



CITY OF REDMOND
Community Development Department

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

Monday, May 18, 2015

6:00 PM

Agenda

UAPC Members	
	I. CALL TO ORDER
Evan Dickens, Chair	II. CITIZEN COMMENTS
Dean Lanouette, Vice-Chair	III. APPROVAL OF MINUTES a. May 4, 2015
David Allen	IV. WORK SESSION a. Large Lot Industrial Code Amendments – Heather Richards (<i>Exhibit 1</i>) b. Update on Marijuana Regulations – Heather Richards c. Update on Dry Canyon Master Plan – Heather Richards
William Hilton	V. COUNCIL LIASION COMMENTS (if present)
Lori McCoy	VI. COMMISSIONER COMMENTS
Eric Porter	VII. STAFF COMMENTS
Vacant	VIII. ADJOURN
Vacant Youth Ex Officio	

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REDMOND URBAN AREA PLANNING COMMISSION
Minutes

Monday, May 4, 2015

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

Commissioners Present: Chair Evan Dickens, Vice-Chair Dean Lanouette, David Allen, William Hilton, Lori McCoy, Eric Porter (1 vacancy)

Youth Ex Officio: Vacant

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

Visitors: Geoff Harris, *Hayden Homes*

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 6:33 p.m. with a quorum of commissioners (6 of 6) present.

APPROVAL OF MINUTES

Motion 1 (4/0/2): Commissioner Lanouette moved to approve the April 20, 2015, minutes. Commissioner McCoy seconded the motion which passed with Commissioners Hilton, Lanouette, McCoy, and Porter voting in favor and Commissioners Allen and Dickens abstaining due to their absence from the April meeting.

PUBLIC HEARING

City File 711-15-000029-TA – Text Amendments to the Redmond Development Code

Chair Dickens read aloud a statement summarizing the issue and outlined the hearing procedure. No commissioner disclosed any pre-hearing contacts, ex parte observations, or conflicts of interest. There were no audience challenges for commissioner bias, prejudice, or personal interest. He opened the public hearing at 6:40 p.m.

Ms. McMahon presented the staff report (PowerPoint). The proposed text amendments are intended to modify and streamline the Design Review Standards in Chapter 8.0141 – Residential, clarify uses and add Assisting Living as a Conditional Use to the R-4 and R-5 zones in Chapter 8.0135; correct chapter titles for Commercial Uses, clarify acronyms for zoning tables, and delete obsolete standards for schools in Chapter 8.0615.

Chair Dickens invited testimony from the public.

Geoff Harris, Regional Director for Hayden Homes in Central Oregon, spoke in favor of the proposed text amendments and responded to commissioner questions.

Chair Dickens inadvertently closed the public hearing on City File 711-15-000029-TA when Mr. Harris finished his testimony but immediately reopened the hearing to receive more information.

Following additional staff information about the proposed amendments and with no further testimony offered, Chair Dickens closed the public hearing on City File 711-15-000029-TA at 7:21 p.m.

Commissioners clarified their understanding of the proposed text amendments. Additional concerns included wall design treatments similar to T-111, feedback from Central Oregon Builders Association, if “assisted living” should be an outright or conditional use in the R-5 zone, and definition of “nursery school.” Following discussion, Commissioners requested the following:

- * 8.0141(5)(B)(3): Include “T-111-looking treatments” in any reference to “T-111.” Correct number of wall design elements required on the sides that front onto public spaces and rear elevations of the structure from “three (3)” to “four (4).”
- * 8.0166: Correct title to read: “Except as provided in 8.0190 and 8.0195, the standards and criteria for development in the C-4 Zone shall apply to development in the C-4A Zone.”
- * 8.0615, 16. Nursery Schools: Delete “A” in front of paragraph.

Motion 2 (6/0/0): Commissioner Allen moved to recommend the proposed changes to the Redmond Development Code set forth in City File 711-15-000029-TA as modified. Commissioner McCoy seconded the motion which passed unanimously

Ms. McMahan said she would e-mail the date of the Council meeting when this issue will be presented.

COUNCIL LIAISON COMMENTS

None.

STAFF COMMENTS

Ms. McMahan discussed potential topics for future meeting agendas and the 2015-2016 work plan. Planning Commission will not hear marijuana ordinances, since changes to the municipal code go directly to City Council. She is working to bring in speakers on issues of interest to commissioners. Staff is continuing efforts to recruit a seventh commissioner as well as a youth ex officio member.

COMMISSIONER COMMENTS

Chair Dickens discussed quorum concerns and directed commissioners to notify staff and him if they will be unable to attend a meeting. He would prefer to hold public hearings at 7 p.m. on the first Monday of a month and work sessions at 6 p.m. on the third Monday, and to cancel meetings if the agenda is not full. He asked why a “For Sale” sign was still posted at Redmond Greenhouse now that the property is off the market.

Vice-Chair Lanouette asked Ms. McMahan to e-mail the project list from the April 20, 2015, meeting, requested “heads-up” notification when meeting times vary from Chair Dickens’ preferred schedule, expressed concern that rock and asphalt dumping at the Maple Avenue/19th Street intersection violated good neighbor principles, and requested a status report on the Dry Canyon. Ms. McMahan responded that updates to the Dry Canyon plan will be incorporated as amendments to the Parks Master Plan.

CITIZEN COMMENTS

Mr. Harris expressed concern about the ability of code enforcement staff to administer the sign code in residential areas, particularly real estate selling, as this code was written mostly for commercial needs.

Ms. McMahan asked Mr. Harris to submit a written summary of his concerns about the sign code.

ADJOURN

The next meeting is scheduled for 6 p.m., Monday, May 18, 2015.

With no further business, Chair Dickens adjourned the meeting at 7:44 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: May 18, 2015
TO: Redmond Urban Area Planning Commission
FROM: Heather Richards, Community Development Director
SUBJECT: Work Session – Large Lot Industrial Zone Text Amendment

Report in Brief:

This is a work session to discuss proposed text amendments to the Redmond Development Code, to add a Large Lot Industrial LLI Zone.

Background:

Redmond has been chosen as a pilot community by the Department of Land Conservation and Development to enact the process that is provided in Oregon Administrative Rules 660-024-0045 to preserve large industrial lots for a regional large lot industrial need.

OAR 660-024-0045(9) and (10) provides the framework for the structure of this proposed zone.

660-024-0045

Regional Large Lot Industrial Land

(9) A participating city that designates a site shall apply a regional large-lot industrial zone or overlay zone to the site in order to protect and maintain the site for regional large lot purposes. The zone or overlay zone must:

(a) Include development agreements and other provisions that prevent redesignation of the site for other uses for at least 10 years from the time the site is added to the city's comprehensive plan to meet regional large lot industrial land needs;

(b) Prohibit division or separation of lots or parcels within the site to new lots or parcels less than the minimum size of the site need until the site is developed with a primary traded sector use requiring a large lot; and

(c) Limit allowed uses on the site to the traded sector uses, except as provided in section (10) of this rule.

(10) The zone or overlay zone established under section (9) may allow:

(a) Subordinate industrial uses that rely upon and support the primary traded sector use when a site is occupied by a primary traded sector use; and

(b) Non-industrial uses serving primarily the needs of employees of industrial uses developed on the site provided the zone includes measures that limit the type, size and location of new buildings so as to ensure such non-industrial uses are intended primarily for the needs of such employees;

Discussion:

Attachment A provides the proposed text amendment.

Heather Richards,
Community Development Director

PROPOSED LARGE LOT INDUSTRIAL ZONE

Article I, Zoning Standards – Development Code Amendments

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

INDUSTRIAL USE ZONES

8.0180 Light Industrial M-1 Zone.

8.0185 Heavy Industrial M-2 Zone.

8.0186 Large Lot Industrial LLI Zone

1. **LLI Zone Regulations.** The following regulations apply in the LLI Zone:
 - A. Minimum lot size is 50 acres.
 - B. No property that is zoned LLI can be rezoned to another city zone within ten years of the LLI designation.
 - C. Allowed uses are limited to traded sector uses per ORS 285B.280, until such time that the primary industrial user occupies the site, at that time the following uses are allowed with the following provisions:
 1. Subordinate industrial uses are allowed that rely upon and support the primary traded sector use.
 2. Service commercial uses that support the industrial uses are allowed if they are limited to 5000 square feet per use and not more than 5% of the net developable area of the site in combination with retail uses, and .
 3. Retail uses are allowed only as an accessory to an industrial use and shall be limited to 5000 square feet and not more than 5% of the net developable area of the site in combination with service commercial uses.
 - D. Conceptual Phased Site Development Plan. A Conceptual Phased Site Development Plan is required as part of the Site and Design Review process in addition to the criteria and requirements outlined in Article IV of this code. In addition to the requirements outlined in Section 8.3025, the following elements shall be considered as part of the Conceptual Phased Site Development Plan:
 1. Open Space. Generally identify land provided for open space on the site.
 2. Connectivity and Trail Networks. Prepare a conceptual general transportation plan for streets, bicycle routes, and pedestrian paths. Provide a bicycle routes and pedestrian network of connectivity on the site for both utility and recreational purposes.
 3. Urban Design. Generally describe how the urban design elements (streets, open spaces, signage and architecture) are integrated and coordinated throughout the site.
 4. Analysis of Anticipated Utility Consumption by Phase. The plan shall include an analysis of the anticipated utility consumption by phase for wastewater, water, power, natural gas and any other utility infrastructure necessary to support the development.

2. **LLI Zone Uses Permitted.** The following uses are allowed outright or conditionally in the Large Lot Industrial Zone:

LAND USE:	ZONE:	RESTRICTIONS AND REQUIREMENTS:
<i>Industrially Related Uses:</i>	<i>LLI</i>	
Traded-Sector Uses	O	Per ORS 285B.280, traded sector means industries in which member firms sell their goods or services into markets for which national or international competition exists. This includes manufacturing, research and development, and higher education institutions.
Subordinate Industrial Uses	O	After the primary traded-sector industrial use has been sited, subordinate industrial uses are allowed. Subordinate means industries that rely upon and support the primary traded sector use.
Service Commercial Uses	O	After the primary traded-sector industrial use has been sited, service commercial uses are allowed that support the industrial uses and shall be limited to 5000 square feet per use and not more than 5% of the net developable area of the site in combination with retail uses.
Service Retail Uses	O	After the primary traded-sector industrial use has been sited, retail uses are allowed as an accessory to an outright permitted or conditional use and shall be limited to 5000 square feet per use and not more than 5% of the net developable area of the site in combination with service commercial uses.

O = Outright uses, C = conditional uses.

3. **Minimum Standards.** See Table D, 8.0195.

8.0195 Table D, Minimum Standards. The following minimum standards are required in each of the Commercial and Industrial zones as follows (all distances are measured in feet):

	C-1	C-2	C-3	C-4	C-4A	C-5	M-1	M-2	LLI	DOD
Minimum Yard Setbacks										
Front										
Local Street	10	^H 5	10	10	10	10	10	10	10	2
Collector	25		25	25	25	25	25	25	25	
Arterial	50		50	50	50	50	50	50	50	
Interior Side										
Standard						^D 5	^F 10-15	^F 10-15	10-15	
Adjacent to R-Zone	25		25	25	25					
Street Side										
Local Street	10		10	10	10	50	10	10	10	
Collector	25		25	25	25	50	25	25	25	
Arterial	50		25	50	50	50	50	50	50	
Rear										
Interior						^D 5	10	10	10	
Local Street	10		10	10	10	50	10	10	10	
Collector	25		25	25	25	50	25	25	25	
Arterial	50		25	^C 25/50	25	50	50	50	50	
Adjacent to R-Zone	25		25	25	25				50	
Adjacent to alley	^A 10/25		^A 10/25	^A 10/25	^A 10/25					
Maximum Front Yard Setback		^I 15								10
Maximum Building Height	60	^B 50/60	60	60	60	60	60	60	60	50/60/75
Minimum Street Frontage										
Standard Street	50	50	50	50	50	50	50	50	50	
Cul-de-sac	30	30	30	30	30	30	30	30	30	
Minimum Landscaping	15%	^J 15%	15%	15%	15%	15%	15%	15%	15%	0%
Maximum Lot Coverage										
Non-commercial use	50%	50%		50%	50%	50%	75%	75%	75%	
Use adjacent to residential							^E 60%	^E 60%	60%	
Minimum Lot Coverage		50%								50%
Minimum Lot Size *									50 Acres	

* The minimum lot size shall be determined based on demonstration of the ability to develop the site in accordance with the zone standards, off-street parking standards, Site & Design Review Standards, landscaping requirements and other applicable Development Code provisions without adverse impact to water and land resource quality and adjoining properties.

* Residential uses permitted in Commercial zones shall be subject to the density standards for the R-5 zone.

^A A rear yard abutting an alley shall be 25 feet from the property line to foundation when the alley is used to service the commercial establishment and 10 feet in other cases.

^B Maximum building height is limited to 45 feet for all structures within one full city block of a residential zone. Where allowed, buildings over 45 feet shall conform the Upper Floor Setback Standards in the Downtown Overlay Zone Site and Design Standards in Section 8.0175(5).

^C Rear yards along the north side of Highland Avenue/Highway 126 between SW 23rd and SW 27th Streets shall have a minimum arterial setback of 25 feet. All other rear setbacks adjacent to arterials shall be 50 feet.

^D The minimum setback between a structure and an existing use in the C-5 zone shall be 5 feet from the property line and 10 feet from any adjacent structure on the subject site or adjacent property.

^E No use located in an industrial zone adjacent to or across the street from a residential zone shall exceed 60% of the lot area including buildings, storage or facilities, and off-street parking and loading. Most of the landscaping required on industrial lots that abut residential zones is permitted in between the industrial use / residential uses.

^F The minimum side yard in an industrial zone shall be 10 feet for 1 and 2 story buildings and 15 feet for 3 story buildings.

^G Maximum building height is limited to 50 feet for all structures within one full city block of a residential zone. Where allowed, buildings over 50 feet shall conform the Downtown Overlay District Site and Design Standards in Section 8.0175(5). The maximum building height for structures west of SW 5th Street is 60 feet. The maximum building height for structures east of 5th Street is 75 feet, and may be increased above 75 feet if a Conditional Use Permit for the structure is approved by a Hearings Body.

^H Existing zero-lot line structures as of August 12, 2008 shall be exempt from this standard. At the time the front façade of a building or a building is demolished as defined by this Code, then the building shall comply with this standard unless a variance is approved.

^I Full block developments require a minimum of 50 percent of the building façade to be developed to the minimum setback. Asphalt is prohibited in the front yard setback (concrete, pavers, landscaping are allowed).

^J May be met through walkways, play areas, plazas, pocket parks, and picnic areas.

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