

**CITY OF REDMOND
ORDINANCE NO. 2006-11**

AN ORDINANCE AMENDING THE REDMOND DEVELOPMENT CODE, ARTICLE 1, BY ESTABLISHING AND ADOPTING THE URBAN HOLDING (UH-10) ZONE IN CONJUNCTION WITH AN AMENDMENT TO THE REDMOND URBAN GROWTH BOUNDARY.

WHEREAS, the City of Redmond and Deschutes County adopted a coordinated population projection in September 2004 (Ordinance No. 2004-012) that estimates the City of Redmond's population to be 45,724 in 2025; and

WHEREAS, OTAK, contracted by the City to analyze land needs to the year 2050, determined that 4,087 to 5,677 acres of land would be needed outside of the then existing Urban Growth Boundary (UGB) in order to accommodate the residential, employment and related needs for the next 50 years; and

WHEREAS, the City of Redmond and Deschutes County have authority to jointly designate Urban Reserve Areas (URAs) in coordination with special districts, per OAR 660-021-0020; and

WHEREAS, concurring with the City's recommendation, the Deschutes County Board of Commissioners adopted 5,664 acres as the City of Redmond's URA as an amendment to the Deschutes County Comprehensive Plan on September 7, 2005; and

WHEREAS, Redmond's URA went into effect on December 12, 2005; and

WHEREAS, ECONorthwest, under contract with the City, prepared an Urbanization Study (June, 2005) that documents the need to expand the Redmond Urban Growth Boundary by approximately 2,200 acres to accommodate 6929 residential housing units and approximately 100 acres of land for neighborhood commercial uses through 2025; and

WHEREAS, the City has caused a metes and bounds legal description of the proposed new urban growth boundary to be prepared, and the boundary when approved will result in the addition of 2,299 acres of land to the Redmond UGB; and

WHEREAS, in conjunction with the City of Redmond's amendment of its Urban Growth Boundary the City has coordinated with Deschutes County to amend the Deschutes County Code (DCC) Title 20 – the Redmond Urban Area Zoning Ordinance – to establish the UH-10 holding zone; and

WHEREAS, the City of Redmond desires to establish the Urban Holding (UH-10) zone in order to facilitate master plans and to provide for an orderly and efficient transition for lands in the Redmond Urban Reserve Area (RURA) to be annexed into the City of Redmond and in order to comply with Goal 2, the Statewide Land Use Planning Goal.

NOW, THEREFORE, THE CITY OF REDMOND ORDAINS AS FOLLOWS:

SECTION ONE: The City of Redmond hereby amends Article 1 of the Redmond Development Code (RDC) by adoption of the text concerning the Urban Holding (UH-10) zone and the Supplementary Provisions, which are attached hereto as "Exhibit A". The UH-10 zone text shall be incorporated into the proposed Redmond Development Code update as RDC Section 8.0130; and the Master Plan Requirements will be incorporated into the RDC Section 8.0300.

SECTION TWO: The City of Redmond City Council adopted by Resolution 2006-24 the findings set forth in the City of Redmond & Deschutes County Findings Document for Amendments to the Redmond Urban Growth Boundary which was prepared by City staff and the Angelo Planning Group, dated July, 2006. The City Council hereby recognizes and incorporates herein by reference those findings in support of the amendments to the Redmond Development Code in Section One of this Ordinance.

PASSED by the City Council and **APPROVED** by the Mayor this 8th day of August, 2006.



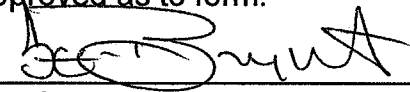
Alan Unger, Mayor

ATTEST:



Patricia Freauff, City Recorder

Approved as to form:



City Attorney

8-10-06

Date

Exhibits:

- A. Redmond Development Code Text, UH-10 Zone

8.0130 **Urban Holding UH-10 Zone.** In a UH-10 zone the following regulations shall apply:

1. **Uses Permitted Outright.** In an UH-10 Zone, the following uses are permitted outright:
 - A. Single family dwelling, including a manufactured home
 - B. Accessory uses and structures
 - C. Home occupation subject to 8.0345
 - D. Farm use as defined in 8.0020
 - E. Operation, maintenance and piping of existing irrigation systems operated by an Irrigation District
 - F. Municipal utility facilities
 - G. Accessory buildings customarily provided in conjunction with farm use
 - H. Alteration, restoration or replacement of a lawfully established dwelling

2. **Conditional Uses Permitted.** In an UH-10 Zone, the following uses are permitted when authorized in accordance with the provisions of Sections 8.0600-8.0645.
 - A. Commercial horse stable
 - B. Non-municipal utilities constituting radio, television and wireless tower, non-municipal utility station or substation
 - C. Kennel or animal hospital
 - D. Commercial activities that are in conjunction with farm use
 - E. Farm stands
 - F. Bed and breakfast inn
 - G. A manufactured home to be used for a medical hardship.
 - i. The manufactured home shall be temporarily sited on the lot or parcel only for the term of a hardship suffered by the existing resident or relative of the resident.
 - ii. The manufactured dwelling shall be removed or demolished within three months of the date the hardship no longer exists.
 - iii. The existence of a medical hardship is verified by a written doctor's statement, which shall accompany the conditional use permit application.

- iv. Permits granted under DCC 20.12.030(D) shall be required to meet any applicable Oregon Department of Environmental Quality review and removal requirements as a condition of approval.
- 3. **Accessory Uses.** In an UH-10 Zone, there shall be the following limitations on accessory uses:
 - A. Must meet the requirements set forth in the Supplementary Provisions, Section 8.0300.
- 4. **Lot Size.** In an UH-10 Zone, the minimum lot size shall be as follows:
 - A. Lot area shall be a minimum of 10 acres. Such lots shall have a minimum average width of 300 feet and minimum depth of 330 feet.
- 5. **Yards.** In an UH-10 Zone, the minimum yard requirements shall be as follows:
 - A. 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 and lawfully created prior to the effective date of the City's UH-10 zone shall have a minimum front yard of 30 feet. Permanent structures located along future collector and arterial streets shall comply with Section 8.0350 to preserve future right of ways.
 - B. A side yard shall be a minimum of ten feet from the foundation to the property line.
 - C. A rear yard shall be a minimum of 50 feet from the foundation to the property line.
 - D. The setback from the northern lot line shall meet the solar setback requirements in Section 8.0370.
- 6. **Height of Buildings.** In an UH-10 Zone, no building shall exceed a height of 30 feet.
- 7. **Off-Street Parking and Loading.** In an UH-10 Zone, off-street parking shall be provided in accordance with the provisions of Section 8.0500 of these standards.
- 8. **Signs.** In an UH-10 Zone, the sign limitations shall be as follows:
 - A. One non-illuminated nameplate or home occupation sign not exceeding one and one-half square feet in area for each dwelling unit; or
 - B. One non-illuminated temporary sign not exceeding six square feet in area; or
 - C. One non-illuminated sign not exceeding 25 square feet in area said sign shall be set back at least 10 feet from a property line.

9. **Special Provisions.** In a UH-10 Zone, there shall be the following special provisions:
 - A. All public improvements required in conjunction with any land use development permitted under Redmond Code Section 8.0130 shall conform to the adopted City of Redmond's Public Works Standards & Specifications, dated September 1995, and amended thereafter, as set forth in Section 8.0367.
10. **Master Plan.** The development and approval of a master plan subject to the provisions of RDC 8.0300 is required as a condition of annexation or no later than prior to or concurrent with rezoning from UH-10 to other City zoning districts.
11. **Exception to Master Plan Requirement.** Approval of a development plan may be granted without going through a master planning process. This can occur for any parcel that is not designated for housing use in the framework plan provided site approval is secured through a PUD process, unless the land is to be used for a public use, such as for a park or school or some other public facility. Land that lies in an area planned for residential use may only obtain development approval without going through a master planning process when:
 - A. The parcel is less than 10 acres in size;
 - B. The site development plan conforms with the density guidelines established for the area in the framework plan;
 - C. The submission includes a local street plan that complies with street spacing and connectivity requirements in the Redmond TSP and showing street connectivity and bike/pedestrian system connectivity to adjacent planned and unplanned residential areas;
 - D. Significant Goal 5 resources, as defined in Redmond Comprehensive Plan, Chapter 5, are identified and managed in accordance with Redmond's Goal 5 resource protection program.
 - E. The parcel can be annexed to the City of Redmond.
 - F. The development application meets all other required elements for one of the City's land use planning approval processes.

SUPPLEMENTARY PROVISIONS

8.0300 **Master Plan.** A Master Plan is required either as a condition of or prior to annexation, or after annexation but prior to or concurrent with rezoning from Urban Holding-10 to other City zoning districts. The Master Plan shall not create excessive demand on public facilities and services required to serve the development, and shall not conflict with existing public access easements within or adjacent to the development. The specific requirements for this type of Master Plan are as follows:

- A. **Applicability.** This section applies to all properties proposed for annexation or rezoning from Urban Holding-10 on or after the date of the adoption of this ordinance.
- B. **Purpose.** The purpose of Master Plans is to provide:
 - 1. Orderly and efficient development of the City
 - 2. Compatibility and/or transitions with adjacent developments and the character of the area
 - 3. A complementary mix of uses and activities
 - 4. An interconnected transportation network – streets, bicycle routes, and pedestrian trails – within the master plan area and to existing and planned City streets, routes and trails
 - 5. A range of housing choices
 - 6. A range of open spaces and recreation facilities
 - 7. Public and semi-public facilities and services
 - 8. Preservation of historic buildings, scenic views, and natural resources to the greatest extent possible
 - 9. Transitions or buffers between urban development and rural areas
 - 10. Implementation of Redmond's Comprehensive Plan
- C. **Procedures for Review.**
 - 1. **General.** There are two required steps to master plan review and approval. Unless the Community Development Director determines that the application should be consolidated for both conceptual and final review in accordance with subsection 2, below, the procedure requires separate review and approval of a conceptual master plan and final master plan by the Planning Commission. A site specific development application may be considered concurrently with an application for final master plan approval as provided in subsection 2(b) below.

2. **Consolidated review.**
 - a. **Conceptual and final master plan.** An applicant may request and the Community Development Director may determine that it is appropriate to consolidate conceptual and final master plan review. The Community Development Director shall base the determination on consideration of the following factors: (i) whether the two-step review would be redundant; (ii) whether the two-step review would serve any public purpose; (iii) there are a limited number of issues involved in a proposed master plan area in relation to the review procedures and standards; and (iv) there is a significant community interest that the project would serve. The Community Development Director shall inform the applicant during the pre-application stage whether consolidation will be permitted.
 - b. **Other development review applications.** An applicant may request and the Community Development Director may determine that an application for development within a master plan area may be considered concurrent with final master plan review or a consolidated review. In order to be eligible for concurrent consideration, a development application must meet all applicable requirements of this Code for submittal of complete applications.
 - c. **Community Development Director's Determination.** The Community Development Director's determination regarding the consolidated conceptual and final master plan review is appealable as provided in Section 8.1500 to 8.1560 of this Code.
3. **Steps Required:** Unless consolidated in accordance with subsection 2 above, two steps are required for the review and approval of an application for a master plan:

Step 1 – Conceptual Master Plan Hearing before the Planning Commission.

- a. **Purpose:** To determine if application meets standards for a master plan.
- b. **Standards of review:** These standards for master plans; Amendments (Section 8.0760), and any other applicable standards.
- c. **Planning Commission action:** Approve, approve with conditions, or deny conceptual master plan.

Step 2 – Final Master Plan Public Hearing before the Planning Commission.

- a. **Purpose:** To determine if application meets the standards for a final Master Plan.

- b. **Standards of review:** These standards for master plans; Amendments (Section 8.0760), and any other applicable standards.
- c. **Planning Commission action:** Approve, approve with conditions, or deny final Master Plan.

4. **Review criteria for Master Plans**

- a. **General.** In the review of an application for a conceptual Master plan and a final Master plan, the Planning and Zoning Commission and City Council shall consider the following:
 - 1. Whether the proposed Master Plan is generally consistent with the Framework Plan and is consistent with the Comprehensive Plan in terms of land use, density, transportation systems and networks, and open space.
 - 2. Whether the proposed Master Plan is generally suitable for the area in which it is proposed, considering existing and planned neighborhoods, shopping and employment areas; and natural resources and hazards.
 - 3. Whether the proposed Master Plan is functionally integrated with existing developed or planned areas.
- b. Whether the proposed development implements the following elements:
 - 1. **Walkable and bikeable urban development.** The Plan provides a complete street network and integrated trail system within the master planned area with links / connections to existing and planned trail facilities.
 - 2. **Interconnected streets.** Streets shall be integrated within the master planned area and to adjoining existing neighborhoods or planned areas consistent with adopted city transportation policies and regulations for applicable street classifications.
 - 3. **Housing types and densities.** The Plan provides for a mix of housing types and densities, such as single family detached and attached dwellings in multi-plexes, townhouses, and multi-family apartments.
 - 4. **Open spaces, greenways, recreation.** The Master Plan includes useable open spaces with recreation amenities within walking distance, and integrated and connected greenways throughout the master planned area and to the larger community. Parks and plazas should be provided to create public gathering places, and significant geological

features such as rock outcroppings, stands of native trees, and similar features should be preserved and incorporated into the master plan.

5. **Diverse mix of activities.** A variety of uses will be provided within walking and biking distance or a short drive from homes. The uses may include residential, public or semi-public, open space, commercial, employment, and similar uses and activities.
6. **Canal trails.** If canals are present in the area proposed for the master plan, the plan should incorporate multi-use trails at least 10 feet wide along both sides of the canal, subject to the Central Oregon Irrigation District's review and approval. Pedestrian amenities such as benches and trash receptacles shall also be identified and provided at logical locations.
7. **Public art** is encouraged at prominent locations within master planned areas.
8. **Scenic views.** Scenic views and corridors of the Cascade Range, Ochoco Mountains, and Smith Rock should be identified and preserved to the greatest degree possible. Streets, public buildings, and common or public open spaces should be located and oriented to capture and preserve scenic views for the public.
9. **Environmentally friendly and energy efficient** design is encouraged to be incorporated in all facets of the Master Plan, such as the planting of native, drought-resistant landscaping to provide shade and to minimize water usage.
10. **Urban – rural interface.** Urban development shall interface with rural areas through open space buffers or through transitions from higher density development to lower density development at the urban fringe, or other appropriate and equivalent transitional elements.
11. **Integrated design elements.** Streets, civic spaces, signage, and architecture shall be coordinated to establish a coherent and distinct place in the community, and unique character of the specific area in which the Master Plan is proposed in order to advance Redmond's *Great Neighborhoods* policies.

5. **Master Plan Submittal Requirements and Approval Process.** The Master Plan shall include, but not be limited to the General Submission Requirements of the submittal requirements set forth in the City's application form and the elements described below. The difference between concept and final master plans is the level of detail.

General Submission Requirements. The applicant shall submit an application containing all of the general information below:

A. Concept Master Plan Submission

1. **Plan Objectives.** A narrative shall set forth the goals and objectives of the master plan.
2. **Plan Area and Context.** A map of the plan area and surrounding vicinity shall set the context for the master plan. A list of all affected properties with ownership, parcel size, etc. and other information that is pertinent to the plan shall be provided.
3. **Conceptual Site Plan/Land Use Diagram.** The land use diagram shall generally indicate the distribution and location of planned land uses for the master plan area, including plans for park and open space and community facilities. The plan shall show proposed comprehensive plan designations and overall density including density calculations showing gross and net units per acre.
4. **Significant Resources Inventory.** An inventory of significant natural resources, scenic and historic resources, and open space areas, including those identified on the City's adopted inventory and those that have the potential to qualify for protection under the City's resource protection program. When significant resources are present, the concept master plan shall generally describe how a management plan to protect resource sites and provide general buffers between the sites and adjacent uses.
5. **Parks, Open Space, Recreation Facilities.** Generally identify land suitable for park and recreation use in accordance with the Park and Recreation Master Plan (Park Plan), and generally describe the intended use and function for each park, open space, and/or recreation facility.
6. **Air, Noise, and Water Resources.** Identify air, noise and water resources that may be impacted by planned development and address how adverse impacts will be avoided or mitigated in compliance with applicable local, state, and federal regulations.

7. **Natural Hazard Areas.** Provide an inventory (map and narrative) of areas subject to natural hazards.
8. **Site Design and Development Standards.** Generally describe the proposed site design and development standards if they are different from normal City standards.
9. **Transportation Analysis and Diagram.** Prepare a general transportation plan for streets, bicycle routes, and pedestrian paths. On- and off-street parking shall also be identified in the master plan.
10. **Public Facilities Analysis and Diagram.** The plan shall include a conceptual layout of public facilities (including at least sanitary sewer, water, and storm drainage) needed to support the land use diagram.
11. **Phasing.** A concept schedule indicating the approximate dates when construction of the master plan's various phases are expected to be initiated and completed.
12. **Specific studies or reports** prepared by qualified professionals may be required by the Community Development Director, Planning Manager, Planning Commission or City Council to determine potential traffic, geologic, noise, environmental, natural resource and other impacts, and required mitigation.
13. **Urban Design.** Generally describe how the urban design elements (streets, civic spaces, signage, and architecture) are integrated and coordinated throughout the neighborhood to establish a coherent and distinct place in the community and a unique character of the area in which the Master Plan is proposed. Master plans shall be developed consistent with the urban design principals outlined in the most current version of the City of Redmond *Master Planning Guidelines* that have been prepared by the Community Development Department and approved by the Redmond Urban Area Planning Commission.
14. **Urban – Rural Interface.** Urban development shall interface with rural areas through mechanisms such as open space buffers or transitions from higher density development to lower density development at the urban fringe, or other appropriate and equivalent transitional elements.

B. Final Master Plan Submission

1. **Final Site Plan/Land Use Diagram.** The land use diagram shall indicate in detail the distribution and location of planned land uses for the master plan area, including plans for parks and open space and community facilities. The plan shall show proposed comprehensive plan designations and zoning.
2. **Significant Resources Inventory.** An inventory of significant natural resources, scenic and historic resources, and open space areas, including those identified on the City's adopted inventory and those that have the potential to qualify for protection under the City's resource protection program. When significant resources are present, the master plan shall include a specific management plan to protect resource sites and provide adequate buffers between the sites and adjacent buildings and uses.
3. **Parks, Open Space, Recreation Facilities.** Designate lands for park and recreation uses in accordance with the Park and Recreation Master Plan (Park Plan), and specifically describe the intended use and function for each park, open space, and/or recreation facility.
4. **Air, Noise, and Water Resources.** If air, noise and/or water resources will be adversely impacted by the planned development, the Final Master Plan shall address how these impacts will be avoided or mitigated in compliance with applicable local, state, and federal regulations.
5. **Natural Hazard Areas.** The Master Plan will describe and map how areas subject to natural hazards, particularly steep slopes will be protected and/or incorporated into the planned area.
6. **Site Design and Development Standards.** The applicant shall describe the proposed site design and development standards if they are different from normal City standards.
7. **Residential Uses.** The residential component of the Master Plan shall address the mix of housing types, sizes (lots and structures) and densities, and describe how the proposed residential uses meet or exceed the housing density objectives for the area as identified in the Redmond Urban Framework Plan.
8. **Employment Areas.** If mixed use centers or employment areas are proposed, the Final Master Plan shall describe the types of uses (e.g., office, retail, service, restaurant,

high density residential, etc.), locations, and integration with surrounding areas.

9. **Transportation Analysis and Diagram.** Prepare a detailed transportation plan for streets, bicycle routes, and pedestrian paths. On- and off-street parking shall also be identified in the master plan. If required by the City Engineer, prepare a traffic impact analysis in compliance with the state transportation planning rule and a local street plan that is consistent with street spacing and connectivity guidelines in the Redmond Transportation System Plan (if necessary). The master plan shall show the proposed classification for all streets, and the location of all approved TSP improvement projects and any capital improvements related to the project that may need to be added to the TSP. In addition, the master plan shall show proposed bicycle routes and pedestrian facilities and trails, and how streets, bike routes, and pedestrian facilities will connect with adjacent urban areas and be extended to adjacent un-planned urban areas. Typical street cross-sections shall be shown unless approved city street cross sections are used. On- and off-street parking shall also be addressed in the master plan.
10. **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 land use diagram. The Public Facilities Analysis should address overall capacities and funding strategies for public facilities and must be consistent with the city's adopted Public Facility Plan (PFP) and related facility master plans, including improvements related to the plan that may require amending the PFP.
11. **Public, Semi/Quasi-Public Buildings.** Identify if and where public and/or semi-public buildings are located in the neighborhood, such as public or private schools, and community centers.
12. **Phasing.** A schedule indicating the approximate dates when construction of the master plan is developed and its various phases are expected to be initiated and completed.
13. **Specific studies or reports** prepared by qualified professionals may be required by the Community Development Director, Planning Manager, Planning Commission or City Council to determine potential traffic, geologic, noise, environmental, natural resource and other impacts, and required mitigation.

14. **Urban Design.** The applicant shall generally describe how the urban design elements (streets, civic spaces, signage, and architecture) are integrated and coordinated throughout the neighborhood to establish a coherent and distinct place in the community and a unique character of the area in which the Master Plan is proposed. Master plans shall be developed consistent with the urban design principals outlined in the most current version of the City of Redmond *Master Planning Guidelines* that have been prepared by the Community Development Department and approved by the Redmond Urban Area Planning Commission.
 15. **Urban – Rural Interface.** Urban development shall interface with rural areas through open space buffers at least 100 feet wide and the length of the urban development, excluding public streets, or shall be transitioned from higher density development to lower density development at the urban - rural interface, or other appropriate and equivalent transitional elements.
6. **Implementation.** Upon approval of a Final Master Plan, all subsequent development located within the master plan boundaries shall follow the approved master plan.
 7. **Amendment/Modification to Final Master Plan.** Any modifications to the approved master plan shall be subject to the standards and procedures in Article II, “Modifications”, and subject to the review criteria contained in this section.
 8. **Expiration of Master Plan.** An approved Master Plan shall be subject to the requirements of Section 8.1605 of this Code concerning expiration.