property on the east property line. Obsidian Avenue is a former County road consisting of an asphalt surface; however, this street has not been improved to a City street standard and it does not have curbs or sidewalks. Obsidian Avenue abuts the church property on the south property line.

City Planning Staff concludes that services are either immediately available to serve the property or can be provided. Therefore, this proposal complies with statewide planning goal 11.

12. **Transportation.** Goal 12 requires the City to provide a safe, convenient and efficient transportation system.

Finding: The City Engineer has not recommended any improvements to the existing transportation system which are SW 35th Street and Obsidian Avenue. SW 35th Street is designated as a 'Collector Street' on the City's Transportation Plan and has been developed to a full City street standard. SW 35th Street abuts the church on property on the east property line. Obsidian Avenue is a former County road consisting of an asphalt surface; however, this street has not been improved to a City street standard and it does not have curbs or sidewalks. Obsidian Avenue abuts the church property on the south property line.

It is evident that the developer will be required to make some improvements to the City's transportation system to the roads adjacent to his property. SW 35th Street is almost fully constructed; but Obsidian Avenue will need to be improved to a City Street standard. The proposed road improvements have to be evaluated further by Engineering.

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

Finding: If this zone change / plan amendment is approved, the immediate result would be approximately 5.80+ acres of land being added to the City's residential land inventory (R-4). The adopted goals in the Redmond Urban Area Comprehensive Plan are in compliance with the Statewide Planning Goals discussed in the previous section. As indicated, the proposed zone change / plan amendment meets the applicable Statewide Planning Goals and these findings need to be adopted that show that the proposed plan / zone change complies with the City's Comprehensive Plan Policies and Objectives.

a. **TRANSPORTATION PLAN:** The City's Redmond Urban Area Transportation Plan map was adopted by the Redmond City Council in 2005.

Finding: The Transportation Plan Map is a part of the City's Comprehensive Plan and has been adopted by the Redmond City Council. The Transportation System Plan (TSP) is currently being evaluated and updated by DKS Associates under a

contract funded by ODOT and the City. The TSP Master Plan update is expected to be adopted as part of the Public Facility Plan (PFP) in May / June, 2008. In the annexation agreement, the owner has agreed to comply with the requirements of the new TSP and PFP.

b. **Chapter 12: Transportation: The Redmond Transportation System Plan (TSP) includes the goals, objectives and policies of this Chapter 12, plus transportation maps and all approved transportation projects and public documents supporting those elements. The applicable goals and policies are as follows:**

Goal 3) Identify road system needs to serve undeveloped areas so that steps can be taken to preserve rights-of-ways and maintain adequate traffic circulation.

Finding: The owner has agreed to comply with the new TSP and to make right of way dedications as shown on the new Transportation Plan map.

c. **Transportation System Management:**

Policy 1) Plan or ordinance amendments which significantly affect a transportation facility shall assure that the allowed land uses are consistent with the identified function, capacity, and level of service of the facility. This shall be accomplished by either:

i) Limiting allowed land uses to be consistent with the present function, capacity and level of service of the facility, or

ii) Amending the TSP and capital improvement programs to provide the transportation facilities adequate to support the proposed land uses, or,

iii) Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes.

Policy 4) Land use decisions shall include a consideration of their impact on existing or planned transportation facilities for all modes.

Finding: The present request to amend the comprehensive plan and zone map to provide a R-4 zoning classification for the subject property comes with recognition that this proposed change has been evaluated in the TSP Master Plan. SW 35th Street is improved to a City Collector street standard and SW Obsidian Avenue will need to be improved to a City Collector street standard. The CIP includes projects to improve the Collector streets as well as improvements to Highway 126 (Highland Avenue) and Hemholtz (an arterial street to the west).

Policy 5) The City may require a traffic study prepared by a qualified professional Traffic Engineer to determine access, circulation and other transportation requirements.

Finding: The applicant submitted a trip generation report that was provided to the City Engineer for review. No additional studies are needed.

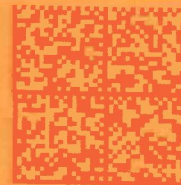
4. *That there is a change of circumstances or further studies justifying the amendment or mistake in the original zoning.*

Finding: The change of circumstances justifying this proposed amendment is that this property was part of the City's 2,300 acre UGB amendment and was zoned UH-10, Urban Holding when it was a part of the UGB. The UH-10 zone is a "holding" zone that is applied to the property until it is annexed into the City and is ready to be developed. This property has been annexed into the City and it is appropriate to change the zone and plan designations to allow for urban development to occur. Staff notes that the property south of Obsidian Avenue was also annexed into the City on April 8, 2008; however, zoning and plan designations have not been applied to that property. The property to the east (across 35th Street) has been subdivided for single family residential and is zoned R-4, General Residential. The proposed R-4 zone for the 5.8 acre property abuts other R-4 zoning and is not a spot zone. Staff finds that the annexation of the 5.8 acre property make the parcel available for urban development and this represents a change in circumstances that necessitates this plan amendment and zone change.

ADDITIONAL FINDINGS AND CONCLUSIONS:

1. Redmond's comprehensive plan and development code are instruments designed to promote and provide for development that is orderly and beneficial to the community. The comprehensive plan is a dynamic document. It is routinely updated as needed to reflect growth and changes that are in the City's interest to track and to plan for. As implementing documents; the Redmond Development Code, the 2020 Greater Redmond Area Comprehensive Plan and Zone Map, the Transportation System Plan and the City's Standards & Specifications are also updated and revised to reflect the most recent changes within the City. When necessary and as circumstances change, the City will review proposals to change the plan and zone designations for specific properties and decide if the change is warranted.
2. This is a proposal to change 5.8 acres of land from **UH-10, Urban Holding** to **R-4, General Residential**. The proposed development is for a 22,000 square foot church. This type of development can be permitted by the City under the conditional use criteria for churches in the R-4 zone. Additional applications for a partition, conditional use permit and site design review have been submitted to the City for the church and these are being reviewed concurrently along with the plan amendment and zone change.
3. The applicant and staff have submitted findings for the Commission and City Council to adopt that demonstrate that the plan amendment / zone change can be approved in compliance with the decision criteria and standards that govern such changes.

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