



Oregon

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NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: 12/05/2014
Jurisdiction: City of Redmond
Local file no.: PA-14-3
DLCD file no.: 009-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 12/03/2014. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 35 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A 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).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE
File No.: 009-14 {22407}
Received: 12/3/2014

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: Redmond

Local file no.: **PA-14-3**

Date of adoption: 11/25/2014

Date sent: 12/3/2014

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 8/11/2014

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

Adopted document is not changed from what was described in Notice of Proposed Change

Local contact (name and title): Deborah McMahon

Phone: 541-923-7724

E-mail: deborah.mcmahon@ci.redmond.or.us

Street address: 716 SW Evergreen

City: Redmond

Zip: 97756-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

see attached - new Chapter 15

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

- | | | | |
|-------------|----|--------|--|
| Change from | to | acres. | A goal exception was required for this |
| change. | | | |
| Change from | to | acres. | A goal exception was required for this |
| change. | | | |
| Change from | to | acres. | A goal exception was required for this |
| change. | | | |
| Change from | to | acres. | A goal exception was required for this change. |

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

**CITY OF REDMOND
ORDINANCE NO. 2014-20**

AN ORDINANCE AMENDING THE REDMOND COMPREHENSIVE PLAN TO ADD CHAPTER 15 – LIVABILITY ELEMENT.

WHEREAS, the City of Redmond has adopted zoning and planning regulations in accordance with Oregon Revised Statutes Chapter 227 that regulate and control the development of land within the City; and

WHEREAS, the City of Redmond City Council has an adopted set of goals that include: “Enhance the quality of life in the City through the adoption of programs, policies and standards that balance growth while maintaining the city’s unique character; Promote quality development; Continue to incorporate the Great Neighborhood Principles in both new development and infill development”; and begun implementation of the 2012 Redmond Development Plan; and

WHEREAS, the City of Redmond Comprehensive Plan is the product of hundreds of citizens from the public and private sector who participated in the Redmond Vision 2020 planning process; and

WHEREAS, the City of Redmond Comprehensive Plan 2020 Addendum contains 94 visioning statements, including statements on improving urban form and community design; and

WHEREAS, the City of Redmond will set the action steps necessary to implement the Goals and Policies in the Comprehensive Plan related to the vision; and

WHEREAS, the Redmond Urban Area Planning Commission held a public hearing on October 6, 2014, and, after reviewing the record and gathering public testimony, has recommended the Redmond City Council adopt the Livability Element as Chapter 15 to the Redmond Comprehensive Plan; and

WHEREAS, the Redmond City Council held a public hearing on November 25, 2014, to consider the recommendation of the Redmond Urban Area Planning Commission, review the existing record and gather additional evidence and public testimony; and

WHEREAS, the City Council has received the Planning Commission’s recommendation and, after receiving additional evidence and testimony, determined the requested Comprehensive Plan amendments would contribute to the Redmond Comprehensive Plan Goals and Policies for livability and appearance; and

WHEREAS, the City Council finds that the findings for the adoption of the amendments to the Redmond Comprehensive Plan 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 Comprehensive Plan; and,

WHEREAS, the City Council finds the attached amendments are necessary to further these interests.

Exhibit A: Comprehensive Plan Amendments

Proposed Comprehensive Plan Amendment – Chapter 15 – Livability Element

New language highlighted in red text and removed text shown in strikethrough).

Chapter 15 LIVABILITY ELEMENT

OVERVIEW

The purpose of this chapter is to identify the “Livability” goals and policies that the City of Redmond will use to guide and manage growth. It is important to define livability and set specific goals and policies so that community aspirations can be met over the life of the plan.

Livability Definition:

Livability is a term used to describe the variety of surroundings and human experiences that shape Redmond and convey an image of a future that is enduring, vibrant, responsible, and offers a desirable quality of life. Community livability also refers to actions that improve the City’s ability to respond to changing social, economic, or environmental events.

Livability Goal:

The City of Redmond shall create and maintain livability. The City of Redmond shall guide development and support community identity and pride by implementing policies that improve livability and are innovative creating a high quality of life, ample family wage jobs, and a safe environment in which to raise and educate families.

Livability Policies:

1. Redmond shall plan and invest in the community to provide a high quality of life for both current generations of residents and businesses and future generations of residents and businesses.
2. Redmond shall plan and invest in neighborhoods that provide a high quality of life for residents incorporating the Great Neighborhood Principles in both existing neighborhoods and new neighborhoods.
3. Redmond shall create well-balanced and aesthetically pleasing neighborhoods that provide a variety of housing types for all income levels.
4. Redmond shall adopt urban planning and building design strategies that create a positive and lasting first impression.

5. Redmond shall support energy-efficient housing choices for people of all ages, incomes, races, and ethnicities to increase mobility and lower the combined cost of housing and transportation.
6. Redmond shall strive to be the safest city in the state.
7. Redmond shall plan to become an interconnected community of parks and open spaces.
8. Redmond shall plan for a variety of transportation choices.
9. Redmond shall plan for and promote attractive streetscapes free from clutter, confusion, and blight.
10. Redmond shall develop safe, reliable, and economical transportation choices to decrease household transportation costs, improve air quality, reduce greenhouse gas emissions, and promote public health.
11. The City of Redmond shall develop and maintain the environment that promotes and supports a strong, healthy, and diverse economic base.
12. Redmond shall promote economic competitiveness through sustainable choices for housing, transportation, education, cultural diversity and enrichment, and recreational opportunities as well as improve reliable and timely access to employment centers, educational opportunities, services, and other basic needs by workers.
13. Redmond shall help existing businesses within the City to grow and thrive.
14. Redmond shall help to create and foster new businesses of all types.
15. Redmond shall provide well planned and maintain high-quality infrastructure to provide a competitive advantage for business and community growth.
16. Redmond shall work to educate, attract, and retain a highly educated, skilled, and competitive workforce capable of fulfilling a variety of 21st century employer needs.
17. Redmond shall improve community aesthetics; strengthen its identity and sense of place by recognizing and enhancing its unique cultural and environmental resources (e.g., historic structures, improved viewsheds, urban landscape, authenticity, heritage, and architectural styles).
18. Redmond shall provide diverse family friendly entertainment for all Central Oregon residents and visitors.
19. Downtown Redmond shall offer diverse districts with mutually supportive functions, including a pedestrian focused core that attracts residents and visitors for entertainment, shopping, dining, civic activities, and community events.

20. Redmond shall develop strategies that improve diversity of systems and reduce the potential negative impact to the whole city of the failure of any one particular system. Increasing the diversity of systems means that Redmond should maximize the diversity of different business types, institutions, sources of food, and industries, etc.

Exhibit B
(Comprehensive Plan Amendments – Chapter 15 Livability Element).

**Findings for Comprehensive Plan Amendments to add
Chapter 15 - Livability Element**

Prepared by Deborah McMahon,
Principal Planner
City of Redmond

September 27, 2014

**FINDINGS OF THE REDMOND CITY COUNCIL
REGARDING 711-14-000185-PA, AMENDMENTS TO THE REDMOND
COMPREHENSIVE PLAN TO ADD A NEW CHAPTER 15 – LIVABILITY ELEMENT**

FILE NO. 711-14-000185-PA

REQUEST: A LEGISLATIVE AMENDMENT TO THE REDMOND COMPREHENSIVE PLAN TO ADD CHAPTER 15 – LIVABILITY ELEMENT

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

STAFF: Deborah McMahon, Principal Planner

HEARINGS BODY: Redmond City Council
Redmond Urban Area Planning Commission

DATE & TIME: October 6, 2014 at 7:00 pm, Redmond Urban Area Planning Commission
November 25, 2014 at 7:00 pm, Redmond City Council

LOCATION: City Council Chambers, 777 Deschutes Avenue, Redmond, Oregon

I. APPLICABLE CODE SECTIONS AND CRITERIA:

- Oregon Revised Statutes (ORS) – ORS 197.250, 197.610, 197.763.
- Oregon Administrative Rule (OAR), LCDC, Division 15, Statewide Planning Goals and Guidelines – OAR 660-015-0000 (as applicable)

II. BACKGROUND & HISTORY:

The proposed text amendment creates a new chapter to the Redmond Comprehensive Plan – Chapter 15 Livability Element. The new chapter incorporates concepts and policies previously adopted through the Redmond Development Plan, adopted April 2012. It is essential to add these policies to the Plan because it is the primary guiding document for the communities land use. The City refers to these policies when it prepares findings for new developments and other land use applications.

The proposed Comprehensive Plan Amendments were initiated legislatively by the City of Redmond – thus, the City is the applicant. The rationale for the adoption of the proposed amendments is consistent with the Oregon Land Use Goals, the City of Redmond Comprehensive Plan, and the Redmond City Council goals.

III. PROPOSAL:

The request is for a Legislative Amendment to the Redmond Comprehensive Plan to add a new chapter, Chapter 15 – Livability Element. The purpose of this new chapter is to identify the “Livability” goals and policies that the City of Redmond will use to guide

and manage growth. It is important to define livability and set specific goals and policies so that community aspirations can be met over the life of the plan.

V. EXHIBITS:

The following exhibits make up the record in this matter:

1. Proposed Findings and Conclusions included herein.
2. The proposed text of the new Chapter 15 – Livability Element
3. Notice to Department of Land Conservation and Development (DLCD) (file)
4. Notice of Planning Commission Public Hearing “Bulletin - Published September 26, 2014” (file).
5. Notice of City Council Public Hearing “Bulletin - Published November 12, 2014 (file).
6. Planning Commission Work Session/Public Hearing Staff Reports (file).
7. Public testimony received.

VI. SUMMARY:

The request is for an amendment to the Redmond Comprehensive Plan to add a new chapter – Chapter 15 – Livability Element. The purpose of this new chapter is to identify the “Livability” goals and policies that the City of Redmond will use to guide and manage growth. It is important to define livability and set specific goals and policies so that community aspirations can be met over the life of the plan.

1. The findings, the text for the enforcement standards, and supporting materials, all demonstrate that the proposed Plan amendment is consistent with the Statewide Planning Goals, the Redmond Comprehensive Plan, the City Council Goals, and other policies adopted by the City.
2. The four criteria set forth in RDC Section 8.0760 (Criteria for Amendments) are addressed herein/below, as well as all applicable state laws and requirements.

VII. FINDINGS AND CONCLUSIONS:

A. REDMOND DEVELOPMENT CODE (RDC), Chapter 8, Sections 8.0750 through 8.0775 (Amendments) sets forth the procedure and standards for an amendment to the text of the Code or to the adopted Comprehensive Plan or Zoning map. Specifically, Section 8.0760 - Criteria for Amendments, sets forth the four (4) criteria that must be met:

1. In conformity with all applicable State statutes:

Finding: The State statutes that directly apply to this application include:

1. ORS 197.610, *Local Government Notice of Amendment or New Regulation*
2. ORS 197.250, *Compliance with Goals Required*
3. ORS 197.763, *Conduct of Local Quasi-Judicial Land Use Hearings; Notice Requirements.*

The applicable City of Redmond Code standards (sections 8.0750 to 8.0775, Amendment Procedures and Notice Requirements), and (sections 8.1100 through 8.1125, Legislative Procedures), were developed in compliance with the

applicable State Statutes listed above regarding noticing and public hearings. Applicability of the Statewide Planning Goals is addressed in detail below – those findings, incorporated by reference herein, show compliance with the applicable Statutes listed above.

With regard to the Statutory noticing requirements referenced above, notice of the proposed amendment has been provided to DLCDC and advertised in the local newspaper (public notice) as required by City Code and State Statute.

With regard to the Statutory public hearing requirements referenced above, this proposal is legislative and not necessarily quasi-judicial in nature. However, for lack of specific Statutory requirements governing such legislative actions, Sections 8.1100 through 8.1125 of the Redmond Development Code, which implement the quasi-judicial Statutory requirements in similar fashion have been met. Subsequently, the Planning Commission and City Council's public hearing and review processes meet the Statutory requirements for the purpose of the review.

Notwithstanding the Statutory requirements addressed herein, the Oregon Administrative Rules (OAR) also implement the Statutes. The applicable Rules are addressed in the ensuing review.

Conclusion: Based on the findings addressing amendment criterion 1, the proposed Comprehensive Plan amendment conforms to applicable State statutes.

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

Goal 1- Oregon's Statewide Planning Goals: Citizen Involvement.

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Finding: The Urban Area Planning Commission serves as the City's formal citizen advisory committee to fulfill Goal 1 and is made up of Redmond area residents. The City conducted public meetings (Planning Commission work sessions and a public hearing) over the past few months regarding the proposal.

Public notices and agendas for Planning Commission meetings where the proposed amendments were discussed were provided. All documents were available for the public review. Further, public notice advertising the public hearing was published in the Bend Bulletin.

The City continually provided extensive public review and involvement opportunities during public work sessions and public hearings both at the Planning Commission level and City Council level as deemed necessary by such bodies.

Conclusion: Based on these actions, Oregon Planning Goal 1 for Citizen Involvement has been met.

Goal 2- Oregon's Statewide Planning Goals: Land Use Planning.

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Finding: Through the course of review, the staff, the Redmond Urban Area Planning Commission and the Redmond City Council has received input from other City staff and residents of the community. The City Council has determined that enough factual and policy basis exists to support the proposed language amendments. The proposed amendments will better implement policies of the Comprehensive Plan and Redmond Development Plan and will provide clearer regulations and policies for the City staff to administer.

Conclusion: Based on these findings, the proposed amendments meet Goal 2.

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

Chapter 1 – Redmond Comprehensive Plan: Citizen Involvement.

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Finding: The Urban Area Planning Commission serves as the City's formal citizen advisory committee (as required by State Administrative Rule) and is made up of Redmond area residents. The Planning Commission is formally recognized through City Code and was appointed by the City Council. Thus, the Planning Commission is the appropriate public review and recommendation body to the City to meet this Comprehensive Plan policy.

The City, through the Planning Commission, has conducted initial public meetings, and a public hearing over the past few months regarding the proposed amendments. Public notices and agendas for Planning Commission meetings where the proposed amendments were discussed were provided. All documents were available for the public review. Further, a notice of the public hearing was published in a local newspaper, either the Redmond Spokesman or Bend Bulletin. The City has continually provided extensive public review and involvement opportunities during public work sessions and public hearings both at the Planning Commission and City Council levels as deemed necessary by such bodies.

The proposed amendments serve the following Policies of Chapter 1 of the Redmond Comprehensive Plan.

1. The City shall establish a citizen involvement program to provide for widespread citizen involvement.

2. The citizen involvement program shall involve a cross-section of affected citizens in all phases of the planning process.
3. The City shall assign the Redmond Urban Area Planning Commission as its officially recognized committee for citizen involvement (CCI).
4. The City shall establish mechanisms to assure two-way communications between citizens and elected and appointed officials.
5. The City shall provide the opportunity for citizens to be involved in all phases of the planning process.
6. The City shall assure that technical information is available to citizens in an understandable form.
7. The City shall assure that recommendations resulting from the citizen involvement program shall be retained and made available for public assessment. Citizens who have participated in this program shall receive a response from policy-makers.
8. The City shall allocate adequate human, financial and informational resources for the citizen involvement program.

Chapter 2 – Redmond Comprehensive Plan: Land Use Planning.

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Finding: The Planning Commission, City Council, and staff have provided opportunities for and have received public input throughout the review process. Based on this input, the City Council finds that the proposed amendments are necessary to implement Chapters 1 and 2 of the City of Redmond's Comprehensive Plan, specifically, and other Chapters. The City Council has determined that enough factual and policy basis exists to support the proposed language amendments. The proposed amendments will better implement policies of the Comprehensive Plan and Redmond Development Plan and will provide clearer regulations and policies for the City staff to administer.

The proposed amendments serve the following Policies of Chapter 2 of the Redmond Comprehensive Plan.

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2. The plan shall be the basis for specific implementation measures. These measures shall be consistent with and adequate to carry out the plans. Each plan and related implementation measure shall be coordinated with the plans of affected governments.
3. All land use plans and implementation ordinances shall be adopted by the governing body after public hearing and shall be reviewed and, as needed, revised on a periodic cycle to take into account changing public policies and circumstances, in accord with a schedule set forth in the plan.
4. Opportunities shall be provided for review and comment by citizens and affected governmental units during preparation, review and revisions of plans and implementing ordinances

5. To provide a sound basis for orderly and efficient urbanization by establishing proper relationships between residential, commercial, industrial, public and open land uses, and transportation uses.

Chapter 9 – Economic Development

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Finding: The Planning Commission, City Council, and staff have provided opportunities for and have received public input throughout the review process. Based on this input, the City Council finds that the proposed amendments are necessary to implement Chapters 1 and 2 of the City of Redmond's Comprehensive Plan, specifically, and other Chapters. The City Council has determined that enough factual and policy basis exists to support the proposed language amendments. The proposed amendments will better implement policies of the Comprehensive Plan and will provide clearer regulations for the City staff to administer.

Many of the Plan's existing concepts and policies are consistent with the proposed amendments. In general, the proposal serves the following Policies of Chapter 9 of the Redmond Comprehensive Plan.

1. Expand, improve, and diversify the economy of the Redmond Urban Growth Boundary area while maintaining Redmond's quality of life.
2. Provide family wage employment opportunities for area residents.
3. Retain or create industrial, office, professional services, technology, medical, tourism, retail, and other jobs through expansion and retention of existing businesses and recruitment of new businesses.
4. Improve the appearance of the community's employment districts, particularly along Highways 97 and 126, the Downtown, central east side industrial areas, and the Airport/Fairgrounds area.
5. Allow mixed used employment and commercial uses in outlying areas of the community as neighborhood centers to provide opportunities for citizens to reside near employment and service destinations.
6. Provide for an attractive, interesting, and convenient downtown as a place to do business, work, shop, reside, visit, socialize, and celebrate the community
7. Preserve our historic legacy as reflected in place names, parks, art, buildings, and traditions.
- ...
12. The following shall be the general objectives of the Redmond urban area concerning overall commercial development to:

- a) Protect and insure the permanency of the Central Business District (CBD) as a vital economic base and to maximize customer access and exposure, and convenience.
- b) Encourage landscaping and other forms of city beautification for the purpose of enhancing the physical character of commercial areas and the overall City.
- c) Maintain alleyways as viable pedestrian walkways in the CBD area and to promote an atmosphere therein for pedestrian traffic.
- d) Solve the problems of parking within the CBD area and to prevent or minimize such problems in other and new commercial development.
- e) Increase customer convenience and accessibility to downtown businesses, minimize congested traffic conditions and pedestrian/auto conflicts, and generally promote the downtown area.
- f) Focus community efforts to improve the overall appearance of existing commercial areas and encouraged to all new developments.
- g) Encourage new commercial areas in developing neighborhoods to be clustered in mixed-use neighborhood commercial centers rather than as strips along major roads.
- h) Establish development standards for all commercial areas and particularly for those that are planned within mixed-use centers and in areas where commercial and industrial uses are adjacent to residential areas.
- i) Rehabilitate or re-develop older commercial areas in order to retain their values to the community, including the Downtown and Highway 97 corridor after the highway is re-routed to a limited access corridor.

...

16. The City shall develop standards relating to appearance and neighborhood compatibility.

Chapter 10 – Housing

To provide for the housing needs of citizens of the state.

Finding: The Planning Commission, City Council, and staff have provided opportunities for and have received public input throughout the review process. Based on this input, the City Council finds that the proposed amendments are necessary to implement Chapters 1 and 2 of the City of Redmond's Comprehensive Plan, specifically, and other Chapters. The City Council has determined that enough factual and policy basis exists to support the proposed language amendments. The proposed amendments will better implement policies of the Comprehensive Plan and will provide clearer regulations for the City staff to administer. Many of the Plan's existing concepts and policies are consistent with the proposed amendments. In general, the proposal serves the following Policies of Chapter 10 of the Redmond Comprehensive Plan.

- 2. Allow for a variety of housing options for all income levels in both existing neighborhoods and new residential areas that match the changing demographics and lifestyles of Redmond residents.
- 3. Establish residential neighborhoods that are safe, convenient, and attractive places to live, which are located close to schools, services, parks, shopping and employment centers.

Residential Compatibility

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

Chapter 12 – Transportation

To provide and encourage a safe, convenient and economic transportation system.

Finding: The Planning Commission, City Council, and staff have provided opportunities for and have received public input throughout the review process. Based on this input, the City Council finds that the proposed amendments are necessary to implement Chapters 1 and 2 of the City of Redmond's Comprehensive Plan, specifically, and other Chapters. The City Council has determined that enough factual and policy basis exists to support the proposed language amendments. The proposed amendments will better implement policies of the Comprehensive Plan and will provide clearer regulations for the City staff to administer. Many of the Plan's existing concepts and policies are consistent with the proposed amendments. In general, the proposal serves the following Goals of Chapter 12 of the Redmond Comprehensive Plan.

GOALS

Within the Redmond Urban Growth Boundary, an urban area transportation system will be developed which enhances the livability of Redmond and accommodates growth and development through careful planning and management of existing and future transportation facilities.

Chapter 12 – Urbanization

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.

Finding: The Planning Commission, City Council, and staff have provided opportunities for and have received public input throughout the review process. Based on this input, the City Council finds that the proposed amendments are necessary to implement Chapters 1 and 2 of the City of Redmond's Comprehensive Plan, specifically, and other Chapters. The City Council has determined that enough factual and policy basis exists to support the proposed language amendments. The proposed amendments will better implement policies of the Comprehensive Plan and will provide clearer regulations for the City staff to administer. Many of the Plan's existing concepts and policies are consistent with the proposed amendments. In general, the proposal serves the following Goal of Chapter 13 of the Redmond Comprehensive Plan.

GOALS

1. To direct development within the Redmond UGB at urban level densities in a phased and orderly manner, and with the provision of an adequate level of urban services, including but not limited to public water, sewer, and urban streets.

2020 Comprehensive Plan Addendum

The Redmond Urban Area Comprehensive Plan is the product of hundreds of citizens from the private and public sector who participated in the Redmond Vision 2020 planning process. An advisory committee, the Vision 2020 committee, representing a broad cross section of the community, was appointed by the Redmond City Council and the Deschutes County Board of Commissioners to undertake a major update of the 1979 adopted Redmond Urban Area Comprehensive Plan. This was due to several factors, including rapid population growth, an expanding and changing local economy, and changes to state law requirements for housing and transportation planning.

The Vision 2020 Committee met from March, 1996 to February, 1999. During this time it identified the major trends affecting Redmond, crafted a statement of community values, established a vision of Redmond in the year 2020, and drafted goals and policies for the Comprehensive Plan. Over 4,000 person hours were generously contributed by committee members and additional hours were donated by Planning Commissioners, City Councilors, and numerous individuals who provided information and collaborated with the Committee to make this project successful.

The proposed amendments serve the following vision statements and policies of the 2020 Comprehensive Plan Addendum.

CREATE A COMMUNITY VISION

In the process of “visioning” Redmond in the year 2020 a list of 94 vision statements were developed. These ideas originated in a community-wide vision workshop in 1996 and were then reviewed and refined by the Redmond City Council, the Redmond Urban Area Planning Commission and the Vision 2020 Committee.

Economic Element

7. The commercial areas have a tremendous impact on the appearance of the community. Since they are located along major traffic routes in and out of the area, they are seen by more people each day than any other parts of the community.

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

Finding: This proposal responds to a change of circumstances where new data from the Redmond Development Plan and changes in the community require

evaluation and updates to the current Comprehensive Plan language. The new language is necessary to make the zoning standards easier to implement and provide consistency with the vision described in the Plan and its addendum.

Conclusion:

Based on the findings above, the proposed Comprehensive Plan amendment is warranted.