



CITY OF REDMOND
Community Development Department

716 SW Evergreen Ave.
Redmond, OR 97756
541-923-7721
(Fax) 541-548-0706
www.ci.redmond.or.us

REDMOND URBAN AREA PLANNING COMMISSION
716 SW Evergreen Ave Conference Room A

Monday, December 15, 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. CITIZEN COMMENTS**
- III. APPROVAL OF MINUTES (*Exhibit 1*)**
 - a. November 3, 2014**
 - b. November 17, 2014**
- IV. WORK SESSION: MASTER PLANNING AND ANNEXATION (*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

Anyone needing accommodation to participate in the meeting must notify Jodi Burch, at least 48 hours in advance of the meeting at (541) 923-7735, or through the Telecommunications Relay Service (TRS) which enables people who have difficulty hearing or speaking in the telephone to communicate to standard voice telephone users. If anyone needs Telecommunications Device for the Deaf (TDD) or Speech To Speech (STS) assistance, please use one of the following TRS numbers: 1-800-735-2900 (voice or text), 1-877-735-7525 (STS English) or 1-800-735-3896 (STS Spanish). The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities.



EXHIBIT 1

DRAFT

716 SW Evergreen Avenue
Redmond, OR 97756-2242

CITY OF REDMOND
Community Development Department

Phone 541-923-7721
Fax 541-548-0706

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REDMOND URBAN AREA PLANNING COMMISSION Minutes

Monday, November 3, 2014

Council Chambers, 777 SW Deschutes Avenue, Redmond, Oregon

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

Youth Ex Officio: Vacant

City Staff: Deborah McMahon, *Principal Planner*; Cameron Prow, *TYPE-Write II*

Visitor: Jennifer Cort

(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 five of seven Commissioners present, establishing a quorum. Commissioner McCoy arrived after the minutes were approved.

Chair Dickens thanked Ms. Cort for her service as the first ex officio member of the Redmond Urban Area Planning Commission.

II. APPROVAL OF MINUTES

Motion 1 (3/0/2): Commissioner Kemper moved to approve the September 15, 2014, minutes subject to correcting the spelling of Jennifer "Court" to "Cort." Commissioner Lanouette seconded the motion which passed with Commissioners Dickens, Kemper, and Lanouette voting in favor and Commissioners Allen and Porter abstaining due to their absence from the September meeting.

III. CITIZEN COMMENTS (None)

IV. PUBLIC HEARING

A. Proposed Development Code Amendments – Signs/Billboards, City File 711-14-000184-TA
(continued from October 6, 2014)

Chair Dickens dispensed with reading the legislative hearing procedures since no one was present in the audience. No commissioners declared new ex parte contact since the October 6 hearing. He instructed commissioners to limit their discussion to the scope of the notice on the electronic sign standards issue.

Ms. McMahon provided her staff report and a PowerPoint presentation and discussed concerns about digital billboards including driver distraction, light emissions, digital messaging/hacking, carbon consumption, and aesthetics. She reviewed text changes made in response to commissioner feedback at the October 6 hearing and reported that

staff took another look at some of the larger issues. Reducing intrusions into the sky is important in helping Redmond avoid the appearance of Anywhere USA. The code changes requested by staff are consistent with the City's comprehensive plan, liability goals and policies, community visioning statements #9 (sign size and design) and #11 (elimination of billboards), and Redmond Development Plan concepts to improve the aesthetics of existing arterial and collector street corridors. New in the prohibited signs section is a clarification that the City is not regulating content of signs for traffic control and public service information. She stated that a new sign code section will be created for the Public Facility Zone to administer signs at elementary, middle, and high schools, which will be presented to commissioners at a future meeting.

Commissioner concerns included how this code applied to existing signs (Motel 6, Walgreens, Wilson's), why the City allowed a public art piece to be installed in a traffic circle, if prohibiting "wind-activated" signs included feather signs, potential of creating nonconforming signs, impact of school signs on surrounding neighborhoods, justification (statistical data) for banning tri-vision billboards, and if nonconforming signs will be "grandfathered in."

Ms. McMahon responded to commissioner concerns. The Motel 6 sign is in code enforcement due to violating its current permit requirement to maintain a static sign for at least a minute.

Chair Dickens conducted a straw poll, asking if commissioners agreed with the intent of the proposed amendments to remove tri-vision billboards. Commissioners Allen, Dickens, Kemper, McCoy, and Porter were in favor and Commissioner Lanouette opposed.

Chair Dickens closed the public hearing at 7:52 p.m.

Motion 2 (5/0/1): Commissioner McCoy moved to recommend City Council approval of the proposed development code amendments (File 711-14-000184-TA), subject to modifying language in Section 8.4110(2) to reflect land owned by units of state or local government; adding 8.4110(4) to prohibit tri-vision billboards and rotating louvers; modifying Section 8.4240/Sentence 1 to read: "The following criteria shall be applicable for all new, relocated, or remodeled billboards allowed in the City of Redmond under Section 8.4245."; and modifying 8.4240(4) to read: "No billboard face shall be internally lit or contain or utilize any electronic or digital component, liquid crystal diodes, light-emitting diodes, motion signage, and similar digital technologies except as utilized for external lighting." Commissioner Porter seconded the motion which passed with Commissioners Allen, Dickens, Kemper, McCoy, and Porter voting in favor and Lanouette abstaining.

Chair Dickens asked staff to look at the definition of "wind-activated" signs to see if that phrase covered feather signs.

V. COUNCIL LIAISON COMMENTS (None)

VI. STAFF COMMENTS (None)

VII. COMMISSIONER COMMENTS

Vice-Chair Lanouette requested updates on issues carried forward from previous meetings, such as the residential design standards. He requested that staff convey to builders that Planning Commissioners understand and respect that builders have to make a profit but that the commission's interest is in beautifying Redmond.

Ms. McMahon responded that, following further review, staff changed the residential design standards to require a basic section for all new single-family homes and to offer choices that further enhance the design of the home. She is working with various builders to gather factual information, test these changes, and understand what works/doesn't work. The revised standards will be presented to Planning Commission. City Council will hold a public hearing on the livability standards on November 25, 2014. Council's public hearing on the sign code amendments has not yet been scheduled.

Vice-Chair Lanouette also inquired about upcoming Nuisance Board appeals, home occupations, and the state's reported sale of property in the Forked Horn Butte Subdivision.

Per Chair Dickens' request, Ms. McMahon said the next meeting agenda would focus on code changes to streamline master-planning and annexation. She will check with Community Development Director Heather Richards about December meeting dates.

VIII. ADJOURN

The next meeting is scheduled for 6 p.m., Monday, November 17, 2014, in City Hall Conference Room A, 716 SW Evergreen Avenue, Redmond, Oregon.

With no further business, Chair Dickens adjourned the meeting at 8:19 p.m.

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

ATTEST:

Evan Dickens, Chair



DRAFT

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REDMOND URBAN AREA PLANNING COMMISSION
Minutes

Monday, November 17, 2014

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

Commissioners Present: Chair Evan Dickens, Vice-Chair Dean Lanouette, David Allen, Anne Graham, Tom Kemper (excused: *Eric Porter*; absent: *Lori McCoy*)

Youth Ex Officio: Vacant

City Staff: Deborah McMahan, *Principal Planner*; Cameron Prow, *TYPE-Write II*

Visitors: Tory Allman, *Council Liaison*

(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 6:06 p.m. with five of seven commissioners present, establishing a quorum.

Chair Dickens congratulated Commissioner Graham on her "promotion" to City Council.

II. APPROVAL OF MINUTES

Motion 1 (5/0/0): Commissioner Lanouette moved to approve the October 6, 2014, minutes. Commissioner Allen seconded the motion which passed unanimously.

III. CITIZEN COMMENTS (None)

IV. WORK SESSION

A. Master Planning and Annexation Code

Ms. McMahan presented a staff report, copy of the PowerPoint presentation, US Highway 97 Area Plan dated February 7, 2007, and Great Neighborhood Principles adopted by City Council in August 2006. The current master-planning code, implemented when the Redmond UGB (urban growth boundary) was last expanded, is confusing, overly complex, and repetitive and requires too many steps. She summarized the current process required to annex property into the city. The City is working with D. J. Heffernan, a land use consultant familiar with Redmond, to simplify code language and streamline the master-planning process. The new language will meet all state requirements and will give the City the best possible information for planning purposes.

Commissioners clarified their understanding of the reason for and intent of the proposed amendments. Additional concerns included Mr. Heffernan's credentials, detail required in a Master Development Plan vs. Partial Master Development Plan, fee structure, economic burden of these regulations on small-parcel landowners, inconsistent references and

contradictory language, returning 100-foot buffer to the urban/rural interface, clarifying when a Master Development Plan is required (8.0300, Sentence 1), impact and consistency of proposed changes on other City plans (Dry Canyon, public facilities, transportation system), clarifying “if known” and “pertinent to the plan” (Chapter 14, Item 11.b), defining “Lands” (8.0085), coordinating updates of all related processes at the same time, and providing a master list of steps to take from annexation to development.

Chair Dickens requested an executive summary of the current process, the process if proposed changes are adopted, the City’s intention for what the process will be (regardless of any language changes), and why the proposed changes are needed.

Following discussion, Commissioners requested a clean copy of the proposed plan amendment and development code changes for the next work session on this topic.

V. COUNCIL LIAISON COMMENTS

Councilor Allman congratulated Commissioner Graham on her winning a Council seat. Liaisons to the Planning Commission and other City committees for 2015 have not yet been determined.

VII. COMMISSIONER COMMENTS

Vice-Chair Lanouette expressed concern about falling behind on updating the residential design and home occupation standards, the City’s street snowplowing policy, and when the utility fee structure will be reviewed. He noted that the student ex officio position needed to be filled.

Ms. McMahon said that, as a courtesy, she would provide information from Public Works about the City’s street plowing standards to Commissioner Lanouette.

Commissioner Graham pointed out that a commissioner who has concerns that are not under the purview of the Planning Commission can present them to Council as a citizen. She urged fellow commissioners to not water down the residential design standards and to be proactive in adding items to their work plan.

Following brief discussion about Planning Commission goals, Chair Dickens said the new chair and vice-chair in 2015 will work with staff to prepare a six-month agenda. That agenda will be presented to commissioners at their next meeting.

Commissioner Allen noted that the new Rite-Aid sign was noncompliant with City code.

Chair Dickens expressed his appreciation for Commissioner Graham’s leadership in 2013. He encouraged commissioners to assist staff in recruiting a new commissioner for the position being vacated by Commissioner Graham.

VI. STAFF COMMENTS

Ms. McMahon reported the Oregon Department of Land Conservation and Development is starting to fund periodic review again.

VIII. ADJOURN

The next meeting is scheduled for Monday, December 15, 2014, 6 p.m., City Hall Conference Room A, 716 SW Evergreen Avenue, Redmond, Oregon.

With no further business, Chair Dickens adjourned the meeting at 7:28 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: December 15, 2014
TO: Redmond Urban Area Planning Commission
FROM: Deborah McMahon, Principal Planner
THROUGH: Heather Richards, Community Development Director
SUBJECT: Work Session: Proposed Comprehensive Plan and Development Code Amendments:
Annexation and Master Planning

Report in Brief:

This is a work session to discuss proposed Redmond Comprehensive Plan amendments and Redmond Development Code amendments as they pertain to master planning requirements prior to annexation into the city limits.

In 2006, Redmond amended its urban growth boundary. At that time, a process for Area Planning and Master Planning was developed as a land-use requirement for properties in the urban growth boundary that wanted to annex into the city limits. The intent of this process was to develop a structure for ensuring that new development was compatible with existing development and that the city nurtured strategic, well-planned growth that incorporated the Great Neighborhood Principles, a set of principles that the City adopted in 2005 to assure quality neighborhood development.

The process is complex, cumbersome, and expensive. Not one project has successfully navigated it. Staff is recommending the Planning Commission evaluate the process and simplify some of the structure while maintaining the objective of strategic, well-planned, compatible growth that incorporates the Great Neighborhood Principles.

Background:

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.

Discussion:

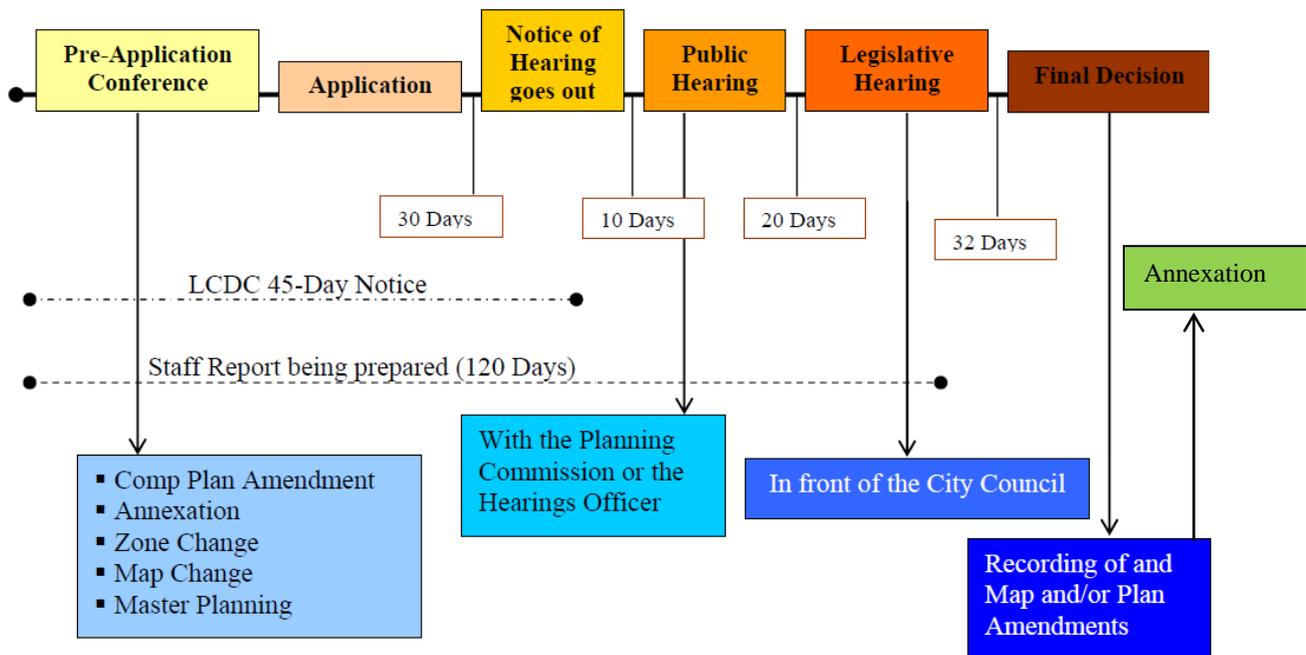
The master planning and annexation processes and requirements are in both the Redmond Comprehensive Plan and Development Code. The City of Redmond worked with D.J. Heffernan – Land Use Consultant (D. J. worked with the City during the UGB expansion process) to evaluate the process outlined in the Comprehensive Plan and the Development Code and recommend improvements. The result is 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.

Currently in the Redmond Comprehensive Plan and the Redmond Development Code, urbanization (annexation from urban growth boundary into the city limits with new city zones ready for development) of property into the city for development occurs in the following sequence:

- 1) Framework Plan: Big picture concepts for the urban growth boundary indicating approximate locations of residential, commercial and employment lands. This planning process occurred 2005 – 2006, and was adopted August 8, 2006 by Resolution but is not a Comprehensive Plan amendment.
- 2) Area Plan: The next step in the planning process is the Area Plan, a Comprehensive Plan Map amendment that takes the big picture concepts of the Framework Plan and then details it a bit more so that a Comprehensive Plan map can be developed. The Area Plan includes proposed locations of city zones, roads, public facilities, parks, etc. Area Plans have been adopted for the Northwest Area, Highway Area, and Southwest Areas of the urban growth boundary. A Comprehensive Plan map illustrating these adopted area plans is being developed.
- 3) Master Plan: Master Plans take the concepts developed in the Area Plans and details them further to incorporate the Great Neighborhood Principles adopted by the City of Redmond in 2005. These principles include Parks and Open Space; Air, Noise, and Water Resources; Natural Hazard Areas; Site Design and Development Standards; Land Use Diagram; Significant Resources Inventory; Plan Area and Context; Residential Uses; Employment Areas; Transportation Analysis and Diagram; Public Facilities, Analysis and Diagram. In the development code, there are provisions for a conceptual Master Plan and a Final Master Plan.

Master Planning is required for property owners who want to annex into the city limits from the urban growth boundary (UH-10, Urban Holding, 10 acre minimum). It is also required for UH-10 properties that were previously annexed but not master planned, which actually should not occur because master plans are needed for annexation. However, in 2007, several properties were annexed into the city under the premise that they would be master planned immediately. With the collapse of the economy these properties did not move forward with master planning and development resulting in properties in the City limits that still are zoned UH-10.

MASTER PLANNING



Current Code Master Plan Steps

1. **Conceptual Master Plan**
 Approval of the concept plan occurs at a public hearing before the Planning Commission. This step is meant to set the stage for an application for final master plan approval, but the concept plan approval only lasts 2 years and then is void unless extended. No map changes can occur in this process. (RDC 8.0300) Citizens and staff have questioned the value of a conceptual master plan especially now that we require many of the same items as the Master Plan.
2. **Final Master Plan**
 Final master plan approval requires legislative review and approval with a land use application, Planning Commission Public Hearing, and City Council public hearing and ordinance adoption. Significant detail is required concerning planned land uses and related development impacts. A complete set of findings demonstrating compliance with state and local land use planning rules must accompany the request. Proposed land use plan designations, zoning, and any special development standards are examined in this process. (RDC 8.0300) Comprehensive Map changes are finalized during this process unlike the conceptual master plan process, which does not result in map changes.
3. **Consolidated (Conceptual/Final) Area Plan aka Master Plan**
 This option allows the applicant to combine the review and decision-making process for both the Conceptual Master Plan and the Final Master Plan utilizing the same public process (RDC 8.0300).

Proposed Master Plan Revisions

The Redmond Comprehensive Plan and Development Code describe multiple and somewhat confusing steps required to achieving plan approval and annexation. The current terminology describing the various steps is not consistent either, often interchanging master plan and area plan throughout the Comprehensive Plan and the Development Code. A confusing planning structure, layers of processes and the resulting high fee charges have become a deterrent to achieving what the City needs. No development project has successfully navigated the process, leading to scenarios such as the annexation of property without master planning. Thoughtful and detailed master planning is essential to achieving proper land use patterns and achieving Council goals. Thus, the City should try to simplify the process: still requiring master planning but removing some of the confusing layers of planning processes. We need to clarify the roles of Area Plans and Master Plans and eliminate the layers concept master planning and final master planning. Area Planning is a legislative effort that should be initiated by the City. Concept planning is too vague and short-lived. A revision to the code text is warranted and is presented below.

Staff Recommendation: UH-10 land owners seeking to obtain annex into the city and rezone their property into a development zone must obtain approval of a Master Development Plan (MDP) or, if less than all areas are planned for development at the time of a request for new zone/annexation, then a Partial Master Development Plan (PMDP) approval is required.

Two steps are required for making the text changes needed to simplify the master planning process. The first step is to modify various sections of the Comprehensive Plan (Plan) text because the Plan sets the tone and policy for master plans and annexation. The second step is to implement the Plan by changing the regulations in the Development Code. The changes proposed below are shown without "track changes" at the request of the Planning Commission. This approach makes it easier to review concepts and text.

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.

URBANIZATION PROCESS IN REDMOND

Proposed Comprehensive Plan Text Amendments

Definitions

Master Development Plan (MDP) A detailed development plan showing compliance with the applicable Great Neighborhood Planning Principles on lands currently zoned Urban Holding-10 (UH-10). The MDP typically identifies proposed land uses, buildings locations, landscaping, potential art locations, access and internal circulation, and infrastructure for a project where the development program may be planned to occur in phases over a period of several years. MDP's may include multiple land parcels. The MDP is a required urban planning step before annexation and rezoning property.

Partial Master Development Plan (PMDP) A land use plan including the same requirements as a Master Development Plan (MDP) but for only a portion of the subject property(s). The PMDP is a required urban planning step before annexation and rezoning property. Only the planned portion of the property may be annexed unless otherwise approved by the City.

Chapter 2 – Land Use Planning

11. The City of Redmond will adopt requirements to prepare and approve Master Development Plans (MDP(s)) or Partial Master Development Plans (PMDP(s)).ⁱ These plans will be used to support rezoning land zoned Urban Holding-10 (UH-10), whether or not the land is inside City limits.

City approval of a MDP or PMDP will require an amendment to the comprehensive plan map to reflect the new land use designations. Properties may be annexed concurrently with the City's approval of a MDP or PMDP unless otherwise approved by the City per Policy 12 below. However, properties previously annexed without master plan approval shall be zoned Urban Holding-10 until the City approves a MDP or PMDP for a specific area.

- a. MDPs/PMDPs may be approved through a City initiated or property owner initiated quasi-judicial approval process. MDPs/PMDPs must be consistent with the Redmond Urban Framework Plan and/or the Redmond Comprehensive Plan map in order to be approved through a quasi-judicial process.ⁱⁱ
- b. City approval of a MDP or PMDP will result in an amendment to the comprehensive plan map.
- c. Properties designated Urban Holding-10 (UH-10) may be annexed when they are subject to an approved MDP or PMDP; annexation may occur concurrently with approval of a MDP or PMDP.
- d. The City intends that MDPs/PMDPs cover as large an area and as many contiguous UH-10 zoned properties as possible. Minority property interests may be subject to a

- MDP or PMDP without consent. However, they may not be rezoned and annexed to the City without consent.ⁱⁱⁱ
- e. The City will only approve Comprehensive Plan designations and zoning for a MDP or PMDP that is consistent with identified urban lands shown in the Redmond Framework Plan.
 - f. Once approved, compliance with an MDP or PMDP is mandatory for all property subject to that plan.
 - g. MDPs or PMDPs that are not substantially consistent with 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 or PMDP pursuant to the following conditions.^{iv}
- a. The zone change request is for a land parcel that is less than 12 acres and does not include more than 3 acres of proposed 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 Great Neighborhood Principles.

Chapter 9 – Economic Development

32. Neighborhood Commercial Centers 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 Centers should be planned to serve at least 5000 residents. Higher residential densities are required near the Center and densities may decrease as distance increases from the Center. The intent is to have higher density close to the Center. Centers may be focused around a civic land use, such as a library, cultural activity, 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, goals, and objectives of this Plan, and any approved Master Plans.

23. Criteria for the location of multi-family housing shall include proximity to the City core, 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-10 (UH-10) plan designations may be changed when the land is annexed and approved for urban zoning through a Master Plan approval process or, in limited cases, through a site planning and development review process (see below).

11. 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 or Partial Master Development Plan. Such plans may be approved through a quasi-judicial land use process and

should be prepared so that contiguous Urban Holding-10 zoned properties are covered by the plan. Minority property holdings that abut or are surrounded by a proposed Master Development Plan or Partial Master Development Plan may be included in the plan without landowner consent, but City annexation and rezoning may be delayed until requested by the landowner.^v

12. Master Development Plans (MDPs) or Partial Master Development Plans (PMDPs) shall address the following requirements and in accordance with the Redmond Development Code.^{vi}

- a. Narrative. A narrative shall set forth the goals and objectives of the plan and describe the urban characteristics of the planned area.
- b. Development 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. 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.
- 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.
- d. 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 proposed plan shall include a management plan to protect resource sites;
- e. 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 parks, the 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;
- f. 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;
- g. 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. 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, the master plan shall demonstrate how it meets the overall housing

objectives of the Redmond Urban Framework Plan. Applicants may propose new zoning districts when the proposed district(s) in total achieve the housing densities envisioned in the Redmond Urban Framework Plan.

- i. 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 envisioned in the Redmond Urban Framework Plan.^{vii}
- j. Transportation Analysis and Diagram. Prepare a transportation impact analysis including 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 roadways. Show the location of 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 pedestrian, and trail routes. Show how planned transportation facilities will connect to transportation facilities in adjacent urban areas.
- k. 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 area plan that may require amending the PFP.
- l. North Redmond US 97 Interchange Area Management Plan (IAMP) Compliance. The master plan shall comply with the following policies, if applicable: Any property newly annexed within the IAMP area shall have:
 - 1) Direct Access to a local public street other than a state highway 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).
- m. Great Neighborhood Principles. Master Development Plans shall address applicable Great Neighborhood Principles.

13. 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 the Redmond Urban Reserve Area.

14. The City will encourage the preparation of Framework Plans for urban reserve area(s) prior to approving an Urban Growth Boundary amendment.

15. The City of Redmond will cooperate with Deschutes County to prepare a Framework Plan for 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.

16. Great Neighborhood Principles. All Master Development Plans as well as major land division and site development plans, phased development plans, subdivisions, and site plans, shall address the applicable Great Neighborhood Principles below.^{viii}

- a. Transportation. 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. Housing. 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 Parks Master Plan
- d. Scenic views. Identify and preserve scenic views of the Cascade Range, Ochoco Mountains, and Smith Rock from common or public open spaces.
- e. Integrated design elements. Streets, civic spaces, signage, and architecture shall be coordinated to establish a coherent and distinct character for the Master Development Plan. Plans may integrate design themes with adjacent developed or planned areas.
- f. Diverse mix of activities. A variety of uses 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. Public art. Public art is encouraged at the gateways to neighborhoods and/or in and around the center of neighborhoods to provide focal points.
- h. Scenic views. Identify and preserve scenic views and corridors of the Cascade Range, Ochoco Mountains, and Smith Rock. Streets and 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.
- i. Environmentally friendly and energy efficient design is encouraged to be incorporated in all facets of the Master Plan, including public and private infrastructure, architecture and building orientation, open spaces and natural areas, and provide transportation choices such as walking and biking. In addition, encourage the planting of native, drought-resistant trees to provide shade and to minimize water usage.
- j. 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 transition higher density development to lower density development at the urban - rural interface, or utilize 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 Plan is proposed.
- l. Tot lots shall be required for subdivisions consisting of 25 lots or more.
- m. 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.
- n. Green design. 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.
- o. Design elements. Within master development 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 Framework Plan and Urban Character Guidelines

18. 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 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. The City will work to achieve the *Redmond Urban Framework Plan* objective to establish “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. 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. 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. 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 approximately ¼ mile 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.

Urbanization Element^{ix}

27. 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. This is accomplished by identifying future urban transportation and utility corridors and regulating uses adjacent to those corridors to prevent encroachment by interim development.

28. Urban development that occurs adjacent to designated Urban Reserve Areas shall be planned with the adjacent land’s future urban use 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.

29. 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 with open space areas, when feasible, or lower density residential development, or other appropriate transitional uses.

Redmond Development Code Amendments

RDC 8.0020 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.

Master Development Plan (MDP) A detailed development plan showing compliance with the applicable Great Neighborhood Planning Principles on lands currently zoned Urban Holding-10

(UH-10). The MDP typically identifies proposed land uses, buildings locations, landscaping, potential art locations, access and internal circulation, and infrastructure for a project where the development program may be planned to occur in phases over a period of several years. MDP's may include multiple land parcels. The MDP is a required urban planning step before annexation and rezoning property.

Partial Master Development Plan (PMDP). A land use plan including the same requirements as a Master Development Plan (MDP) but for only a portion of the subject property(s). The PMDP is a required urban planning step before annexation and rezoning property.

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. Territory annexed to the city shall be zoned in compliance with an approved Urban Area Master Plan or with a zoning classification that is compatible with planned land use designations in 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 Plans. 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, prior to or concurrent with rezoning from UH-10 to other City zoning districts.

11. Exception to Master Development Plans Requirement. Approval of a development plan may be granted for non-residential or residential properties without going through a Master Development Plans process according to the following requirements:

Non-Residential Properties

- A. the development approval is secured through a PUD process; or,
- B. when the property is to be used for a public use, such as for a park or school or some other public facility;
- C. the development plan is 12 acres or less in size;
- D. the development plan addresses the applicable Great Neighborhood Principles;
- E. 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;
- F. the development plan meets applicable requirements for land near the urban edge;
- G. annexation to the City of Redmond is proposed as part of the development plan; and,
- H. the development plan addresses all other applicable requirements of the Redmond Comprehensive Plan and Development Code.

Residential Properties

- I. The parcel is within the City of Redmond or can be annexed to the City;
- J. The parcel is less than 3 acres in size;
- K. The development plan conforms to the density guidelines established for the area in the Redmond Urban Framework Plan;
- L. The development plan meets the applicable Great Neighborhood Principles, Land Division, and Site Plan policies;
- M. 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;
- N. 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;
- O. the development plan meets applicable requirements for land near the urban edge and meets applicable planning requirements for land near the urban rural interface; and,
- P. the development application meets all other required elements for one of the City's land use planning approval processes.

CHAPTER 8 DEVELOPMENT REGULATIONS - SUPPLEMENTARY PROVISIONS

8.0300 Master Development Plans. A Master Development Plan is required prior to annexation as a condition of 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 a Master Development Plan are as follows: ^x

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.
 - 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 or PMDP) shall be approved through a quasi-judicial review process. Application procedures and related fees for approval may be streamlined in order to promote timely development 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 utilizing 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. ^{xi}

B. Review and approval criteria for Master Development Plans or Partial Master Development Plans

1. General. In the review of any application for a Development Plan, the Planning Commission and City Council shall consider the following:
 - a. Whether the proposed 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 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 Plan is functionally integrated with developed or planned areas.
 - d. The proposed plan meets the applicable Great Neighborhood Principles.

C. Master Development Plan or Partial Master Development Plan Submittal Requirements and Approval Process.

An application for approval shall include the submittal requirements set forth in the City's Land Use Review application form as well as the elements described below.

1. Narrative. A narrative shall set forth the goals and objectives of the plan and describe the urban characteristics of the planned area.
2. Development 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. 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. 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.
4. Significant Resources Inventory. An inventory of significant natural resources, scenic and historic resources, and open space areas including those identified on the City's adopted inventory and those that have the potential to qualify for protection under

- Redmond's Goal 5 resource protection program. When significant resources are present, the proposed plan shall include a management plan to protect resource sites;
5. 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 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;
 6. 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;
 7. Natural Hazard Areas. Inventory areas subject to natural hazards, particularly steep slopes, and program urban development that is suitable for the identified hazard areas;
 8. 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, the master plan shall demonstrate how it meets the overall housing objectives of the Redmond Urban Framework Plan. Applicants may propose new zoning districts when the proposed district(s) in total achieve the housing densities envisioned in the Redmond Urban Framework Plan.
 9. 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 envisioned in the Redmond Urban Framework Plan. ^{xii}
 10. Transportation Analysis and Diagram. Prepare a transportation impact analysis including 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 roadways. Show the location of 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 pedestrian, and trail routes. Show how planned transportation facilities will connect to transportation facilities in adjacent urban areas.
 11. 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 area plan that may require amending the PFP.
 12. North Redmond US 97 Interchange Area Management Plan (IAMP) Compliance. The master plan shall comply with the following policies, if applicable:

- a. Any property newly annexed within the IAMP area shall have:
 - 1) Direct Access to a local public street other than a state highway 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).
13. Great Neighborhood Principles. Master Development Plans shall address applicable Redmond Great Neighborhood Principles.

D.Implementation.

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

E. Amendment/Modification to a Master Development 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- 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 later.**

...

- 3. All property within the North Redmond US 97 Interchange Area Management Plan (IAMP) area, and annexed to the City, shall be subject to a condition of development approval that stipulates the property 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 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 unless extended.

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 Principles, 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.
 - 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.
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 Principles, including.
 - A. Transportation. 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. Housing. 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 Parks Master Plan

- D. Scenic views. Identify and preserve scenic views of the Cascade Range, Ochoco Mountains, and Smith Rock from common or public open spaces.
- E. Integrated design elements. Streets, civic spaces, signage, and architecture shall be coordinated to establish a coherent and distinct character for the Master Development Plan. Plans may integrate design themes with adjacent developed or planned areas.
- F. Diverse mix of activities. A variety of uses 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. Public art. Public art is encouraged at the gateways to neighborhoods and/or in and around the center of neighborhoods to provide focal points.
- H. Scenic views. Identify and preserve scenic views and corridors of the Cascade Range, Ochoco Mountains, and Smith Rock. Streets and 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.
- I. Environmentally friendly and energy efficient design is encouraged to be incorporated in all facets of the Master Plan, including public and private infrastructure, architecture and building orientation, open spaces and natural areas, and provide transportation choices such as walking and biking. In addition, encourage the planting of native, drought-resistant trees to provide shade and to minimize water usage.
- J. 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.
- 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 Plan is proposed.
- L. Tot lots shall be required for subdivisions consisting of 25 lots or more.
- M. 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.
- N. 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.
- O. Design elements. Within master development 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. A.

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;
 - vi. Does not foreclose future development opportunities on adjacent undeveloped or under-developed lands; and,
 - vii. Is consistent with applicable Great Neighborhood Principles 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. Lighting Plan. A lighting plan showing the type, placement, wattage and method of shielding all exterior lights from adjacent sites shall be submitted.
3. Neighborhood Compatibility Statement. A statement shall be submitted that addresses 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 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, and position of structure on the site) will have minimal adverse impact on the livability or value of abutting properties.
 - C. The proposal 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. The proposal is consistent with the applicable Great Neighborhood Planning Principles listed below:
 1. Transportation. 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.
 2. Housing. A mix of housing types and densities should be integrated into the design of new neighborhoods.
 3. 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 Parks Master Plan

4. Scenic views. Identify and preserve scenic views of the Cascade Range, Ochoco Mountains, and Smith Rock from common or public open spaces.
5. Integrated design elements. Streets, civic spaces, signage, and architecture shall be coordinated to establish a coherent and distinct character for the Master Development Plan. Plans may integrate design themes with adjacent developed or planned areas.
6. Diverse mix of activities. A variety of uses 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.
7. Public art. Public art is encouraged at the gateways to neighborhoods and/or in and around the center of neighborhoods to provide focal points.
8. Scenic views. Identify and preserve scenic views and corridors of the Cascade Range, Ochoco Mountains, and Smith Rock. Streets and 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.
9. Environmentally friendly and energy efficient design is encouraged to be incorporated in all facets of the Master Plan, including public and private infrastructure, architecture and building orientation, open spaces and natural areas, and provide transportation choices such as walking and biking. In addition, encourage the planting of native, drought-resistant trees to provide shade and to minimize water usage.
10. 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.
11. Integrated design elements. Streets, civic spaces, signage, and architecture shall be coordinated to establish a coherent and distinct place in the community, and unique character of the specific area in which the Master Plan is proposed.
12. Tot lots shall be required for subdivisions consisting of 25 lots or more.
13. 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.
14. 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.
15. Design elements. Within master development 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 a partial master development plan may be required. In addition to providing all plans associated with Site and Design review, a partial 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.

1. Transportation. 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.
2. Housing. A mix of housing types and densities should be integrated into the design of new neighborhoods.
3. 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 Parks Master Plan
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8. Scenic views. Identify and preserve scenic views and corridors of the Cascade Range, Ochoco Mountains, and Smith Rock. Streets and 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.
9. Environmentally friendly and energy efficient design is encouraged to be incorporated in all facets of the Master Plan, including public and private infrastructure, architecture and building orientation, open spaces and natural areas, and provide transportation choices such as walking and biking. In addition, encourage the planting of native, drought-resistant trees to provide shade and to minimize water usage.
10. 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.
11. Integrated design elements. Streets, civic spaces, signage, and architecture shall be coordinated to establish a coherent and distinct place in the community, and unique character of the specific area in which the Master Plan is proposed.
12. Tot lots shall be required for subdivisions consisting of 25 lots or more.
13. 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.
14. 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.
15. Design elements. Within master development 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

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 3 acres or less.

5. Process for Exercising Responsibilities in the RURA

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- 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.
 - 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.
 - 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 drain fields, 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 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.

ⁱ 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.

ⁱⁱ 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.

ⁱⁱⁱ This provision is intended to ensure that private parties that prepare MDPs 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 MDP 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.

^{iv} 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 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 Principles.

^v 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.

^{vi} 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 Principles, 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.

^{vii} 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.

^{viii} In an effort to streamline the preparation of MDPs, the Great Neighborhood Principles 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 s while other properties in the city did not. This change in policy is a consequence of streamlining the MDP process.

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

^{xi} These requirements were eliminated to streamline the submission and approval process.

^{xii} 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.