



CITY OF REDMOND
Community Development Department

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REDMOND URBAN AREA PLANNING COMMISSION
716 SW Evergreen Ave Conference Room A
Monday, November 17, 2014
6:00 PM
Agenda

UAPC
Members

Evan Dickens,
Chair

Dean Lanouette,
Vice-Chair

David Allen

Anne Graham

Tom Kemper

Lori McCoy

Eric Porter

Vacant
Youth Ex-Officio

- I. CALL TO ORDER**
- II. APPROVAL OF MINUTES**
 - a. October 6, 2014 (*Exhibit 1*)**
- III. CITIZEN COMMENTS**
- IV. Work Session**
 - a. Master Planning and Annexation Code (*Exhibit 2*)**
- V. COUNCIL LIASON COMMENTS (if present)**
- VI. COMMISSIONER COMMENTS**
- VII. STAFF COMMENTS**
- VIII. ADJOURN**

*Please note that these documents are also available on the City's website www.ci.redmond.or.us; click on City Government, hover on Commissions and Committees, click on Urban Area Planning Commission. You may also request a copy from City Records Office 923-7751 or email KellyM@ci.redmond.or.us

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**DRAFT**

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REDMOND URBAN AREA PLANNING COMMISSION
Minutes

Monday, October 6, 2014

Council Chambers, 777 SW Deschutes Avenue, Redmond, Oregon

Commissioners Present: Chair Evan Dickens, Vice-Chair Dean Lanouette, David Allen, Anne Graham, Tom Kemper, Lori McCoy, Eric Porter

Youth Ex Officio: *Jennifer Court* (absent)

City Staff: Deborah McMahon, *Principal Planner*; Chelsea Dickens, *Grant Program Coordinator*, Cameron Prow, *TYPE-Write II*

Visitors: Peter Carlson, *Carlson Sign*; John Lehman, *Meadow Outdoor Advertising*

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

I. CALL TO ORDER

Chair Dickens opened the meeting at 7 p.m. with all seven commissioners present, establishing a quorum.

II. APPROVAL OF MINUTES

Motion 1 (5/0/2): Commissioner Graham moved to approve the August 18, 2014, minutes. Commissioner Lanouette seconded the motion which passed with Commissioners Allen, Dickens, Graham, Lanouette, and Porter voting in favor and Kemper and McCoy abstaining due to their absence from the August 18 meeting.

III. CITIZEN COMMENTS (None)

IV. PUBLIC HEARING

A. Proposed Comprehensive Plan Amendment – New Plan Chapter 15, Livability Element, City File 711-14-000185-PA

Chair Dickens read aloud a statement summarizing the issue and the legislative hearing procedures, noting that the entire record was available for public review. None of the commissioners disclosed any prehearing contacts, ex parte observations, or conflicts of interest. No one challenged any commissioner for bias, prejudice, or personal interest.

Chair Dickens opened the public hearing on File 711-14-000185-PA at 7:08 p.m.

Ms. McMahon presented the staff report, stating that the purpose of the proposed amendments was to initiate vision statements in the Redmond Development Plan and incorporate compatible statements from the 2020 Redmond Comprehensive Plan Addendum. The amendments, if approved by City Council, will strengthen the City's ability

to write findings on discretionary criteria about livability. Planning Commission held two work sessions (August 18 and September 15, 2014) on the proposed amendments.

Commissioners reviewed the proposed amendments and expressed concern about the similarity of Policies 8 and 10, consistency of reference to the city (Redmond, Downtown Redmond, City of Redmond), unenforceable language in Policy 19, completeness of applicable code sections/criteria listed in the Findings, and correcting the duplicate Chapter 12 reference in the Findings.

Ms. McMahon reported receiving no calls on this issue.

Chair Dickens closed the public hearing on File 711-14-000185-PA at 7:21 p.m. when no one offered testimony.

Motion 2 (7/0/0): Commissioner Kemper moved to recommend the proposed Redmond Comprehensive Plan amendments to add new Plan Chapter 15 – Livability Element to Redmond City Council for adoption with the following changes: Reword Policy 19 to read: “The City of Redmond shall include a pedestrian-focused core that attracts residents and visitors for entertainment, shopping, dining, civic activities, and community events.”; start each policy with the phrase: “The City of Redmond”; add “Redmond Development Code Chapter 8.0750-8.0775” to the bulleted list under I. APPLICABLE CODE SECTIONS AND CRITERIA on Page 7 of the staff report (Page 1 of Findings); and correct “Chapter 12 – Urbanization” to read “Chapter 14 – Urbanization” on Page 14 of the staff report. Commissioner Lanouette seconded the motion which passed unanimously.

Chair Dickens asked staff to notify the Planning Commission about when City Council will hear this issue.

- B. Proposed Development Code Amendments – Signs/Billboards, City File 711-14-000184-TA
Chair Dickens read aloud a statement summarizing the issue. With permission of the Planning Commission and the audience, he dispensed with a second reading of the legislative hearing procedures. None of the commissioners disclosed any prehearing contacts, ex parte observations, or conflicts of interest. No one challenged any commissioner for bias, prejudice, or personal interest.

Chair Dickens opened the public hearing on File 711-14-000184-TA at 7:24 p.m.

Ms. McMahon presented the staff report. The proposed revisions (tune-ups) are part of the City’s review of the zoning ordinance and Redmond Development Code. She stated the purpose of the proposed amendments was to clarify current code language regarding billboards and digital signage. Consideration of this issue was prompted by citizen comments in response to a digital billboard installed by Lamar in Bend, Oregon, this spring. The proposed amendments were reviewed by the Planning Commission during two work sessions (August 18 and September 15, 2014).

Peter Carlson, Carlson Sign, reported attending the September 15, 2014, work session. He described his business, noting that his company owns 9 of the 15 billboards allowed in Redmond. He stated concerns about the impact of the proposed changes on his 22 employees; basing safety concerns on specific facts; his company’s record of charitable contributions; conflict between Livability Policies 9 and 13; why LED (light-emitting diode) lighting was allowed on signs for Wilson’s, Walgreen’s, and Deschutes County Fairgrounds but not for billboards; being unaware of the billboard elimination provision, keeping tri-vision

signs, restriction on source of electric power, citizen support for the visioning statement that “this type of business is not welcome in Redmond”; and limiting signs hurts Redmond businesses. The Redmond Sign Code is more restrictive and more expensive to comply with than sign codes in other communities. The conditional-use permit (CUP) fee is an expensive. Bend, Madras, and Prineville sign codes do not require a CUP fee.

John Lehman, Meadow Outdoor Advertising, said he attended the September 15, 2014, work session. He summarized the history of this family-owned/operated business where he has been employed since 1991. Meadow Outdoor Advertising owns 6 of the 15 billboards allowed in Redmond. He stated concerns about 1981 ads in Redmond to help local businesses; Redmond being too small to need “no digital” language in its sign code; Meadow Outdoor Advertising’s lack of plans to install digital billboards due to the \$400,000 cost; sign code restrictive enough so don’t eliminate future advertising possibilities; CUP process is strong enough to manage billboards, and billboards being needed to inform through traffic about shopping at local businesses, especially with the re-route (bypass) in place. The Redmond Sign Code is more restrictive and expensive to comply with than sign codes in other communities.

Commissioner concerns included the date that notice of this public hearing was sent to the Oregon Department of Land Conservation and Development, how Redmond’s sign code compared to those in other communities, rationale for removing tri-vision billboards, clarifying language in Section 8.4110(2) Prohibited Signs on Page 2 of the staff report, clarifying whether the proposed change to Section 8.4240(9) Billboards applies to new or existing billboards, applicability of Section 8.4110(2) to signs like those already installed for Wilson’s and Walgreen’s, moving the last two sentences of 8.4110(2) to the billboard section, definition of “modified billboards,” excluding digital billboards based on the 2001 vision statement about eliminating all billboards, source of citizen dissatisfaction with tri-vision billboards, if proposed amendments comply with the City’s livability goals or are a knee-jerk reaction to *The Bulletin* article, including in the staff report the specific comments that generated concern about digital billboards, tri-vision text needs more work, requirement for underground electricity should be limited by distance, why billboards are allowed to be relocated if the goal is to eliminate them, and if Measure 56 notices were sent.

Chair Dickens closed the public hearing on File 711-14-000185-PA at 7:59 p.m. when no further testimony was offered.

Following additional discussion, Chair Dickens reopened the public hearing on File 711-14-000184-TA at 8:31 p.m. and continued it to November 3, 2014, 7 p.m.

Ms. McMahon pointed out that sign code provisions are the most difficult issues that planning commissions and communities have to face.

V. COUNCIL LIAISON COMMENTS (None)

VI. STAFF COMMENTS (None)

VII. COMMISSIONER COMMENTS

Vice-Chair Lanouette thanked staff for providing water. He requested a status report on the legality of businesses using automobiles as advertising space on commercial properties. Ms. McMahon said she reported this situation to Code Compliance Officer Jacob Smith who is working on it.

Vice-Chair Lanouette questioned why "Road Construction, Street Closed Ahead" signs were posted on 5th Street when the street is not closed. Ms. McMahon said she would request information from Public Works.

VIII. ADJOURN

The next meeting is scheduled for Monday, October 20, 2014, 6 p.m., at 716 SW Evergreen Avenue, Redmond, Oregon.

With no further business, Chair Dickens adjourned the meeting at 8:35 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this _____ day of _____, 2014.

ATTEST:

Evan Dickens, Chair



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EXHIBIT 2 – Work Session on Master Planning

STAFF REPORT

DATE: November 13, 2014
TO: Redmond Urban Area Planning Commission
FROM: Deborah McMahon, Principal Planner
THROUGH: Heather Richards, Community Development Director
SUBJECT: Master Planning and Annexation - Code Tune-up Work Session

Report in Brief:

At the time of the Redmond UGB expansion, City code was written to establish a development process for properties that were outside of the City limits and zoned UH-10, Residential Urban Holding. The current definition of the zone is as follows:

UH-10 Residential Holding Zone. *To retain large undeveloped or underdeveloped land areas for future urban development; to act 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. Land in the UH-10 Holding Zone requires annexation, a zone change and/or a comprehensive plan amendment before urban development can occur. Master plans are required before development can occur.*

As noted above, land in the UH-10 Holding Zone requires:

- Annexation
- Zone change and/or a comprehensive plan amendment
- Master plans (preliminary concept plan, final concept plan, and final master plan) are required before development can occur. Master plans also provide assurance that extension of all utilities and amenities create great neighborhoods.

The problem is that the current code language is confusing, overly complex, repetitive, and requires too many steps.

Background:

The Redmond Comprehensive Plan and Development Code describe the multiple and somewhat confusing steps required to achieve final master plan approval prior to annexation and rezoning. The multiple steps and associated costs are a deterrent to achieving what the City needs, which is a high level of master planning before annexation. To date no one has applied for the master planning steps due to cost and confusion. To help clarify the situation, the City of Redmond worked with D.J. Heffernan – Land Use Consultant (D. J. worked with the City during the UGB expansion process). The result was a streamlined process that reduces confusing terminology and emphasizes the need for

compliance with the Great Neighborhood Principles. Thus, the City will have better land use planning and the property owner/developer will have greater assurances that the project will meet code requirements and receive access to City infrastructure.

The Planning Commission work session will review the proposed amendments (Attachment "A") for consideration at a future public hearing. Staff will also provide a PowerPoint presentation on framework planning and how this technique sets the tone for future master planning.

Recommendation/Course of Action:

The Planning Commission will need to review and discuss the code and Plan changes presented. No formal recommendation or course of action is necessary at this time. Once the work session discussion is complete, the public hearing draft will be presented at an upcoming Planning Commission hearing.

DRAFT

Redmond Development Code and Comprehensive Plan Recommended Amendments for Master Development Plans and Annexation

Concept: UH-10 to new zone = Master Development Plan (MDP) or, if less than all areas are planned for development at the time of MDP, then Partial Master Development Plan, then annexation and/or zoning may proceed

Redmond Comprehensive Land Use Plan Policy Amendments
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Definitions

Master Development Plan (MDP) ~~Master Plan; Master Development Plan~~. An overall plan ~~A land use plan~~ indicating the physical and functional interrelationships between **planned land** uses and **public** facilities for **an urban area**. **An MDP typically will include multiple contiguous land parcels that had been zoned Urban Holding-10. The MDP is a required urban planning step leading to rezoning the properties for urban use. It may be combined with a request for annexation and, if required by the Community Development Director, a Partial Master Plan.** ~~a project, a series of projects or phased developments occurring over a period of time. Components of a master plan~~ **All Master Development Plans must address the applicable Great Neighborhood Planning Principles.**

Partial Master Development Plan. A highly detailed, site-specific development plan showing proposed land uses, buildings locations, landscaping, art locations, access and internal circulation, and infrastructure for a project where the development program is planned to occur in phases over a period of several years. Master development plans may include multiple land parcels. **All Master Development Plans must address the applicable Great Neighborhood Planning Principles.**

Chapter 2 – Land Use Planning

11. The City of Redmond will adopt requirements to prepare and approve ~~master~~ **Master Development Plans (MDP(s))** for areas inside the UGB prior to or concurrent with annexation, ~~or areas annexed to the City and zoned Urban Holding-10.~~ ¹ **These plans will be used to support rezoning land that has previously been zoned Urban Holding-10 (UH-10), whether or not the land is inside City limits.**

City approval of a ~~master plan~~ **MDP** will require an amendment to the comprehensive plan map to reflect the new land use designations ~~in city limits~~. Properties may be annexed concurrently with the City's approval of a ~~master plan~~ **MDP**. However, properties annexed without approval shall be zoned Urban Holding-10 until the City approves a ~~master plan~~ **MDP** for the specific area.

The City will only approve Comprehensive Plan designations and zoning other than UH-10 concurrent with or following ~~master plan~~ **MDP** approval. Compliance with an approved ~~master plan~~ **MDP** is mandatory for **all** property subject to the **MDP**. ~~approved Master Plan.~~

MDP approval shall meet with the following requirements.

- a. **MDPs may be approved through a City initiated or property owner initiated quasi-judicial approval process. MDPs must be consistent with the Redmond Urban Framework Plan in order to be approved through a quasi-judicial process.²**
 - b. ~~City approval of a master~~ **a MDP will require an amendment to amend the comprehensive plan map to show the new urban land use designations and zoning for the plan area in city limits.**
 - c. ~~Properties~~ **designated Urban Holding-10 (UH-10) may be annexed concurrently with the City's approval of a Master Plan. However, properties annexed without master when they are subject to an approved MDP; annexation may occur concurrently with approval of a MDP** ~~until the City approves a master plan for the specific area.~~
 - d. **The City intends that MDPs cover as large an area and as many contiguous UH-10 zoned properties as possible. Minority property interests may be subject to a MDP without consent but may not be rezoned and annexed to the City without consent.³**
 - e. **The City will only approve Comprehensive Plan designations and zoning other than UHA and UH-10 concurrent with or following master for a MDP that are consistent with identified urban land needs shown in the Redmond Framework Plan approval.**
 - f. **Once approved, compliance** ~~with an approved master~~ **MDP** is mandatory for all property subject to that ~~the approved master plan.~~
 - g. **MDPs** that are not consistent with, **or propose to substantively change** the **Framework Plan**, may only be approved through a legislative land use planning process.
12. Approval of a zone change from Urban Holding-10 to an urban zone may be granted without preparation of an **MDP** under the following conditions.⁴
- a. **The zone change request is for a land parcel that is less than 12 acres and not planned for residential development.**
 - b. **For land outside the City, the request is made in conjunction with a petition for annexation.**
 - c. **The request is made in conjunction with an application for a planned unit development (PUD).**
 - d. **The proposed urban zoning is consistent with the Redmond Framework Plan, and addresses applicable Redmond Great Neighborhood Policies.**

Chapter 9 – Economic Development

32. Neighborhood Commercial Centers ~~that~~ **are intended** to serve the needs of people in the immediate area **and** shall be provided for and regulated as mixed-use districts. Neighborhood Commercial Centers should be appropriately spaced **and located** in the areas shown on the **Redmond Urban Framework Plan and, when appropriate, shown on Master Development Plans. These neighborhood centers should be planned** to serve at least 5000 residents. Higher residential densities are required in the vicinity of the Center and densities may decrease as distance increases from the Center. The intent is to have higher density close to the Center.

Attachment “A”

~~Other~~ Neighborhood Centers may be focused around a **civic land use, such as a** library, cultural activity a school, or public service facility.

Chapter 10 – Housing

12. New residential developments in areas without an established character or quality should be permitted maximum flexibility in design and housing type consistent with densities and goals and objectives of this Plan, and approved **Master Plans** ~~master plan~~.

23. Criteria for the location of multi-family housing shall include proximity to the City core, **or to neighborhood commercial centers**, major transportation corridors, schools, services, parks, shopping, employment centers, and transit corridors.

Chapter 14 – Urbanization Element

Urban Growth Boundary and Urban Reserve Areas

10. The **Urban Holding Area (UHA)** plan designation may be replaced when the land is annexed and approved for urban **zoning** ~~development~~ through **Master Plan approval** ~~master planning process, rezoning~~ or, in limited cases, through a site planning and development review process (see below).

~~11. Master plan approval for properties may be carried out through City initiated legislative action or a property owner initiated quasi-judicial approval process.~~

11.12. ~~Master plans for areas~~ **Land that is** designated Urban Holding Area-10 (UH-10) on the Comprehensive Plan Map shall be planned for urban development using **a Master Development Plan. Master Development Plans may be approved through a quasi-judicial land use process and should be** prepared for ~~contiguous properties~~ at neighborhood scale of ~~greater than 100 acres~~ **so that contiguous Urban Holding-10 zoned properties are covered by the plan. Minority property holdings that abut or are surrounded by an urban area plan may be included in the plan without owner consent, but City annexation and rezoning may be delayed until requested by the landowner.**⁵

Master Development Plans (MDP) ~~and~~ must address all of the following requirements and in accordance with the Redmond Development Code. ⁶

- a) **MDP Objectives.** A narrative shall set forth the goals and objectives of the ~~master plan~~ **and describe the urban characteristics of the planned area.**
- b) **Master Development Plan Map and Context.** A map of the plan area and surrounding vicinity shall set the context for the ~~master plan~~. **The map shall indicate planned land uses for each land parcel in the area, including plans for park and open space and community facilities, if known. The plan shall show proposed comprehensive plan map designations and zoning.** ~~include~~ **The plan shall include** a list of all affected properties with **tax lot numbers, current** ownership, parcel size, etc. and other information that is pertinent to the plan.
- c) **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, **if known.** The plan shall show proposed comprehensive plan designations, zoning, and density.
- cd) **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 Redmond's Goal 5 resource protection program. When significant resources are present, the **MDP master plan** shall include a management plan to protect resource sites;
- de) Parks and Open Space. Identify land suitable for park and recreation use in accordance with the needs analysis in the City of Redmond Park Master Plan (Park Plan). In particular, where the Park Plan indicates there is a need for neighborhood or community park, the **MDP master plan** shall identify sites that may be suitable for park development using the design and location criteria from the Park Plan. Density transfers, SDC credits, dedication, and other value consideration may be identified in the planning process to compensate property owners for land dedicated to public use;
 - ef) Air, Noise, and Water Resources. Review 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. **The analysis may use City public facility plans, technical studies, and policies to meet this requirement when those plans address how urban development in the plan area can be served. In these instances, the Master Development Plan must show that the envisioned land uses in the plan area are consistent with the land use assumptions in the public facility plans.** This requirement is particularly important for the management of urban storm water that is discharged into the ground;
 - fg) Natural Hazard Areas. Inventory areas subject to natural hazards, particularly steep slopes, **and program urban development that is suitable for the identified hazard areas;**
 - h) ~~Site Design and Development Standards, if different from normal City standards.~~
 - gi) Residential Uses. Identify areas planned for housing development, if any, and the proposed zoning districts to be applied. The housing plan must identify a mix of housing types and densities so that the overall density in the area meets or exceeds the housing density objectives for the area that are identified in the Redmond Urban Framework Plan and the Comprehensive Plan. The Framework Plan provides general guidance on housing densities that need to be achieved in order to meet future housing needs. Where proposed **residential** land uses differ from those shown in the **Redmond Urban Framework Plan** framework plan, the **MDP** shall **demonstrate how it meets** result in an alternative development concept that achieves the housing objectives outlined in the Framework Plan or shall present a different plan and provide an explanation why that plan will result in development that meets all applicable standards and is still consistent with the overall housing objectives of the **Redmond Urban** Framework Plan. Affordable housing allowances shall be addressed in all Master Plans.) **Applicants may propose new zoning districts when the proposed district(s) in total achieve the housing densities envisioned in the Redmond Urban Framework Plan.**
 - hj) Employment **Uses** Areas. Identify areas planned for employment use and/or mixed uses and **the** proposed zoning districts for **these areas** them. Applicants may propose new zoning districts in cases where existing districts are not suitable for the planned development provided the proposed district(s) ~~meets the same or greater housing and~~ **achieve similar land improvement values and/or** employment densities **as** in the zoning district most closely related to the use envisioned in the Redmond **Urban** Framework Plan.⁷
 - ik) Transportation Analysis and Diagram. Prepare a ~~traffic impact analysis and local street~~ plan that is consistent with street spacing and connectivity guidelines in the *Redmond Transportation System Plan* (TSP). Show the proposed classification for all streets down to collector roadways. Show 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**

order to serve the plan area. Show proposed bicycle routes, and pedestrian facilities, and trail routes. Show how streets, bike routes, and pedestrian **planned transportation** facilities will connect **to transportation facilities in** with adjacent urban areas and be extended to adjacent un-planned urban areas. Typical street cross-sections must be shown unless approved city street cross sections are used. Address on street and off street parking.

- jl) 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 planned uses. 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 **area** plan that may require amending the PFP.
- m) ~~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. The City will help coordinate the location of such facility with the appropriate district.
- ka) North Redmond US 97 Interchange Area Management Plan (IAMP) Compliance. The **MDP** master plan shall comply with the following policies, **if applicable**:
Any property to be master planned within newly annexed areas within the IAMP area shall have:
 - 1) Direct Access to a local public street other than a state highway for all or part of the Master Planned area consistent with the Local Street Connectivity Plan; and,
 - 2) Any property to be annexed to the City shall relinquish all direct access rights to a state highway as a condition of development approval (when a legal alternative access exists).

I. Great Neighborhood Principles. Master Development Plans shall address applicable Redmond Great Neighborhood Principles.

~~13. Master Plans for areas designated Urban Holding Area (UHA) on the Comprehensive Plan Map shall be prepared for contiguous properties between 10 and 100 acres and must address all of the requirements in 12 above and integrate into developed existing established, platted or master planned neighborhoods.~~

12 44. The City of Redmond will adopt and implement Intergovernmental Agreements with Deschutes County and other agencies to facilitate long-range **land use and** transportation planning **for** and master planning of the Redmond Urban Reserve Area.

13 45. The City will encourage the **preparation of Master Development Plans** for master plan of urban reserve area(s) by all property owners, including Deschutes County, prior to approving an Urban Growth Boundary amendment.

14 46. The City of Redmond will cooperate with Deschutes County to **prepare a Master Development Plan for** master plan the County-owned property located east of Redmond. The jurisdictions shall consider the possible routes for future transportation corridors and will coordinate with the Oregon Department of Transportation, the Bureau of Land Management and any other property owner or agency that indicates an interest in the planning process.

15 47. **Great Neighborhood Principles.** All **Master Development Plans** master plans **as well as major land division and site development plans, phased development plans, subdivisions, and site plans,** shall **address** observe and incorporate the **applicable** Great

Attachment "A"

Neighborhood Principles below. ~~Creative approaches to implementing the principles is encouraged, particularly in ways that respect Redmond's location, climate, topography, geology, culture and history:~~⁸

Master Development Plans

- a. Walkable and bikeable. Connect people and places through a complete street network and trail system that invites walking and bicycling and provides convenient access to parks, schools, neighborhood service centers, and possible future transit stops.
- b ~~e~~. A mix of housing types and densities should be integrated into the design of new neighborhoods.
- c ~~d~~. Open spaces, greenways, recreation. All new neighborhoods shall provide useable open spaces with recreation amenities ~~within walking distance, and~~ **that are** integrated and ~~connected greenways throughout the neighborhood and~~ to the larger community. Central parks and plazas shall be **used** provided to create public gathering places. Incorporate significant geological features such as rock outcroppings, stands of clustered native trees, etc. into the design of new neighborhoods. Neighborhood **and community** parks **shall be shown in appropriate locations consistent with policies in Redmond's Parks Master Plan.** ~~are required within ¼ mile (5 minute walking distance) of all neighborhoods.~~
- d ~~j~~. Scenic views. Identify and preserve scenic views ~~and corridors of the Cascade Range, Ochoco Mountains, and Smith Rock from common or public open spaces. should be located and oriented to capture and preserve scenic views for the public. Minimize visual clutter within scenic corridors.~~
- e ~~l~~. 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~~ **for the Master Development Plan** Master Plan is proposed. **Plans may integrate design themes with adjacent developed or planned areas.**
- f. Diverse mix of activities. A variety of uses ~~will be required~~ **is encouraged** in order to create vitality and bring many activities of daily living within walking and biking distance or a short drive of homes.
- g ~~h~~. Public art. Public art is encouraged ~~to be provided at the gateways to neighborhoods and/or in and around the center of neighborhoods to provide focal points. and unique character of the specific area in which the Master Plan is proposed.~~
- h. Urban - Rural Interface. Show appropriate treatments for land near the urban edge consistent with Redmond Urbanization Policies 23 – 25.**

Land Divisions and Site Plans

- i ~~b~~. Interconnected **local** grid streets **and bike/pedestrian system** designed to balance the needs of all users. Streets shall be integrated **with** ~~within the neighborhood and~~ **provide connectivity to adjoining** existing neighborhoods or planned areas and shall comply with the City's grid street policies.
- j ~~e~~. Tot lots shall be required for subdivisions consisting of 25 lots or more in the R-M and R-H designated areas.
- k ~~g~~. Canal trails. If canals or laterals are present ~~in the neighborhood,~~ multi-use trails at least 10 feet wide shall be provided, 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~~ **appropriate** logical locations.
- l ~~j~~. Environmentally friendly and energy efficient design is encouraged ~~to be incorporated in all facets of the Master Plan, including~~ **for** public and private infrastructure, architecture and building orientation, open spaces and natural areas, and ~~provide~~ transportation **facilities**

Attachment "A"

- choices such as walking and biking. In addition, encourage the planting of native, drought-resistant trees **is encouraged** to provide shade and to minimize water usage.
- ~~k. 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 utilize other appropriate and equivalent transitional elements.~~
- m ~~l.~~ ~~Integrated d~~Design elements. **Within master development plan areas, neighborhood centers, IAMP, the Downtown, and other master planned areas,** ~~S~~streets, civic public spaces, signage, and architecture shall be coordinated **with the surrounding area to reinforce** establish a coherent and distinct place in the community, ~~and unique character of the specific area in which the Master Plan is proposed.~~

Development Approval without a **Master Development Plan** ~~master planning~~ ⁹

16 ~~48.~~ In some instances, approval of a development plan may be granted without going through a ~~master~~ **a master** planning process. This can occur for any parcel that is not designated for housing **residential** use in the framework plan ~~provided site~~ **when development** approval is secured through a PUD process, ~~unless or when~~ the land is to be used for a public use, such as for a park or school or some other public facility. The applicant must demonstrate that the proposed land use **and development plan**:

- a. is consistent with an identified urban land need in the Comprehensive Plan;**
- b. is consistent with the character of the surrounding neighborhood;**
- c. meets the *Great Neighborhood Land Division and Site Plan* policies;**
- d. meets applicable requirements for land near the urban rural interface edge; and**
- e. addresses all other applicable requirements of the Redmond Development Code.**

17. Land that ~~lies in an area planned~~ is designated in the Redmond Urban Framework Plan for residential use may ~~only~~ obtain development approval without going through a master **development** planning process when:

- a e. The parcel **is within** ~~or can be annexed to the City of Redmond~~ **or can be annexed to the City.**
- b a. The parcel is less than **3** acres in size.
- c b. The site development plan conforms with the density guidelines established for the area in the **Redmond Urban Framework Plan** ~~framework plan.~~
- d e. The submission **meets the Great Neighborhood Principles Land Division and Site Plan policies** ~~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.~~
- e 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.
- f. **Meets applicable planning requirements for land near the urban rural interface edge.**
- g f. The development application meets all other required elements for one of the City's land use planning approval processes.

Redmond Framework Plan and Urban Character Guidelines

18 ~~49.~~ The City will adopt an **Urban** Framework Plan for future urban areas in the Urban Growth Boundary and Urban Reserve Area. The Redmond **Urban** Framework Plan will be used

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as a conceptual guide for future **urban** land uses in urban reserve areas and areas within the UGB. The Framework Plan is not parcel-specific and is intended to provide general guidance as to community form and design.

19 20. The City will work to achieve the *Redmond Urban Framework Plan* objective to **establish developing** “Neighborhood Commercial Centers” located on the City’s street network and away from State highway corridors in order to maintain a high degree of mobility within and through the city.

20 24. Centers shall be designed to be pedestrian and bike friendly with development oriented toward public spaces. Master Plans for centers will include integrated design elements, such as gateway features, street lighting, pedestrian amenities, public areas and other features that enhance each center’s character and identity.

21 22. The City will adopt zoning regulations for centers that allow a mix of employment, commercial services and housing. Centers will feature a well-connected street system to the surrounding neighborhoods.

22 23. Neighborhoods surrounding centers will provide a variety of housing types and choices with densities gradually increasing as one nears the center. It is envisioned that at least 5000 residents – the equivalent of around 2200 dwelling units - will be located within a five-minute walk of each center to provide a stable customer base for area merchants and opportunities for city residents to live in close proximity to services and employment.

Urban – Rural Edge Interface ¹⁰

23. The City of Redmond and Deschutes County will work cooperatively to ensure that interim development in Urban Reserve Areas does not interfere with the future extension of urban services by identifying future urban transportation and utility corridors and regulating uses adjacent to those corridors to prevent encroachment by interim development.

24. Urban development that occurs adjacent to designated Urban Reserve Areas shall be planned with the adjacent land’s future urban integration in mind. Urban development should be sensitive to adjacent rural uses but the development pattern should not be altered to the point it fails to achieve desired urban characteristics or interferes with future urban expansion.

25. Urban development at the edge of the urban growth boundary that is adjacent to land planned for long-term rural use should buffer urban uses through the use of open space areas, when feasible, or lower density residential development, or other appropriate transitional uses.

Redmond Development Code Amendments

RDC 800.20 Definitions

Density Transfer, OSPR / “R” Zone: The allowance of reduced-sized lots in residential zones in exchange for a specific area of Open Space Park Reserve land which would be dedicated, deeded, or sold to the City of Redmond. Density transfer provisions apply to residentially zoned land immediately adjacent to desired land zoned (or potentially zoned) OSPR / Open Space Park Reserve, **or land at the urban edge not adjacent to land in designated urban reserves.** The percentage of land area to be credited as ‘transfer land’ is to be evaluated on a case-by-case basis at the time this provision is desired.

~~Master Development Plan (MDP) Master Plan; Master Development Plan.~~ An overall plan-A **land use plan** indicating the physical and functional interrelationships between **planned land** uses and **public** facilities for **an urban area**. **An MDP typically will include multiple contiguous land parcels that had been zoned Urban Holding-10.** The MDP is a required urban planning step leading to rezoning the properties for urban use. It may be combined with a request for annexation and, if required by the Community Development Director, a **Partial Master Development Plan.** ~~a project, a series of projects or phased developments occurring over a period of time. Components of a master plan~~ **All Master Development Plans must address the applicable Great Neighborhood Planning Principles.**

Partial Master Development Plan: A highly detailed, site-specific development plan showing proposed land uses, buildings locations, landscaping, art locations, access and internal circulation, and infrastructure for a project where the development program is planned to occur in phases over a period of several years. Master development plans may include multiple land parcels. All Master Development Plans must address the applicable Great Neighborhood Planning Principles.

8.0065 Establishment of Zones and Districts. (identifies allowable zones and definitions for them)

UH-10 Residential Holding Zone. To retain large undeveloped or underdeveloped land areas for future urban development; to act 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. Land in the UH-10 Holding Zone requires annexation, a zone change and/or a comprehensive plan amendment before urban development can occur. **In most instances, Master Development Plans** are required before development can occur.

8.0085 Zoning of Annexed Areas. ~~An area~~ **Territory** annexed to the city shall be zoned in compliance with **an approved Urban Area Master Plan or with a** the zoning classification **that is compatible with planned land use designations** in ~~compliance with~~ the Comprehensive Plan, as determined by the City.

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

...
10. **Master Development Plan.** The development and approval of an **Urban Area Master Plan** subject to the provisions of RDC 8.0300 is required as a condition of annexation or, **for UH-10 land already in the City,** ~~no later than~~ prior to or concurrent with rezoning from UH-10 to other City zoning districts.

~~41. Exception to Area Plan Requirement. Approval of a development plan may be granted without going through an Area 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 an Area 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;~~

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- ~~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.~~

11. Exception to Master Development Plan Requirement. Approval of a development plan may be granted without going through a Master Development Plan process when:

- A. the property is not designated for housing residential use in a framework plan;**
- B. the development approval is secured through a PUD process; unless or,**
- C. when the property is to be used for a public use, such as for a park or school or some other public facility;**
- D. the development plan is less than 10 acres in size;**
- E. the development plan includes the applicable Great Neighborhood Principles;**
- F. the development plan includes an appropriate 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;**
- G. the development plan meets applicable requirements for land near the urban edge;**
- H. annexation to the City of Redmond is proposed as part of the development plan; and,**
- I. the development plan addresses all other applicable requirements of the Redmond Comprehensive Plan and Development Code.**

**CHAPTER 8 DEVELOPMENT REGULATIONS
SUPPLEMENTARY PROVISIONS**

8.0300 Master Development Plan. A **Master Development** Plan is required **prior to annexation 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 Development** Plan shall not create excessive demand on public facilities and services required to serve the development **area**, and shall not conflict with existing public access easements within or adjacent to the development **area**. The specific requirements for ~~this type of a Master Development Plan~~ are as follows: ¹¹

1. Applicability. This section applies to all properties proposed for annexation and/or rezoning from Urban Holding-10 on or after the date of the adoption of this ordinance.
2. Purpose. The purpose of **Master Development** Plan is to provide:
 - A. Orderly and efficient development of the City **consistent with Urban Framework Plans.**
 - B. Compatibility and/or transitions with adjacent developments and the character of the area.
 - C. A complementary mix of uses and activities.
 - D. 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.
 - E. A range of housing choices for areas planned to have residential components.

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- F. A range of open spaces and recreation facilities, as needed to facilitate the Framework Plan.
- G. Public and semi-public facilities and services.
- H. Preservation of historic buildings, scenic views, and natural resources to the greatest extent possible.
- I. Transitions or buffers between urban development and rural areas.
- J. Implementation of Redmond’s Comprehensive Plan, **including the Great Neighborhood Planning Principles.**

3. Procedures for Review.

A. General.

- 1. **Master Development Plans (MDP) shall be approved through a quasi-judicial review process. Application procedures and related fees for MDP approval may be streamlined in order to promote timely completion of urban planning for land zoned UH-10. The Community Development Director shall inform the applicant during the pre-application stage if the proposed Master Development Plan area appropriately includes all contiguous UH-10 zoned properties in the plan area. The Community Development Director shall base the determination for the proposed plan area of the following factors:**
 - (i) **whether there are UH-10 properties that abut or are surrounded by the plan boundary that would reasonably fit within the zoning concept for the area plan;**
 - (ii) **whether the extension of public services and infrastructure would be enhanced by the inclusion of abutting UH-10 properties;**
 - (iii) **whether the total acreage of abutting or enclave UH-10 zoned properties is less than the acreage in the proposed plan area; and**
 - (iv) **there is a community interest that would be served by including additional properties in the plan area.**

~~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.~~

~~B. Consolidated review:~~

~~1. 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 area 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.~~

~~2. 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.~~

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~~3. 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.~~

~~C. 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.~~

- ~~1. Purpose: To determine if application meets standards for a master plan.~~
- ~~2. Standards of review: These standards for master plans; Amendments (Section 8.0760), and any other applicable standards.~~
- ~~3. Planning Commission action: Approve, approve with conditions, or deny conceptual master plan.~~

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

- ~~1. Purpose: To determine if application meets the standards for a final Master Plan.~~
- ~~2. Standards of review: These standards for master plans; Amendments (Section 8.0760), and any other applicable standards.~~
- ~~3. Planning Commission action: Approve, approve with conditions, or deny final master Plan.¹²~~

~~B D. Review **and approval** criteria for **Master Development** Plans~~

~~1. General. In the review of an application for a conceptual master plan **a Master Development Plan**, and a final master plan, the Planning and Zoning Commission and City Council shall consider the following:~~

- ~~a. Whether the proposed **Master Development 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.~~
- ~~b. Whether the proposed **Master Development 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.~~
- ~~c. Whether the proposed **Master Development Plan** is functionally integrated with existing developed or planned areas.~~

~~2.~~

~~d. **The proposed plan meets the applicable Redmond Comprehensive Plan Chapter 14 Great Neighborhood Principals for Master Development Plans.** Whether the proposed development implements the following elements:⁴³~~

- ~~a. Walkable and bikeable. Connect people and places through a complete street network and trail system that invites walking and bicycling and provides convenient access to parks, schools, neighborhood service centers, and possible future transit stops.~~
- ~~b. A mix of housing types and densities should be integrated into the design of new neighborhoods.~~
- ~~c. Open spaces, greenways, recreation. All new neighborhoods shall provide useable open spaces with recreation amenities that are integrated to the larger community. Central parks and plazas shall be used to create public gathering places. Incorporate significant geological features such as rock outcroppings, stands of clustered native trees, etc. into the design of new neighborhoods. Neighborhood and community parks shall be shown in appropriate locations consistent with policies in Redmond's Park and Recreation Master Plan.~~
- ~~d. Scenic views. Identify and preserve scenic views of the Cascade Range, Ochoce Mountains, and Smith Rock. Common or public open spaces should be located and~~

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- ~~oriented to capture and preserve scenic views for the public. Minimize visual clutter within scenic corridors.~~
- ~~e. Integrated design elements. Streets, civic spaces, signage, and architecture shall be coordinated to establish a coherent and distinct character for the Urban Area Plan. Plans should integrate design themes with adjacent developed or planned areas.~~
 - ~~f. Diverse mix of activities. A variety of uses will be required in order to create vitality and bring many activities of daily living within walking and biking distance or a short drive of homes.~~
 - ~~g. Integrated design and Public art. Public art is encouraged at gateways to neighborhoods and/or in and around the center of neighborhoods to provide focal points. Design characteristics and attributes are encouraged for the planned area.~~
 - ~~h. Show appropriate treatments for land near the urban edge as follows:
 - ~~1. Urban development that occurs adjacent to designated Urban Reserve Areas shall be planned with the adjacent land's future urban integration in mind. Urban development should be sensitive to adjacent rural uses but the development pattern should not interfere with future urbanization.~~
 - ~~2. Urban development at the edge of the urban growth boundary that is adjacent to land planned for long-term rural use should buffer urban uses through the use of open space areas, when feasible, or lower density residential development, or other appropriate transitional uses.~~~~
 - ~~i. Consistency with Redmond Interchange Area Management Plan policies, when applicable.~~
- ~~b. 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.~~
 - ~~c. 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.~~
 - ~~d. Open spaces, greenways, recreation. The master area 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.~~
 - ~~e. 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.~~
 - ~~f. Canal trails. If canals are present in the area proposed for the master area 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.~~
 - ~~g. Public art is encouraged at prominent locations within master planned the planned areas.~~
 - ~~h. 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.~~
 - ~~i. Environmentally friendly and energy efficient design is encouraged to be~~

- ~~incorporated in all facets of the master area Plan, such as the planting of native, drought-resistant landscaping to provide shade and to minimize water usage.~~
- ~~j. 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.~~
- ~~k. 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 area Plan is proposed in order to advance Redmond's *Great Neighborhoods* policies.~~

C E Master Development Plan Submittal Requirements and Approval Process.

The master area **An application for Master Development Plan approval** shall include, but not be limited to the ~~General Submission Requirements~~ of the submittal requirements set forth in the City's **Land Use Review** application form and **as well as** the elements described below.

- 1. Area Plan Objectives.** A narrative shall set forth the goals and objectives of the plan and describe the urban characteristics of the planned area.
- 2. Area Plan Map and Context.** A map of the plan area and surrounding vicinity shall set the context for the plan. The map shall indicate planned land uses for each land parcel in the area, including plans for park and open space and community facilities if known. The plan shall show proposed comprehensive plan map designations and zoning. ~~include~~ The plan shall include a list of all affected properties with tax lot numbers, current ownership, parcel size, and other information that is pertinent to the plan.
- 3. 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 Redmond's Goal 5 resource protection program. When significant resources are present, the Urban Area Plan shall include a management plan to protect resource sites;
- 4. Parks, Trails, and Open Space.** Identify land suitable for park, trail, and recreation use in accordance with the needs analysis in the City of Redmond Park and Recreation Master Plan (Park Plan). In particular, where the Park Plan indicates there is a need for neighborhood or community park, the Urban Area Plan shall identify sites that may be suitable for park development using the design and location criteria from the Park Plan.
- 5. Air, Noise, and Water Resources.** Review 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. The analysis may rely on adopted city public facility plans and policies to meet this requirement when those plans address how urban development in the plan area can be served. In these instances, the urban area plan must show that the envisioned land uses in the plan area are consistent with the development assumptions in the public facility plans.
- 6. Natural Hazard Areas.** Inventory areas subject to natural hazards, particularly steep slopes, and program urban development that is suitable for the identified hazard areas;
- 7. Residential Uses.** Identify areas planned for housing development and the proposed zoning districts to be applied. Where proposed residential land uses differ from those shown in the Redmond Urban Framework Plan, the urban area

plan shall demonstrate how it meets the overall housing objectives of the Framework Plan. Applicants may propose new zoning districts when existing districts do not match planned development provided that the proposed district(s) in total achieve or exceed the housing densities envisioned in the Redmond Framework Plan.

8. **Employment Uses.** Identify areas planned for employment use and/or mixed uses and the proposed zoning for these areas. Applicants may propose new zoning districts in cases where existing districts are not suitable for the planned development provided the proposed district(s) achieve similar land improvement values and/or employment densities as the zoning envisioned in the Redmond Framework Plan.
9. **Transportation Analysis and Diagram.** Prepare a street plan that is consistent with street spacing and connectivity guidelines in the Redmond Transportation System Plan (TSP). Show the proposed classification for all streets down to collector. Show the location of all approved TSP improvement projects and any capital improvements that may need to be added to the TSP in order to serve the plan area. Show proposed bicycle and pedestrian routes and trails. Show how planned transportation facilities will connect to transportation facilities in adjacent urban areas.
10. **Public Facilities Analysis and Diagram.** The plan shall include a conceptual layout of public facilities, including sanitary sewer, water, and storm drainage, needed to support the planned uses. The Public Facilities Analysis 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. **North Redmond US 97 Interchange Area Management Plan (IAMP) Compliance.** The Urban Area Plan shall comply with the following policies: Any property newly annexed within the IAMP area shall have:
 - a. **Direct Access to a local public street other than a state highway consistent with the Local Street Connectivity Plan; and,**
 - b. **Any property to be annexed to the City shall relinquish all direct access rights to a state highway as a condition of development approval (when a legal alternative access exists).**
12. **Great Neighborhood Principals.** Urban Area Plans need to address applicable Redmond Great Neighborhood Principals.

~~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:~~

- ~~1. **Concept master Plan Submission**~~
 - ~~a. **Plan Objectives.** A narrative shall set forth the goals and objectives of the master plan.~~
 - ~~b. **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.~~
 - ~~c. **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.~~
 - ~~d. **Significant Resources Inventory.** An inventory of significant natural resources, scenic~~

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- 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.
- e. ~~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.~~
 - f. ~~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.~~
 - g. ~~Natural Hazard Areas. Provide an inventory (map and narrative) of areas subject to natural hazards.~~
 - h. ~~Site Design and Development Standards. Generally describe the proposed site design and development standards if they are different from normal City standards.~~
 - i. ~~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.~~
 - j. ~~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.~~
 - k. ~~Phasing. A concept schedule indicating the approximate dates when construction of the master plan's various phases are expected to be initiated and completed.~~
 - l. ~~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.~~
 - m. ~~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.~~
 - n. ~~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.~~
2. ~~Final Master Plan Submission~~
- a. ~~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.~~
 - b. ~~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~~

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- ~~provide adequate buffers between the sites and adjacent buildings and uses.~~
- ~~c. 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.~~
 - ~~d. 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.~~
 - ~~e. 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.~~
 - ~~f. Site Design and Development Standards. The applicant shall describe the proposed site design and development standards if they are different from normal City standards.~~
 - ~~g. 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.~~
 - ~~h. 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.~~
 - ~~i. 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 unplanned 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.~~
 - ~~j. 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.~~
 - ~~k. 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.~~
 - ~~l. 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.~~
 - ~~m. 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.~~

- ~~n. 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.~~
- ~~e. 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.~~¹⁴

D F Implementation.

Upon approval of **a Master Development Plan** ~~a Final Master Plan~~, all subsequent development located within the ~~master~~ area plan boundaries shall follow the approved ~~master~~ plan.

E G. Amendment/Modification to a Master Development Plan ~~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.

F H. Expiration of Master Development Plan. An approved **Master Development Plan or Partial Master Plan** shall be subject to the requirements of Section 8.1605 of this Code concerning expiration **unless a specific timeline is approved through the land use review process.**

8.0367 OSPR / "R" Zone Density Transfer Provisions. **Standards to be added.**

...

3. All property within the North Redmond US 97 Interchange Area Management Plan (IAMP) area, and annexed to the City, shall ~~have a Master Plan~~ **be subject to** a condition of development approval that stipulates the property, ~~as a condition of development approval,~~ shall:

- A. Have immediate direct access to a local public street other than a state highway,
- B. Comply with the IAMP Local Street Connectivity Plan (Comprehensive Plan Addendum Chapter 9 Transportation Element figure 1), and;
- C. Relinquish all direct access rights to a state highway when a legal alternative access exists.

8.0600 Authorization to Grant or Deny Conditional Uses. Uses designated herein as conditional uses may be permitted upon authorization by the Hearings Body in accordance with the standards and procedures established in this article. Before approving an application for a conditional use the Hearings Body shall find the following criteria are either met, can be met by observance of conditions, or are not applicable:

- 1. The proposed use will be consistent with the Comprehensive Plan, the zoning ordinances and other applicable ordinances and standards of the City.
- 2. The location, size, design, and operating characteristics of the proposed use will have minimal adverse impact on the livability, value, or approximate development of abutting properties and the

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surrounding area.

3. The proposed use will not exceed operational capacity of City infrastructure including sewage system, water system or the transportation system.
4. That the proposed use will not conflict with, diminish, or substantially adversely affect the character and nature of the established neighborhood in which it is located.

Article III – Land Divisions

8.2020 Definitions

Phased Development Plan. An overall plan indicating the physical and functional interrelationships between uses and facilities for those projects, series of projects, phased developments or developments occurring over a period of up to five years.

8.2215 Informational Requirements. The following information shall be shown on the tentative plat or provided in accompanying materials. No tentative plat shall be considered complete unless all such information is provided:

4. Information concerning applicable Great Neighborhood Principals, **including**.
 - A . Interconnected local grid streets and bike/pedestrian system designed to balance the needs of all users. Streets shall be integrated with and provide connectivity-to adjoining neighborhoods or planned areas and shall comply with the City’s grid street policies.**
 - B. Tot lots shall be required for subdivisions consisting of 25 lots or more in the R-M and R-H designated areas.**
 - C. Canal trails. If canals or laterals are present, multi-use trails at least 10 feet wide shall be provided, subject to the Central Oregon Irrigation District’s review and approval. Pedestrian amenities such as benches and trash receptacles shall be provided at appropriate locations.**
 - D. Environmentally friendly and energy efficient design is encouraged for public and private infrastructure, architecture and building orientation, open spaces and natural areas, and transportation facilities. In addition, the planting of native, drought-resistant trees is encouraged to provide shade and to minimize water usage.**
 - E. Design elements. Within urban plan areas, neighborhood centers, IAMP, the Downtown, and other master planned areas, streets, public spaces, signage, and architecture shall be coordinated with the surrounding area to reinforce a coherent and distinct place in the community.**

8.2220 Phased Development Plan. An overall phased development plan shall be submitted for all developments for which phased development is contemplated. The phased development plan shall include but not be limited to, the following elements:

1. Overall development plan, including phase or unit sequence.
2. Show compliance with all applicable land use standards and policies.
3. Schedule of improvements initiation and completion.
4. Overall transportation and traffic pattern plan showing compliance with grid street standards, and for land within the North Redmond US 97 Interchange Area Management Plan (IAMP), compliance with the Local Street Connectivity Plan (Comprehensive Plan Addendum Chapter 9 Transportation Element figure 1).
5. General program for phasing timetable projection.

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- 6. Development plans for any common elements or facilities.
- 7. If the proposed subdivision is believed to have an additional impact upon adjacent lands or lands within the general vicinity, the Hearings Body may require an additional impact analysis for various aspects of the development thought to cause such impacts.
- 8. Street tree plan.

9. Program for addressing applicable Great Neighborhood Principals, including.

- A . Interconnected local grid streets and bike/pedestrian system designed to balance the needs of all users. Streets shall be intergraded with and provide connectivity-to adjoining neighborhoods or planned areas and shall comply with the City’s grid street policies.**
- B. Tot lots shall be required for subdivisions consisting of 25 lots or more.**
- C. Canal trails. If canals or laterals are present, multi-use trails at least 10 feet wide shall be provided, subject to the Central Oregon Irrigation District’s review and approval. Pedestrian amenities such as benches and trash receptacles shall be provided at appropriate locations.**
- D. Environmentally friendly and energy efficient design is encouraged for public and private infrastructure, architecture and building orientation, open spaces and natural areas, and transportation facilities. In addition, the planting of native, drought-resistant trees is encouraged to provide shade and to minimize water usage.**
- E. Design elements. Within urban plan areas, neighborhood centers, IAMP, the Downtown, and other master planned areas, streets, public spaces, signage, and architecture shall be coordinated with the surrounding area to reinforce a coherent and distinct place in the community.**

LAND PARTITIONING

8.2410 Requirements for Tentative Partition Approval

- F. The partition contributes to orderly development and land use patterns in the area. Orderly development and land use patterns in general is development that:
 - i. Is consistent with zoning district’s density requirements;
 - ii. Does not overtax supporting public facilities and services and logical extensions thereof;
 - iii. Provides for continued maintenance of supporting facilities and services;
 - iv. Recognizes topographical limitations;
 - v. Is consistent with existing land use patterns and development; ~~and,~~
 - vi. Does not foreclose future development opportunities on adjacent undeveloped or under-developed lands; ~~and,-~~
 - vii. Is consistent with applicable Great Neighborhood Principles (GNP) that have been developed and applied in the surrounding area.**

ARTICLE IV - SITE AND DESIGN REVIEW STANDARDS

8.3025 Plans Required. The Applicant shall submit to the Community Development Department the following documents with the required fee.

- ~~2~~ **4.** Lighting Plan. A lighting plan showing the type, placement, wattage and method of shielding all exterior lights from adjacent sites shall be submitted.
- ~~3~~ **5.** Neighborhood Compatibility Statement. A statement shall be submitted that addresses

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the applicable neighborhood compatibility criteria within 8.3035(3).

8.3035 Design Review Criteria. Prior to issuance of a building permit, the following applicable criteria shall be met.

3. Neighborhood Compatibility. This standard shall not apply to any development that also requires a conditional use permit;

- A. The proposal will be consistent with applicable zoning standards.
- B. The location, size, design, and physical characteristics of the proposal (such as setbacks, height, position of structure on the site) will have minimal adverse impact on the livability or value of abutting properties.
- C. The project will not exceed the operational capacity of public facilities and which are required to serve the development unless the City Engineer determines that sufficient capacity can be provided. The capacity of public facilities and services shall be based primarily on the City’s Water and Wastewater Master Plan and the Transportation System Plan.
- D. **Is consistent with the applicable GNP that have been developed for the surrounding area or, when GNP have not been developed for the area, the proposal includes design features and amenities that meet applicable GNP requirements.**
 - i. **Interconnected local grid streets and bike/pedestrian system designed to balance the needs of all users. Streets shall be intergraded with and provide connectivity-to adjoining neighborhoods or planned areas and shall comply with the City’s grid street policies.**
 - ii. **Tot lots shall be required for subdivisions consisting of 25 lots or more in the R-M and R-H designated areas.**
 - iii. **Canal trails. If canals or laterals are present, multi-use trails at least 10 feet wide shall be provided, subject to the Central Oregon Irrigation District’s review and approval. Pedestrian amenities such as benches and trash receptacles shall be provided at appropriate locations.**
 - iv. **Environmentally friendly and energy efficient design is encouraged for public and private infrastructure, architecture and building orientation, open spaces and natural areas, and transportation facilities. In addition, the planting of native, drought-resistant trees is encouraged to provide shade and to minimize water usage.**
 - v. **Design elements. Within urban plan areas, neighborhood centers, IAMP, the Downtown, and other master planned areas, streets, public spaces, signage, and architecture shall be coordinated with the surrounding area to reinforce a coherent and distinct place in the community.**

8.3050 Partial Master Development Plans. When the development proposed is for less than the entire site, or involves multiple contiguous or adjacent lots or parcels, which may be developed at different times, at the discretion of the Community Development Director, a master development plan for the entire site, **or portion thereof**, may be required. In addition to providing all plans associated with Site and Design review, a master plan shall also clearly show the project area, and shall clearly identify the timing of each specific phase within the master plan, if phases are proposed.

- 1. **Partial Master Development Plans need to be developed consistent with applicable Great Neighborhood Principles. At a minimum, plans need to include.**

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- A. **Interconnected local grid streets and bike/pedestrian system designed to balance the needs of all users. Streets shall be intergraded with and provide connectivity-to adjoining neighborhoods or planned areas and shall comply with the City’s grid street policies.**
- B. **Tot lots shall be required for subdivisions consisting of 25 lots or more.**
- C. **Canal trails. If canals or laterals are present, multi-use trails at least 10 feet wide shall be provided, subject to the Central Oregon Irrigation District’s review and approval. Pedestrian amenities such as benches and trash receptacles shall be provided at appropriate locations.**
- D. **Environmentally friendly and energy efficient design is encouraged for public and private infrastructure, architecture and building orientation, open spaces and natural areas, and transportation facilities. In addition, the planting of native, drought-resistant trees is encouraged to provide shade and to minimize water usage.**
- E. **Design elements. Within urban plan areas, neighborhood centers, IAMP, the Downtown, and other master planned areas, streets, public spaces, signage, and architecture shall be coordinated with the surrounding area to reinforce a coherent and distinct place in the community.**

Redmond Urban Area Growth Management Agreement

Language to be added to the section of the agreement that provides for notice to the City of Redmond and the opportunity to review and comment on development applications in urban reserve areas.

2. Definitions

add the following definition

Conversion Plan – a sketch showing locations for future urban roads and utility corridors for properties in the Redmond Urban Reserve Area that are divided into parcels of 12 acres or less.

5. Process for Exercising Responsibilities in the RURA

add the following provisions.

- O. **The County will include standards and provisions for recording a Conversion Plan on all land divisions in the RURA that lead to the creation of parcels 10 acres or less. The purpose of the conversion plan is to ensure that interim development within the parcel does not hamper the future conversion of the property for urban use.**
 - 1. **A conversion plan is not required to be an engineered plan but must be to scale. ~~and may be a sketch.~~**
 - 2. **The property owner may amend the conversion plan from time to time by filing a new plan with the County, subject to County review and approval.**
 - 3. **As part of a land division, the conversion plan does not constitute a separate land use decision.**

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4. The conversion plan must be recorded with the County in order to inform prospective purchasers of existing and newly created lots about the potential location of future urban roads and utility easements.
 5. The conversion plan may be used to guide the placement of structures and on-site utility improvements.
- P. The County shall have authority to review and approve Conversion Plans. The content of plans shall include:
1. A scale-map of the subject property and its boundaries with adjoining properties.
 2. The location of proposed access points to the property.
 3. The approximate location of future urban collector and arterial roadways that may traverse or border the property. The location shall be estimated based on functional classifications and spacing standards for these facilities in the Redmond Transportation System Plan.
 4. The location of on-site wells, septic drainfields, drainage ways, irrigation utilities, and other utilities.
- Q. The County will review the conversion plan as part of its tentative review of a land division application. The County may approve, deny, or approve with conditions the land division and related conversion plan. A condition of approval for land divisions with an approved conversion plan will be that the property owner records the conversion plan with the final plat at the County Clerk's Office. The County will provide the City the an opportunity to review proposed conversion plans for at least 15 days prior to accepting an application for a land division. The County will consult the City prior to issuing a building permit for properties subject to a conversion plan.
- R. The City will provide technical assistance to property owners needing to develop a conversion plan. The City will inform prospective applicants about estimated locations for future collector and arterial roadways, and utility easements for water, sewer and drainage facilities. The City will review proposed conversion plans within 15 days and forward City comments to the applicant and the County and may recommend that the proposed plan be approved, denied, or approved with conditions. Comments from the City shall be filed with the tentative application for the land division.
- S. The City and County may charge separate fees for the review of conversion plans.

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End Notes for proposed amendments.

¹ Using the term “Master Development Plan” (MDP) is recommended to avoid confusion between a refining land use plan and zoning document, which is what the MDP does, and a multi-phased site development plan, which is how the code treats the term “Master Plan” in RDC 8.3030.

² This provision is included to reinforce the Redmond’s growth management practice that allows completion of State Land Use Planning requirements after land has been included in the urban growth boundary when plan map designations and zoning are consistent with the Redmond Urban Framework Plan.

³ This provision is intended to ensure that private parties that prepare UPAs are not held up by smaller property interests (e.g. an isolated inholding) and to encourage property owners of contiguous UH-10 zoned land to work collaboratively on their MDP. The language that would allow annexation and rezoning to be delayed until a later date is a concession to property interests that may not be ready to develop their land and do not want their land holding costs increased when the UAP is approved. This would not permit the property owner of land whose annexation is delayed to later request a different zone than is in the approved MDP without going through a legislative comprehensive plan amendment.

⁴ This policy is intended to let an owner of relatively small contiguous tracts of land annex to the city and obtain a zone change from UH-10 to an urban zone without a MDP. This process could also to land already in the city. The proposed urban zone, however, must be consistent with the Redmond Urban Framework Plan. A zone change may only be granted when accompanied by a development plan for the site, such as a subdivision or a site Master Plan or Phased Development Plan. This restriction is included to ensure the MDP process, which examines how multiple properties should be zoned, is not undermined by one-off rezones of individual properties. The City should monitor how this exception to the MDP process is used so that it does not become the default rezone tool. The concern is that rezones in the absence of a MDP could undermine local connectivity and compliance with Redmond’s Great Neighborhood Principals (GNP).

⁵ This language is intended to eliminate the perception that a MDP must cover at least 100 acres. The reworded policy also would let the City insist that an applicant include additional contiguous UH-10 zoned properties in their MDP when it is sensible to do so. This would be addressed in the pre-application conference. The policy also reinforces Chapter - 2 Land Use Planning: Policy 11, which allows minority property interests in a MDP to delay annexation until they ask to be annexed.

⁶ The contents and approval criteria for an Urban Area Plan have been reduced to streamline their preparation and approval. The contents include addressing statewide planning requirements for urbanizable lands and allow plans to experiment with alternative development forms that may differ from existing city zoning. The criteria also reference “applicable” Great Neighborhood Principals (GNP), which have been grouped in a way that allows MDPs to be submitted that primarily focus on urban zoning without getting into details related to site planning.

⁷ This language is intended to address a problem in long range planning when market conditions outpace the base-line planning assumptions. For example, employment productivity gains have reduced employment/acre ratios for most manufacturing employment use at the same time that design trends have led to higher office employment densities. The reliability and value of an employment density metric is brought into question by these trends. The improvement value metric is an attempt to come up with a relative way to assess the performance of a new zone. The city may wish to do away with specific metrics for proposed new zones and simply call for them to meet city economic development goals.

⁸ In an effort to streamline the preparation of MDPs, the Great Neighborhood Principals were divided into two groups. Those with a focus on neighborhood level issues apply to MDPs. Those that focus more on site design and compatibility with surrounding uses apply to development plan approval, such as subdivision review and site plan approval. This change, however, results in additional requirements for all site plan applications. It did not seem reasonable to say that like-zoned properties in MDPs would have to comply with the more detail oriented GNP's while other properties in the city did not. This change in policy is a consequence of streamlining the MDP process.

⁹ Two exceptions to the MDP requirement are established for small land holdings in single ownership. One would allow a rezone from UH-10 for land shown on the Redmond Urban Framework Plan for employment uses when submitted with a development application. The other would allow a rezone from UH-10 for land intended for residential uses when submitted with a development application. In both cases, the exception is limited to properties in single ownership and relatively small acreage so that this rezone process does not become the primary way that UH-10 land is rezoned.

¹⁰ These policies are included to strengthen Redmond's urban growth management practices in urban reserve areas to avoid conflicts between interim rural uses and future urban uses. They also clarify that urban land adjacent to urban reserve areas has a lower buffering threshold with adjacent rural uses than urban land that abuts resource land.

¹¹ The requirements in the code mirror the policies in Chapter 2 – Land Use Planning, and Chapter 14 – Urbanization.

¹² These requirements were eliminated to streamline the submission and approval process.

¹³ Several GNP requirements were removed from the MDP list to streamline the process and make it easier for applicants to submit plans that are consistent with the Framework Plan.

¹⁴ These requirements were eliminated to streamline the approval process and because there are redundant. It was not clear on what basis the Community Development Director, Planning Commission, or Council could decide what materials were appropriate for the preliminary and final submission and approval because the criteria for each were identical.