



CITY OF REDMOND
Community Development Department

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

Monday, April 6, 2015

6:00 PM

Agenda

UAPC Members	
	6:00PM CALL TO ORDER
Evan Dickens, Chair	6:05PM CITIZEN COMMENTS
	6:10PM COUNCIL LIASION COMMENTS (if present)
Dean Lanouette, Vice-Chair	6:15PM APPROVAL OF MINUTES a. March 16, 2015
David Allen	6:20PM WORK SESSION a. Amendments to Development Code – Commercial Uses Serving Residential Areas b. Other Items as Time Allows
Lori McCoy	
Eric Porter	7:20PM COMMISSIONER COMMENTS
Vacant	7:25PM STAFF COMMENTS
Vacant	7:30PM ADJOURN
Vacant Youth Ex Officio	

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REDMOND URBAN AREA PLANNING COMMISSION
Minutes

Monday, March 16, 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: Deborah McMahon, *Principal Planner*; Cameron Prow, *TYPE-Write II*

Visitors: Tory Allman, *City Council Liaison*; Anne Graham, *citizen*

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/opposed/abstaining.)

CALL TO ORDER

Chair Dickens opened the meeting at 6:02 p.m. with a quorum of commissioners (4 of 5) present. Commissioner McCoy arrived at 6:05 p.m. after the minutes were approved.

CITIZEN COMMENTS

None.

COUNCIL LIAISON COMMENTS

None.

APPROVAL OF MINUTES

Motion 1 (4/0/0): Commissioner Lanouette moved to approve the February 2, 2015, minutes. Commissioner Allen seconded the motion which passed unanimously.

WORK SESSION

A. Architectural Design Standards for Single-Family Dwellings and Duplexes

Ms. McMahon presented her staff report and a PowerPoint on proposed development code amendments to Section 8.0141. The Oregon Department of Land Conservation and Development has reviewed the entire document and DLCD staff comments have been incorporated. The standards were prompted by community concern that the quality of residential development built in the City over the past decade was diminishing the perception of Redmond as a great place to live and work. The proposed amendments are intended to address additional concerns from the public and City Council.

Ms. Graham said she was speaking as a private citizen impacted by this discussion. She asked commissioners to make the requirements clear enough to prevent houses that look the same from being built in close proximity to each other. Slight changes in roof pitch and a slight

reduction in area did not substantially change the appearance of a house in her neighborhood, built two lots away (across an empty lot), from looking like hers. She responded to questions by Chair Dickens, then left the meeting.

Mr. Harris stated that jobs drive housing, not the other way around. He objected to the number of optional elements required in addition to the baseline elements and discussed how adding features to homes can impact their economic viability.

Ms. McMahon said she will work with Mr. Harris to resolve further issues prior to a Planning Commission public hearing.

Commissioner concerns included the Planning Commission's serving as an architectural review committee, different treatment for manufactured homes, Track 2 appeal process, regulating single-family buildings, lack of a shutter definition, garage location (garage shouldn't be entire front façade), requiring two different types of wall-siding material on manufactured and mobile homes, and checking with the City Attorney about requiring the additional tree on manufactured/mobile home lots to be planted in public view.

Following discussion, Commissioners agreed by consensus to eliminate façade requirements on interior side yards of single-family homes that don't face parks, rights-of-way, or public spaces; addressing decorative trim and providing examples of acceptable shutters; adding "other elements that may be approved" to the list of optional Wall Design elements; and cleaning up language in the Track 2 review process.

Chair Dickens asked staff to research/report on the number of mobile homes in Redmond that are outside approved mobile home parks.

COMMISSIONER COMMENTS

Commissioner Lanouette asked about City Center Housing code amendments.

Chair Dickens asked City staff to provide coffee and water for long meetings. He urged commissioners to notify staff of absences in advance of meetings and requested help to fill the remaining vacancy on the Planning Commission. He announced his inability to attend the April 6 meeting.

Chair Dickens requested time at the April 20 work session to review proposed changes to Residential Design Standards before the Planning Commission's public hearing on May 4, 2015.

STAFF COMMENTS

Code Tune-Up in Chapter 8, Development Regulations, Section 8.0135: Ms. McMahon presented a proposed change to Table A, Residential Zones, Uses Permitted, to allow "Assisted Living" facilities as conditional uses in the R-4 and R-5 zones. Following discussion, Commissioners agreed by consensus that staff's proposed change should move forward to City Council.

Code Tune-Up in Chapter 8, Development Regulations, Section 8.0190: Ms. McMahon presented a proposal to clarify the title of Table C, Uses Permitted, to include Commercial uses. Following discussion, Commissioners agreed by consensus that staff's proposed change should move forward to City Council.

CDD Planning Commission Work Plan 2014-2015: Ms. McMahon presented a summary of Planning Commission achievements to date and additional upcoming tasks.

New Commissioner: Ms. McMahon said one of the vacant commissioner positions had been filled.

ADJOURN

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

With no further business, Chair Dickens adjourned the meeting at 8:05 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 1

DATE: April 6, 2015
TO: Redmond Urban Area Planning Commission
THROUGH: Heather Richards, Community Development Director
FROM: Deborah McMahon, Principal Planner
SUBJECT: Work Session - Amendments to Development Code – Commercial Uses Serving Residential Areas

Report in Brief:

TASK: REVIEW AND DEVELOP STANDARDS FOR COMMERCIAL USES SERVING RESIDENTIAL

As the City expands, infills, master plans or subdivides there will be a need for commercial uses serving existing and/or new neighborhoods. These commercial areas are expected to be in centers or nodal form and need about 3000-5000 nearby residents in order to be economically viable. In general, the design of these commercial areas should include a pedestrian plaza, parking to the rear or side, architecture that is compatible with the surrounding area, be on primary roads, and not at the edge of the UAR. It is important to review the existing Comprehensive Plan, Development Code policies, and other codes that already pertain to various commercial design elements. The available Comprehensive Plan designations are listed below:

Table 2.9.1 Redmond Comprehensive Plan Land Use Map Designations

Map Label	Designation	Description	City Zones	County Zones
UHA	Urban Holding Area	Land that is not yet planned for urban uses	UH-10	UH-10
RL	Residential Low Density	Land designated primarily for single family homes on single lots.	R-1, R-2	UH-10
RM	Residential Medium Density	Land designated for a mix of housing types; single family, duplex, triplex, and multi-family structures are permitted.	R-3, R-4	UH-10
RH	Residential High Density	Land designated for attached single family and multi-unit housing structures.	R-5	UH-10
NC	Neighborhood Commercial	Areas planned for a mix of neighborhood commercial and residential land uses.	R-5, C-3, C-4, C-N	UH-10
MU-D	Mixed Use - Downtown	Downtown Redmond	C-2	UH-10
MU - E	Mixed Use - Employment	Areas planned for a mix of industrial employment uses with supporting commercial uses	M-1, M-2, C-N, R-5	
C	Commercial	Commercial uses planned outside centers	C-1, C-3, C-4, C-5	UH-10
I	Industrial	General industrial use areas	M-1, M-2,	UH-10
PF	Public Facility	Public and semi-public institutions	FG, A, PF	UH-10
OS	Open Space	Recreation and open space areas	OSPR, P	UH-10

The relevant Comprehensive Plan Policies are listed below:

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5. To provide a sound basis for orderly and efficient urbanization by establishing proper relationships between residential, commercial, industrial, public and open land uses, and transportation uses.

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NC Neighborhood Commercial Areas planned for a mix of neighborhood commercial and residential land uses.
R-5, C-3, C-4, C-N UH-10

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e. Neighborhood Center (NC) – Areas designated NC are intended for development as commercial service areas supporting surrounding residential neighborhoods. Neighborhood Centers may also be focused around a cultural activity or a school. Commercial uses and development form may not be of a type found in highway commercial and strip commercial development areas. NC areas also may include residential uses, either in the form of residences on upper stories above retail uses or, where compatible with surrounding uses, as stand-alone high density residential development. Stand-alone residential projects in NC areas may not take direct access from arterial or collector streets.

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5. Allow mixed used employment and commercial uses in outlying areas of the community as neighborhood centers to provide opportunities for citizens to reside near employment and service destinations.

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g) Encourage new commercial areas in developing neighborhoods to be clustered in mixed-use neighborhood commercial centers rather than as strips along major roads.

h) Establish development standards for all commercial areas and particularly for those that are planned within mixed-use centers and in areas where commercial and industrial uses are adjacent to residential areas.

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Neighborhood Commercial

31. Small neighborhood stores, which provide a limited number of products and services for adjacent and nearby residential areas, shall be recognized and provisions for such uses shall be provided in City development regulations.

32. Neighborhood commercial centers that serve the needs of people in the immediate area shall be provided for and regulated as mixed use districts. Neighborhood Commercial Centers should be appropriately spaced in the areas shown on the Framework Plan with at least 5000 residents. Higher residential densities are required in the vicinity of the Center and densities may decrease as distance increases from the Center. The intent is to

have higher density close to the Center. Other Neighborhood Centers may be focused around a cultural activity or a school.

Comprehensive Plan Addendum Policies

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3. Small pedestrian-friendly commercial services are located within residential neighborhoods.
4. Design land uses in neighborhood commercial districts assure compatibility with surrounding neighborhoods.

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19. Design standards have been strengthened for all commercial and industrial buildings, improving their appearance and their neighborhoods.

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The recommended street standards in the Transportation Systems Plan specify that all streets be provided with 5-foot-wide sidewalks on each side of the street except in commercially zoned areas where the sidewalk would be 8 feet wide.

The relevant sections of the Development Code are listed below:

MUN Mixed-Use Neighborhood Zone. This minimum size for this zoning district is 3 acres. The purposes of this zone are to:

1. Establish an area in which a critical mass of retail, service and other commercial uses together with civic uses can be located which can provide everyday goods and services to residents of the surrounding neighborhoods. Residential uses may be combined with commercial uses (as horizontal or vertical mixed-uses or live/work units) or may be allowed as stand-alone uses when developed as multi-family housing subject to site and design standards.
2. Encourage development that exhibits the physical design characteristics of pedestrian-oriented, storefront-style shopping streets; and 3. Promote the health and well-being of residents by encouraging physical activity, alternative transportation, and greater social interaction.

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8.0175 Downtown Design Overlay Zone. In the Downtown Overlay District, the following regulations shall apply:

1. Purpose. The purpose of the Downtown Overlay District is to promote and sustain:
 - A. Quality Economic Growth – Assure opportunities for a stable, vital, diverse, and competitive economy at the heart of the city.
 - B. Vibrant Downtown – Strengthen downtown as a vibrant, mixed-use district that draws a wide spectrum of residents and visitors.

C. Downtown Appearance – Improve and enhance the appearance of the built environment and natural features throughout downtown, especially along primary commercial corridors and other major arterials.

D. Historic Character – Preserve and retain historic structures and cultural resources throughout downtown.

E. Pedestrian Environment – Improve and enhance the pedestrian environment throughout downtown, as well as the pedestrian connections to surrounding neighborhoods and civic resources.

2. Intent. The intent of the Downtown Overlay District is to:

A. Encourage a vibrant mix of pedestrian-oriented uses, including residential, shopping and entertainment uses;

B. Increase the density and intensity of development;

C. Establish height, bulk, and lot coverage regulations that balance existing urban fabric with a desired character for downtown;

D. Promote active ground floors by regulating the quantity and location of doors and windows;

E. Establish standards for setbacks and landscaping that encourage and promote a strong pedestrian environment.

F. Establish parking and access standards that support pedestrian activity.

3. Uses Permitted. (Please see 8.0190 Table C)

4. Development Standards. In the Downtown Overlay District, the following dimensional standards shall apply:

A. Minimum Building Setback: Two (2) feet. Surface treatment needs to be of similar nature as adjoining sidewalk.

B. Maximum Building Setback: Ten (10) feet. Surface treatment beyond two feet from the sidewalk needs to be landscaped or treated with decorative pavers. Asphalt is prohibited. For full-block developments, a minimum of 50% of the primary street-facing building façade must be located at the minimum two (2) feet setback as described in 4.A.

C. Building Coverage: Minimum of 50% of the site area.

D. Minimum Landscaped Area: No minimum landscaping requirement.

E. Ground Floor Windows: Ground floor windows must be at least 50% of the building length and 50% of the street-facing façade to a minimum height of 10'-0" above finished right-of-way. If the site has two or more frontages, the Ground Floor Window standards is only required on the primary façade. The other façade has a minimum requirement of 50% of the building length and 25% of the ground floor wall area. Windows are required to be transparent. Please note: Ground floor wall area is defined as all wall areas up to ten (10) feet above the finished grade. Ground Floor Windows – Residential Use: 25% of the ground floor wall area must be transparent.

F. Main Entrance: The front door to all buildings must be oriented to the primary street. In the event that a building is located on the corner, the front door should be oriented directly to the corner or located within fifty

(50) feet of the corner of the primary street. G. Pedestrian Connection from Front Door to the Street: Create a straight-line connection from the front door to the primary street sidewalks.

H. Exterior Display and Storage: Permanent storage between the building and the street is prohibited.

I. Screening HVAC Equipment: Screen rooftop mechanical equipment through extended parapets or other roof forms that are integrated into the overall composition of the building. Screen ground floor mechanical equipment. Renewable energy generation devices may be exempt from screening, subject to site and design review by a hearings body.

J. Parking and Access: Parking between the building and the primary street is prohibited.

5. Building Height. The intent of the building height standards is to set guidelines to assist the development of buildings in the downtown core that increase economic activity and capital value, and encourage investment in revitalization in keeping with overall intentions for Redmond Downtown Redevelopment. Building height and density contribute to these results. The following guidelines provide performance standards that encourage innovative design and development techniques within specific parameters. They are generally prioritized to include the following: Compatibility with existing downtown buildings and surrounding residential neighborhoods; Human scale related to building design, including height and massing, and its impact on solar access and views; Multi-story and mixed-use buildings for increased density and diversified use on premium land in the urban core; Development Incentives for increase height, based on Performance Bonuses.

A. Maximum Height: The maximum height allowed for the downtown overlay district for all structures that are not within one full city block of a residential zone and west of SW 5th Street is sixty (60) feet, and east of SW 5th Street is 75 feet. The maximum height of structures east of 5th Street may be increased if a Conditional Use Permit for the structure is approved by a Hearings Body. The following standards shall apply to structures in the Downtown Overlay District.

1. Street Wall Height: Maximum street wall façade height for the downtown overlay district for all structures that are not within one full city block of a residential zone is forty-five (45) feet.

2. Upper-floor Setback: Buildings taller than forty-five (45) feet must step back upper stories by at least 10 feet measured from the façade of the street wall facing the street, public park or open space.

3. Residential Buffer Zone: All buildings in the Downtown Overlay District within one full city block adjacent to a residential zone shall be considered to be part of the Residential Buffer Zone, wherein the following height standards apply: A. Maximum Height: The maximum height allowed for all structures within the Residential Zone Buffer is fifty (50) feet.

B. Street Wall Height: Maximum street wall façade height for structures within the Residential Zone Buffer is thirty-five (35) feet.

C. Upper Floor Setback Requirements: Buildings taller than thirty five (35) feet must step back upper stories by at least 10 feet measured from the façade of the street wall facing the street, alleyway, public park or open space.

Discussion:

There are two primary issues that need to be addressed.

1) A full complement of standards for **new development areas** such as the areas outside/inside the City limits that require master planning, and

2) A full complement of standards for **infill areas** inside the City limits and located in good locations to provide services for already developed areas.

Most of the needed requirements for these new zone regulations can be extrapolated from the above text and should also include a thorough discussion of the visual elements that help to implement the Great Neighborhood Planning Principles to build successful, functional, and aesthetic neighborhoods.

Recent concerns raised in the SWAP land use hearings will need to be reviewed as it relates to need, size, traffic, permitted uses and buffering from residential uses.

Timing and flexibility with the size of the commercial nodes will also need to be reviewed as developers have recently brought forth concerns about the minimum acreage of 3 acres and when actual commercial development is required to take place.

Staff will present a power point slide show to help illustrate this issue.