



**CITY OF REDMOND**  
**Community Development Department**

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**REDMOND URBAN AREA PLANNING COMMISSION**  
**Council Chambers 777 SW Deschutes Ave**

**Monday, February 2, 2015**

**7:00 PM**

**Agenda**

UAPC Members	
	<b>7:00PM CALL TO ORDER/INTRODUCTIONS</b>
<b>Evan Dickens, Chair</b>	<b>7:05PM CITIZEN COMMENT</b>
<b>Dean Lanouette, Vice-Chair</b>	<b>7:15PM COUNCIL LIAISON COMMENTS</b>
<b>David Allen</b>	<b>7:20PM APPROVAL OF MINUTES</b> <b>a. December 15, 2014 (<i>Exhibit 1</i>)</b> <b>b. January 5, 2015 (<i>Exhibit 2</i>)</b>
<b>Lori McCoy</b>	<b>7:30PM PUBLIC HEARING</b>
<b>Eric Porter</b>	<b>Public Hearing (City File #TA-14-2), amendments to Redmond Comprehensive Plan regarding Master Planning And Amendments to Chapter 8 of the Redmond Development Code also regarding Master Planning. (<i>Exhibit 3</i>).</b>
<b>Vacant</b>	
<b>Vacant</b>	<b>8:20PM COMMISSIONER COMMENTS</b>
<b>Vacant Youth Ex Officio</b>	<b>8:25PM STAFF COMMENTS</b>
	<b>8:30PM ADJOURN</b>

\*Please note that these documents are also available on the City's website [www.ci.redmond.or.us](http://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](mailto: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.



**DRAFT**

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**REDMOND URBAN AREA PLANNING COMMISSION**  
**Minutes**

Monday, December 15, 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, Lori McCoy, Eric Porter (absent: *Tom Kemper*)

**Youth Ex Officio:** Vacant

**City Staff:** Heather Richards, *Community Development Director*; Deborah McMahan, *Principal Planner*; Cameron Prow, *TYPE-Write II*

**Visitors:** Colby Brown, *Redmond Spokesman*

*(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 p.m. with six of seven Commissioners present, establishing a quorum.

**II. CITIZEN COMMENTS (None)**

**III. APPROVAL OF MINUTES**

**Motion 1** (5/0/1): Commissioner Porter moved to approve the November 3, 2014, minutes. Commissioner Lanouette seconded the motion which passed with Commissioners Allen, Dickens, Kemper, Lanouette, McCoy, and Porter voting in favor and Graham abstaining due to her absence from the November 3 meeting.

**Motion 2** (4/0/2): Commissioner Graham moved to approve the November 17, 2014, minutes. Commissioner Allen seconded the motion which passed with Commissioners Allen, Dickens, Graham, Kemper, and Lanouette voting in favor and McCoy and Porter abstaining due to their absence from the November 17 meeting.

**IV. WORK SESSION: MASTER PLANNING AND ANNEXATION**

Ms. McMahan presented her staff report (PowerPoint) and a clean copy of the proposed Redmond Comprehensive Plan and Redmond Development Code amendments. She outlined the background, current master plan steps, current code issues, and proposed master plan revisions.

Commissioner concerns included exceptions to the master-planning requirement, compliance with other City plans, and aligning the application fee with the project size. Commissioners requested the following changes (old wording is ~~struck through~~, new wording is underscored):

- \* Page 2 – Chapter 2, Item 12, Sentence 1, to read: “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 all of the following conditions.”
- \* Page 7 – 8.0020 Definitions: “UH-10 ~~Residential~~ Urban Holding Zone.”
- \* Page 12 – 8.2220 Phased Development Plan, Item 2: Verify.
- \* Page 14 – 8.3035 Design Review Criteria, Item 12: Define.
- \* Page 17 – Redmond Urban Area Growth Management Agreement, Item 2, Definitions, Conversion Plan, to read: “a sketch showing locations for future urban roads and utility corridors for properties in the Redmond Urban Reserve Area (RURA) that are divided into parcels of 3 acres or less.”

Commissioners requested a redlined draft containing their requested changes be sent to them as soon as possible before the January 5, 2015, work session.

**V. COUNCIL LIAISON COMMENTS** (None)

**VI. COMMISSIONER COMMENTS**

Commissioner Graham announced her resignation from the Planning Commission, effective at the end of this meeting. She noted that the *Redmond Spokesman* was writing an article to help in recruiting new commissioners.

Commissioner Porter thanked Ms. Graham for her service to the Planning Commission and wished her luck in her new role as a City Councilor.

Chair Dickens thanked all commissioners for their service this year and said he was willing to serve as chair in 2015. He recommended that commissioners discuss their January and February workload at their January 5 meeting.

**VII. STAFF COMMENTS**

Ms. Richards thanked Commissioner Graham for her service. She requested assistance in filling the two positions being vacated by Commissioners Graham and Kemper, noting that the new commissioners must live within the urban growth boundary. The Planning Commission will need to elect a new chair and vice-chair at its first meeting in January 2015. The new chair will also serve on the Redmond Development Commission which will be reconstituted in February 2015.

**VIII. ADJOURN**

The next meeting is scheduled for 6 p.m., Monday, January 5, 2015.

With no further business, Chair Dickens adjourned the meeting at 7:11 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:

\_\_\_\_\_  
Evan Dickens, Chair

**DRAFT**

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**REDMOND URBAN AREA PLANNING COMMISSION**  
**Minutes**

Monday, January 5, 2015

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

**Commissioners Present:** Chair Evan Dickens, Vice-Chair Dean Lanouette, David Allen, Lori McCoy, Eric Porter (2 vacancies)

**Youth Ex Officio:** Vacant

**City Staff:** Heather Richards, *Community Development Director*; Deborah McMahon, *Principal Planner*; Cameron Prow, *TYPE-Write II*

**Visitors:** Tory Allman, *City Councilor*

**Media:** None

*(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 – INTRODUCTIONS**

Chair Dickens opened the meeting at 6:05 p.m. with all five sitting commissioners present, establishing a quorum. He requested removal of Tom Kemper's name from future agendas as he was no longer a planning commissioner.

**II. CITIZEN COMMENTS (None)**

**III. ELECTION OF CHAIR and VICE-CHAIR**

Commissioner Lanouette nominated Commissioner Dickens to serve as Chair for 2015. Commissioner Dickens agreed to serve. Commissioners Allen, Dickens, Lanouette, McCoy, and Porter voted unanimously in favor of Commissioner Dickens as Chair during calendar year 2015.

Commissioner Allen nominated Commissioner Lanouette to serve as Vice-Chair for 2015. Commissioner Lanouette agreed to serve. Commissioners Allen, Dickens, Lanouette, McCoy, and Porter voted unanimously in favor of Commissioner Lanouette as Vice-Chair during calendar year 2015.

**IV. REVIEW ENABLING CODE**

Ms. McMahon presented and reviewed Redmond City Code Sections 2.350 through 2.359 for operation of the Planning Commission.

Commissioners requested correction of 2.356(4), Sentence 2, to read (~~old wording~~; new wording): "A majority of the members of the ~~committee~~ commission shall constitute a quorum" and a definition of "morals."

**V. REVIEW ADOPTED FY 2014-2015 WORK PLAN**

Ms. McMahon provided background on comprehensive plan/development code amendments, long-range planning projects, and planning efforts underway for fiscal year 2014-2015. She responded to commissioner concerns about neighborhood revitalization, residential design standards, City center housing, Dry Canyon Plan, sign code update (public hearing status), home occupations, and beekeeping (colony collapse disease).

**VI. WORK SESSION**

**A. Comprehensive Plan – Urbanization**

Ms. McMahon presented proposed comprehensive plan text and development code amendments, revised per Planning Commission input at the December 15, 2015, meeting.

Commissioners expressed concerns about comprehensive plan Chapters 2 and 14, development code sections (8.0085, 8.0130, 8.0300, 8.2215, 8.3035), definitions (Master Development Plan, IAMP, Conversion Plan), duplicated or other confusing language, and potential legal challenges.

Chair Dickens asked that commissioner concerns be incorporated into the proposed amendments prior to the public hearing on February 2, 2015.

**VII. COUNCIL LIAISON COMMENTS (None)**

**VIII. COMMISSIONER COMMENTS**

Commissioner Lanouette requested status reports on why the transit company hasn't provided benches and shelters at Redmond Public Library and why the brewery was being allowed to use a car as a business sign.

Ms. McMahon reported that code enforcement has determined that the auto used as a sign is not violating the current Redmond Sign Code. Code enforcement is also working to address concerns about Rite Aid, Columbia Bank, Motel 6, and Wilson's Furniture signs.

Ms. Richards said City staff are mitigating discussion between the library and Cascades East Transit (CET). The City has recommended bringing in a consultant to identify an appropriate (permanent) location for the transit hub with City staff managing the project and CET funding it.

Chair Dickens requested that staff provide coffee and water for Planning Commission meetings. He recommended that commissioners review the recent *Redmond Spokesman* article on volunteer opportunities at the City of Redmond. He announced his preference to continue scheduling Planning Commission public hearings at 7 p.m. on the first Monday in Council Chambers and work sessions at 6 p.m. on the third Monday in City Hall Conference Room A.

Commissioner McCoy inquired about the status of the Sam Johnson Park project, noting that it was hard to access information on the website.

Ms. Richards replied that the website is no longer updated as the City lost the domain name. The project has been fully funded. Kiwanis International has chosen this project as 1 of 10 worldwide to celebrate as part of their centennial. Kiwanis clubs from around the Northwest are planning to attend the groundbreaking on February 13, 2015. The ribbon-cutting is scheduled for Memorial Day weekend in 2015.

Chair Dickens requested that staff e-mail a reminder about the ground-breaking and ribbon-cutting dates to commissioners.

**IX. STAFF COMMENTS**

Ms. Richards announced that an Ethics Forum for all City commissioners and committee members was under consideration. Following discussion, commissioners agreed to schedule this forum for Monday, February 23, 2015. She requested assistance in recruiting new members to fill the two vacant Planning Commission positions.

**X. ADJOURN**

The next meeting is scheduled for 7 p.m., Monday, February 2, 2015.

With no further business, Chair Dickens adjourned the meeting at 7:29 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:

\_\_\_\_\_  
Evan Dickens  
Chair

\_\_\_\_\_  
Heather Richards  
Community Development Director



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## **EXHIBIT 3 – Public Hearing on Master Planning**

### **STAFF REPORT**

**DATE:** January 25, 2015  
**TO:** Redmond Urban Area Planning Commission  
**FROM:** Deborah McMahon, Principal Planner  
**THROUGH:** Heather Richards, Community Development Director  
**SUBJECT:** Public Hearing: Comprehensive Plan and Development Code Amendments:  
Annexation and Master Planning

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#### **Report in Brief:**

This is a public hearing to consider proposed amendments to the Redmond Comprehensive Plan and the Redmond Development Code as they pertain to master planning requirements prior to annexation. The proposed Comprehensive Plan and Development Code amendments are presented in Attachment A.

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. The Planning Commission has evaluated the process and simplified 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 zones ready for development) of property into the City for development occurs in the following sequence:

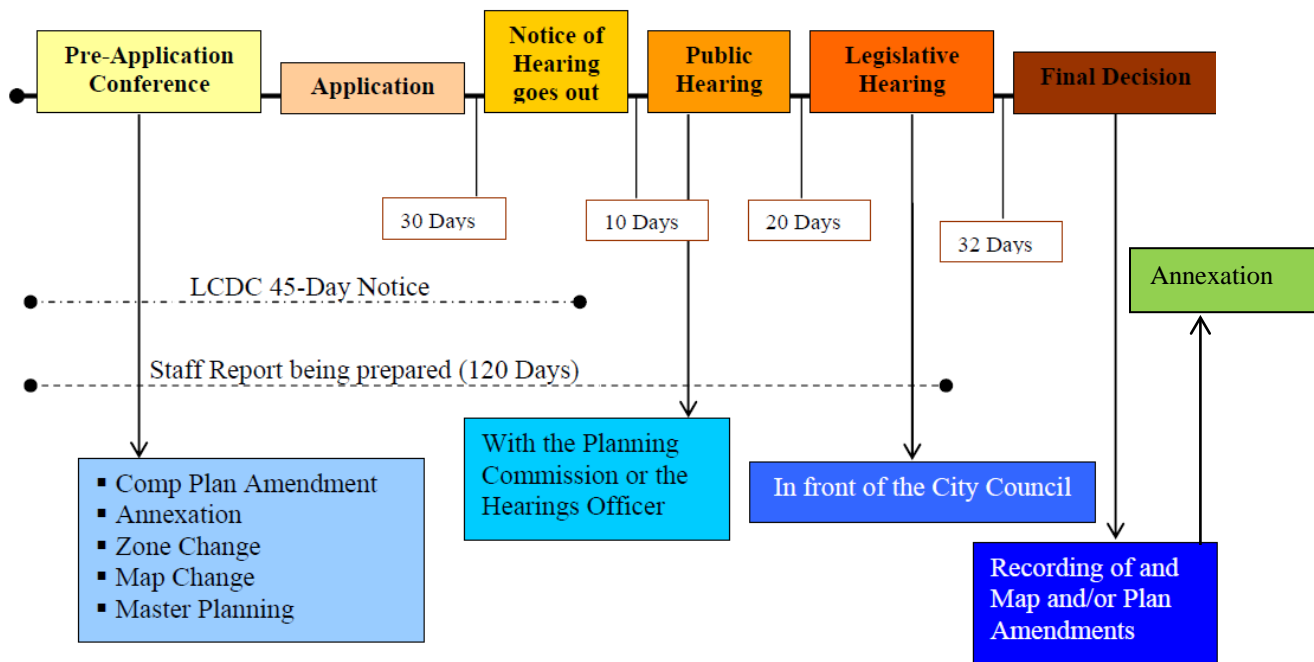
- 1) Framework Plan: Big picture concepts for the urban growth boundary indicating approximate locations of residential, commercial and employment lands. This planning process occurred 2005 – 2006, and was adopted August 8, 2006 by Resolution but is not a Comprehensive Plan amendment.
- 2) Area Plan: 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 detail 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. Area Planning is a legislative effort that should be initiated by the City and not required of developers. Concept planning is vague and short-lived. A revision to the code text is warranted and is presented below. The proposed amendments clarify the roles of Area Plans and Master Plans and eliminate the layers of concept master planning and final master planning.

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 Planning Commission reviewed and discussed the proposed amendments in two work sessions, and the final proposed amendments reflect that discussion.

The public hearing will provide an opportunity for the public to comment and submit testimony. Staff will also provide a PowerPoint presentation on framework planning and how this technique sets the tone for future master planning.

### **Alternative Courses of Action:**

1. Close the Public Hearing and recommend approval of the amendments as proposed herein or as further modified by the Planning Commission (with the suggested changes or any additional changes) to the City Council;
2. Continue the public hearing, and/or leave the written record open, for further testimony and public comment; or,
3. Close the public hearing and recommend that the City Council not approve the amendment.

### **Recommendation/Suggested Motion:**

"I move to recommend the proposed changes (or as modified – detail the modification) to the Redmond City Council for adoption."

Deborah McMahon,  
Principal Planner

## Exhibit A:

(new text is **red**; deleted text is ~~strikethrough~~, unless otherwise stated):

# Master Planning Text Amendments and 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 adequacy of 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 (PMDDP)** 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 PMDDP is a required urban planning step before annexation and rezoning property. Only the partially master 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 plans for areas inside the UGB prior to or concurrent with annexation, or areas annexed to the City and zoned Urban Holding-10. City approval of a master plan 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. However, properties annexed without master plan approval shall be zoned Urban Holding-10 until the City approves a master plan for the specific area. The City will only approve Comprehensive Plan designations and zoning other than UHA and UH-10 concurrent with or following master plan approval. Compliance with an approved Master Plan is mandatory for property subject to the approved Master Plan.~~

11. The City of Redmond will adopt requirements to prepare and approve Master Development Plans (MDP(s)) or Partial Master Development Plans (PMDDP(s)). 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 and zone change 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.
  - 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 of the property owner. However, they may not be rezoned and annexed to the City without consent of the property owner.
  - 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 plan amendment 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 all of the following conditions.
- 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

10. The Urban Holding Area-10 (UH-10) plan designations may be ~~replaced~~ **changed** when the land is annexed and approved for urban zoning through a ~~master planning process, rezoning~~ 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.

12. ~~Master plans for areas designated Urban Holding Area (UHA) on the Comprehensive Plan Map shall be prepared for contiguous properties greater than 100 acres and must address all of the following requirements and in accordance with the Redmond Development Code.~~ **Development Plans (MDPs) or Partial Master Development Plans (PMDPs) shall address the following requirements and in accordance with the Redmond Development Code.**

- a. ~~Plan Objectives.~~ Narrative. A narrative shall set forth the goals and objectives of the master plan **and describe the urban characteristics of the planned area.**
- b. **Development** Plan Map. A map of the plan area and surrounding vicinity 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 (including overlay districts) when the proposed district(s) in total achieve the housing densities envisioned in the Redmond Urban Framework Plan.** ~~the master plan shall 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 objectives of the Framework Plan. Affordable housing allowances shall be addressed in all Master Plans.)~~

- i. Employment **Uses Areas**. Identify areas planned for employment use and/or mixed uses and the proposed zoning for ~~them~~ **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**.<sup>i</sup>
  - j. Transportation Analysis and Diagram. Prepare a **transportation** traffic impact analysis including a street plan that is consistent with grid 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 grid transportation facilities in 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.~~
  - k. 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 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) 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.~~
  - m. Great Neighborhood Principles. Master Development Plans shall address applicable Great Neighborhood Principles in Policy 16 below.
  - ~~n) North Redmond US 97 Interchange Area Management Plan (IAMP) Compliance. The Master Plan shall comply with the following policies: 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).~~
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 existing established, platted or master-planned neighborhoods.~~

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 will encourage the master planning of urban reserve area(s) by all property owners, including Deschutes County, 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. The City of Redmond will cooperate with Deschutes County to 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.~~

17. All Master Plans shall observe and incorporate the Great 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:

a. Walkable and bikable. 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. Interconnected grid streets designed to balance the needs of all users. Streets shall be intergraded within the neighborhood and to adjoining existing neighborhoods or planned areas and shall comply with the City's grid street policies.

c. A mix of housing types and densities should be integrated into the design of new neighborhoods.

d. Open spaces, greenways, recreation. All new neighborhoods shall provide useable open spaces with recreation amenities within walking distance, and integrated and connected greenways throughout the neighborhood and to the larger community. Central parks and plazas shall be 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 parks are required within ½ mile (5 minute walking distance) of all neighborhoods.

e. Tot lots shall be required for subdivisions consisting of 25 lots or more in the R-M and R-H designated 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. 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 logical locations.~~
- ~~h. Public art. Public art is encouraged to be provided at the gateways to neighborhoods or in and around the center of neighborhoods to provide focal points.~~
- ~~i. Scenic views. Identify and preserve scenic views and corridors of the Cascade Range, Ochoce 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.~~
- ~~j. 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.~~
- ~~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.~~
- ~~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 the Master Plan is proposed.~~

16. Great Neighborhood Principles. All types of 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.

- a. Transportation. Connect people and places through a complete grid 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 should 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.
- 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.
- 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.
- i. **“Pocket Parks” or “tot lots” shall be incorporated into medium and high density zoned residential subdivisions and site plans. These areas shall be developed for every of twenty-five lots/units, a minimum of 1,500 square feet in size, and privately maintained.**
- 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.

**Development Approval without Master Planning**

~~18. In some instances, approval of a development plan may be granted without going through a master planning process. This can occur for any parcel that is not designated for housing use in the framework plan provided site approval is secured through a PUD process, unless the land is to be used for a public use, such as for a park or school or some other public facility. Land that lies in an area planned for residential use may only obtain development approval without going through a master planning process when:~~

- ~~a. The parcel is less than 10 acres in size;~~
- ~~b. The site development plan conforms with the density guidelines established for the area in the framework plan;~~
- ~~c. The submission includes a local street plan that complies with street spacing and connectivity requirements in the Redmond TSP and showing street connectivity and bike/pedestrian system connectivity to adjacent planned and unplanned residential areas;~~
- ~~d. Significant Goal 5 resources, as defined in Redmond Comprehensive Plan, Chapter 5, are identified and managed in accordance with Redmond’s Goal 5 resource protection program.~~
- ~~e. The parcel can be annexed to the city of Redmond.~~
- ~~f. The development application meets all other required elements for one of the city’s land use planning approval processes.~~

## **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**

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 Urban 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.** Property 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, ~~no later than~~ **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 without going through a Master Development Plans process according to the following requirements:

**Non-Residential Properties**

- A. the development plan is 12 acres or less in size; and,
- B. the development plan addresses the applicable Great Neighborhood Principles; and,
- C. the development plan includes an appropriate local grid 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; and,
- D. the development plan meets applicable requirements for land near the urban edge; and,

- E. the development approval is obtained through a PUD process except when the property is to be used for a public use, such as for a park or school or some other public facility; and,
- F. annexation to the City of Redmond is proposed as part of the development plan; and,
- G. the development plan addresses all other applicable requirements of the Redmond Comprehensive Plan and Development Code.

Residential Properties

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

~~11. 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;~~
- ~~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.~~

## 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:

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 compatible mix of uses and activities.
  - D. An interconnected transportation network – grid 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 in described below in 3 (C)(13) below:**
3. Procedures for Review.
  - A. General.

**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 mandatory 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.
- 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, if required, 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, adequacy of infrastructure 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 in Section 8.3050.
- C. Master Development Plan (MDP) or Partial Master Development Plan (PMDP) 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. A map of the plan area and surrounding vicinity 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 storm water management.
  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.
  10. Transportation Analysis and Diagram. Prepare a transportation impact analysis including a grid 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 described below:
    - a. Transportation. Connect people and places through a complete grid 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. 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.
    - e. 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.
    - f. Public art. Public art is encouraged at the gateways to neighborhoods and/or in and around the center of neighborhoods to provide focal points.
    - g. 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.
    - h. 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.
    - i. 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.
    - j. "Pocket Parks" or "tot lots" shall be incorporated into medium and high density zoned residential subdivisions and site plans. These areas shall be developed for every twenty-five lots/units, a minimum of 1,500 square feet and privately maintained.
    - k. 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.
    - l. 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.

- D. Implementation.  
Upon approval of a **Master Development Plan** all subsequent development located within the **area** master plan boundaries shall be consistent with the approved master plan.
- E. Amendment/Modification to a ~~Final~~ **Master Development Plan**. Any modifications to the approved master **development** 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 Development 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.

- ...
- 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 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.

**Article III – Land Divisions**

**8.2020 Definitions**

**Phased Development Plan.** An overall plan indicating the physical and functional Inter-relationships 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 addressing the applicable Great Neighborhood Principles in Section 8.0300 (3)(C)(13)**

**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 division** ~~land use~~ standards and policies **as described in this Article.**

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 in Section 8.0300 (3)(C)(13).

## 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 described in Section 8.0300 (3)(C)(13)

## ARTICLE IV - SITE AND DESIGN REVIEW STANDARDS

**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 requires a conditional use permit;

...

- D. The proposal is consistent with the applicable Great Neighborhood Planning Principles described in Section 8.0300 (3)(C)(13).

**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 partial master development plan for the entire site 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.

## 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 plan showing locations for future urban roads and utility corridors for properties in the Redmond Urban Reserve Area (RURA) that are divided into parcels of 10 acres or less.

### 5. Process for Exercising Responsibilities in the RURA

...

- 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.