



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION

City Hall – Conference Room A
716 SW Evergreen Avenue

Tuesday, April 2, 2013

6:30 PM

Agenda

**UAPC
Members**

Anne
Graham,
Chair

Dean
Lanouette,
Vice-Chair

Evan
Dickens

Bea Leach

Lori
McCoy

Eric
Porter

Gretchen
Stauffer

- I. CALL TO ORDER**
- II. CITIZEN COMMENTS**
- III. WORK SESSION – Reviewing Proposed Development Code Amendments**
 - a. Large Lot Industrial Zone (Exhibit 1)**
- DISCUSSION ITEMS**
 - a. Planning Commission Work Program (Exhibit 2)**
- V. COUNCIL LIASON COMMENTS (if present)**
- VI. APPROVAL OF MINUTES:**
 - a. March 5, 2013**
- VII. STAFF COMMENTS**
- VII. COMMISSIONER COMMENTS**
- IX. ADJOURN**

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EXHIBIT 1

DATE: April 2, 2013
TO: Redmond Urban Area Planning Commission
FROM: Heather Richards, Community Development Director
SUBJECT: Work Session – Large Lot Industrial Zone Text Amendment

Report in Brief:

This is the second work session to discuss proposed text amendments to the Redmond Development Code, to add a Large Lot Industrial LLI Zone.

Background:

Redmond has been chosen as a pilot community by the Department of Land Conservation and Development to enact the process that is provided in Oregon Administrative Rules 660-024-0045 to preserve large industrial lots for a regional large lot industrial need.

OAR 660-024-0045(9) and (10) provides the framework for the structure of this proposed zone.

660-024-0045

Regional Large Lot Industrial Land

(9) A participating city that designates a site shall apply a regional large-lot industrial zone or overlay zone to the site in order to protect and maintain the site for regional large lot purposes. The zone or overlay zone must:

- (a) Include development agreements and other provisions that prevent redesignation of the site for other uses for at least 10 years from the time the site is added to the city's comprehensive plan to meet regional large lot industrial land needs;
- (b) Prohibit division or separation of lots or parcels within the site to new lots or parcels less than the minimum size of the site need until the site is developed with a primary traded sector use requiring a large lot; and
- (c) Limit allowed uses on the site to the traded sector uses, except as provided in section (10) of this rule.

(10) The zone or overlay zone established under section (9) may allow:

- (a) Subordinate industrial uses that rely upon and support the primary traded sector use when a site is occupied by a primary traded sector use; and
- (b) Non-industrial uses serving primarily the needs of employees of industrial uses developed on the site provided the zone includes measures that limit the type, size and location of new buildings so as to ensure such non-industrial uses are intended primarily for the needs of such employees;

Discussion:

At the first work session, there was discussion about the need for service commercial, service retail and subordinate industrial uses in the zone.

Staff was asked to confer with other communities that have large industrial users for best practices and Department of Land Conservation and Development Staff (DLCD) regarding the intent of the OAR language specific to this attribute of the zone.

Other communities with large industrial users indicated that the service users were for the most part market-driven and that depending upon the density of employment may or may not be attractive to the market. Allowance for subordinate industrial uses was critical though.

DLCD staff pointed out that the language in the OAR was specific to allowance of subordinate industrial uses, service commercial and retail uses after the primary traded-sector industrial user was sited. At that time it would be a market response and should be considered for traffic mitigation and containment. They did recommend considering a 5% limitation since the amended Transportation Planning Rule has an allowance for 5% commercial and retail uses on industrial sites.

Attachment A revises the proposed language to support these directions. Additionally staff added a section relative to a master site development plan to account for the need to consider open space, transportation connectivity, pedestrian paths and urban design elements on the site in addition to current site and design review plan requirements.

Heather Richards,
Community Development Director

Attachment A: Article I, Zoning Standards – Development Code Amendments

Development Code Amendments (new text is **red**; deleted text is ~~struckthrough~~, unless otherwise stated):

INDUSTRIAL USE ZONES

8.0180 Light Industrial M-1 Zone.

8.0185 Heavy Industrial M-2 Zone.

8.0186 Large Lot Industrial LLI Zone

1. **LLI Zone Regulations.** The following regulations apply in the LLI Zone:
 - A. Minimum lot size is 50 acres.
 - B. No property that is zoned LLI can be rezoned to another city zone within ten years of the LLI designation.
 - C. Allowed uses are limited to traded sector uses per ORS 285B.280, until such time that the primary industrial user occupies the site, at that time the following uses are allowed with the following provisions:
 1. Subordinate industrial uses are allowed that rely upon and support the primary traded sector use.
 2. Service commercial uses that support the industrial uses are allowed if they are limited to 5000 square feet per use and not more than 5% of the net developable area of the site in combination with retail uses, and .
 3. Retail uses are allowed only as an accessory to an industrial use and shall be limited to 5000 square feet and not more than 5% of the net developable area of the site in combination with service commercial uses.
 - D. Master Site Development Plan. A Master Site Development Plan is required as part of the Site and Design Review process in addition to the criteria and requirements outlined in Article IV of this code. In addition to the requirements outlined in Section 8.0325 of this code, the following elements should be considered as part of the Master Site Development Plan:
 1. Open Space. Generally identify land provided for open space on the site.
 2. Connectivity and Trail Networks. Provide a bike/ped network of connectivity on the site for both utility and recreational purposes.
 3. Interconnected Streets. Prepare a general transportation plan for streets, bicycle routes, and pedestrian paths.
 4. Urban Design. Generally describe how the urban design elements (streets, open spaces, signage and architecture) are integrated and coordinated throughout the site.
 5. Public Facilities Analysis and Diagram. The plan shall include a layout of public facilities (including at least sanitary sewer, water and storm drainage) needed to support the site development.

2. **LLI Zone Uses Permitted.** The following uses are allowed outright or conditionally in the Large Lot Industrial Zone:

LAND USE:	ZONE:	RESTRICTIONS AND REQUIREMENTS:
<i>Industrially Related Uses:</i>	<i>LLI</i>	
Traded-Sector Uses	O	Per ORS 285B.280, traded sector means industries in which member firms sell their goods or services into markets for which national or international competition exists. This includes manufacturing, research and development, and higher education institutions.
Subordinate Industrial Uses	O	After the primary traded-sector industrial use has been sited, subordinate industrial uses are allowed. Subordinate means industries that rely upon and support the primary traded sector use.
Service Commercial Uses	O	After the primary traded-sector industrial use has been sited, service commercial uses are allowed that support the industrial uses and shall be limited to 5000 square feet per use and not more than 5% of the net developable area of the site in combination with retail uses.
Service Retail Uses	O	After the primary traded-sector industrial use has been sited, retail uses are allowed as an accessory to an outright permitted or conditional use and shall be limited to 5000 square feet per use and not more than 5% of the net developable area of the site in combination with service commercial uses.

O = Outright uses, C = conditional uses.

3. **Minimum Standards.** See Table D, 8.0195.

8.0195 Table D, Minimum Standards. The following minimum standards are required in each of the Commercial and Industrial zones as follows (all distances are measured in feet):

	C-1	C-2	C-3	C-4	C-4A	C-5	M-1	M-2	LLI	DOD
Minimum Yard Setbacks										
Front										
Local Street	10	^H 5	10	10	10	10	10	10	10	2
Collector	25		25	25	25	25	25	25	25	
Arterial	50		50	50	50	50	50	50	50	
Interior Side										
Standard						^D 5	^F 10-15	^F 10-15	10-15	
Adjacent to R-Zone	25		25	25	25					
Street Side										
Local Street	10		10	10	10	50	10	10	10	
Collector	25		25	25	25	50	25	25	25	
Arterial	50		25	50	50	50	50	50	50	
Rear										
Interior						^D 5	10	10	10	
Local Street	10		10	10	10	50	10	10	10	
Collector	25		25	25	25	50	25	25	25	
Arterial	50		25	^C 25/50	25	50	50	50	50	
Adjacent to R-Zone	25		25	25	25				50	
Adjacent to alley	^A 10/25		^A 10/25	^A 10/25	^A 10/25					
Maximum Front Yard Setback		^I 15								10
Maximum Building Height	60	^B 50/60	60	60	60	60	60	60	60	50/60/75
Minimum Street Frontage										
Standard Street	50	50	50	50	50	50	50	50	50	
Cul-de-sac	30	30	30	30	30	30	30	30	30	
Minimum Landscaping	15%	^J 15%	15%	15%	15%	15%	15%	15%	15%	0%
Maximum Lot Coverage										
Non-commercial use	50%	50%		50%	50%	50%	75%	75%	75%	
Use adjacent to residential							^E 60%	^E 60%	60%	
Minimum Lot Coverage		50%								50%
Minimum Lot Size *									50 Acres	

	<p>* The minimum lot size shall be determined based on demonstration of the ability to develop the site in accordance with the zone standards, off-street parking standards, Site & Design Review Standards, landscaping requirements and other applicable Development Code provisions without adverse impact to water and land resource quality and adjoining properties.</p> <p>* Residential uses permitted in Commercial zones shall be subject to the density standards for the R-5 zone.</p>
	<p>^A A rear yard abutting an alley shall be 25 feet from the property line to foundation when the alley is used to service the commercial establishment and 10 feet in other cases.</p> <p>^B Maximum building height is limited to 45 feet for all structures within one full city block of a residential zone. Where allowed, buildings over 45 feet shall conform the Upper Floor Setback Standards in the Downtown Overlay Zone Site and Design Standards in Section 8.0175(5).</p> <p>^C Rear yards along the north side of Highland Avenue/Highway 126 between SW 23rd and SW 27th Streets shall have a minimum arterial setback of 25 feet. All other rear setbacks adjacent to arterials shall be 50 feet.</p> <p>^D The minimum setback between a structure and an existing use in the C-5 zone shall be 5 feet from the property line and 10 feet from any adjacent structure on the subject site or adjacent property.</p>

^E No use located in an industrial zone adjacent to or across the street from a residential zone shall exceed 60% of the lot area including buildings, storage or facilities, and off-street parking and loading. Most of the landscaping required on industrial lots that abut residential zones is permitted in between the industrial use / residential uses.

^F The minimum side yard in an industrial zone shall be 10 feet for 1 and 2 story buildings and 15 feet for 3 story buildings.

^G Maximum building height is limited to 50 feet for all structures within one full city block of a residential zone. Where allowed, buildings over 50 feet shall conform the Downtown Overlay District Site and Design Standards in Section 8.0175(5). The maximum building height for structures west of SW 5th Street is 60 feet. The maximum building height for structures east of 5th Street is 75 feet, and may be increased above 75 feet if a Conditional Use Permit for the structure is approved by a Hearings Body.

^H Existing zero-lot line structures as of August 12, 2008 shall be exempt from this standard. At the time the front façade of a building or a building is demolished as defined by this Code, then the building shall comply with this standard unless a variance is approved.

^I Full block developments require a minimum of 50 percent of the building façade to be developed to the minimum setback. Asphalt is prohibited in the front yard setback (concrete, pavers, landscaping are allowed).

^J May be met through walkways, play areas, plazas, pocket parks, and picnic areas.



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EXHIBIT 2

DATE: April 2, 2013
TO: Redmond Urban Area Planning Commission
THROUGH: Heather Richards, Community Development Director
FROM: James J. Lewis, Planning Manager
SUBJECT: 2013/2014 Planning Commission Work Program

Report in Brief:

In March of every year, City Commissions are asked to develop their work program for the next fiscal year. This helps to align the Commission work program with City Council goals and with the proposed City budget for that fiscal year. Attachment A lists the draft work program items suggested to the Planning Commission for the upcoming fiscal year based on the approved City Council goals for FY 2013/14 and the Community Development Department's approved work program for FY 2013/14. The draft work program includes new items to be started in the next fiscal year, as well as some carryover items from the past work program.

Background:

The Planning Commission's FY 2013/2014 Work Program is divided into four sections including: 1.) Development Code Amendments; 2.) Long Range Planning Projects; 3.) Planning Efforts Underway; and 4.) Backlog Projects for Consideration.

With current staffing levels and budgetary resources meant to remain the same for FY 2013/14, staff is recommending two large Development Code Amendments and two large Long-Range Planning Efforts, with additional efforts time permitting.

Discussion:

All of the projects in Sections I and II on the draft work program are the primary responsibility of the Planning Commission for review and recommendation. Section III projects are being developed outside of the Planning Commission and are expected to be brought to the Planning Commission for review, evaluation and the initiation of a public process within the next twelve months. These projects will have initial oversight by Staff or other City Commissions, but the implementation of the plans (i.e. through Comprehensive Plan and Development Code Amendments), will require review and action by the Planning Commission.

Staff will be prepared to discuss these items with the Planning Commission in greater detail at the meeting.

James J. Lewis, Planning Manager

Attachment A



REDMOND PLANNING COMMISSION – WORK PROGRAM, F.Y. 2013/2014 (draft)

The Planning Commission's 2013/2014 work program includes the following items:

I. **Development Code Amendments:** Goal is two major Redmond Development Code amendments per year.

- 1) Comprehensive Plan and Zoning Map Updates (On-going from FY 12/13)
 - o Dry Canyon/OSPR Correction
 - o Dual Zone Commercial/Residential (N. Hwy 97)
 - o Parks in PUD's
 - o Industrial to Airport
 - o Comprehensive Plan Map Separation
- 2) Commercial Design Review Standards – Create design standards for the aesthetic and architectural components of development in all Commercial (C) zones
- 3) Home Occupations – Revise standards for home occupations

II. **Long Range Planning Projects:** Goal is two major long range planning projects per year.

- 1) Southwest Area Plan – Create an Area Plan and Conceptual Master Plan for portions of the City, the UGB and the UAR lands surrounding Ridgeview High School (On-going from FY 12/13)
- 2) Transportation System Plan (TSP) Update
- 3) Redmond Neighborhood Revitalization Plan – A review and audit of Redmond to determine necessary public amenities and facilities that are missing, including a prioritization and implementation plan

III. **Review and Recommendation of Planning Efforts Underway:** The following plans are either underway or have been drafted for consideration by the Planning Commission for recommendation. In this regard, some of the listed projects are included on the work plan of other appointed City commissions. They will be interspersed into the work plan based upon their completion date and need for review and evaluation. A work session with the Planning Commission will commence mid-way through the planning process and then again after the final draft is recommended by the relevant commission/agency. At that time, the Planning Commission will evaluate the plan and make a recommendation to the City Council for adoption. Below is a list of the plans in the chronological order of when they are expected to be reviewed by the Planning Commission.

- 1) Rezone of 465 acre East Redmond Industrial Site
- 2) Transit Master Plan Adoption – TSP Amendment
- 3) City Center Housing Density Study (DURAC)
- 4) South US 97 Highway Corridor Plan (RDC)
- 5) Dry Canyon Master Plan Update (Parks Commission)
- 6) City Center Circulation Study (DURAC)

IV. **Backlog of Projects to Be Considered, Time Permitting:**

- 1) Professional Office Overlay District, M1 Zone
- 2) Industrial Zone Standards Amendments
- 3) Annexation Policy / Process
- 4) Hybrid Form/Incentive Code Implementation



DRAFT

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REDMOND URBAN AREA PLANNING COMMISSION
Minutes

Tuesday, March 5, 2013

City Hall Conference Room A, 716 SW Evergreen Avenue, Redmond, Oregon

Commissioners Present: Chair Anne Graham, Vice Chair Dean Lanouette, Evan Dickens, Bea Leach, Lori McCoy, Eric Porter, Gretchen Stauffer

City Staff: Heather Richards, *Community Development Director*; James Lewis, *Planning Manager*; Cameron Prow, *TYPE-Write II*

Visitors: Tory Allman, *City Councilor*; Kelli Lucas; Pam Hardy, *1000 Friends of Oregon*

(scribe CP's note: The minutes were created from an audio record and notes taken at the meeting. The three digits after the motion title shows the number of Commissioners voting in favor/against/abstaining.)

I. CALL TO ORDER

Chair Graham opened the meeting at 6:30 p.m. with a quorum present.

II. CITIZEN COMMENTS (None)

III. WORK SESSION – Reviewing Proposed Development Code Amendments

B. Residential Design Review Standards – Revisions to Public Hearing Drafts

Mr. Lewis reviewed changes proposed by staff to address public comments about height limits, procedures, Track 1 and 2 review processes, landscaping, and fences.

Commissioners discussed *height limits, solar considerations, loopholes, landscaping (site and street trees), impact of the proposed regulations, and public hearing procedures.*

A. Large-Lot Industrial Zone

Ms. Richards said that Redmond has the infrastructure capacity to support large industrial users and is serving as a pilot community to test recently amended Oregon Administrative Rules. OAR 660-024-0045(9) and (10) will allow cities to reserve large-lot (50-acre minimum) industrial land for traded-sector business development regionally. She reviewed staff-proposed Development Code amendments and comments she has received from *1000 Friends of Oregon*. The Oregon Department of Land Conservation and Development (DLCD) has not yet commented on the draft language. She said she expected to present a conceptual draft in April 2013 following completion of the land supply analysis. Staff will research how other communities address this issue. This project, funded by a DLCD grant, must be completed by June 30, 2013.

Commissioner concerns included *land use efficiency, impact of large-lot industrial zoning on Redmond's transportation system, and location of Service Commercial uses.*

IV. DISCUSSION

A. Planning Commission Work Program

Ms. Richards explained the relationship between work plan items and staffing levels, and briefly discussed the direction Council wants to go based on its goal-setting process.

Mr. Lewis said current staffing levels support completing two major Development Code amendments and two major long-range planning projects per year. He reviewed projects completed in 2012, in progress, and remaining plus Council direction for 2013.

Commissioner concerns included *update of the City's comprehensive plan and completion of the 2013 work plan.*

V. CITY COUNCIL LIAISON COMMENTS (None)

VI. APPROVAL OF MINUTES

Motion 1 (7/0/0): Commissioner Dickens moved to approve the February 5, 2013, minutes as presented. Commissioner Stauffer seconded the motion which passed unanimously.

VII. STAFF COMMENTS

Ms. Richards affirmed that Commissioners Dickens and Leach are representing the Planning Commission on the Dry Canyon master-planning process which is underway. Staff will make sure that those meetings do not conflict with Planning Commission meeting dates. She provided an update of Senate Bill 1544. The City is still negotiating with Oregon Department of Transportation to mitigate traffic impacts on Highway 97 from rezoning the 465-acre parcel. After completing its traffic impact analysis, the City will work with the Oregon Transportation Commission to adopt alternate mobility standards for Highway 97 and potentially Highway 126. She is working to get this done by June 30, 2013.

Mr. Lewis said that Commissioner Stauffer is the Planning Commission's liaison to the Southwest Area Plan Advisory Committee which will meet on March 13, 2013.

VIII. COMMISSIONER COMMENTS

Chair Graham requested status reports on the public facilities plan and the Professional Medical Business District in May 2013 and summarized the public hearing process.

Commissioner Leach reported receiving a sample ethics form. Ms. Richards advised Commissioners to contact City Recorder Kelly Morse regarding the filing of this form.

IX. ADJOURN

The next meeting is scheduled for Tuesday, March 19, 2013.

With no further business, Chair Graham adjourned the meeting at 8:37 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this _____ day of _____, 2013.

ATTEST:

Anne Graham, Chair