



CITY OF REDMOND
Community Development Department

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

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

Monday, July 6, 2015

7:00 PM

Agenda

**UAPC
Members**

**Evan
Dickens,
Chair**

**Dean
Lanouette,
Vice-Chair**

**David
Allen**

**James
Cook**

**William
Hilton**

**Lori
McCoy**

**Eric
Porter**

**Vacant
Youth Ex Officio**

I. CALL TO ORDER

II. CITIZEN COMMENTS

III. APPROVAL OF MINUTES

- a. May 18, 2015
- b. June 15, 2015

IV. PUBLIC HEARING

City File (711-15-000065-TA) This is a public hearing to consider a recommendation to the Redmond City Council to adopt development code text amendments adding Section 8.0186, Large Lot Industrial Zone. **(Exhibit 1)**

V. COUNCIL LIASION COMMENTS (if present)

VI. COMMISSIONER COMMENTS

VII. STAFF COMMENTS

VIII. ADJOURN

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

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



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EXHIBIT 1

STAFF REPORT

DATE: July 6, 2015
TO: Redmond Urban Area Planning Commission
FROM: Heather Richards, Community Development Director
SUBJECT: Public Hearing – Large Lot Industrial Zone Development Code Text Amendment

Addresses Council Goal:

4. **ECONOMIC DEVELOPMENT:** Develop and maintain an environment that promotes and supports a strong, healthy and diverse economic base.

Report in Brief:

This is a public hearing to consider a recommendation to the Redmond City Council to adopt development code text amendments adding Section 8.0186, Large Lot Industrial 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. This was developed by the Planning Commission in three work sessions in 2013, but was never taken to a public hearing. The City of Redmond wanted to wait until it had a successful project that could participate in the Regional Large Lot Industrial program prior to amending the code to create the zone.

On May 7, 2105, the Central Oregon Intergovernmental Council unanimously voted to endorse the South Redmond Tract as the first site in the Regional Large Lot Industrial program.

With this endorsement, the property owner, Department of State Lands, will start a UGB amendment process and request annexation into the city limits and rezoning to the Large Lot Industrial described in the Oregon Administrative Rules (OARs) above.

The dialogue that the Planning Commission had with respect to the 2013 work sessions focused on the mandates in the OARs as well as discussion about the need for service commercial, service retail and subordinate industrial uses in the zone.

Staff was asked to confer with other communities that have large industrial users for best practices and Department of Land Conservation and Development Staff (DLCD) regarding the intent of the OAR language specific to this attribute of the zone.

Other communities with large industrial users indicated that the service users were for the most part market-driven and that depending upon the density of employment may or may not be attractive to the market. Allowance for subordinate industrial uses was critical though.

DLCD staff pointed out that the language in the OAR was specific to allowance of subordinate industrial uses, service commercial and retail uses after the primary traded-sector industrial user was sited. At that time it would be a market response and should be considered for traffic mitigation and containment. They did recommend considering a 5% limitation since the amended Transportation Planning Rule has an allowance for 5% commercial and retail uses on industrial sites.

At a work session on June 15, 2015, the Planning Commission requested that staff confirm the definition of traded sector uses versus industrial uses, subordinate industrial uses, service commercial uses and service commercial retail uses.

Attachment A revises the proposed language to support these directions. Additionally staff added a section relative to a master site development plan to account for the need to consider open space, transportation connectivity, pedestrian paths and urban design elements on the site in addition to current site and design review plan requirements.

Recommendation/Suggested Motion:

“I move to recommend the proposed development code text amendments adding Section 8.0186, Large Lot Industrial Zone to the Redmond City Council for consideration.”

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. The lot must remain the size of its original minimum designation as acknowledged by the Central Oregon Intergovernmental Council until such time that a primary user is sited.
 - 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 traded sector 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 traded sector 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 a traded sector 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 Traded Sector Uses	O	After the primary traded-sector use has been sited, subordinate traded sector 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 use has been sited, service commercial uses are allowed that support the traded sector 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 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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REDMOND URBAN AREA PLANNING COMMISSION
Minutes

Monday, May 18, 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

Youth Ex Officio: Vacant

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

Visitors: James Cook, *Parks Committee*; Garry Finley

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.)

I. CALL TO ORDER

Chair Dickens opened the meeting at 6:02 p.m. with a quorum of commissioners (6 of 6) present.

II. CITIZEN COMMENTS

There were no comments on nonagenda items.

III. APPROVAL OF MINUTES

Motion 1 (6/0/0): Commissioner McCoy moved to approve the May 4, 2015, minutes. Commissioner Hilton seconded the motion which passed unanimously.

IV. WORK SESSION

B. Update on Marijuana Regulations

Ms. Richards provided an update on the positions of the Oregon Legislature, Deschutes County, and City of Redmond regarding medical and recreational marijuana use. Effective July 1, 2015, each residence will be able to grow four plants. Starting January 1, 2016, the state will start accepting applications for recreational retail outlets. She summarized federal law regarding Schedule 1 controlled substances, impact of local production and distribution on Redmond codes (land use violation, business license, nuisance abatement), Home Rule impact, and what other cities are doing (local opt-out, buffer zone). Not requiring businesses licensed in the City of Redmond to comply with federal law could negatively impact federal grant funding of City projects. Due to legal challenges in other jurisdictions, staff recommended to Council that Redmond codes remain unchanged until the courts rule.

Commissioners discussed concerns about conflicts with federal law regarding Schedule 1 drugs and the potential impact of marijuana production and distribution on Redmond codes.

C. Update on Dry Canyon Master Plan

Ms. Richards presented two handouts – Memorandum #3 (Dry Canyon Master Plan Policies) and Memorandum #6 (Development Code Standards) – and outlined the review process to date. The Redmond Canyon Plan has not been updated since its adoption in 1984. Redmond’s population is now 27,000 and is expected to grow to 50,000 in the next 25 years. The Dry Canyon Master Plan Update Citizens Advisory Committee met over 22 times in 2 years. Staff are now talking with community groups and seeking their input. Next steps will include review by the Parks Committee (end of summer) and public hearings before the Planning Commission and City Council.

Mr. Cook summarized his experience with Redmond parks and said he just applied for the vacant Planning Commission position. He shared concerns of the update committee about making sure the canyon remains special.

Chair Dickens called a short break at 7:07 p.m. and reopened the meeting at 7:10 p.m.

A. Large Lot Industrial Code Amendments

Ms. Richards summarized the background, previous work done by Planning Commission, and concept master plan and included a PowerPoint presentation. The Oregon Department of Land Conservation and Development chose Redmond to do a pilot program. Redmond has been working with the Oregon Department of State Lands and Central Oregon Intergovernmental Council. The City is now ready to bring an 840-acre site inside the urban growth boundary (UGB) and city limits and rezone it for large-lot industrial use. Next steps will include a Planning Commission work session (June 15) and public hearing (July 6) on the new code language. Target completion date for the UGB and annexation processes is September 2015.

Commissioner concerns included number of owners affected, total land area, defining references to “the site” and “primary industrial user,” if accessory uses would remain if the primary use goes away, correcting use references from “industrial” to “traded-sector,” how to verify that the industrial user is occupying the site, defining “technically supporting,” and how much development can take place before transportation master-planning is required.

V. COUNCIL LIAISON COMMENTS

None.

VII. STAFF COMMENTS

Ms. McMahon said Leadership Redmond is working to preserve heritage trees in Redmond.

VI. COMMISSIONER COMMENTS

Ms. McCoy reported attending the Midtown Area meeting as Planning Commission liaison. Presentations by a landscape architect and planners were followed by in-depth discussions about what people wanted to see, such as a community center. Ms. Richards said the midtown area boundaries were Jackpine and Antler Avenues and 4th and 7th Streets. The next Midtown Area meeting will be a public workshop in late June 2015.

Vice-Chair Lanouette asked what new use would be made of “The Brand” property. Commissioner Hilton responded that ODOT (Oregon Department of Transportation) intended to use the property to control access along Highway 97. Commissioner Lanouette expressed concern about the City allowing builders to construct sidewalks that aren’t to code.

Chair Dickens stated he would be unable to attend the June 1, 2015, meeting.

Following discussion and consideration of their workload, Planning Commissioners decided their next meeting would be at 6 p.m., Monday, June 15, 2015.

VIII. ADJOURN

With no further business, Chair Dickens adjourned the meeting at 7:47 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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REDMOND URBAN AREA PLANNING COMMISSION
Minutes

Monday, June 15, 2015

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

Commissioners Present: Vice-Chair Dean Lanouette, David Allen, James Cook, William Hilton, Lori McCoy, Eric Porter (excused: *Evan Dickens*)

Youth Ex Officio: Vacant

City Staff: 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/opposed/abstaining.)

CALL TO ORDER

Chair Dickens opened the meeting at 6:05 p.m. with a quorum of commissioners (5 of 7) present.

CITIZEN COMMENTS

None.

WORK SESSION

A. Finalize Workplan for FY 2015-2016

Ms. McMahon presented the new draft 2015-2016 workplan, approved 2014-2015 workplan, and a flyer for a Commercial Design Review Workshop on June 24-25, 2015.

Commissioners clarified their understanding of the draft workplan. Additional concerns included accessory dwelling unit system development charges (SDCs) and review of new master plans.

Motion 1 (5/0/0): Commissioner Hilton moved to adopt the CDD Planning Commission Workplan for fiscal year 2015-2016. Commissioner Allen seconded the motion which passed unanimously.

B. Expanded Site Plan Review Options – Minor Site Plan

Ms. McMahon said the City's current site plan review process is a barrier to individuals and local business owners who want to make minor site alterations. Staff are working on draft code changes to help spur local development.

Commissioner concerns included definition of a minor site plan and associated filing fees.

C. Review TSP SOW

Ms. McMahon presented the draft scope of work (SOW) for the Transportation System Plan Update which has not been updated since 2007. The City wants to make sure the TSP

accommodates expected growth areas, transportation systems needed, alternate modes, and a balanced transportation system. She outlined the review process. Commissioners will be invited to participate on the technical advisory committee and citizens advisory committee.

Commissioners clarified their understanding of the update process. Additional concerns included the last update of the City's public facilities plan, coordinating with sustainable City initiatives such as the bike/pedestrian project done by University of Oregon students, and priority of bicycle/pedestrian access in the SOW list of tasks to be done.

D. Update on Parks Plan Update

Ms. McMahon said the City is in the middle of a parks plan/master plan update. She discussed the background and demographics (population, distance to/from, links between parks, trails). Early comments received indicated Quince Park as a desirable model due to its multimodal perimeter path, great visibility, playground equipment, barbeques, trees, and convenient location.

Ms. McMahon also discussed Redmond's water and sewer needs. The City has abundant water but needs more sewer capacity on the east (most employment lands) and west. The recently updated sewer master plan will facilitate evaluation of development proposals. She and City Engineer Mike Caccavano are working on a sewer allocation policy, which will be presented to Planning Commission and Council.

Commissioner concerns included sewer fee allocation (operation/maintenance vs. capital improvements), updating sewer SDC methodology, location of new sewer facilities, cost of westside interceptor, and impact of sewer capacity on economic development.

COUNCIL LIAISON COMMENTS

Councilor Allman asked why Planning Commission public hearings had been moved from City Council Chambers to City Hall. Ms. McMahon responded that holding public hearings at City Hall was more convenient for staff if questions arise about maps or other records.

COMMISSIONER COMMENTS

Commissioner Porter announced he will be addressing medical issues which may compromise his ability to attend some meetings over the next couple of months.

Commissioner Lanouette reported attending last week's Sustainable Initiative bike/pedestrian presentation by University of Oregon students which was well done. He expressed concern about bicyclist safety in roundabouts.

Commissioner Hilton stated that his personal experience indicated that roundabouts make it easier and safer for bikers to get through an intersection. He recently attended a conference on roundabouts.

STAFF COMMENTS

The next meeting is scheduled for 7 p.m., Monday, July 6, 2015, and will include a public hearing on the Large Lot Industrial Zone.

ADJOURN

With no further business, Chair Dickens adjourned the meeting at 7 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