
January 23, 2017

Redmond City Council
716 SW Evergreen Ave
Redmond, OR 97756

Dear Mayor and Councilors,

On behalf of the Central Oregon Association of REALTORS® (COAR) – representing nearly 2,000 REALTORS® in the region – thank you for the opportunity to comment on the City’s proposed amendments to multiple sections of Chapter 8 of the Redmond Development Code.

While we commend the City for revisiting its development code and proposing progressive initiatives, we wish to highlight a few areas of concern and request that you consider our recommendations and revise these items accordingly.

On page 95, 8.0300.13.A, we support the Planning Commission’s recommendation to remove the language, “Alley-loaded designs are required unless a variance is approved.” Requiring a specific building design is a significant concern for our organization, especially a design that is likely to increase the cost of housing. As Central Oregon weathers an affordable housing crisis, blanket policies with the potential to increase costs should be avoided. Our organization does not support any requirement that calls for a single type of master plan development, such as alley-load.

In regards to building height as defined on pages 7 and 8, we support the Central Oregon Builders Association’s recommendation to use one simple method and utilize average finished grade of the residence, as the City lists for lots with greater than a 10 percent slope.

The language regarding Planned Unit Development – 8.0275.J – reads, “To accrue benefits to the community as a result of flexibility and improved design, including but not limited to open spaces, trails, landscaping, activity areas, art, improved layout of lots and house design.” The benefits to the community referenced here are subjective and redundant, as item J encompasses the prior items A through I. We recommend removing item J.

Item F under "Modifications to the Master Plan Section" reads, "Places for the installation of public art is required at the gateways to neighborhoods and/or in and around the center of neighborhoods to provide focal points." We recognize that beautification and spaces for creative expression are integral parts of a community, but we urge the council to keep the original term, "encouraged" as requiring "places for the installation of public art" may place limitations on developers or result in unwanted installations for some homeowners and residents. If public art is found lacking, incentives could be offered in these areas.



Also under "Modifications to the Master Plan Section," item J regarding fully developed "pocket parks" or "tot lots" – we urge the City to consider an exemption for areas within a defined radius of a public park as in these instances opportunities may already exist.

Thank you for your service to Redmond, as well as your consideration of the concerns of the local real estate industry. Should you have any questions, please feel free to contact us at 541-382-6027 or info@coar.com.

Sincerely,

Carolyn Bostwick
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