



CITY OF REDMOND

Community Development Department

411 SW 9th Street
Redmond, OR 97756
541-923-7724

www.redmondoregon.gov

REDMOND URBAN AREA PLANNING COMMISSION

411 SW 9th Street-COUNCIL CHAMBERS Redmond, OR 97756

Wednesday, July 19, 2023 5:00 pm

Oral comments can be provided in-person or virtually. For those who plan to provide oral comments virtually during the hearing, pre-register at planredmond@redmondoregon.gov (must pre-register before 3:00 p.m. on July 19th)

Stream the meeting live at: <https://www.redmondoregon.gov/government/city-council/council-meeting-info/meeting-agendas-minutes-and-video>

Agenda

UAPC Members

Norman
Schultz, Chair

Ben
Schimmoller,
Vice-Chair

Heather DeWolf

Joseph
Zampko

Mercedes
Cook-Bostick

Michael Rogers

Wanda Wai
Lyian Toe

Ex-Officio
Vacancy

I. CALL TO ORDER / INTRODUCTIONS

II. CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA

III. ZONING MAP AMENDMENTS

- a. 777 SW Deschutes Avenue
- b. 170 SW 17th Street

IV. DRAFT DESCHUTES COUNTY COMPREHENSIVE PLAN POLICIES

V. Next Meeting – August 16, 2023

VI. COMMISSION MEMBER COMMENTS

VII. ADJOURN

Please note that these documents are also available on the City's website www.redmondoregon.gov; 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 541-923-7751 or email kelly.morse@redmondoregon.gov

The City of Redmond encourages all citizens to participate in its programs and activities. This meeting location is accessible to people with disabilities. Requests for accommodation may include sign language interpreter service, assistive listening devices, materials in an alternate format or any other accommodation. If any accommodations are needed, please contact the ADA Coordinator at 541-504-3036 or access@redmondoregon.gov. Requests should be made as soon as possible, but at least 3 business days prior to the scheduled meeting. 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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**PROPOSED MAP AMENDMENT
TO THE 2040 GREATER REDMOND AREA
COMPREHENSIVE PLAN & ZONE MAP**

DATE: Prepared for July 19, 2023, Work Session
HEARINGS BODY: Redmond Urban Area Planning Commission
REVIEWING STAFF: Kyle Roberts, Planning Director
TOPIC: 777 SW Deschutes Avenue Property Rezone

I. Purpose

- Rezone property to C-2 (Central Business District Commercial Zone) to allow for greater future use.

II. Proposed Amendment to the 2040 Greater Redmond Area Comprehensive Plan & Zone Map

//Analysis: The purpose of this staff-initiated rezone is to allow for greater future use flexibility for the property located at 777 SW Deschutes Avenue. Existing on this approximately one-acre taxlot (151316AB12400) is the City's Police Station. The property is currently zoned Public Facility (PF) and is located within the Downtown Overlay District (DOD).

A new Public Safety Facility (i.e., police station) is slated to begin construction in 2024 at the north end of the city at 2931 and 2983 NW Canal Blvd. After the new facility is constructed, the existing facility will be vacated and the property will be conveyed and made available for another use. As such, removal of the PF zone designation would create opportunities for a greater variety of uses. Retaining the existing designation would restrict commercial uses and limit the benefit provided to downtown.

Given that the property is in the downtown core, within the DOD, and is adjacent to the C-2 zone, it is plausible to rezone the property to C-2. The C-2 zone allows for a variety of uses and is intended to create and preserve areas suitable for commercial uses and services on a broad basis to serve as the central shopping or principal downtown area. Furthermore, the C-2 zone complements the DOD, which is intended to encourage a vibrant mix of pedestrian-oriented uses, including residential, shopping, and entertainment uses.

Finally, rezoning the property to C-2 prior to ceasing use of and vacating the existing police station will not result in the property having a pre-existing nonconforming use. This is because public safety and public facility uses are outright permitted uses in the C-2 zone.

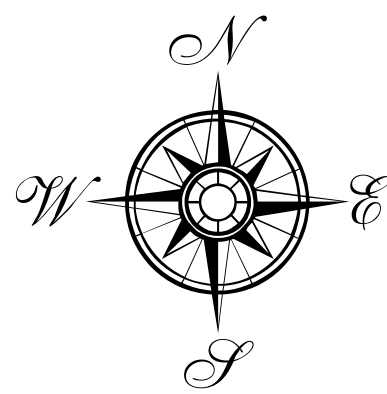
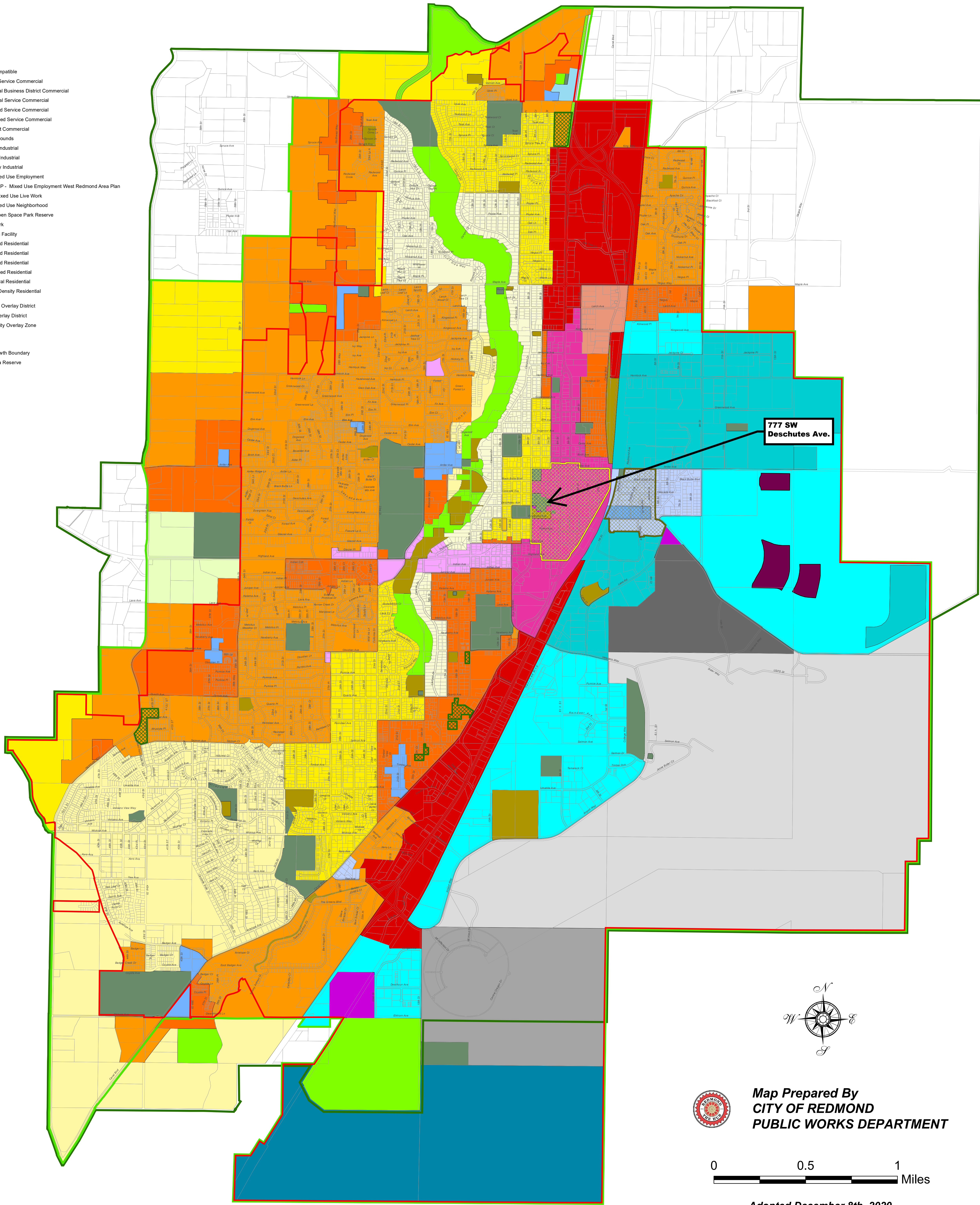
III. Attachments

- 2040 Greater Redmond Area Comprehensive Plan and Zone Map with subject property identified

2040 Greater Redmond Area Comprehensive Plan and Zone Map

Legend

- Airport
- Airport Compatible
- C1 - Strip Service Commercial
- C2 - Central Business District Commercial
- C3 - Special Service Commercial
- C4 - Limited Service Commercial
- C4A - Limited Service Commercial
- C5 - Tourist Commercial
- FG - Fairgrounds
- Large Lot Industrial
- M1 - Light Industrial
- M2 - Heavy Industrial
- MUE - Mixed Use Employment
- MUE-WRAP - Mixed Use Employment West Redmond Area Plan
- MULW - Mixed Use Live Work
- MUN - Mixed Use Neighborhood
- OSPR - Open Space Park Reserve
- PARK - Park
- PF - Public Facility
- R1 - Limited Residential
- R2 - Limited Residential
- R3 - Limited Residential
- R3A - Limited Residential
- R4 - General Residential
- R5 - High Density Residential
- Downtown Overlay District
- MULW Overlay District
- High Density Overlay Zone
- City Limits
- Urban Growth Boundary
- Urban Area Reserve



Map Prepared By
CITY OF REDMOND
PUBLIC WORKS DEPARTMENT

0 0.5 1
Miles

Adopted December 8th, 2020



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**PROPOSED MAP AMENDMENT
TO THE 2040 GREATER REDMOND AREA
COMPREHENSIVE PLAN & ZONE MAP**

DATE: Prepared for July 19, 2023, Work Session
HEARINGS BODY: Redmond Urban Area Planning Commission
REVIEWING STAFF: Kyle Roberts, Planning Director
TOPIC: 170 SW 17th Street Property Rezone

I. Purpose

- Correct the zoning designation of an individual property.

II. Proposed Amendment to the 2040 Greater Redmond Area Comprehensive Plan & Zone Map

//Analysis: The purpose of this staff-initiated rezone is to correct the zoning designation of an individual property located along the Dry Canyon at 170 SW 17th Street. The 1.40-acre property is bisected by the canyon rim (see Figure 1). The upper western half of the property includes a single-family dwelling while the lower eastern half is located in the Dry Canyon. Currently the property is zoned OSPR (Open Space Park Reserve).

The entire property was rezoned to OSPR as part of the 2040 Comprehensive Plan update in December 2020. Presumed to be an inadvertent mistake, previously the property was split-zoned R-2 (Limited Residential) on the western half and OSPR on the eastern half with the well-defined canyon rim being the zone boundary.

Staff would propose correcting the situation by split zoning the property at the canyon rim, rezoning the upper western half of the property to R-2 as it once was. Split zoning is permissible by the Redmond Development Code (RDC) and is substantiated in Section 8.0080 (Zone Boundaries) where it defines that a zone boundary can be, among other things, ridges or rimrocks.

Rezoning the upper western half of the property to R-2 would provide the property owner with greater development flexibility. For example, detached accessory structures are not permitted in OSPR but would be in the R-2 zone. While R-2 would provide more development flexibility, it is important to note that any proposed development near the canyon rim would be subject to supplemental canyon rim development standards (Section 8.0335 of the RDC).

As shown on the City's zoning map, nearly all of the Dry Canyon (area below the defined canyon rim) is zoned OSPR. Created in 1984 in conjunction with Redmond's original Canyon Plan, the OSPR zone was established with the purpose to preserve and provide for open space

areas of natural, scenic, or geological significance. And although the OSPR provides for private development, it must be appropriate with the goals and master plan for the canyon. That said, it is appropriate to retain the OSPR zone below the canyon rim on the subject property and doing so will also comply with the Chapter 5 goals (Open Spaces, Scenic and Historic Areas, and Natural Resources) of the City's Comprehensive Plan.



Figure 1 - compact contour lines illustrate defined canyon rim

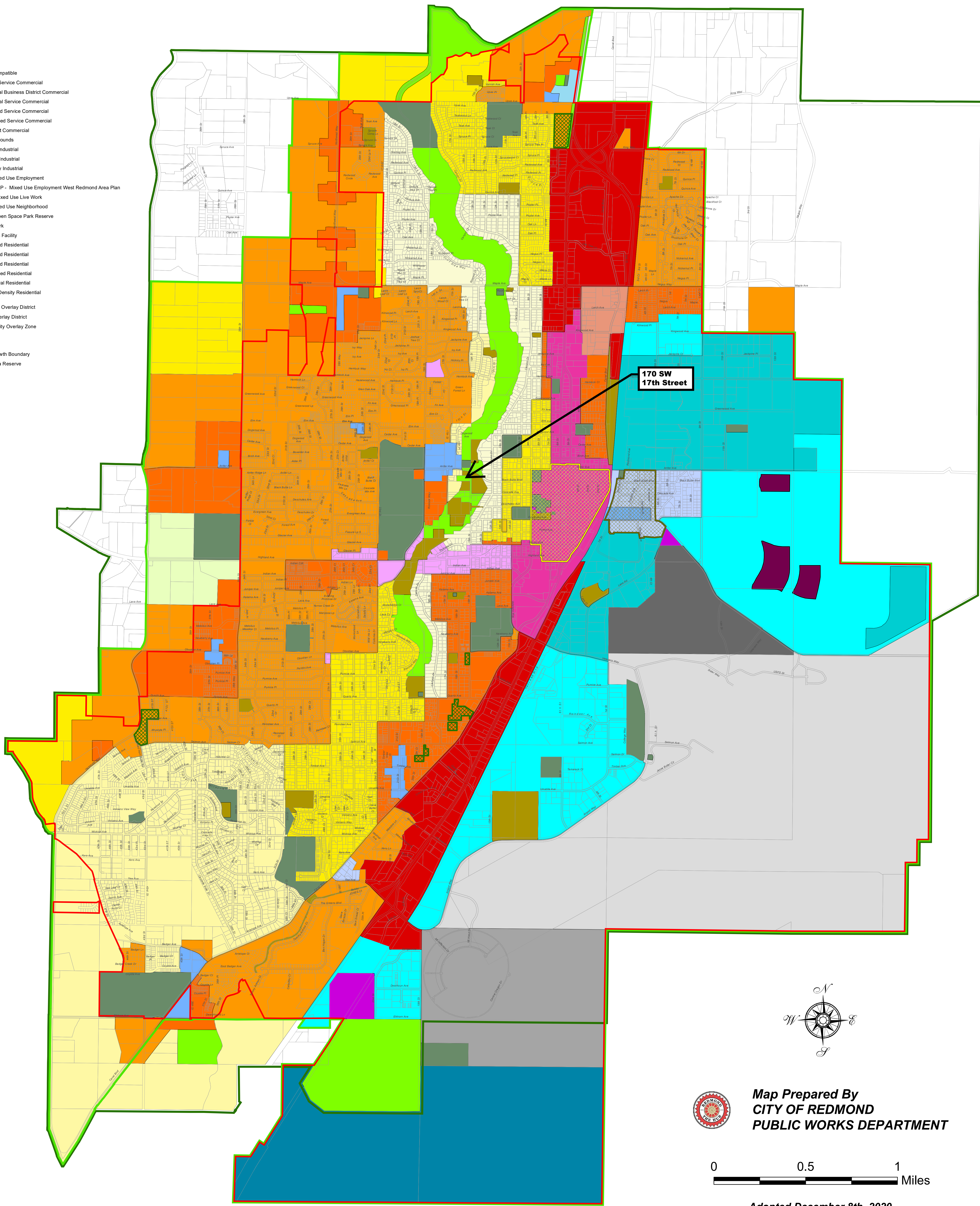
III. Attachments

- 2040 Greater Redmond Area Comprehensive Plan and Zone Map with subject property identified (December 8, 2020)
- Redmond Zoning & Comprehensive Plan with subject property identified (October 15, 2020)

2040 Greater Redmond Area Comprehensive Plan and Zone Map

Legend

- Airport
- Airport Compatible
- C1 - Strip Service Commercial
- C2 - Central Business District Commercial
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Adopted December 8th, 2020

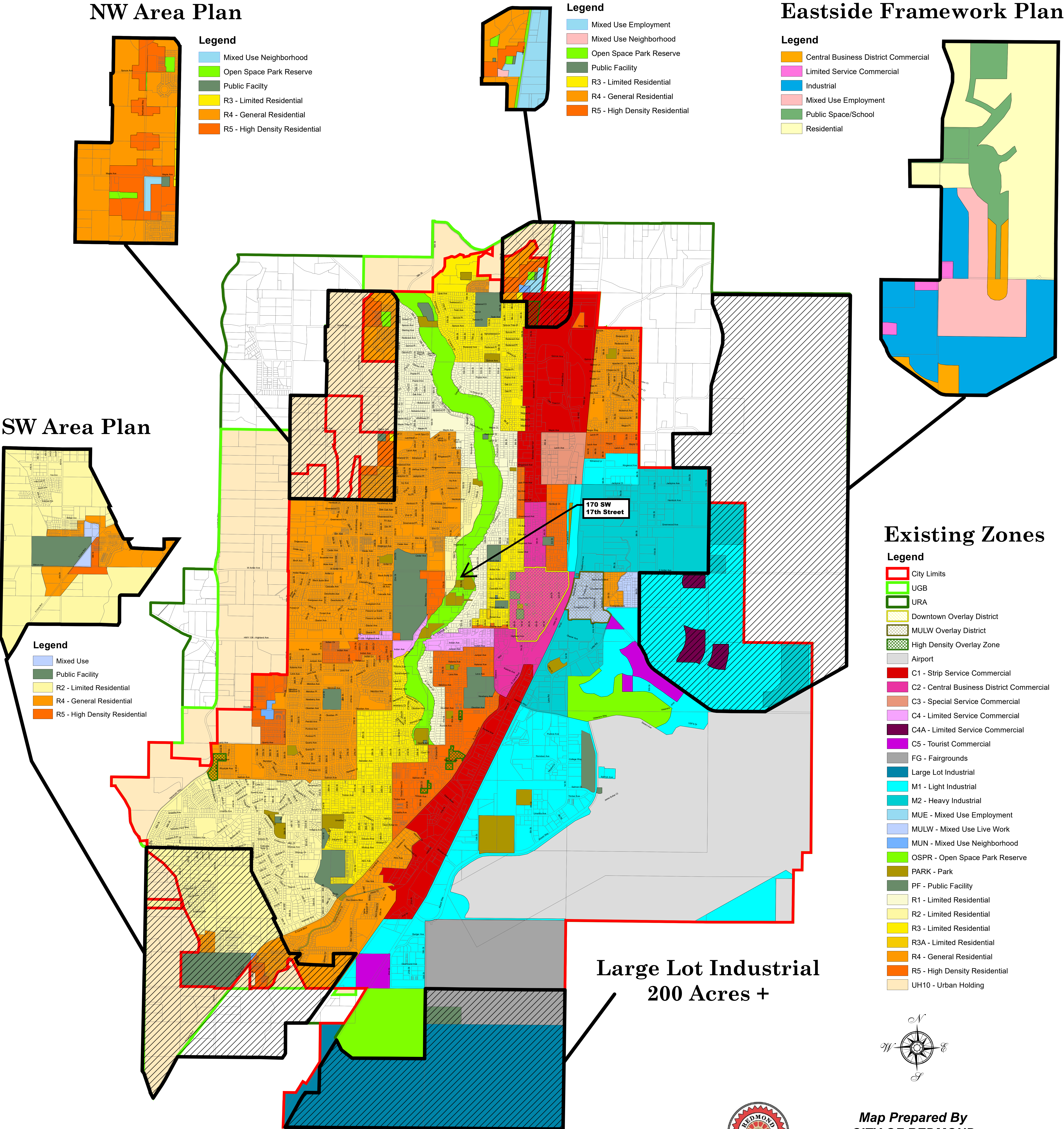
Redmond Zoning & Comprehensive Plan

Highway Area Plan

NW Area Plan

Eastside Framework Plan

SW Area Plan



Map Prepared By
CITY OF REDMOND
PUBLIC WORKS DEPARTMENT
Prepared October 15, 2020



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July 7, 2023

Peter Gutowsky & Nicole Mardell
Deschutes County Community Development
117 NW Lafayette Avenue
Bend, OR 97703

Peter and Nicole:

Per your request, provided herein is feedback regarding draft policy language related to city/county coordination for the Deschutes County 2040 project. The feedback is provided in table format by policy Group and bifurcated into suggested changes **in red** and accompanied by the city's reasoning for the suggested change (**in purple**).

Group 1

Land Use Policies, Goal 2: Policy 2.2.1.

Periodically review and update intergovernmental and urban joint management agreements at least every 5-10 years to coordinate land use review on land inside urban growth boundaries and outside city limits. For example, assist city with modernizing and updating the UH-10 zone and provide more clarity on specific authority regarding jurisdictional enforcement.	Current JMA between Redmond and County is almost 20 years old. Particularly as legislation increasingly targets rural/urban boundaries, reviewing the agreements should be of some priority. Moreover, UH-10 needs to be evaluated to better comply with state law, relevance to city and better clarity regarding land use or building enforcement.
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Land Use Policies, Goal 2: Policy 2.2.10. (the second one, should be 2.2.11.)

The County and City shall periodically review the agreement associated with the Redmond Urban Reserve Area (RURA) with the City . The following land use policies guide zoning in the RURA: a. Plan and zone RURA lands for rural uses, in a manner that ensures the orderly, economic and efficient provision of urban services as these lands are brought into the urban growth boundary. b. New p Parcels shall be a minimum of ten acres. c. Until lands in the RURA are brought into the urban growth boundary, zone changes or plan amendments shall not allow more intensive uses or uses that generate more traffic, than were allowed prior to the establishment of the	Removed 'and City' because a County Comprehensive Plan does have regulate land use within the city. The City would like the 10-acre minimum parcel size to be applicable to newly partitioned/subdivided properties and to lot line adjustments of existing properties. Suggesting removing 'new' ensures this and is consistent with UH-10 zoning. Clarified f. for readability. Master planning is a very specific land use action, one that the City does but the County does not, and by
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RURA. d. For Exclusive Farm Use zones, partitions shall be allowed based on state law and the County Zoning Ordinance. e. New arterial and collector rights-of-way in the RURA shall meet the right-of-way standards of Deschutes County or the City of Redmond, whichever is greater, but be physically constructed to Deschutes County standards. f. Protect from developmenteExisting and future arterial and collector rights-of-way, as designated on the County's Transportation System Plan, should be protected from development. g. A single family dwelling on a legal parcel is permitted if that use was permitted before the RURA designation. Additionally, the County-owned 1,800 acres in the RURA must be master planned before it is incorporated into Redmond's urban growth boundary. will coordinate planning efforts and development goals with the City of Redmond prior to bringing County-owned property into Redmond's urban growth boundary.	requiring a master plan for property that is not yet in the UGB (i.e., properties the City has no jurisdiction over), it could close the door to ever bringing the property into the UGB.
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Group 2

Open Space, Scenic Views Policies, Goal 8.1: Policy 8.1.2.

Work to maintain the visual character and rural appearance of open spaces such as the area along Highway 97 that separates the communities of Bend and Redmond or lands that are visually prominent. Policy 1: Work to maintain and protect the visual character and rural appearance of visually prominent open spaces within the County, particularly those that are identified in the Goal 5 inventory. Policy 2: Seek to protect the cultural identity of micro-communities, such as the Highway 97 area/corridor between Bend and Redmond, and others.	Residents who live along the Highway 97 area/corridor regularly visit our office to advocate for themselves. Our department tries to assure them that Bend and Redmond won't ever grow so much that we 'meet in the middle' and annex their lands. Thus, we understand the importance of these policies. However, the Highway 97 area doesn't meet the definition of Open Space outlined in Section 2.7 of the County's current comprehensive plan. A suggestion is to separate this policy into two, to better achieve both goals of protecting actual open spaces and protecting the Highway 97 area/corridor.
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Group 3

Housing Policies, Goal 3.4: Policy 3.4.6.

Limit parcelization and development adjacent to cities urban growth boundaries or in conflict with planned and/or known road/utility corridors to preserve land for future urban development.	Restricting certain property rights to preserve lands for urban development is a characteristic of designated future urban lands, such as UGBs. As such, it is suggested to change 'cities' to 'urban growth boundaries.' But Oregon counties are prohibited from allowing urban levels of development on their unincorporated lands not within a UGB no matter the county zoning, so we are not sure this policy is necessary.
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~~Recognize the importance of maintaining a large-lot industrial land supply that is readily developable in Central Oregon, and support a multi-jurisdictional cooperative effort to designate these sites.~~

Support the multi-jurisdictional effort to designate, prepare, and maintain a shovel-ready large-lot industrial land supply in Central Oregon.

Suggesting to re-write for clarity and to better merge the formerly separate large-lot policies. “Shovel-ready” could be the standardized term for large-lot industrial lands that are ready for immediate development (refer to the 2012 Central Oregon Large Lot Industrial Land Need Analysis).

Moreover, we look forward to continued collaboration with a host of important key initiatives in the region: Redmond Wetlands Complex, associated lands use reviews, updates to the County’s Airport Safety Zone and Transportation System Plan, and Central Oregon Ready Responsive Resilient (CORE3) project. Well-timed coordination between the city and county has yielded excellent results for both organizations and will continue to do so going forward.

Once again, thank you for the opportunity to review and respond to the Deschutes County 2040 draft policies.

Sincerely,

/s/ John Roberts

John Roberts
Deputy City Manager

cc: Kyle Roberts, Planning Director
Morgan Snyder, Long Range Planner