

Community Development Department

Planning Division Building Safety Division Environmental Health Division

117 NW Lafayette Avenue Bend Oregon 97701-1925
(541)388-6575 FAX (541)385-1764
<http://www.co.deschutes.or.us/cdd/>

AGENDA

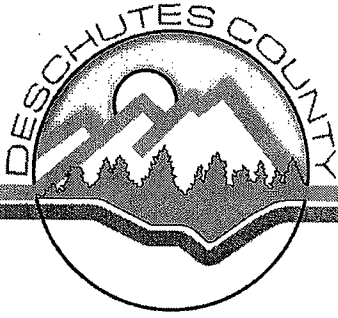
**JOINT DESCHUTES COUNTY PLANNING COMMISSION
AND REDMOND URBAN AREA PLANNING COMMISSION MEETING
DESCHUTES SERVICES CENTER
1300 NW WALL STREET, BEND, OR 97701
MAY 25, 2006 – 6:00 P.M.**

- I. CALL TO ORDER
- II. INTRODUCTIONS
- III. **WORK SESSION** – FILE NO'S. PA-06-1 AND TA-06-3 – REDMOND URBAN GROWTH BOUNDARY COMPREHENSIVE PLAN AMENDMENTS AND TEXT AMENDMENTS – PETER GUTOWSKY, SENIOR PLANNER AND REDMOND STAFF
- IV. GOAL 14 TRAINING – MARK RADABAUGH, STATE OF OREGON , AND TERRI HANSEN PAYNE, ASSOCIATE PLANNER
- V. **DISCUSSION** – COMMUNITY INVOLVEMENT REPORT – TERRI HANSEN PAYNE, ASSOCIATE PLANNER
- VI. PUBLIC COMMENTS AND CONCERNS
- VII. ADJOURN

NEXT MEETING – JUNE 8, 2006

NOTE: Items included in the packet for Planning Commission meetings can be located on the Community Development Department website www.co.deschutes.or.us/cdd. Click on the Calendar for the date of the meeting you are interested in.

The meeting location is wheelchair accessible. For the deaf or hearing impaired, an interpreter or assistant listening system will be provided with 48 hours notice. Materials in alternate formats may be made available with 48 hours notice by dialing 541-388-6621. For other assistance, please dial 7-1-1, State Relay Service.



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MEMORANDUM

DATE: May 25, 2006
TO: Deschutes County Planning Commission
FROM: Peter Gutowsky, Senior Planner
RE: Joint Planning Commission Work Session on Redmond's Urban Growth Boundary Amendment

The Deschutes County and Redmond Planning Commissions will conduct a joint work session on May 25, at 6:00 p.m. at the Deschutes County Services Center in Bend. Dinner will be provided for both Commissions at 5:30 p.m. The purpose of the work session is to discuss Redmond's draft findings supporting a 2,162-acre Urban Growth Boundary (UGB) amendment. Redmond staff will provide their draft findings and Comprehensive Plan amendments and both planning staffs will articulate the distinct deliverables that are associated with Redmond's UGB amendment. The following outline summarizes the legislative changes.

1. DELIVERABLES

Once both Planning Commissions make their recommendation, Redmond City Council, followed by the Board of County Commissioners will each consider a separate set of code amendments during a public hearing.

City of Redmond: Redmond staff will prepare an ordinance with several exhibits for their City Council to consider for adoption:

- * Comprehensive Plan Policy amendments
- * Transportation System Plan amendments
- * Comprehensive Plan Map amendments
- * Legal description of new UGB boundary

Deschutes County: Based on a joint management agreement, Redmond staff will prepare two County ordinances with several exhibits. Both ordinances will first be reviewed by County planning and legal staff before they are forwarded to the Board of County Commissioners to consider for adoption.

Ordinance 2006-018 (Title 23 - County Comprehensive Plan)

- Exhibit 1: Comprehensive Plan Text Policies
- Exhibit 2: Comprehensive Plan Map Amendments

- * The County will amend its Transportation System Plan (TSP) map to reflect the new UGB and Urban Reserve Area boundaries. The new County TSP map will also reference future City arterial and collector streets located in urban unincorporated areas of Redmond.
- * The County will amend its Urban Reserve Area map to reflect the new UGB boundary.
- * The County will amend its Comprehensive Plan map to recognize the new UGB boundary.

Exhibit 3: Legal Description of new UGB Boundary

Exhibit 4: Findings Supporting the UGB Amendments

Ordinance 2006-019 (Title 20 - Zoning)

Exhibit 1: Zoning Text (Urban Holding Combining Zone development standards)

Exhibit 2: Zoning Map Amendments (UH-10)

- * The County will amend Title 20, with an Urban Holding Zone that applies to the urban unincorporated area inside the UGB.

2. JOINT PUBLIC HEARING

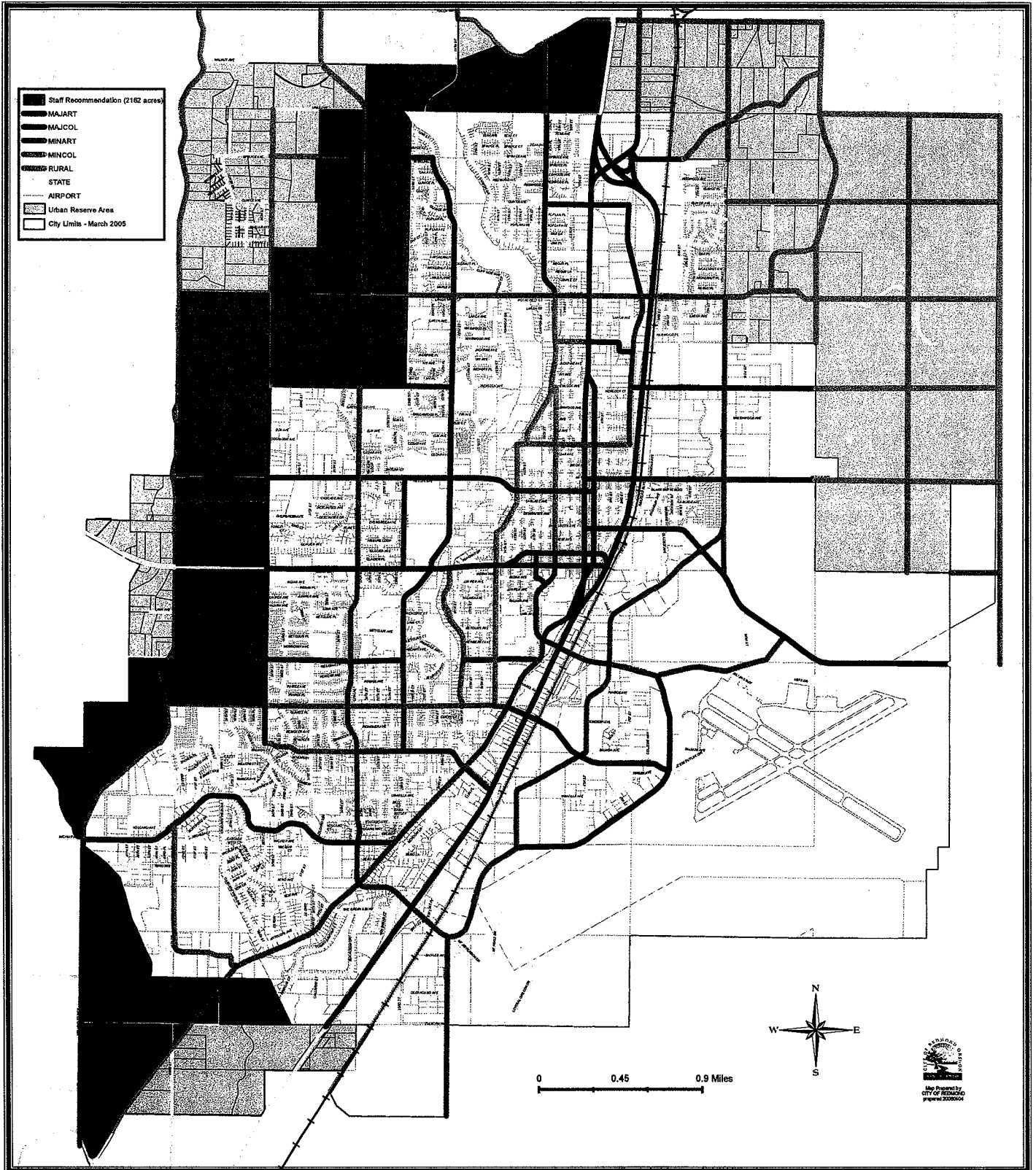
A Measure 56-notice was mailed to all property owners affected by the UGB amendment on May 18, 2006, announcing a Joint Planning Commission public hearing for Thursday, June 8, 2006. The meeting will take place at the Deschutes County Fairgrounds and Expo Center, South Sister Main Hall Conference Center, and start at 6:00 p.m.

All the City and County legislative amendments cited above, including a final findings report will be provided to both Planning Commissions on June 1.

Attachments:

1. Urban Growth Boundary Amendment Map
2. Draft Urban Holding Zone
3. Gantt Chart (Tentative Spring / Summer Schedule)

City of Redmond "DRAFT" UGB Expansion



Chapter 20.16 URBAN HOLDING ZONE - UH-10

- 20.16.010. Purpose.
- 20.16.020. Permitted uses.
- 20.16.030. Conditional uses.
- 20.16.040. Height regulations.
- 20.16.050. Lot requirements.
- 20.16.060. Signs.
- 20.16.070. Off street parking.
- 20.16.080. Special Provisions

20.16.10. Purpose.

The following regulations shall apply in areas designated Urban Holding Area (UHA) on the Redmond Comprehensive Land Use Map unless otherwise provided in this title. This zone is intended to be used to retain large parcels for future urban development. The UH-10 zone serves as a holding category and is considered agricultural in nature as it will allow agricultural uses to continue operation until such time as urbanization takes place. Annexation and a zone change and / or a comprehensive plan amendment is required before urban development can occur.

20.16.20. Permitted uses.

The following uses are permitted:

- A. Farm use as defined in 20.04.300.
- B. Single family dwelling.
- C. Home occupation subject to 20.104.100
- D. Other accessory uses and accessory buildings and structures customarily appurtenant to a permitted use
- E. Day Care Center facilities

20.16.030. Conditional uses.

The following conditional uses may be permitted subject to a conditional use permit and the provisions of DCC Chapter 20.116.

- A. Commercial riding stable
- B. Utility substations or pumping stations, water wells and reservoirs, and sewage treatment facilities.
- C. Double wide mobile home as a single family dwelling subject to DCC 20.104.070.
- D. Kennel or animal hospital.
- E. A manufactured home to be used for a medical hardship.

20.16.040. Height regulations.

No building or structure shall be hereafter erected, enlarged, or structurally altered to exceed 30 feet in height.

20.16.050. Lot requirements.

The following requirements shall be observed:

- A. Lot Area. Each lot shall have a minimum area of 10 acres.

B. Lot Width. Each lot shall have a minimum average width of 300 feet with a minimum street frontage of 150 feet.

C. Front Yard. The front yard shall be a minimum of 50 feet from the existing street right of way line or the ultimate street right of way as adopted on the Comprehensive Plan or Official Map, except that any lot of record less than one acre in size lawfully created prior to (effective date of this title) shall have a minimum front yard of 30 feet. Permanent structures located along future collector and arterial streets shall comply with DCC 20.104.110 to preserve future rights of way.

D. Side Yard. There shall be a minimum side yard of 10 feet.

E. Rear Yard. There shall be a minimum rear yard of 50 feet.

20.16.060. Signs.

A. One non-illuminated nameplate or home occupation sign not exceeding one and one-half square feet in area for each dwelling unit.

B. One non-illuminated temporary sign not exceeding six square feet in area advertising the sale, lease, or rental of the property on which it is located.

C. One non-illuminated sign not exceeding 25 square feet in area identifying a conditional use on the property. Said sign shall be set back at least 10 feet from a property line.

20.16.070. Off street parking.

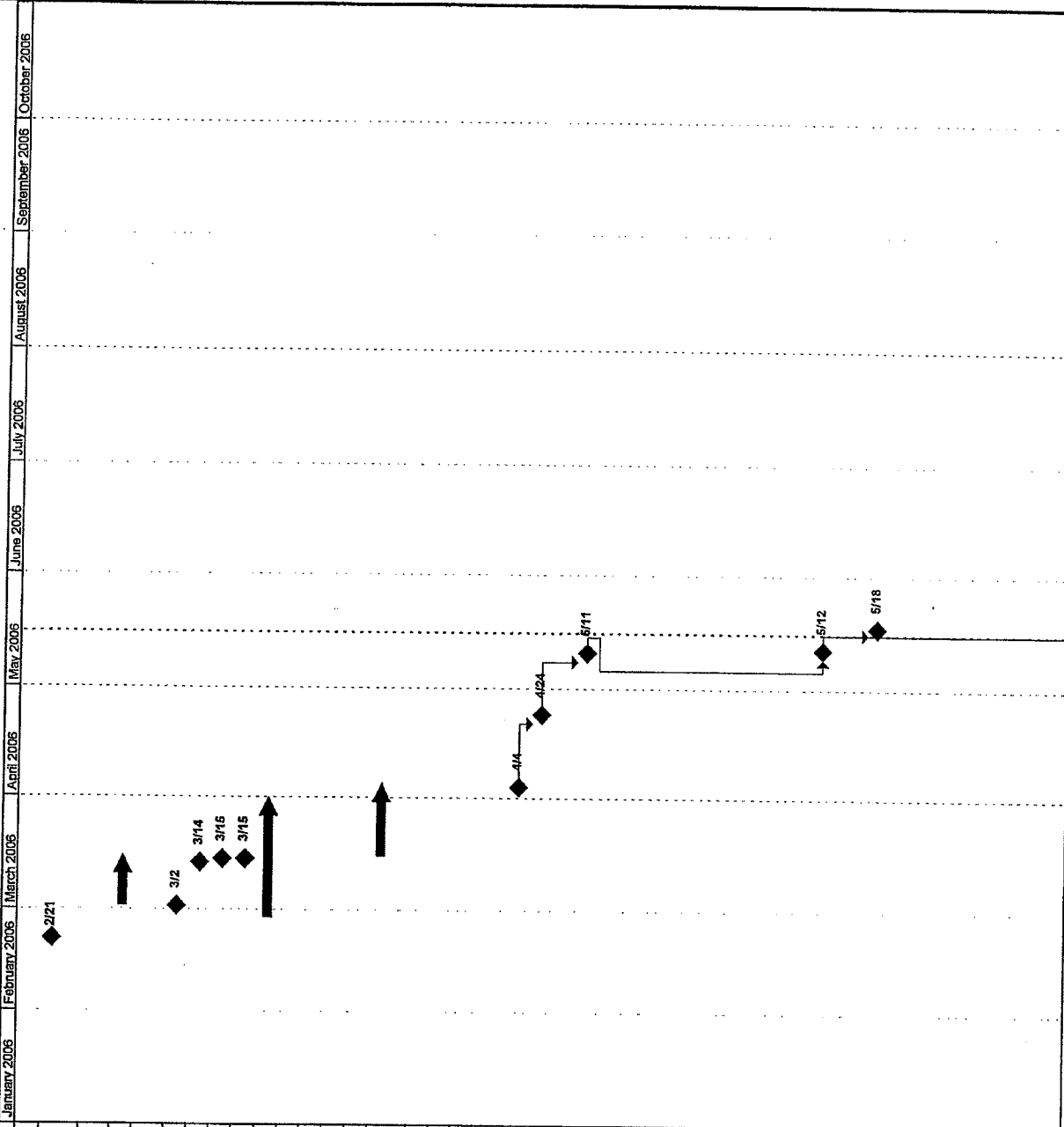
Off street parking shall be provided as required in DCC 20.108.

20.16.080. Special Provisions

A. All public improvements required in conjunction with any land use development permitted under Deschutes County Code Title 20 shall conform to the adopted City of Redmond's Public Works Standards & Specifications, dated September 1995, and amended thereafter, as set forth in 20.104.015.

B. All development located in the UHA and in a UH-10 zone is required to submit a Master Plan prior to annexation or prior to the imposition of a zone classification other than UH-10, whichever occurs first. Subsequent development shall comply with the approved Master Plan including, but not limited to: Comprehensive Plan map designations, zoning districts, open space/parks, right of way dedications, improvement agreements, conditions of approval, time table for development, approved residential density and all other requirements. Approval of a Master Plan, zone change and development thereafter shall conform to DCC Chapter 20.128 (Amendments).

REDMOND URBAN GROWTH BOUNDARY ROAD MAP
 May 16, 2006
 DRAFT / DRAFT / DRAFT



ID	Task Name
1	UGB AMENDMENTS
2	(1) Redmond City Council / Planning Commission Work Session
3	Council Supports Option (1) Preliminary UGB Amendment
4	(2) Redmond Public Work Shops / Open Houses
5	Solicit Input on Option (1) from Community Organizations / Neighborhoods
6	Redmond Rotary Club
7	Chamber Board
8	Kiwanis Club
9	Neighborhood Meetings
10	(3) Complete UGB Amendment Findings
11	Angelo Eaton Technical Analysis
12	Housing Need
13	Employment Need
14	Supplemental Industrial Land Analysis
15	(4) Reconvene Redmond City Council / Planning Commission
16	Prepare Packet
17	Recap Community Input
18	Confirm UGB Acreage
19	Receive Council Directive to Initiate Legislative Amendments
20	Hold Work Session
21	(5) DLCD 45-day Notice
22	(6) BOCC / City Redmond Council Coordination
23	BOCC / City Council May Meeting
24	(7) Measure 56 Notice / Requirements
25	Initiate Measure 56 / Includes Hearing Tentative Dates for Council / Board
26	City / County Comp Plan Amendments
27	City / County Zone Text Amendments
28	City / County Comp Plan Map Amendments
29	City / County Zoning Map Amendments
30	City / County TSP Amendments
31	Draft Joint Management Agreement
32	Findings Report
33	Generate Mailing List / GIS / Mailing Service (City Lead)
34	Finalize Memo / Finding Report / Legislative Amendments
35	County / Redmond Deadline
36	(8) Joint Planning Commission Work Session
37	UGB (10) Education
38	Findings Report
39	20-year UGB (Comp Plan) Amendment
40	Comprehensive Plan Policy Amendments
41	TSP Amendments
42	Holding Zones
43	Intergovernmental Agreement

REDMOND URBAN GROWTH BOUNDARY ROAD MAP

May 16, 2005
DRAFT / DRAFT / DRAFT

ID	Task Name	January 2006	February 2006	March 2006	April 2006	May 2006	June 2006	July 2006	August 2006	September 2006	October 2006
44	UGB Work Program Timeline										
45	Distribute Planning Commission Packet										
46	Hold Work Session in Bend										
47	(9) Joint Planning Commission Public Hearing										
48	Information										
49	Initiate Press Release										
50	Update Websites										
51	Create County CDD Site (special projects)										
52	Create Link on Redmond Web Page										
53	Finalize Staff Reports										
54	County Deadline										
55	Redmond Deadline										
56	Distribute Planning Commission Packet										
57	Hold Joint Public Hearing										
58	(10) Planning Commission Deliberations										
59	Update County Website										
60	Provide Additional Materials for Deliberation										
61	Hold Deliberation										
62	Recommendation										
63	(11) Coordinate with/ Code Amendment Review C										
64	Coordinate with City/County Legal staff										
65	Finalize Draft Adopting Ordinances, Findings Report, Joint Management Area Agreement										
66	(12) Joint City Council / Board Public Hearing										
67	Updates										
68	Update PowerPoint / Finalize Staff Report										
69	Mallings / Notices - Redmond Staff (lead)										
70	Update Website										
71	Forward County Memo and UGB Packet to City Staff										
72	BOCC Agenda Request, including (County Approved) Fo										
73	City Council Work Session										
74	BOCC Work Session										
75	Hold Joint Public Hearing in Redmond										
76	City Council Deliberation / Recommendation / Ord. Adoption										
77	(13) County Commission Deliberation										
78	Board Deliberation / Recommendation / Ord. Adoption										
79	(14) Final Adoption										
80	Notice of Adoption - County Records										
81	Notice of Adoption to DLCD (Periodic Review)										
82	21-day LCDC Objection Period										
83	Approval of Periodic Review Task Order										
84	OAR 660-025-0750 (7)(a)										

