

**CITY OF REDMOND
ORDINANCE NO. 2025-08**

**AN ORDINANCE OF THE CITY OF REDMOND AMENDING THE REDMOND CITY CODE
CHAPTER 8 REGULATING SUPPORTIVE SHELTERS (RC SECTION 8.370).**

WHEREAS, Oregon Revised Statute (ORS) 197.782 is the enabling legislation allowing for the continuation of “emergency shelters” and ORS 197.783 establishes the minimum approval requirements for the application of (emergency/temporary) shelters; and

WHEREAS, the City adopted supportive shelters provisions in December 2023 and has since identified needed modifications to enhance the safety and better accommodate the basic needs of participants utilizing supportive shelters; and

WHEREAS, the Redmond Urban Area Planning Commission held a public hearing on April 16, 2025, and, after reviewing the record and gathering public testimony, has recommended that the City Council amend the supportive shelters standards; and

WHEREAS, the City Council held a public hearing on May 13, 2025, 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 determines that the findings contained in Exhibit B for the adoption of the amendments to the Redmond Development Code have fully addressed the City’s Comprehensive Plan, the applicable state law, the Statewide Planning Goals and the City’s standards and criteria for an amendment to the Redmond Development Code; and

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

NOW THEREFORE, THE CITY OF REDMOND ORDAINS AS FOLLOWS:

SECTION ONE: The City of Redmond hereby amends the Redmond City Code Section 8.370. The amendments are attached hereto as “Exhibit A.”

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

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

SECTION FOUR: EFFECTIVE DATE: This Ordinance shall be effective on the 30th day following its passage.

PASSED by the City Council and **APPROVED** by the Mayor this 13th day of May 2025.

/s/ Ed Fitch
Ed Fitch, Mayor

ATTEST:

/s/ Kayla Duddy
Kayla Duddy, Deputy City Recorder

EXHIBIT A

Sec. 8.370. Supportive Shelter Standards.

1. *Applicability.*
 - A. Any proposal for a supportive shelter which is identified as a qualifying emergency shelter under ORS 197.782 shall be reviewed for compliance with State law and approved accordingly.
 - B. See Use Tables 8.135, 8.137, 8.190, 8.220 and 8.260.
2. *Review and Application.* Supportive shelters shall be reviewed as a Development Action. An approved site plan shall identify an appropriate timeline and process for periodic review and renewal. A complete application for a Support Shelter proposal shall include:
 - A. *Pre-development.* A completed Pre-development Application ~~prior to submission.~~
 - B. *Site Plan.* A site plan which demonstrates compliance with standards of this Section.
 - C. *Lease or Legal Use Agreement.* A copy of the lease document or equivalent that outlines the legal agreement between the applicant and the property owner to use the subject property for the supportive shelter proposal, if the applicant is not the property owner.
 - D. *Financial Security Proposal.* Proof of financial security in compliance with Subsection (6.D.) of these standards.
 - E. *Operating Plan.* A plan outlining and identifying the operations, security, and case management services.
 - G. *Narrative.* A narrative explaining the supportive shelters compliance with these standards. This includes a description of the managing agency, the name and contact information of the designated contact person from the managing agency, and a copy of the draft Code of Conduct that would be provided to authorized shelter residents.
3. *Shelter Unit.* A shelter unit provides shelter from the elements. Shelter units are not dwelling units, and no structure that could meet building code as a dwelling unit shall be used as a shelter unit. Shelter units shall obtain all building permits determined to be necessary by the Building Official and may not contain natural gas appliances, ~~propane heaters,~~ or generators.

Shelter Unit Types:

 - A. Tents, yurts, and membrane or fabric structures, as per ORS 197.746.
 - B. Recreational Vehicles or other privately owned Vehicle (as defined by Section 5.325 of City Code).
 - C. ~~Site-built, modular, or prefabricated structures, or similarly built structures~~Microshelters, which are hard- or semi-hard shelled temporary structures that do not exceed 200 square feet, and which do not contain permanent provisions for cooking.
 1. Microshelter construction must adequately address safety related to snow, wind, and the use of anchors as defined in Section 5.720(5) of City Code.
4. Open Flames and Free-standing Heaters. No open flames or free-standing heaters shall be allowed on the premises, or within vehicles unless;
 - A. Open flames are integral to the operation of a built-in appliance contained in a Recreational Vehicle.

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- B. The approved site plan includes a designated area or structure that may be used for propane-fired grills for cooking purposes only, situated at least ten feet from any other structure, vegetation or debris, and is supplied with a Class B rated fire extinguisher. The ignition of charcoal, wood, or other matter is prohibited.
 - C. Free-standing heaters may only be used in ~~structures~~shelter units if rated for indoor use and appropriately rated for the size of the shelter unit. Free-standing heaters must be approved by the Managing Agency or their designee prior to use on premises.

5. *Development Standards.*

- A. *Height and Setbacks.* Building height and setback standards of the underlying zone shall apply to any supportive shelter site.
 - 1. Setback standards shall only be applied to permanent structures, such as common area buildings.
 - 2. No shelter units regardless of type may be sited closer than ten feet to any public right-of-way.
- B. *Density.* No supportive shelter site shall exceed a density of 25 shelter units per net acre.

56. *Site Layout and Characteristics.*

- A. *Proximity and Spacing.* Shelter units of various types may be collocated, provided they are clearly delineated, and development standards are met. Shelter units must be sited with adequate separation between shelter types and units to provide for safety and privacy. Spacing will vary depending on shelter-type, fire-separation requirements, ADA compliance, emergency egress pathways, and emergency access for first responders.
- B. *Parking.* Parking areas shall be provided for use by shelter residents, staff, and visitors pursuant to Sections 8.500 through 8.515 (Off-Street Parking and Loading Requirements). Additional spaces shall be provided for authorized shelter residents using privately owned vehicles as shelter units. Parking shall be approved based on capacity proffered by managing agency providing services.
- C. *Storage.* No outdoor storage is permitted, excluding bicycles or similar mobility devices, except as provided in a designated and approved storage area. Residents shall be provided with enclosed, secure storage for their belongings.
- D. *Fencing.* The supportive shelter site shall be fenced and screened from sight except at entry and exit places. The fencing and screening shall be no less than six feet in height and shall be maintained. The Community Development Director may allow for deviations or reduced fencing or screening standards.
- E. *Signage.* A sign must be posted with the name and phone number of the managing agency. This sign is exempt from sign standards but must be posted at the entrance to the supportive shelter site and shall not be illuminated or exceed six square feet in size.
- F. *Common Area Facilities.* Common areas for use by the authorized shelter residents and staff shall be provided to ensure adequate trash and recycling services. At least one toilet and hand-washing station shall be provided and maintained. These common areas may provide access to water, sanitation, laundry, cooking, warming or cooling areas, through permanent or temporary facilities. The Oregon Health Authority may require public health best practices for shared health and sanitation facilities. Common areas may also be furnished with facilities needed by the managing agency to provide other supportive services, such as case management, counseling, daycare, kennel space, skill development, or similar.
- G. *Compliance.* The layout of the supportive shelter site and all structures shall comply with any applicable Federal, State, and local requirements, including but not limited to Fire, Environmental

Health, Building, and Engineering requirements and will not pose any unreasonable risk to public health or safety.

1. Ensure units and support structures are accessible in accordance with the Americans with Disabilities Act of 1990 (ADA), as amended and in accordance with the City of Redmond Building Code.

67. *Site Management.* An approved supportive shelter site must be actively managed and maintained by a managing agency in order to operate and serve shelter residents. A shelter site that is not being actively managed or maintained by a managing agency for a period of six or more months will be considered to be an abandonment of the use unless an extension or another approval is obtained. A shelter site found to be operating without being actively managed and maintained by a managing agency will be considered to be in violation of this Section.

- A. *Managing Agency.* The managing agency may be any governmental, housing authority, nonprofit, religious agency or public benefits corporation (as defined in ORS 65.001). The managing agency must have a designated contact person and their contact information must be kept up to date for the City's use and reference.
- B. *Active Management and Maintenance.* A managing agency can demonstrate active management and maintenance of the supportive shelter site by having a local or on-site presence and being available to accept and respond to telephone calls during business hours and to any potential after-hours emergency.
 1. *Supportive Services.* A managing agency must be providing supportive services to each authorized shelter resident for the entire duration that the shelter has residents. Staff must be able to assist residents in obtaining necessary documentation, such as government identification and vehicle registration and insurance. Additional on-site services may include case management services for housing, financial, vocational, educational, physical or behavioral health care, public benefits, and any other similar services incidental to shelter.
- C. *Code of Conduct.* The managing agency shall not authorize a shelter resident without providing each resident with a code of conduct form to review and sign. The managing agency has the right to refuse entry or discontinue use for any individual. The code of conduct shall be written in a language understandable to the resident and shall contain policies and information that set out regulations regarding:
 1. How individuals who may stay on the premises will be selected.
 2. How many days someone may stay on the premises.
 3. Supervision and identification of the supportive services or case management to be provided.
 4. What structures or other items may be placed or stored on the premises.
 5. Conduct, noise disturbance, pets, location and expected use of all common area facilities, and visitation.
 6. Prohibition of open flames on the premises, ~~or within vehicles unless contained in a Recreational Vehicle (RV) currently titled and registered with the State of Oregon Department of Motor Vehicles, except as allowed in Section 8.370(4) of City Code.~~
 7. Other information or policies the managing agency feels necessary to include.
- D. *Financial Security.* The managing agency at the time of application shall provide a financial security proposal to ensure the removal of the improvements should the shelter site approval expire or become void. This may be in the form of a bond, petition, cash, or other adequate method. The financial

security itself shall be provided to the City and secured before the shelter site may begin operation, or else the operation of the supportive shelter will be considered to be in violation of this code.

E. *Enforcement.*

1. Approval of a supportive shelter site shall not be construed to abrogate or limit the jurisdiction or authority of the Redmond Police Department or any other law enforcement agency. Notwithstanding any other provision of this Section or City Code, the City Manager or designee may:
 - A. Revoke authorization of a supportive shelter site for violations of the requirements of this Section.
 - B. Prohibit a supportive shelter site on a property if the City finds that any activity related to the shelter site on that property constitutes a nuisance or other threat to the public welfare.
2. Nothing in this Section of this code creates any duty on the part of the City or its agents to ensure the protection of persons or property with regard to permitted supportive shelter sites.

(Ord. No. 2023-07, 12-19-2023)

Editor's note(s)—Section 8.370 Building Setbacks for the Protection of Solar Access was amended by Ord. No. 2012-04 passed April 24, 2012. Later, was amended by Ord. No. 2020-15 passed November 10, 2020. Later, was deleted by Ord. No. 2022-04 passed June 28, 2022.

EXHIBIT B

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

HEARING DATE: May 13, 2025, 6:00 PM, Redmond City Hall Council Chambers and via digital conference (GoTo Meeting)

HEARINGS BODY: Redmond City Council

FILE NUMBER: 711-25-000057-TA

FILE NAME: Redmond Development Code Text Amendment

REQUEST: A Legislative Amendment to the Redmond City Code, Chapter 8 (Development Code), to Modify Supportive Shelter Standards

APPLICANT: City of Redmond

REVIEWING STAFF: Kyle Roberts, AICP, Planning Director
Linda Cline, Housing Program Analyst

I. BACKGROUND

Summary:

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

In May 2021, the Oregon legislature passed House Bill (HB) 2006, requiring local governments to approve applications for the development or use of land for emergency shelters, with few provisions. This bill was extended twice through passage of HB 4051 (2022) and HB 3395 (2023).

In December 2023, Ordinance 2023-07 was adopted by City Council, codifying RDC Section 8.370, Supportive Shelter Standards. The code defines supportive shelter as any tract of land being actively managed by an agency which maintains two or more shelter units for the primary purpose of providing shelter alongside supportive services to individuals or families who lack access to permanent or safe shelter. The provisions found in this section of code set clear parameters for the development and use of emergency shelters including allowable shelter types, development standards, site layout and characteristics, and site management.

Items being addressed as part of this amendment include shelter types and placing restrictions around the use of open flames and portable heaters. This proposed amendment to the Supportive Shelter Standards of the Development Code is being initiated legislatively by staff at the direction of Council. The findings and supporting materials demonstrate the proposed text amendment is consistent with the Statewide Planning Goals, the Comprehensive Plan, and RDC Section 8.760 (Amendments). The four criteria set forth in Section 8.760 are addressed herein, as well as applicable state laws and requirements.

Proposal:

In January 2025, City Council amended Chapter 5 of the City Code to include the allowance for microshelters – hard- or semi-hard shelled temporary structures that do not exceed 200 square feet and do not contain permanent provisions for cooking – in the City’s Safe Parking¹ provisions of code. Furthermore, as regulated by the code, essentially the shelter structures are constructed and sited in a manner that ensures safety related to snow, wind, and other environmental factors. Staff is proposing to include the allowance for microshelters in the Supportive Shelter provisions of the RDC as well.

Currently, the Supportive Shelter Standards do not address the use of open flames or cooking appliances, and propane heaters are outright prohibited within a Supportive Shelter site. The proposed amendment allows open flames under certain conditions: 1) When integral to the operation of a built-in appliance contained in a Recreational Vehicle; and 2) Propane grills may be used in designated cooking areas with consideration of clearance distances, and when supplied with an appropriate fire extinguisher.

Allowances are also proposed for the use of free-standing heaters indoors, necessary for the health and safety of emergency shelter participants due to climate conditions. Free-standing heaters must be appropriately rated for planned use and must be approved by the managing agency or their designee.

Exhibits:

The proposed amendment to the Supportive Shelter standards of the RDC is contained in Exhibit A and is attached hereto:

Exhibit A – Revisions to RDC Section 8.370

Noticing:

Noticing for the first evidentiary hearing scheduled for April 16, 2025, was noticed as follows:

- Per ORS 197.610, a notice of proposed change to an implementing regulation and zoning map amendment was submitted to the Department of Land Conservation and Development (DLCD) on March 12, 2025.
- Per Section 8.1110 of the Redmond Development Code, a public hearing notice for the April 16th Planning Commission hearing was published in the *Redmond Spokesman* on April 3, 2025.

Noticing for the second evidentiary hearing scheduled for May 13, 2025, was noticed as follows:

- Per Section 8.1110 of the Redmond Development Code, a public hearing notice for the May 13th City Council hearing was published in the *Redmond Spokesman* on May 1, 2025.

Applicable Criteria:

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

- Oregon Revised Statutes (ORS) – Chapter 197
- Oregon Administrative Rules (OAR), Chapter 660:
 - Division 15, Statewide Planning Goals and Guidelines
 - Division 18, Post-Acknowledgement Amendments
- City of Redmond Development Code:
 - Article I – Zoning Standards

¹ Safe parking, provided through overnight camping and transitional overnight parking accommodations, is intended to be used on a limited basis for emergency or transitional shelter purposes by individuals, families, or households who lack permanent or safe shelter. RC Section 5.720.

II. FINDINGS & CONCLUSIONS

Findings:

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

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

1. In conformity with all applicable State statutes;

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

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

ORS 197.610 requires local jurisdictions to submit proposed comprehensive plan or land use regulation changes to Department of Land Conservation and Development (DLCD). Notice of the proposed implementing amendments to the Redmond Development Code (RDC) has been provided to DLCD more than 35 days in advance of the first evidentiary hearing concerning the amendments.

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

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

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

ORS 197.782, *Emergency shelters developed under temporary authorization* and ORS 197.783, *Local approval of emergency shelters; process; limitations*

ORS 197.782 is the enabling legislation allowing for the continuation of "emergency shelters" and ORS 197.783 establishes the minimum approval requirements for the application of (emergency/temporary) shelters. The proposed amendments to the City's Supportive Shelter Standards (i.e., RDC Section 8.370) comply with the minimum requirements outlined in ORS 197.783.

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

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

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

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

The agenda for the Planning Commission public hearing, where and when the proposed amendments are discussed, were provided in accordance with law. All documents were available for public review. Public notice advertising the April 16th public hearing was published in the *Redmond Spokesman*.

Goal 2 – Land Use Planning – requires establishing a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

ORS 197.782, originally created by House Bill 2006, is the state enabling legislation that requires local governments to approve applications for the development or use of land for emergency shelters, with few provisions. ORS 197.783 establishes the minimum requirements, and local governments are permitted to add additional provisions.

As codified in the RDC, and as authorized by ORS 197.783(5)(a), review and approval of supportive shelters are considered a Development Action. This means there is no hearing involved in the review and approval of a proposal and staff must take action within 30 days of receiving a complete application.

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

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

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces – is not applicable because the proposed amendments do not affect any regulation that implements Goal 5 and the City's acknowledged regulations implementing Goal 5 remain in effect with no change in applicability.

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

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

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

Goal 9 – Economic Development – requires the City to plan and zone enough land to meet the community's projected commercial and industrial needs. The City adopted an Economic Opportunities Analysis (EOA) in 2020. This document serves as the City's compliance document under Goal 9, OAR 660-009-0015, and ORS 197.712. Strategies identified in the EOA carried over as economic development goals and policies outlined in Chapter 9 of the City's Comprehensive Plan. The proposed

code amendments do not have a direct impact on the EOA or the economic development goals and policies of the City's Comprehensive Plan.

Goal 10 – Housing – provides for the housing needs of citizens of the state. The City adopted a Housing Needs Analysis (HNA) in 2019. This document serves as the City's compliance document under Goal 10, OAR Chapter 660, Division 008, and ORS 197.296(3). This report concludes that Redmond should plan to accommodate development of 6,963 new dwelling units over the next 20 years in order to house the projected population growth. The proposed amendments will have no impact on lands needed for housing.

State law has allowed for emergency shelters as a use since 2021. Their approval as a use is valid until the point-in-time count, as reported to the United States Department of Housing and Urban Development under 24 C.F.R. part 578, indicates that the total sheltered and unsheltered homeless population is less than 0.18 percent of the state population, based on the latest estimate from the Portland State University Population Research Center [ORS 197.783(6)].

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

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

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

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

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

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

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

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

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

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

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

FINDING: The Redmond Comprehensive Plan is the official land use policy statement of the Redmond City Council. The City frequently reviews and updates the RDC to try and ensure it is aligned with the

Comprehensive Plan. Staff have found only a couple of Comprehensive Plan policies have meaningful relevance to the proposed amendment.

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

Policy 2-3-4 speaks to the need to ensure that the community has opportunities to provide input during the preparation and review of implementing ordinances (i.e., the amendments to the Redmond City Code). Any change to the Comprehensive Plan’s implementing ordinances (i.e., Redmond City Code, which include the Redmond Development Code) requires a public hearing and notification to the public in advance of the hearing. This requirement is intended to provide the community with an opportunity to provide input. As mentioned earlier, a public hearing notice was published in the *Redmond Spokesman* at least ten in advance of the public hearing date.

Chapter 10 of the Comprehensive Plan addresses housing need in Redmond. Although not directly applicable to the proposed amendment, Policy 10-2-2 speaks to the need to allow for and encourage a wider range of housing types including tiny house clusters with shared central amenities. Although emergency shelters are not necessarily a “housing type,” there is a great need among the community’s unhoused for shelter for which the supportive shelter provisions and respective amendment aim to address.

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

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

FINDING: With any new code provisions, with time as the provisions are utilized it’s common that opportunities to enhance standards are identified. This is certainly the case with the relatively new supportive shelter standards. Currently, the supportive shelter provisions define a built shelter unit as “Site built, modular, or prefabricated structures, or similarly built structures.” To provide clarity and ensure these structures meet construction and siting considerations related to snow, wind, and anchors, the proposed language will be consistent with the definition of “microshelter” found in the Safe Parking provisions of the City Code.

Provisions that allow open flames and free standing heaters in some circumstances are being proposed for the following reasons: 1) Many RVs contain built-in propane burning appliances such as cooktops that are regularly and safely used; 2) Staff, City Councilors, and community partners visited similar shelters around Oregon, including those in Eugene, Medford, and Salem, and learned that it is necessary for shelter sites to include congregate cooking areas for those participants that do not have or choose not to use cooking facilities contained in an RV. Congregate cooking areas minimize fire risk and litter that may be created from make-shift cooking facilities; and 3) Reasonable methods to provide warmth are essential for the health and safety of supportive shelter participants. Because electricity may be limited in areas considered for supportive shelters, provisions for the safe use of propane heaters is necessary. According to the National Health Care for the Homeless Council, “In the coldest areas, homeless persons with a history of frostbite, immersion foot, or hypothermia have an eightfold

risk of dying when compared to matched non homeless controls.” Provisions for the safe use of propane heaters reduces the likelihood of wood and other types of unauthorized warming fires.

Staff concludes that the proposed text amendments are needed to enhance safety and to better accommodate the basic needs of participants utilizing supportive shelters.

III. RECOMMENDATION

As required through the legislative amendment process, the Redmond Urban Area Planning Commission held the first evidentiary public hearing on April 16, 2025. There was no public testimony. After review and deliberation, the Commission voted unanimously (6-0) to recommend City Council adopt the proposed amendments as presented by staff with a modification replace “structures” with “shelter units” in subsection 4.C. of Exhibit A.