



CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
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info@redmondoregon.gov
redmondoregon.gov

CITY COUNCIL November 21, 2023 Council Chambers • 411 SW 9th Street

COUNCIL MEMBERS

Ed Fitch
Mayor

Cat Zwicker
Council President

Tobias Colvin
Councilor

Clifford Evelyn
Councilor

John Nielsen
Councilor

Kathryn Osborne
Councilor

Shannon Wedding
Councilor

NOVEMBER 21, 2023

SPECIAL MEETING AGENDA

6:00 PM

I. CALL TO ORDER / ESTABLISH A QUORUM

II. CONSENT AGENDA

- A. Minutes of October 23, 2023, Council Workshop
- B. Design Contract Amendment #2 for the ADA Sidewalk Improvements Project, TR2301: \$25,000

III. PRESENTATIONS

- A. Proposed Amendments to Various Sections of the Redmond Development Code (City Code, Chapter 8) Focused on Planning-Related Topics.

IV. BID AWARDS / BID REJECTIONS

- A. Bid Award for the Sam Johnson and Valleyview Park Tennis and Pickleball Court Rehabilitation, Project #PK2301: Not to Exceed \$161,176.97

V. ADJOURN

Regular Council meetings are broadcast live on COTV11 – BendBroadband Channel 11 beginning at 6:00 p.m. on the 2nd and 4th Tuesdays of each month. Rebroadcasts are scheduled for the non-meeting Tuesdays at 6:00 p.m.

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

SPECIAL CITY COUNCIL WORKSHOP OF THE CITY OF REDMOND WAS HELD OCTOBER 23, 2023, IN CONFERENCE ROOM 207.

COUNCIL MEMBERS PRESENT: Tobias Colvin – Clifford Evelyn – Ed Fitch – John Nielsen (via phone) – Kathryn Osborne – Cat Zwicker

COUNCIL MEMBERS EXCUSED: Shannon Wedding

STAFF PRESENT: City Manager Keith Witcosky – Deputy City Manager John Roberts – Deputy City Manager/Chief Financial Officer Jason Neff – City Attorney Keith Leitz – Police Chief Devin Lewis – Public Works Director/City Engineer Jessica MacClanahan – City Recorder Kelly Morse – Communications Director Heather Cassaro – Finance Director James Wood – Parks Planner and Project Manager Maria Ramirez – Airport Director Zachary Bass

MEDIA PRESENT: None

[Due to technical difficulties with the audio recording some components and/or discussion from the workshop may be missing or incomplete.]

Mayor Fitch called the workshop to order at 3:00 p.m.

DISCUSSIONS

A. Prioritization Discussion Continued

The Council and Leadership Team staff continued their discussion on project prioritization to which there were differing opinions on the order of priorities. Regarding Local Improvement Districts, the consensus was to continue the discussion in a year unless an opportunity in the Large Lot Industrial area presents itself. In terms of Charter Amendments Mayor Fitch and City Attorney Keith Leitz will draft language on nepotism, term limits, and extending the term for Mayor from two years to four years. Any potential amendment could go before the voters in May 2024. In addition, discussion took place on a letter from the City to CourseCo.

B. 2024 Committee / Commission Liaison Assignments

Mayor Fitch requested that the Council reach out to him if they have interest in switching their committee/commission liaison assignments.

There being no further business, the workshop was adjourned at 4:08 p.m.

Prepared by Kelly Morse, City Recorder

APPROVED by the City Council and SIGNED by the Mayor this 21st day of November 2023.

Ed Fitch, Mayor

ATTEST:

Kelly Morse, City Recorder



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STAFF REPORT

DATE: November 21, 2023
TO: City Council
THROUGH: Keith Witcosky, City Manager
Jason Neff, Deputy City Manager/Chief Financial Officer
Jessica MacClanahan, Public Works Director/City Engineer
FROM: Jake Sherman, Principal Engineer
SUBJECT: Design Contract Amendment #2 for the ADA Sidewalk Improvements Project, TR2301: \$25,000

Report in Brief:

This item requests City Council authorize a \$25,000 increase to contract #2022-110 with DOWL, LLC for additional design of the annual ADA (Americans with Disabilities) Sidewalk Improvements project. This will be the third and final amendment to the existing contract.

Background:

The City's ADA Transition Plan identifies areas for capital improvements related to accessibility throughout the City. Each year, budget funds are set aside to perform Capital Improvement Projects consistent with the goals of this Plan. The Fiscal Year (FY) 2022/23 and FY 2023/24 budgets allocated \$1.5M towards an ADA Sidewalks Improvements project.

On January 3, 2023, the City executed a direct appoint contract with DOWL, LLC for analysis and prioritization of the ADA Transition Plan. On June 21, 2023, the City amended the contract to include sidewalk and ADA ramp design for three priority areas identified within the Plan for a revised contract total of \$100,000. A final contract amendment of \$25,000 is needed to include additional design of stormwater facilities that were discovered during the design process.

Discussion:

Improvements to existing stormwater facilities are necessary along 4th Street where ADA improvements are currently planned.

In addition, further survey and design is necessary at several project intersections to ensure constructability of the proposed improvements. These items were not identified in the original scope of work for design services with DOWL, LLC. A second contract amendment with DOWL, LLC is required to include design services for the two items addressed above.

Per Oregon Administrative Rule (OAR) 137-048-200, the Direct Appointment Procedure only allows up to \$100,000 of professional services, without having to solicit for multiple proposals. However, OAR 125-247-0270 allows an additional 25% (up to \$125,000) if amended and approved by City Council. Therefore, City staff requests an additional 25% (up to \$125,000) for DOWL, LLC to include design services for the stormwater improvements and the necessary survey as previously mentioned.

Fiscal Impact:

Funding for the ADA Sidewalk Improvements project is provided through a \$1M Coronavirus State & Local Fiscal Recovery Fund (SLFRF) grant and \$500,000 from the Downtown Urban Renewal Agency. A budget adjustment for construction of the added stormwater facilities may be needed in the future and if so, the Stormwater Infrastructure Maintenance Sub-fund has sufficient reserves to cover the construction costs.

Alternative Courses of Action:

1. Approve Amendment #2 to DOWL's contract in the amount of \$25,000 for added services.
2. Request additional information.
3. Do not approve Amendment #2.

Recommendation / Suggested Motion:

"I move to authorize the City Manager to sign Amendment #2 to contract #2022-110 with DOWL, LLC for additional services in the amount of \$25,000."



November 6, 2023

Mr. Jake Sherman
City of Redmond
243 E. Antler Avenue
Redmond, OR 97756
541-504-2019

**Subject: City of Redmond – ADA Transition Design for Sub-Projects 2, 11, and 13
PO NO 24795
Contract Amendment #2**

Dear Mr. Sherman:

Thank you for the opportunity to submit this Professional Services Amendment for continued services on the City of Redmond ADA Transition project. Our proposed scope for additional design services for sub-projects 2, 11, and 13 include the following tasks:

- Task 4: Design services for the storm improvements at SW 4th St/SW Cascade Ave and SW 4th St/SW Deschutes Ave intersections.
- Task 5: Topographic survey and exhibits for the areas along SW 4th Street described in the attached email.
- Task 6: Contingency for design and/or construction services, as needed

Below is a summary of costs associated with these tasks, including the original and revised contract amount.

Summary:

Item	Amount
Original Contract	\$25,000.00
CO #1 Task 1, 2, & 3	\$75,000.00
CO #2 Task 4, 5, & 6	\$25,000.00
Total	\$125,000.00

DOWL is available to begin work on these additional tasks immediately. Please contact us with any questions regarding this proposal.

Sincerely,
DOWL

 DIGITALLY SIGNED
2023.11.06
11:50:34-08'00"

Ryan Stephens, PE
Project Manager

 DIGITALLY SIGNED

Justin Mason, PE, DBIA, CWRE
Principal in Charge

Attachment(s): As stated

Ryan Stephens

From: Ryan Stephens <rstephens@dowl.com>
Sent: Thursday, September 14, 2023 9:38 AM
To: Jake Sherman
Cc: Justin Mason; Brian Coursen
Subject: Redmond ADA Project 13 (4th Street - Forest to Cascade)

[EXTERNAL]: This email originated from outside of the city. Do not click links or open attachments unless you recognize the sender.

Good morning, Jake.

We're excited to be working with you to wrap up this project. In response to Lindsey's email earlier this week about the scope of work on 4th Street, we have the following comments:

- We want to acknowledge that City would like to shorten the project on 4th Street to cover only Forest Street to Cascade Ave. The City wants to improve this section of 4th Street to meet current downtown area streetscape standards.
 - This will require topographic survey and light ROW retracement (referencing a couple monuments and rotating the tax lot lines to within 0.10') to provide a more detailed design and to avoid (preferred) or coordinate ROW impacts
 - Based on the revised scope of work and the work completed to date, DOWL anticipates that we will be able to complete the 4th Street survey, light ROW retracement, and designs within the current \$75,000 design budget allocated for the three projects.
 - We will closely track costs and notify the City as soon as we see costs may exceed the current budget
- The City has asked for DOWL to prepare property-specific exhibits for a select number of properties.
 - Please note that the aerial with overlaid tax lot lines are an approximation and are not surveyed or georeferenced. DOWL recommends waiting to prepare and share these exhibits until after the survey and retracements are completed. Our survey team can collect survey on existing features that will allow us to better align the aerial with ROW. This will be much more accurate and provide a better depiction of any ROW impacts.
- DOWL survey plans to complete the topographic survey and light ROW retracement next week.

If you concur with the above, we will begin working these designs and prepare for next week's survey task.

Regards,

Regards,

Ryan Stephens, PE
Transportation Engineer

DOWL

(541) 385-4772 | office
(458) 202-7343 | direct
(907) 321-0176 | cell

dowl.com



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STAFF REPORT

DATE: November 21, 2023
TO: City Council
THROUGH: Keith Witcosky, City Manager
John Roberts, Deputy City Manager
Zachary Bass, Airport Director
FROM: Kyle Roberts, Planning Director
Megan Peninger
Sarah Vowell, Assistant Planner
SUBJECT: Proposed Amendments to Various Sections of the Redmond Development Code (City Code, Chapter 8)
Focused on Planning-Related Topics.

Report in Brief:

This is an informational item intended to provide the City Council with an in depth overview of five planning-related amendments to the Redmond Development Code (RDC), three of which are relevant to the 2040 Greater Redmond Area Zone Map.

Background:

Starting in early 2023, staff have been working on concurrent and comprehensive amendments to both the RDC (Chapter 8) and the City of Redmond Public Works Standards and Specifications. An overview of the scope of the amendments and process was provided to City Council on September 26, November 7, and November 14, 2023. Due to the breadth and diversity of code topics, the Planning and Engineering divisions have also enlisted the technical expertise of Public Works staff, JET Planning, Century West Engineering, and Transight Consulting (traffic engineers).

The RDC is the primary mechanism to implement the City's Comprehensive Plan, regulate zoning, growth and development, land use activity, and other City policies related to Great Neighborhood Principles. As a living document, periodic amendments to the RDC are needed to adapt to changing conditions, comply with Comprehensive Plan policies, new state legislation, or simply to improve administration of provisions within the Code. Code amendments touch on many different aspects of the community, livability and have significant implications regarding providing certainty, flexibility and modernization of regulations all at the same time.

Planning Commission Involvement and Public Process:

The Urban Area Planning Commission (Planning Commission) advises the Council on the development and implementation of both the City's Comprehensive Plan and RDC. Beginning in spring 2023, staff held seven work sessions with the Planning Commission to review all the proposed amendments. The final work session was held on November 1, 2023. All of the amendments and topics have been presented to the Planning Commission accompanied by a detailed staff analysis followed by discussion.

RDC Subject Areas Include:

- Aligning code with legislative requirements
- Modifying some zoning and overlays to the Comprehensive Plan Map
- Sign Code
- Resiliency
- Modifications to certain kinds of new development

- Modifications to the Engineering Standards and Specifications
- Administrative improvements

Feedback:

As part of the amendment process, a concerted effort has been made to involve important community stakeholders. To date, these stakeholders have included, the Downtown Urban Renewal Advisory Committee, three local sign companies, arborists, the Oregon Department of Forestry, Redmond Fire and Rescue, housing developers, landscape architects and the Central Oregon Builders Association. The draft code has also been sent to other transportation and civil engineers. All the feedback received has been generally incorporated into the draft amendments.

Discussion:

The modifications to the RDC and Public Works Standards and Specifications are intended to create more certainty and clarity to help save individuals, businesses, developers and staff time and money on reviewing, permitting and construction functions. Moreover, the amendments are intended to provide more modernized and functional standards to guide infrastructure development and capital improvements to support the continued growth of Redmond.

The code amendment package addresses approximately 27 different topics which have been organized into seven different subject areas. Topics to be presented at the November 21, 2023, work session include: Sign Code, Mobile Food Units, Police Station rezone, Airport zones and the High Density Overlay.

Exhibits

Attached to the staff reports are exhibits and the specific memos and materials presented to the Planning Commission on each topic and proposed amendment. The exhibits display the text amendments through ~~strike~~ through and in **Red Underline** and include:

- Exhibit A - Sign Code
- Exhibit B - Mobile Food Units (Food Carts)
- Exhibit C - Police Station rezone
- Exhibit D - Airport zone updates
- Exhibit E - High Density Overlay

Sign Code

The proposed amendments to the sign standards aim to reduce conflict, improve usability and understanding, and ensure better legal compliance based on recent case law (*Reed v. Town of Gilbert, AZ, 2015*). Given that sign permits are the second most common application received by the Planning Division, the associated standards and guidelines are frequently referenced by staff, the development community, and the public. As such, it is important for the sign code to be accessible and easy to interpret.

Establishing the sign code as a standalone chapter, and removing it from the RDC, will make it more readily available for all users and formally detach it from being an appealable land use decision.

Other notable changes include:

- Reorganizing the structure of the standards into individual zoning sections.
- Increased allowances for subdivisions and multi-family projects with more than one entrance.
- Revised method of calculation for the size of free-standing signs.
- Additional clarity regarding when signs may be internally illuminated versus having downcast, shielded lighting.

Mobile Food Units (Food Carts)

Mobile Food Units (MFUs) have become increasingly popular in Redmond. It is estimated 73 percent of Redmond's MFUs have been permitted within the past three years. Because MFUs are a relatively new and unique use, the RDC needs to be amended to identify these as explicit uses and create more appropriate permitting, siting and design standards to address the impact MFUs have.

Staff have identified four types of mobile food situations and respective processes to review and permit them:

- A Mobile Food Vendor, which is an MFU located in a public park, on public right-of-way, or on public property that is serving as part of a temporary public event, will be permitted through a Public Assembly Permit.
- A Mobile Food Vendor, which is an MFU located on real property in association with a private event or celebration that is not open to the public and can only operate between the hours of 8 AM and 9 PM for no more than two consecutive days within a 90-day period, will be permitted through a business license.
- An MFU that operates in a semi-permanent fashion will be permitted through a Temporary Use Permit (TUP) and must be renewed yearly. The TUP criteria allow for an evaluation and approval that is specific to the site.
- A Mobile Food Pod (MFP), defined as more than one unit on a site, has a more substantial, and often permanent impact on the site and adjacent and nearby businesses. Therefore, it is proposed, MFPs require a more comprehensive review with standards and conditions similar to that of typical site development and permitted through Site and Design Review. In the event that an alteration to a site, or an addition of an MFU to an existing MFP is proposed, a Minor Alteration application will be required. This is consistent with how other uses are reviewed for site alterations.

Police Station Rezone

A new Public Safety Facility will begin construction in 2024. The site is at the north end of the city off NW Canal Boulevard.

The new facility is expected to become operational by summer 2025. At that point, the existing Police Station at 777 SW Deschutes Avenue will be vacated and the property will be conveyed and made available for another use. Late in 2024, the Downtown Urban Renewal Advisory Committee will be presenting re-use options to the City Council. As such, replacing the current zoning of the Public Facility (PF) with C-2 increases the options for re-use.

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. Additionally, the C-2 (Central Business District) zone complements the Downtown Overlay District (DOD), which is intended to encourage a vibrant mix of pedestrian-oriented uses, including residential, shopping, and entertainment uses.

Airport Zone Updates

The proposed amendments to the airport zones implement recommendations from an audit conducted by Century West Engineering to analyze airport-related land use and zoning code issues. The amendments better align aircraft rules and operations to successfully interact with the RDC and comply with Oregon Department of Land Conservation and Development (“DLCD”) rules (i.e., Oregon Administrative Rule 660-013 and Oregon Revised Statutes 836.600). More specifically, the updates will:

- Adopt an appropriate “base zone” code to implement the development of facilities depicted in the current Airport Layout Plan (ALP).
- Rewrite (and rename consistent with zoning map designations) the existing “Airport Compatibility Zone” code to address existing deficiencies and more clearly identify intent, purpose, and permitted uses on the Airport.
- Adopt an appropriate Airport Control “overlay zone” code to promote aviation safety of persons and property on the ground and in the air by prohibiting structures, trees, and other objects of natural growth from penetrating airport imaginary surfaces customarily identified as FAR Part 77 Surfaces.

Higher Density Overlay

The Higher Density Overlay Zone is an overlay that was established and applied to nine properties dispersed throughout Redmond in 2017 via Ordinance 2017-12. An overlay zone applies a unique set of standards to a specified area and is placed over an existing base zone. Specifically, the nine of the subject properties are zoned either medium-high (R-4) or high density residential (R-5) and are overlaid with the Higher Density Overlay that permits a density greater than what the base zone (i.e., R-4 or R-5) allows.

Six years after the overlay was created, staff evaluated its present day use and relevance. Since its creation, the RDC has undergone two major amendments that have directly addressed two major goals cited in the justification for creating the overlay. Furthermore, seven of the nine properties with the overlay have developed, and one of the two undeveloped properties has an active land use application under review. As discussed in detail in Exhibit E, staff recommends removing the higher density overlay from all subject properties.

Fiscal Impact:

There are no direct fiscal impacts to the city with these amendments.

Alternative Courses of Action:

No action is being requested at this meeting. Action will be requested at a public hearing on December 12, 2023.

Recommendation / Suggested Motion:

N/A



CITY OF REDMOND
Community Development Department

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EXHIBIT A
PROPOSED TEXT AMENDMENTS
TO THE REDMOND CITY CODE, CHAPTER 8
REDMOND DEVELOPMENT CODE (RDC)

DATE: Prepared for November 21, 2023, Work Session
HEARINGS BODY: Redmond City Council
REVIEWING STAFF: Sarah Vowell, Associate Planner
Kyle Roberts, Planning Director
TOPIC: Sign Standards (Sign Code)

I. Purpose

- Update Sign Standards to reduce conflicts and improve administration and usability.
- Ensure legal compliance by addressing case law.
- Reorganize the structure of the standards into individual zoning sections for ease of use.
- Remove Sign Standards from City Code, Chapter 8 and create Chapter 11 (Sign Code).

II. Proposed Amendment to RDC

Analysis: Sign regulations are established for the general purpose of managing the type, placement, and scale of signs throughout the city. Currently, the City's sign standards (sign code) are housed in Article V of the Redmond Development Code (Chapter 8 of the City Code). The sign code has not undergone a thorough review in several years. As daily administrators of the code, staff have identified shortcomings throughout the code, including conflicting code sections, ambiguous language, potential legal issues, and standards that are difficult to administer consistently.

After initiating a comprehensive review of the sign code, staff are proposing a revised code that allows for greater development flexibility as well as a reorganization of the code to improve readability and implementation. Together, the result will be a more user-friendly code. Staff is also proposing to remove the sign code from the Development Code and create a new chapter (Chapter 11) in the City's Code for sign standards. Given that sign permits are the second most common application received by the Planning Division, the sign code is referenced frequently by staff and the public alike. It is therefore important that the sign code be easily accessible. Staff believe that establishing the sign code as a standalone chapter will make it quickly accessible, as opposed to having to navigate the development code.

As part of the review process, staff researched over ten other jurisdictions for best practices, completed additional training pertaining to the legal aspects of administering a sign code, and studied the League of Oregon Cities recommendations on drafting sign code. Staff also consulted with various stakeholders. These included the City’s Urban Renewal and Building Divisions, the Downtown Urban Renewal Advisory Committee (DURAC), and three local sign companies (Carlson Sign Company, Dana Signs, Absolute Signs & Apparel). Stakeholder input was highly valued and instrumental in developing the proposed sign code revisions.

In summary, staff’s recommendation is to repeal Article V of the Development Code (Chapter 8) in entirety and create Chapter 11 (Sign Code) with the complete proposed provisions included in this staff report below.

Repeal Chapter 8, Article V – Sign Standards. Create Chapter 11 of the Redmond City Code (as proposed below):

Redmond Code

CHAPTER 11 SIGN CODE

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Terminology.....	11.010
Purpose.....	11.020
General Definitions.....	11.030
Specific Definitions.....	11.040

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General Provisions.....	11.050
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Signs Permitted in the Mixed Use Live/Work (MULW) Zone.....	11.180
Signs Permitted in Industrial, Public Facility, and Fairground Zones.....	11.190
Signs Permitted in the Downtown Overlay District (DOD).....	11.200

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Maintenance.....	11.210
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Permitted Materials.....	11.230
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INTRODUCTORY PROVISIONS

11.000 Title. These standards shall be known as the City of Redmond Sign Code and may be so cited and plead.

11.010 Terminology. The word "City" shall mean the City of Redmond, Oregon. The words "City Council" shall mean the City Council of Redmond. The words "Manager", "Community Development Director" and "Building Official" shall mean the Manager, Community Development Director and Building Official respectively of the City. The words "Planning Commission" shall mean the Redmond Urban Area Planning Commission.

11.020 Purpose. The purpose of these standards is to provide reasonable and necessary regulations for the erection and maintenance of signs in order to:

1. Protect the health, safety, property, and welfare of the public.
2. Promote a neat, clean, and attractive appearance within the City.
3. Provide for reasonable, orderly, and effective display of outdoor advertising compatible with their surroundings.
4. Provide effective signing to meet the anticipated differing needs of various areas and businesses in the City.
5. Preserve, protect, and enhance the economic, scenic, historic, and aesthetic values and objectives of the City and its citizens.
6. Preserve and enhance the unique urban aesthetic of the Downtown Overlay District (DOD) through use of appropriate signage, oriented to and inviting pedestrian activity and enticing economic vitality into downtown while ensuring the safe functionality of public streets and safe traffic flows.

11.030 General Definitions. For the purposes of this Chapter, words used in the present tense include the future, the singular includes the plural, the word "shall" is mandatory and the word "building" includes structures other than sign structures.

11.040 Specific Definitions. The following words and phrases used in this article have the meanings given to them in this Chapter.

Animation. Any form of movement by electric, mechanical or kinetic means including but not limited to, rotation, revolving or wind activation of all or a portion of sign, or incorporating flashing or intermittent light for sign illumination.

Arterial. A restricted access street of substantial continuity which is primarily a traffic artery for inter-communication and so designated by the City's Transportation System Plan.

Awning. A structure made of cloth, metal or similar material with metal frames attached to a building, projecting over a thoroughfare or entrance.

Balloon. A bag made of thin rubber or other light material, usually brightly colored, inflated with air or with some lighter-than-air gas causing it to rise and float in the atmosphere.

Banner. Flexible sign characteristically hung on a building, or otherwise suspended down or along its face or suspended by a free-standing support structure. The banner may include text or other graphic symbols. Banners do not include feather banners, feather flags, wave banners or other similar signs.

Bench Sign. Any sign painted on or otherwise attached to a bench or other seat placed in a public right-of-way or meant to be seen by the public.

Billboard. A sign structure subject to the provisions of the Oregon Motorist Information Act of 1971 and erected for the purpose of leasing advertising space to promote an interest other than that of an individual, business, product, or service available on the premise the billboard is located on, or a sign for which compensation or anything of value is given or received for the right to place the sign on another's property.

Billboard – Electronic. A billboard which is internally illuminated to project a message capable of being changed through the programming of an electronic screen or LED display.

Billboard – Trivision. A sign that contains display surfaces composed of a series of three-sided rotating slats arranged side by side, that are rotated by an electromechanical process and capable of displaying multiple separate and distinct messages, one message at a time.

Building Code. The State of Oregon Structural Specialty Code and Fire and Life Safety Code, as adopted by the City of Redmond and which is referred to as "OSSC" in these standards.

Business. Any trade, profession, occupation, or pursuit conducted for gain and similar places or establishments employing full or part-time employees in any business for gain.

Business Complex. One property ownership with the property owner and one or more business tenants as occupants or two or more business tenants as occupants of the property. In a business complex, business tenants include retail shops, executive or administrative services including medicinal clinics and accessory pharmacies, professional offices, and personal service establishments which perform personal services on the premises and similar uses.

Business Façade. The exterior face of a building space occupied by a specific tenant.

Canopy. A permanent roofed structure which may be free-standing or partially attached to a building for a purpose of providing shelter to patrons in automobiles, and patrons on foot, but shall not mean a completely enclosed structure.

Charitable Event. A fund-raising activity that supports a public or nonprofit organization; also, a private initiative to raise support for an individual, group or cause that does not directly generate income for the business conducting the fund-raiser.

Clear Vision Area. See Redmond Development Code, Section 8.0305.

Community Event. A festival, meeting, performance, open market or other gathering open to the general public that is public in nature and not hosted by an individual business.

Cutout. A display in the form of letter, figures, characters, or other representations in cutout or irregular form attached to or superimposed upon an advertising sign.

Display Surface. The area made available by the sign structure for the purpose of displaying a message thereon.

Eave. Lowest horizontal line of any roof.

Erect. To construct, paint, place, affix or otherwise bring into being.

Façade. Any face of a building.

Flag. A sign made of fabric or other similar non-rigid material supported or anchored along one edge or two corners. If any side is more than three times as long as any other side the flag becomes a banner.

Flag – Commercial. A flag with contains the name or logo of an establishment or advertising copy.

Flag – Feather (also includes sail flag, feather banner, wave banner and similarly constructed devices). A lightweight, portable advertising medium made of fabric or other similar

non-rigid material mounted on a pole or mast that is generally oriented in a vertical manner, resembles a sail and is intended to be wind activated.

Frontage, Building. That facade of a building which faces and is parallel to, or most nearly parallel to the public street which provides the primary direct vehicular access to the building.

Frontage, Street. A lot line fronting a public street.

Internally Illuminated. A sign which is wholly or partially illuminated by an internal light source from which source light passes through the display surface to the exterior of the sign.

Halo Lit. Also known as reverse lit, the face of the sign is not lit up at night. Instead, the lighting is directed behind the letters and is reflected back in a "halo" effect.

Hearings Body. The City staff, Community Development Director, or designee, Urban Area Planning Commission, Hearings Officer, or City Council.

Kiosk. A small, free-standing structure which may have one or more surfaces used to display advertising or to identify or index a business or businesses.

Lighting, Downcast and Shielded. The fixture allows no light emission above a horizontal plane through the bottom of the fixture. See Redmond Development Code, Section 8.0330.

Maintain. To allow to exist or continue.

Marquee. A permanent roofed structure attached to or supported by a building but does not mean a "canopy" as defined herein.

Multi-Family Complex. A building or group of buildings on a single lot containing a total of five or more dwelling units.

Non-structural Trim. A molding, batten, cap, nailing strip or stringer, lattice, cutout, letter, or walkway attached to a sign structure.

Parapet. A low wall or railing used to protect the edge of a roof, also called a parapet wall.

Pennant. A long, tapering flag that is generally longer than it is wide, used either alone or in an interconnected series of two or more.

Pergola. A structure usually consisting of parallel colonnades supporting an open roof of girder and cross rafters, also known as an arbor, trellis or ramada.

Person. An individual, corporation, partnership, association, joint venture, or other legal entity.

Promotional Event. An activity conducted by a business for a limited time that is intended to highlight specific goods and/or services offered by the business.

Roof Line. The line which marks the highest point of the vertical front of a building in the case of a false front, or the line where the roof is joined to the vertical front wall of the building in other cases.

Shopping Center. A premises planned and developed as a unit with an undivided, non-segregated parking area and is advertised as a center or mall and has multiple occupancy by business.

Sign. A sign is any object or device, or part thereof, situated outdoors or indoors which is used to advertise or identify an object, person, institution, organization, business, product, service, event, or location by means including pictures, colors, motion illumination or projected images. Signs do not include the following:

1. Flags of nations, or an organization of nations, states and cities, fraternal, religious, and civic organizations.
2. Merchandise, pictures or models or products or services in a window display.
3. Time and temperature devices not related to a product.
4. National, state, religious, fraternal, professional, and civic symbols, or crests.
5. Works of art which in no way identify a product.

Sign – Awning or Canopy. A sign located on or attached to an awning or canopy.

Sign – Cabinet. A sign that contains all the text and/or logo symbols within a single enclosed cabinet.

Sign – Daily Display Sign. A non-permanent sign normally associated with business activity which is placed out-of-doors during business hours for display and returned indoors during off-hours. Daily display signs may be constructed in a sandwich board (A-Frame) style, mounted on a single pedestal, or other similar construction, and are unlit.

Sign – Directory. A sign giving the name, address number or location of the occupants of a building or buildings.

Sign – Directional. An on-premise sign designed to be read by a person already on the premises and used only to identify and locate an office, entrance, exit, motor vehicle route, telephone or similar place, service, or route.

Sign – Free-standing. A sign supported by one or more uprights or braces and not attached or incidentally attached to any building or structure but does not include ground mounted signs.

Sign – Ground mounted or monument. A sign which is not attached to any structure, or building, and has a support which places the bottom thereof less than four (4) feet from the ground.

Sign – Mobile Sign. Any sign which is mounted or designed for mounting on wheels, or which is mounted or designed for mounting on self-propelled or towed vehicle, and the primary purpose of which is advertising.

Sign – Non-conforming. A sign erected prior to the adoption of these standards which does not conform to the provisions contained herein.

Sign – Off-Premises. A sign which advertises goods, products or services which are not sold, manufactured, or distributed on or from the premises or facilities on which the sign is located.

Sign – Pan Channel. An individual letter of a sign constructed so that the sides and back of the letter are one unit.

Sign – Parapet or Pergola. Any sign or other commercial graphic attached to a parapet, ramada, pergola or other similar structure.

Sign – Portable. Any sign or other graphic which is designed to be transported from one place to another.

Sign – Projecting. A sign which extends perpendicular or nearly perpendicular from the building face to which it is attached.

Sign – Reader Board. Signs whose alphabetic, pictographic, or symbolic informational content can be changed or altered on a fixed display screen composed of electronically illuminated segments. A time and/or temperature sign shall not be considered a reader board.

Sign – Reverse Pan Channel. An individual letter of a sign constructed of an opaque material so that the sides and front of the letter are one unit.

Sign – Roof Sign. A sign located on or above the roof of any building, not including a false mansard roof or other fascia.

Sign – Temporary Sign. A sign intended to be displayed for a limited period of time.

Sign – Wall Sign. A sign painted or otherwise affixed to the face of a building, marquee, or roof overhang parallel to such face.

Sign Base. The posts or supporting structure between the ground and bottom of the sign.

Tenant. Entity with the right to temporarily possess another's property in exchange for rent under a lease or similar arrangement.

Zone. A zoning district established pursuant to the City Zoning Standards.

GENERAL PROVISIONS AND PROCEDURES

11.050 General Provisions.

1. It is unlawful for any person to erect, repair, alter or relocate or maintain within this City, any sign or other graphic except as provided in these standards.

2. No sign shall be attached to or placed against a building or other structure in such a manner as to prevent or inhibit ingress or egress through any door or window required or designated for access to any building, no shall any sign obstruct or be attached to a fire escape.
3. No sign or other street graphic other than a City or other public agency sign shall be allowed to be erected, installed, replaced, or maintained in, over or on any public property, including parkways, except as provided for Projecting signs.
4. Any sign or other street graphic which is supported by more than one means and therefore cannot be clearly defined as a ground, marquee, wall, roof, projecting, or other sign shall be administratively assigned to the sign category most logically applicable and the appropriate standards applied.

11.060 Sign Permit. Except as provided in Section 11.090 of these standards, no sign shall be erected, structurally altered, or relocated until a sign permit has been issued.

11.070 Procedure.

1. Applications for a sign permit shall include a scale drawing of the sign including dimensions, height and materials and showing its relationship to the ground or to any building or structure to which the sign is proposed to be installed or affixed. When appropriate, a site plan drawn to scale shall be submitted which indicates the location of proposed signing relative to street and property lines. Prior to the issuance of a sign permit, the Building Official may review the construction aspects of the proposed sign. The Community Development Director, or designee, may require other pertinent information where in their opinion, such information is necessary to determine compliance with the provisions of these standards.
 - A. The Community Development Director, or designee, may require other pertinent information where in their opinion, such information is necessary to determine compliance with the provisions of these standards.
 - B. Prior to the issuance of a sign permit, the Building Official may review the construction aspects of the proposed sign. Such reviews may separately require a building permit.
2. The Community Development Director, or designee, shall issue a permit for a sign covered by applications duly made unless the sign is in violation of the provisions of these standards. Sign permits mistakenly issued in violation of these standards are void.
3. The Community Development Director, or designee, may revoke a sign permit if he or she finds that there was a material and misleading false statement fact in the application for the permit.
4. A sign permit shall be void if work for which the permit was issued has not been completed within a period of 180 days from the date of issuance of the permit.

11.080 Interpretation.

1. Where conditions imposed by the provisions of these standards are less restrictive than comparable conditions imposed by any other provisions which are more restrictive the more restrictive shall govern.
2. The Community Development Director, or Hearings Body shall interpret the provisions of this Chapter and may authorize deviations from standards where it can be shown that owing to special and unusual circumstances related to a specific piece of property, structure or building, or the literal interpretation of these standards would cause an undue

or unnecessary hardship. Furthermore, conditions may be included in approvals to protect the best interest of the surrounding property or neighborhood and to otherwise achieve the purposes of the sign code standards.

11.090 Sign Measurement.

1. The following standards shall be used in measuring a sign to determine compliance with these standards:
 - A. **Area or Area of Sign.** Area, or area of a sign, is the area within any perimeter which encloses the limits of any writing, representation, emblem, figure, or character. The area of a sign having no such perimeter or the area of a sign having an irregular shape shall be computed by computing the surface area of a known geometric shape or shapes which most closely resemble the area of the subject sign. The area of all signs in existence at the time of the enactment of these standards, whether conforming or nonconforming, shall be counted in establishing the permitted sign area of all new signs to be allowed for an individual business or a premises. Where a sign is of a three dimensional or round or irregular solid shape, the largest cross section shall be used as though it were a flat surface to determine sign area.
 - B. **Clearance.** Clearance of a sign is measured from the average grade at the base of the sign to the lowest point of the sign.
 - C. **Height.** Height is measured from the grade of the curb line closest to the base of the sign to the highest point of the sign. In the absence of a curb line, the edge of the street pavement shall be used.
2. **Area of building facade.** The area shall be computed by multiplying the width of the building frontage or portion thereof by the height of the building or portion thereof which are devoted to the particular business (the business façade). "False fronts" and mansard roofs may be included when calculating the area of the building façade.

11.100 Permit Exceptions. The following signs or procedures shall not require a sign permit. Provided, however, these signs shall be subject to the provisions of Section 11.120.

1. Exempt signs listed in Section 11.100.
2. The changing of advertising or message on an approved painted or printed sign or sign specifically designed for the use of replaceable copy.
3. The painting, repainting, cleaning, and normal maintenance, and repair of an existing sign unless a substantial structural change is made.
4. Daily display signs and banners erected during street closures associated with construction. This exemption is only for the duration of the street closure.
5. Murals shall be approved through the City Code, Section 7.400 et seq.

EXEMPT, TEMPORARY AND PROHIBITED SIGNS

11.110 Exempt Signs. The following signs are exempt from this ordinance.

1. Safety signs, trespassing signs, memorial plaques, and historical markers.
2. Except as provided for in Section 11.110, signs of a noncommercial nature.
3. Signs determined to have historical value as determined in accordance with Section 11.300 of these standards.

4. Kiosk on public property or as approved otherwise by the Hearings Body.
5. Small signs not exceeding three square feet in area, attached flat against a building, non-illuminated.
6. Interior, non-illuminated signs designed primarily to be viewed from a sidewalk or street when maintained inside a building, including but not limited to, signs attached to or painted on the inside of a window provided, however, the permitted area for such signs shall be limited to 25% of the window area.
7. Signs on coin operated vending machines, gasoline pumps, and telephone booths and not exceeding the dimensions of said machines.
8. Traffic or other municipal signs, legal notices, railroad crossing signs and danger signs. The City may also post off-premise directional signs for restaurants, hotels (motels), and automobile service stations in commercial zones and for businesses in the Airport Industrial Area.
9. Churches, schools, and other public facilities in any zone may have an on-site sign for each building or activity facility not exceeding 24 square feet. Said signs shall be non-illuminated.
10. Off-premises commercial advertising signs located within recreational athletic fields, parks arenas, and other public property operated by public or non-profit civic organizations; provided however, that the signs face inward toward the respective athletic fields and do not extend above any of the perimeter fences. These signs shall be non-illuminated and shall not have any flashing or animated components.
11. Any sign placed during an emergency operation as declared by the Community Development Director, or designee, or by any city, state or federal law enforcement or public safety official. Such signage shall be specifically for the direction and management of emergency personnel, victim's assistance, and/or directions for the general public.
12. Signage on properties within the Airport Compatibility Zone. Signage review and approval shall be governed by the Airport Director, or designee.

11.120 Temporary Signs. The following signs are allowed according to the terms specified herein. No temporary sign, other than a sign installed by a public agency shall be allowed in or over the public right-of-way or attached to any public property, including street trees, light poles, and other utilities and/or structures.

The following temporary signs do not require permitting:

1. Signs located on sites under construction. Said signs shall be located on the site of construction, shall not exceed 32 square feet in area and shall be removed within 14 days of the beginning of the intended use of the project.
2. Signs located on a site for sale, rental or lease. The total area shall not exceed 32 square feet, except for such signs in a residential zone which shall not exceed a total of six square feet. Such signs shall not be located in such a manner as to cause a public safety hazard and shall be removed within 14 days of the sale, rental, or lease.
3. Off premise real estate signs not visible from a State highway for the purpose of directing the public to the sale of multiple residential properties only with written permission of the property owner and limited to:
 - A. A maximum of 5 total off premise signs.
 - B. Private property only.
 - C. 8 square feet in an area except for one of the 5 permitted signs may be allowed up to 16 square feet if on an arterial road.
 - D. A 3-year limit with a possible 2-year extension.

4. Signs placed by a non-profit, civic, charitable, or benevolent event organizer in the course of an event. Said signs shall be removed within seven days after the event. Said signs shall be limited to a maximum area of 32 square feet and a maximum time limit of four days. Off-premises signs are authorized only with written permission of the property owner. Said signs shall not be illuminated. These signs are exempt from all other sections of the sign code provisions.
5. Street banners placed in the course of public entertainment or event. Such banners and their location shall be approved by the Community Development Director, or designee. Street banners may be displayed for fourteen days before and seven days after the event.
6. Signs placed on an approved land development site are allowed for a period of three years with a possible two-year extension upon issuance of a temporary sign permit by the Community Development Director, or designee. Size of signs shall be controlled by the following schedule:

Project Size	Total Number of Signs	Maximum Area Per Sign
4 acres or less	1	32 sq ft
over 4 acres	1	96 sq ft

7. All temporary signs not addressed elsewhere within these standards shall be allowed for a maximum of 60 days. Signs shall have maximum sign areas of six square feet in residential zones, and eight square feet in all other zones. Signs shall not exceed four feet in height in residential zones or six feet in height in all other zones. Signs shall be placed entirely on private property and shall not compromise any clear vision areas. Off-premise temporary signs are authorized only by written permission of the property owner.

The following signs require a permit:

1. **Banners.** Banners shall be in compliance with the following standards:
 - A. A business may display a banner or banners no more than 60 days total in a calendar year. A business may divide these 60 days into any combination of days.
 - B. The number of banners displayed at one time shall be limited to one banner per public entrance into the business or one banner per building façade facing a public street or parking lot, whichever is greater.
 - C. For banners attached to the façade of a building, the total size of all banners on a building façade shall be limited as follows based on the width of the façade on which the banner(s) will be attached:

Width of Façade	Maximum Square Feet
Less than 50 ft	32 sq ft
50-100 ft	64 sq ft
100-200 ft	96 sq ft
over 200 ft	128 sq ft

Banners shall be secured at all corners and shall contain no tears, tattered edges, stains, or other signs of wear.

- D. In addition to the above, one banner no larger than 32 square feet may be placed elsewhere on the property. Such banner shall be located entirely on private

property, shall not compromise any clear vision areas, and shall be securely attached at both ends.

E. Exceptions. The following shall be exempt from the restrictions listed above:

1. Banners used as permanent signage that are approved through the regular sign review process.
2. A business may apply for a temporary sign permit to utilize banners as its primary signage for the first 60 days of operation. The total area for these banners may exceed the maximum limits indicated above as long as the total signage on each building facade is within the signage area that would generally be allowed for permanent signage. Such banners approved as primary signage shall not count toward the 60-day maximum for a promotional event in a calendar year.

2. **Feather Flags.** Feather flags shall be in compliance with the following standards:

- A. A business may display two feather flags no more than 60 days total in a calendar year. A business may divide these 60 days into any combination of days.
- B. Feather flags shall be located entirely on private property and shall not compromise any clear vision areas.
- C. Feather flags shall contain no tears, tattered edges, stains, or other signs of wear.
- D. Feather flags shall conform to all applicable building code requirements and shall be affixed to the ground or a permanent structure in a secure manner per the manufacturer's specifications, so as to not pose a hazard. Prior to issuance of a sign permit, the applicant shall demonstrate how it will comply with the manufacturer's specifications for proper anchoring of the flag to the ground.

11.120 Prohibited Signs. The following signs are prohibited:

1. Signs that use valances, propellers, wind activated, or attention attracting devices. These devices when not part of any sign, but on the premises where a sign is utilized, are similarly prohibited unless they are permitted specifically by other legislation.
2. Signs that contain, include, or are illuminated by any flashing, intermittent revolving, rotating or moving lights. This does not apply to signs utilized by the City or Oregon Department of Transportation.
3. Signs that move or have any animated moving parts.
4. That the Community Development Director, or designee, determine to create confusion with or interfere with the effectiveness of traffic signs or signals.
5. That are placed on, affixed to, or painted on a motor vehicle or trailer and placed on public or private property for the primary purpose of providing a sign not otherwise permitted by these standards. Signs on vehicles used in the normal course of business shall not be subject to this provision.
6. Portable signs not supported by a sign structure in the ground, nor attached to or erected against a building or structure and are capable of being moved about the premises except as may be specifically permitted by the terms of these standards.
7. Bench signs.
8. Signs or sign structures that create a hazard by obstructing clear view of pedestrian and vehicular traffic.
9. Any small sign, generally of a temporary nature, and generally known as a "snipe sign" tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences or buildings or other structures.
10. Parapet or pergola signs.

SIGNS PERMITTED BY ZONES

11.140 Signs Permitted in the Open Space Park Reserve (OSPR) Zone.

1. **Wall Signs.** One wall sign shall be permitted not to exceed 32 square feet in area.
2. **Ground Mounted Signs.** One ground mounted sign shall be permitted not to exceed 32 square feet in area and ten feet in height.
3. **Directional Signs.** Directional signs are limited to four square feet in area and four feet in height. If the sign is on the wall of the building, it shall be limited to four square feet in area and eight feet in height. On arterial streets where the posted speed limit is greater than 50 miles per hour, one directional sign shall be permitted per street frontage, limited to 16 square feet in area.
4. **Location.** All allowable signs under these provisions shall be erected no closer than five feet from a street right-of-way, shall be a minimum of 25 feet from an adjacent lot and shall be placed on the property upon which the use is located.
5. **Illumination.** Signs in this zone may only be illuminated by means of downcast, shielded lighting. No sign shall be erected or maintained which, by use of lights or illumination creates an unduly distracting or hazardous condition to a motorist, pedestrian or to the general public.
 - A. No exposed reflective type bulb, or incandescent lamp, which exceeds 25 watts, shall be exposed to direct view from a public street or highway, but may be used for indirect light illumination of the display surface of a sign.
 - B. When neon tubing is employed on the exterior or interior of a sign, the capacity of such tubing shall not exceed 300 milliamperes rating for any colored tubing.
 - C. When fluorescent tubes are used for the internal illumination of a sign, illumination shall not exceed illumination equivalent to 800 milliamperes rating tubing behind a plexiglass face spaced at least nine inches, center to center.
 - D. Signs on property abutting and facing residential zones shall not be illuminated by any means other than downcast, shielded lighting.
 - E. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.
 - F. No sign may be erected or maintained if it contains, includes, or is illuminated by any flashing intermittent revolving, rotating or moving light or lights or moves or has any animated or moving parts; however, this does not apply to a traffic control sign or portions thereof providing only public service information such as time, date, temperature, weather, or similar information.
6. **Prohibited Signs.** Subject to 11.120 and;
 - A. Temporary signs
 - B. Roof signs
 - C. Free-standing signs
 - D. Billboards
 - E. Daily Display signs
 - F. Projecting signs
 - G. Marquee signs
 - H. Awning/Canopy signs
7. **Permitted Materials.** Pursuant to 11.220.

11.150 Signs Permitted in Residential Zones.

1. **Multi-Family Complexes.** One sign not to exceed 32 square feet in area shall be permitted per public vehicular entrance, not to exceed three signs. Such signs shall be a wall or ground mounted type. Ground mounted type signs shall not exceed five feet in overall height. Wall signs shall not project more than 18 inches from the wall to which they are attached. A wall sign located on an alley frontage may not project into the alley below a clearance of 14 feet, six inches. Wall signs shall not project more than three feet above the eave line or roof line. A wall sign shall not project beyond the ends of the wall to which it is attached.
2. **Subdivision, Planned Unit Developments, and Mobile Home Parks.** One sign not to exceed 32 square feet in area shall be permitted per public vehicular entrance. Such signs shall be a wall or ground mounted type. No more than three signs are permitted in a development. Ground mounted type signs shall not exceed five feet in overall height. Wall signs shall not project more than 18 inches from the wall to which they are attached. A wall sign located on an alley frontage may not project into the alley below a clearance of 14 feet, six inches. Wall signs shall not project more than three feet above the eave line or roof line. A wall sign shall not project beyond the ends of the wall to which it is attached.
3. **Commercial Uses.** A commercial use, in a residential zone may have one wall or ground-mounted sign not to exceed 32 square feet in area and may have a building directory sign provided in the area of such sign does not exceed one square foot per occupant of the building. Ground mounted type signs shall not exceed five feet in overall height. Wall signs shall not project more than 18 inches from the wall to which they are attached. A wall sign located on an alley frontage may not project into the alley below a clearance of 14 feet, six inches. Wall signs shall not project more than three feet above the eave line or roof line. A wall sign shall not project beyond the ends of the wall to which it is attached.
4. **Directional Signs.** Signs are limited to four square feet in area and four feet in height. If the sign is on the wall of the building, it shall be limited to four square feet in area and eight feet in height. On arterial streets where the posted speed limit is greater than 50 miles per hour, one directional sign shall be permitted per street frontage, limited to 16 square feet in area.
5. **Awning and Canopy Signs**
 - A. Canopy or Awning Signs may be placed on the front or sides if a canopy or awning, including placement along the top or bottom of the canopy or awning front so long as the sign does not project more than three feet above or below the canopy or awning and is consistent with (D) below.
 - B. Canopy or awning signs are included as part of the allowed wall sign area.
 - C. Posts or columns beyond the property line will not be permitted.
 - D. The lowest point of the awning or canopy must be at least eight feet above the sidewalk and 14 feet, six inches above vehicle accesses.
6. **Daily Display Signs**
 - A. One allowed per 25 feet of street-facing frontage.
 - B. One allowed per business.
 - C. Sign dimension shall not exceed a maximum width of three feet and a maximum height, from ground level, of four feet, but in no case shall exceed nine square feet.
 - D. Set back behind the curb so as not to interfere with on-street parking, or a minimum of 10 feet from the edge of the nearest street travel lane where curbs are not in place.
 - E. Signs may be located either on private property or in the public right-of-

way, shall comply with the Americans with Disabilities Act (ADA), and shall not interfere with pedestrian movement of wheelchair access to, through, and around the site. A minimum access width of five feet shall be maintained along all sidewalks and building entrances accessible to the public. Signs should be placed either next to the building or business or at the curbside by a street tree or other public amenity so as not to block on-street parking accessibility.

- F. A City right-of-way permit must be obtained prior to approval of a sign permit. The applicant shall provide a map showing where the sign will be placed. The sign permit and City right-of-way permit shall be revocable.
 - G. Shall not be placed in the clear vision triangle.
 - H. The sign shall not be placed within three feet of public art.
 - I. Shall not encroach into required off-street parking areas, public roadways, or alleys.
 - J. Shall be utilized only during regular business hours and shall be removed during non-business hours.
 - K. Shall be adequately supported and shall have a weighted base capable of keeping the sign upright.
 - L. Materials shall be of a permanent nature and not be subject to fading or damage from weather. Paper or cloth is not permitted unless located within a glass or plastic enclosure. A wood base is recommended.
 - M. May not be illuminated, internally or otherwise.
 - N. Sign shall appear professionally designed, manufactured, and be continuously maintained. All lettering shall be fixed. 40% of the sign may be chalk/white board.
 - O. A sign permit application for a Daily Display Sign to be located on public property and/or public right-of-way shall be accompanied by a certificate of insurance showing that the owner has Commercial General Liability coverage as defined in the application.
 - P. The sign owner shall assume all liability for incidents involving the sign by providing a document exempting the City from liability.
7. **Temporary Signs.** Pursuant to 11.110.
8. **Illumination.** Signs in this zone may only be illuminated by means of downcast, shielded lighting. No sign shall be erected or maintained which, by use of lights or illumination creates an unduly distracting or hazardous condition to a motorist, pedestrian or to the general public.
- A. No exposed reflective type bulb, or incandescent lamp, which exceeds 25 watts, shall be exposed to direct view from a public street or highway, but may be used for indirect light illumination of the display surface of a sign.
 - B. When neon tubing is employed on the exterior or interior of a sign, the capacity of such tubing shall not exceed 300 milliamperes rating for any colored tubing.
 - C. When fluorescent tubes are used for the internal illumination of a sign, illumination shall not exceed illumination equivalent to 800 milliamperes rating tubing behind a plexiglass face spaced at least nine inches, center to center.
 - D. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.
 - E. No sign may be erected or maintained if it contains, includes, or is illuminated by any flashing intermittent revolving, rotating or moving light or lights or moves or has any animated or moving parts; however, this does not apply to a traffic control

sign or portions thereof providing only public service information such as time, date, temperature, weather, or similar information.

9. **Prohibited Signs.** Subject to 11.120 and;

- A. Roof signs.
- B. Free-standing signs.
- C. Projecting signs.
- D. Marquee signs.
- E. Billboard signs.
- F. Off-premises signs.

10. **Permitted Materials.** Pursuant 11.220.

11.160 Signs Permitted in General Commercial Zones. This section shall apply to all signs in the Strip-Service Commercial C-1 zone, Central Business District Commercial C-2 zone except for those properties in the Downtown Overlay District, Special Service Commercial C-3 zone, Limited-Service Commercial C-4 Zone and Tourist Commercial C-5 Zone.

1. **Wall Signs.** The maximum sign area permitted per building façade shall be 1.5 square feet per one linear foot of business façade width, or six percent of the square footage of that business façade, whichever is greater. Wall signage is allowed on a maximum of three facades.

- A. Wall signs shall not project more than 18 inches from the wall to which they are attached. A wall sign located on an alley frontage may not project into the alley below a clearance of 14 feet, six inches.
- B. Wall signs shall not project more than three feet above the eave line or roof line.
- C. Wall signs attached to the end of the face of a marquee shall not exceed a height of thirty inches. The lower edge of such sign shall not extend below the marquee.
- D. A wall sign shall not project beyond the ends of the wall to which it is attached.
- E. Wall signs shall be located on the business façade which is used to determine the allowed sign area for that facade.
- F. As a component of wall signs, flags, permanent banners, and feather flags shall be permitted as follows:

- i. **Flags.** Commercial flags are permitted as long as they are in compliance with the following standards:
 - a. The size of each commercial flag shall not be limited, but the total square footage for the flag(s) shall be calculated as part of the overall allotment allowed for wall signs for the property.
 - b. The flag shall be mounted to a flagpole or to the primary building on the site.
 - c. The height of the pole shall not exceed 25 feet.
 - d. Flags may be displayed continuously throughout the year.
 - e. Up to three separate flags are permitted on one property.
 - f. The edge of the flag shall not extend beyond the property line into the public right-of-way. No flag shall project or extend into any clear vision area.
 - g. A building permit for the flagpole may be necessary.
- ii. **Permanent Banners.** Banners that are displayed permanently shall be allowed signs as long as they are in compliance with the following standards:

- a. There shall be no limit on the size of the permanent banner, but the square footage of the banners shall be subtracted out of the wall sign size allotment for the building.
 - b. There shall be no limit to the number of days a business may display a banner or banners total in a calendar year, but banners shall be changed out a minimum of every 30 days with banners advertising a different message or shall have a 30-day separation between display times if a business wants to continue to re-use the same banner.
 - c. The number of banners displayed at one time shall be limited to one banner per street frontage.
 - d. Banners shall be securely anchored on all four sides to a permanent structure.
2. **Roof Signs.** Instead of having wall signs, a roof sign is allowed subject to installation on a single story, flat roofed building provided that extends no more than six feet above the roof line or 25 feet above the curb line. A roof sign may not exceed fifty square feet in area. The supporting members of roof signs shall appear to be free of any extra bracing, angle iron, guy wires, etc. All supports shall appear to be an architectural and integral part of the building.
3. **Free-Standing and Ground Mounted Signs.** One free-standing or ground mounted sign shall be permitted subject to the following requirements:
 - A. A business complex or shopping center may have one ground mounted sign or free-standing sign for each street frontage subject to the provisions below. Each separate building within the complex or shopping center may have one monument sign.
 - B. Free-standing signs may not exceed 25 feet in height. Such signs shall be allowed the following square footage based on the street frontage for the property the sign is being placed on:

Frontage	Allowable Sign Area
1 to 100 feet	50 SF
101 to 150 feet	70 SF
More than 150 feet	90 SF

- C. Free-standing signs shall not be located in a side yard, common to another lot or within a rear yard. A free-standing sign may extend to the street right-of-way within a front yard subject to a minimum clearance of eight feet. In the case of a double frontage lot where the building abuts two parallel streets, one free-standing sign may be located on each frontage.
 - D. No free-standing sign shall project or extend into any clear vision area. One of two sign poles supporting a free-standing sign may be located within a clear vision area if they are necessary for the support of the sign, provided they do not exceed a combined total width of 12 inches and provided no other portion of the sign is located within the clear vision area beneath eight feet in height.
 - E. A ground mounted sign shall not be located within ten feet of any other sign, within any street right-of-way, or within any clear vision area.
 - F. No more than one ground mounted sign shall be permitted for each street frontage. Unless otherwise specified in these standards, ground mounted

signs shall have maximum overall dimensions and area not exceeding any of the following:

- i. A maximum height of 10 feet.
- ii. A maximum width of 12 feet.
- iii. Seventy-five square feet of area.

- 4. **Directional Signs.** On premise directional signs are limited to four square feet in area and four feet in height. If the sign is on the wall of the building, it shall be limited to four square feet in area and eight feet in height. On arterial streets where the posted speed limit is greater than 50 miles per hour, one directional sign shall be permitted per street frontage, limited to 16 square feet in area.
- 5. **Awning, Canopy and Marquee Signs**
 - A. Canopy or Awning Signs may be placed on the front or sides if a canopy or awning, including placement along the top or bottom of the canopy or awning front so long as the sign does not project more than three feet above or below the canopy or awning and is consistent with (E) below.
 - B. Canopy or awning signs are included as part of the allowed wall sign area.
 - C. Posts or columns beyond the property line are not permitted.
 - D. The lowest point of the awning or canopy must be at least eight feet above the sidewalk and 14, six inches above vehicle accesses.
 - E. Marquee signs may be located under a marquee if a vertical clearance of eight feet is maintained between the bottom of the sign and the grade below.
 - F. Vertical height of marquee signs shall not exceed 18 inches and shall not exceed a sign area of eight square feet.
 - G. The horizontal clearance between a marquee and the curb line shall not be less than three feet.
- 6. **Building Directory Signs.** Limited to three square feet per occupant.
- 7. **Motor Vehicle Service or Drive-up Window Signs.** Limited to one ground mounted sign not to exceed 32 square feet and one additional drive-up window sign not to exceed 16 square feet.
- 8. **Billboard Signs.** Shall be permitted in the C-1, C-3, and C-5 Zones subject to the following provisions:
 - A. No billboard shall be erected within 500 feet of another billboard on the same side of the roadway. The distance between billboards shall be measured along the center line of the road.
 - B. No billboards shall exceed a maximum height of 30 feet.
 - C. The face size of any billboard shall not exceed 12 feet in vertical height or 24 feet in horizontal dimension.
 - D. No new, relocated, or remodeled billboard face shall be internally lit, contain or utilize any electronic or digital component, liquid crystal diodes, light emitting diode, motion signage, rotating louvers, and similar digital technologies.
 - E. Billboards may be installed on public or private property, subject to the consent of the property owner, and City approval based on the City's evaluation of traffic safety issues resulting from the billboard. No billboard shall be installed within any transportation right-of-way.
 - F. All structural supports for billboards shall be constructed of steel.
 - G. Evidence must be provided showing the obtaining of a state permit from the Oregon Department of Transportation (ODOT).
 - H. The applicant shall acquire a Conditional Use Permit from the Community Development Department for each individual billboard prior to installing or relocating any billboard.

- I. No billboard sign shall be so illuminated that it interferes with the effectiveness of any official traffic device, impairs the vision of a driver of any motor vehicle, or otherwise interferes with a driver's operation of a motor vehicle. No billboard sign shall be so illuminated that it causes glare to adjacent residential structures. All lighting of billboards shall be shielded downcast lighting. The external lighting source for billboards shall be from a solar system or underground electrical line. Overhead electrical lines are prohibited.
 - J. The total maximum number of billboards shall not exceed 15 within the Redmond Urban Growth Boundary and City limits. A Conditional Use Permit shall be required to relocate or replace one of these existing billboards; however, the permit for relocation or replacement must be obtained prior to removal of the existing billboard unless approved by the Community Development Director, or Hearings Body.
9. **Projecting Signs.** Projecting signs shall be allowed according to the following provisions:
- A. The maximum size of a projecting sign shall be eight square feet. The square footage must be deducted from the allowable wall sign area of the building from which the projecting sign will be attached.
 - B. Only one face of a double-faced projecting sign with parallel and bearing identical copy shall be used in computing the area thereof.
 - C. Projecting signs must clear sidewalks by at least eight feet, including any supports, and may project from the face of the building no more than three feet or one-third the width of the sidewalk, whichever is less.
 - D. Signs may not be illuminated by any means, internal or otherwise.
 - E. Such signs may not extend above the second story.
10. **Daily Display Signs**
- A. One allowed per 25 feet of street-facing frontage.
 - B. One allowed per business.
 - C. Sign dimension shall not exceed a maximum width of three feet and a maximum height, from ground level, of four feet, but in no case shall exceed nine square feet.
 - D. Set back behind the curb so as not to interfere with on-street parking, or a minimum of 10 feet from the edge of the nearest street travel lane where curbs are not in place.
 - E. Signs may be located either on private property or in the public right-of-way, shall comply with the Americans with Disabilities Act (ADA), and shall not interfere with pedestrian movement of wheelchair access to, through, and around the site. A minimum access width of five feet shall be maintained along all sidewalks and building entrances accessible to the public. Signs should be placed either next to the building or business or at the curbside by a street tree or other public amenity so as not to block on-street parking accessibility.
 - F. A City right-of-way permit must be obtained prior to approval of a sign permit. The applicant shall provide a map showing where the sign will be placed. The sign permit and City right-of-way permit shall be revocable.
 - G. Shall not be placed in the clear vision triangle.
 - H. The sign shall not be placed within three feet of public art.
 - I. Shall not encroach into required off-street parking areas, public roadways, or alleys.
 - J. Shall be utilized only during regular business hours and shall be removed during non-business hours.
 - K. Shall be adequately supported and shall have a weighted base capable of

- keeping the sign upright.
- L. Materials shall be of a permanent nature and not be subject to fading or damage from weather. Paper or cloth is not permitted unless located within a glass or plastic enclosure. A wood base is recommended.
- M. May not be illuminated, internally or otherwise.
- N. Sign shall appear professionally designed, manufactured, and be continuously maintained. All lettering shall be fixed. 40% of the sign may be chalk/white board.
- O. A sign permit application for a Daily Display Sign to be located on public property and/or public right-of-way shall be accompanied by a certificate of insurance showing that the owner has Commercial General Liability coverage as defined in the application.
- P. The sign owner shall assume all liability for incidents involving the sign by providing a document exempting the City from liability.
- 11. **Temporary Signs.** Pursuant to 11.110.
- 12. **Illumination.** No sign shall be erected or maintained which, by use of lights or illumination creates an unduly distracting or hazardous condition to a motorist, pedestrian or to the general public.
 - A. No exposed reflective type bulb, or incandescent lamp, which exceeds 25 watts, shall be exposed to direct view from a public street or highway, but may be used for indirect light illumination of the display surface of a sign.
 - B. When neon tubing is employed on the exterior or interior of a sign, the capacity of such tubing shall not exceed 300 milliamperes rating for any colored tubing.
 - C. When fluorescent tubes are used for the internal illumination of a sign, illumination shall not exceed illumination equivalent to 800 milliamperes rating tubing behind a plexiglass face spaced at least nine inches, center to center.
 - D. Signs on property abutting and facing residential zones shall not be illuminated by any means other than downcast, shielded lighting.
 - E. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.
 - F. No sign may be erected or maintained if it contains, includes, or is illuminated by any flashing intermittent revolving, rotating or moving light or lights or moves or has any animated or moving parts; however, this does not apply to a traffic control sign or portions thereof providing only public service information such as time, date, temperature, weather, or similar information.
- 13. **Prohibited Signs.** Pursuant to 11.120.
- 14. **Permitted Materials.** Pursuant to 11.220.

11.170 Signs Permitted in the Mixed Use Neighborhood (MUN) and Mixed Use Employment (MUE) Zones. This section shall apply to all signs in the MUN and MUE Zones.

Each building may install a total of two signs on each fronting street from the following types: window, wall, and awning. The total sign area for two signs shall not exceed the maximum permitted area as stipulated in this section.

In addition, the following are permitted:

- 1. **Projecting Signs.** One projecting sign per building street façade.
 - A. One entry sign per service entry, maximum of 2.5 square feet in area,
 - B. One directional sign per parking entry, maximum 2.5 square feet, facing rear or side parking lot.

- C. Maximum sign area shall be 6.5 square feet.
 - D. Distance from the lower edge of the signboard to the ground shall be a minimum of seven feet.
 - E. For single-story buildings, top signboard edge shall be no higher than the wall from which it projects.
 - F. For the multistory building, top signboard edge shall be no higher than the sill or bottom of the average second story window height.
 - G. Distance from the building wall to signboard shall be a maximum of eight inches.
 - H. Maximum signboard width shall not exceed the width of the sidewalk.
2. **Ground Mounted or Monument Signs.** One monument or ground mounted sign at the public right-of-way entries to the zone.
- A. Maximum sign area shall be 24 square feet.
 - B. Maximum lettering and other graphic height shall be four inches.
 - C. Maximum signboard height at top edge or any supporting or decorative element shall be four feet. The maximum signboard width shall be five feet.
 - D. Sign shall not interfere with pedestrian or vehicular circulation or interfere with clear vision requirements.
3. **Window Signs**
- A. Maximum sign size shall be four square feet.
 - B. Signs shall be silk screened, applied die or laser cut metal, wood or polymer, acid etched, or hand painted or other similar structure.
4. **Wall Signs**
- A. Maximum sign size shall be 5% of ground floor façade or 26 square feet, whichever is less.
 - B. Maximum sign height shall be 18 feet above the sidewalk or other finish grade.
 - C. Applied die or laser cut metal, wood, or polymer or other similar construction lettering may be substituted for wall signs, limited to 24 square feet of letter area.
5. **Awning and Canopy Signs**
- A. Maximum sign area shall be 12 feet on the main awning face and five square feet on the awning valance.
 - B. Lettering may not dominate sloped or curved portions. Lettering and signboard may be integrated along the valance or fascia. Freestanding letters may be mounted on top of and extend above the fascia.
6. **Daily Display Signs**
- A. One allowed per 25 feet of street-facing frontage.
 - B. One allowed per business.
 - C. Sign dimension shall not exceed a maximum width of three feet and a maximum height, from ground level, of four feet, but in no case shall exceed nine square feet.
 - D. Set back behind the curb so as not to interfere with on-street parking, or a minimum of 10 feet from the edge of the nearest street travel lane where curbs are not in place.
 - E. Signs may be located either on private property or in the public right-of-way, shall comply with the Americans with Disabilities Act (ADA), and shall not interfere with pedestrian movement of wheelchair access to, through, and around the site. A minimum access width of five feet shall be maintained along all sidewalks and building entrances accessible to the public. Signs should be placed either next to the building / business or at the curbside by a street tree or other public amenity so as not to block on-street parking accessibility.
 - F. A City revocable permit must be obtained prior to approval of a sign permit.

- The applicant shall provide a map showing where the sign will be placed. The sign permit and City revocable permit shall be revocable.
- G. Shall not be placed in the clear vision triangle.
 - H. The sign shall not be placed within three feet of public art.
 - I. Shall not encroach into required off-street parking areas, public roadways, or alleys.
 - J. Shall be utilized only during regular business hours and shall be removed during non-business hours.
 - K. Shall be adequately supported and shall have a weighted base capable of keeping the sign upright.
 - L. Materials shall be of a permanent nature and not be subject to fading or damage from weather. Paper or cloth is not permitted unless located within a glass or plastic enclosure. A wood base is recommended.
 - M. May not be illuminated, internally or otherwise.
 - N. Sign shall appear professionally designed, manufactured, and be continuously maintained. All lettering shall be fixed. 40% of the sign may be chalk/white board.
 - O. A sign permit application for a Daily Display Sign to be located on public property and/or public right-of-way shall be accompanied by a certificate of insurance showing that the owner has Commercial General Liability coverage as defined in the application.
 - P. The sign owner shall assume all liability for incidents involving the sign by signing a document exempting the city from liability.
7. **Temporary Signs.** Pursuant to Section 11.110.
8. **Illumination.** No sign shall be erected or maintained which, by use of lights or illumination creates an unduly distracting or hazardous condition to a motorist, pedestrian or to the general public.
- A. When illuminated, signs shall be front, back (rear) top or bottom illuminated with single or multiple sources.
 - B. Sodium or mercury vapor lamps are prohibited.
 - C. Exterior lighting shall be selected and installed to prevent excessive or intrusive illumination of, on, or over adjacent buildings, lots, public streets and/or site areas outside the source building or lot.
 - D. No exposed reflective type bulb, or incandescent lamp, which exceeds 25 watts, shall be exposed to direct view from a public street or highway, but may be used for indirect light illumination of the display surface of a sign.
 - E. When neon tubing is employed on the exterior or interior of a sign, the capacity of such tubing shall not exceed 300 milliamperes rating for any colored tubing.
 - F. When fluorescent tubes are used for the internal illumination of a sign, illumination shall not exceed illumination equivalent to 800 milliamperes rating tubing behind a plexiglass face spaced at least nine inches, center to center.
 - G. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.
 - H. No sign may be erected or maintained if it contains, includes, or is illuminated by any flashing intermittent revolving, rotating or moving light or lights or moves or has any animated or moving parts; however, this does not apply to a traffic control sign or portions thereof providing only public service information such as time, date, temperature, weather, or similar information.
9. **Prohibited Signs.** Pursuant to 11.120 and;
- A. Pole-mounted freestanding signs.
 - B. Internally illuminated wall signs.

- C. Signs on roofs, chimneys, and balconies.
- D. Billboards.
- E. Sodium or mercury vapor lamps.
- F. Flashing, blinking, moving, or mobile signs.
- G. Marquee signs.
- H. Billboards.
- I. Daily Display signs.

10. **Permitted Materials.** Pursuant to 11.220.

11.180 Signs Permitted in the Mixed Use Live/Work (MULW) Zone. This section shall apply to all signs in the Mixed Use Live/Work (MULW) zone. Where conflicts may exist in sign regulations, these standards take precedence over other sign regulations.

1. **Wall Signs**

- A. The maximum sign area permitted shall be 1.5 square feet per one linear foot of business façade width. Wall signage is allowed on a maximum of two building facades.
- B. Wall signs shall not project more than eighteen inches from the wall to which they are attached. A wall sign located on an alley frontage may not project into the alley below a clearance of fourteen feet, six inches.
- C. Wall signs shall not project more than three feet above the eave line or roof line.
- D. Wall signs attached to the end of the face of a marquee shall not exceed a height of thirty inches. The lower edge of such sign shall not extend below the marquee.
- E. A wall sign shall not project beyond the ends of the wall to which it is attached.
- F. Wall signs shall be located on the business façade which is used to determine the allowed sign area for that facade.
- G. A combination of a Wall sign, Awning/Canopy sign, and a Projecting sign is allowed, but sign area encompasses all signs on a single façade.
- H. Mounting equipment must be flush against the façade not extending beyond the building face more than six inches.

2. **Awning or Canopy Signs**

- A. Canopy or awning signs are included as part of the allowed wall sign area calculation.
- B. One awning sign per frontage per occupancy is permitted.
- C. Minimum clearance below a sign is eight feet from the sidewalk or ground level.
- D. Canopy or Awning Signs may not project more than three feet above or below the canopy or awning.
- E. Posts or columns beyond the property line will not be permitted.

3. **Projecting Signs**

- A. The maximum size of a projecting sign shall be eight square feet.
- B. Projecting Signs are included as part of the allowed wall sign area calculation.
- C. Only one face of a double-faced projecting sign bearing identical copy shall be used in computing the area thereof.
- D. Must project more than 12 inches from building face, but not beyond the outside edge of the sidewalk or right of way.
- E. Must be at a minimum of eight feet above the sidewalk or ground level.

4. **Ground Mounted or Monument Signs**

- A. Shall not exceed 30 square feet in area and not more than six feet high. A base not to exceed eight feet in height is allowed. Sign calculation is only based on the sign area.

- B. Not located within 10 feet of any other sign.
 - C. Must have a setback of five feet from right-of-way.
 - D. Outside of the clear vision area.
5. **Business Complex Signs**
- A. A business complex may have one ground mounted sign for each street frontage of the complex subject to the provisions of the Ground Mounted or Monument Sign Section. Such signs shall be used to identify the name of the complex or center and may also be used to identify the individual businesses that are located within the complex or center. Each separate building within the complex may have one monument sign identifying the businesses located within that building subject to the provisions of the Ground Mounted or Monument Sign Section.
 - B. Outside of the clear vision area.
6. **Directional Signs**
- A. On premise directional signs are limited to four square feet in area and four feet in height. If the sign is on the wall of the building, it shall be limited to four square feet in area and eight feet in height.
7. **Temporary Signs.** Temporary Signs pursuant to Section 11.110.
8. **Daily Display Signs**
- A. One allowed per 25 feet of street-facing frontage.
 - B. One allowed per business.
 - C. Sign dimension shall not exceed a maximum width of three feet and a maximum height, from ground level, of four feet, but in no case shall exceed nine square feet.
 - D. Set back behind the curb so as not to interfere with on-street parking, or a minimum of 10 feet from the edge of the nearest street travel lane where curbs are not in place.
 - E. Signs may be located either on private property or in the public right-of-way, shall comply with the Americans with Disabilities Act (ADA), and shall not interfere with pedestrian movement of wheelchair access to, through, and around the site. A minimum access width of five feet shall be maintained along all sidewalks and building entrances accessible to the public. Signs should be placed either next to the building / business or at the curbside by a street tree or other public amenity so as not to block on-street parking accessibility.
 - F. A City revocable permit must be obtained prior to approval of a sign permit. The applicant shall provide a map showing where the sign will be placed. The sign permit and City revocable permit shall be revocable.
 - G. Shall not be placed in the clear vision triangle.
 - H. The sign shall not be placed within three feet of public art.
 - I. Shall not encroach into required off-street parking areas, public roadways, or alleys.
 - J. Shall be utilized only during regular business hours and shall be removed during non-business hours.
 - K. Shall be adequately supported and shall have a weighted base capable of keeping the sign upright.
 - L. Materials shall be of a permanent nature and not be subject to fading or damage from weather. Paper or cloth is not permitted unless located within a glass or plastic enclosure. A wood base is recommended.
 - M. May not be illuminated, internally or otherwise.
 - N. Sign shall appear professionally designed, manufactured, and be continuously maintained. All lettering shall be fixed. 40% of the sign may be chalk/white board.

- O. A sign permit application for a Daily Display Sign to be located on public property and/or public right-of-way shall be accompanied by a certificate of insurance showing that the owner has Commercial General Liability coverage as defined in the application.
 - P. The sign owner shall assume all liability for incidents involving the sign by signing a document exempting the city from liability.
9. **Illumination.** Signs in this zone may only be illuminated by means of downcast, shielded lighting. No sign shall be erected or maintained which, by use of lights or illumination creates an unduly distracting or hazardous condition to a motorist, pedestrian or to the general public.
- A. No exposed reflective type bulb, or incandescent lamp, which exceeds 25 watts, shall be exposed to direct view from a public street or highway, but may be used for indirect light illumination of the display surface of a sign.
 - B. When neon tubing is employed on the exterior or interior of a sign, the capacity of such tubing shall not exceed 300 milliamperes rating for any colored tubing.
 - C. When fluorescent tubes are used for the internal illumination of a sign, illumination shall not exceed illumination equivalent to 800 milliamperes rating tubing behind a plexiglass face spaced at least nine inches, center to center.
 - D. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.
 - E. No sign may be erected or maintained if it contains, includes, or is illuminated by any flashing intermittent revolving, rotating or moving light or lights or moves or has any animated or moving parts; however, this does not apply to a traffic control sign or portions thereof providing only public service information such as time, date, temperature, weather, or similar information.
10. **Prohibited Signs**
- A. Roof signs.
 - B. Pole or free-standing signs.
 - C. Marquee signs.
 - D. Directional signs.
 - E. Billboards.
11. **Material.** In the Mixed Use Live/Work (MULW) zone, all signs, except awning or canopy signs, shall be constructed of at least one or more of the following types of material. No other materials will be permitted.
- A. Copper, brass, textured aluminum, or other natural look finishes.
 - B. Wrought iron.
 - C. Decorative scrolling.
 - D. Natural wood, excluding plywood.
 - E. Neon or LED tubing for lettering or graphics.
 - F. Plastic manufactured signs.

11.190 Signs Permitted in Industrial, Public Facility, and Fairground Zones. This section shall apply to all signs in the Light Industrial (M-1) Zone, General Industrial (M-1.5) Zone, Heavy Industrial (M-2) Zone, Public Facility (PF) Zone, and Fairground (FG) Zone.

- 1. **Wall Signs.** For each permitted or conditional use in the above listed zones, the maximum permitted sign area on a building shall not exceed 10 percent of the area of the building facade on which the sign is placed. Provided, however, in no case shall the maximum permitted area exceed 350 square feet and in no case shall more than two wall signs be permitted for wall signage.

2. **Ground Mounted Signs.** One ground mounted sign shall be permitted for each street frontage which provides direct vehicular access into the site. A ground mounted sign shall not be located within 10 feet of any other sign, within any street right-of-way, or within any clear vision area. Unless otherwise specified in these standards, ground mounted signs shall have maximum overall dimensions and area not exceeding any of the following:
 - A. A maximum height of 10 feet.
 - B. A maximum width of 12 feet.
 - C. Seventy-five square feet of area.
3. **Free-standing Signs.** In lieu of ground mounted signs as permitted in subsection (2) above, an industrial property may have one free-standing sign based on meeting the following criteria:

A. **Category 1 Signs**

- i. Free-standing signs may not exceed 25 feet in height. Such signs shall be allowed the following square footage based on the street frontage for the property the sign is being placed on:

Frontage	Allowable Sign Area
1 to 100 feet	50 SF
101 to 150 feet	70 SF
More than 150 feet	90 SF

- ii. The sign shall be located adjacent to the street frontage providing direct vehicular access into the project.
- iii. The maximum height shall not exceed twenty-five feet.

B. **Category 2 Signs**

The Category 2 regulations apply only if the proposal meets all of the following criteria:

- i. The use is not related to the general traveling public and is primarily an industrial or manufacturing use.
- ii. With the exception of Wall and Directional Signs, no other type of sign is permitted on the property.
- iii. The property is a minimum of eight acres in size.
- iv. The sign is spaced at least 600 feet from an existing free-standing sign greater than 25 feet in height.
- v. The sign is not located in the City's Airport Control (AC) overlay zone.
- vi. Such signs may contain one square foot of sign area for each two lineal feet of street frontage which abuts the project for the first 100 feet, plus one-half square foot of sign area for each two lineal feet of street frontage which abuts the project over 100 feet, not to exceed a maximum area of 250 square feet.
- vii. The sign shall be located adjacent to the street frontage providing direct vehicular access into the project.
- viii. The maximum permitted sign height may be 50 feet.

4. **Directional Signs.** Signs are limited to four square feet in area and four feet in height. If the sign is on the wall of the building, it shall be limited to four square feet in area and eight feet in height. On arterial streets where the posted speed limit is greater than 50 miles per hour, one directional sign shall be permitted per street frontage, limited to 16 square feet in area.
5. **Building Directory Signs.** Building Directory Signs are limited to three square feet per occupant.

6. **Billboards.** Shall be permitted in the M-1, M-1.5, and M-2 Zones.
 - A. No billboard shall be erected within 500 feet of another billboard on the same side of the roadway. The distance between billboards shall be measured along the center line of the road.
 - B. No billboards shall exceed a maximum height of 30 feet.
 - C. The face size of any billboard shall not exceed 12 feet in vertical height or 24 feet in horizontal dimension.
 - D. No new, relocated, or remodeled billboard face shall be internally lit, contain or utilize any electronic or digital component, liquid crystal diodes, light emitting diode, motion signage, rotating louvers, and similar digital technologies.
 - E. Billboards may be installed on public or private property, subject to the consent of the property owner, and City approval based on the City's evaluation of traffic safety issues resulting from the billboard. No billboard shall be installed within any transportation right-of-way.
 - F. All structural supports for billboards shall be constructed of steel.
 - G. Evidence must be provided showing the obtaining of a state permit from the Oregon Department of Transportation (ODOT).
 - H. The applicant shall acquire a Conditional Use Permit from the Community Development Department for each individual billboard prior to installing or relocating any billboard.
 - I. Lighting of Billboards: No sign shall be so illuminated that it interferes with the effectiveness of any official traffic device, impairs the vision of a driver of any motor vehicle, or otherwise interferes with a driver's operation of a motor vehicle. No sign shall be so illuminated that it causes glare to adjacent residential structures.
 - J. All lighting of billboards shall be shielded downcast lighting. The external lighting source for billboards shall be from a solar system or underground electrical line. Overhead electrical lines are prohibited.
7. **Industrial Business Complex Signs.** An industrial business complex may have one ground mounted sign or free-standing sign for each street frontage. Each separate building within the complex may have one monument sign. A ground mounted sign shall not be located within 10 feet of any other sign, within any street right-of-way, or within any clear vision area. Unless otherwise specified in these standards, ground mounted signs shall have maximum overall dimensions and area not exceeding any of the following:
 - A. A maximum height of 10 feet.
 - B. A maximum width of 12 feet.
 - C. Seventy-five square feet of area.
8. **Awning or Canopy Signs**
 - A. Canopy or awning signs are included as part of the allowed wall sign area calculation.
 - B. One awning sign per frontage per occupancy is permitted.
 - C. Minimum clearance below a sign is eight feet from the sidewalk or ground level.
 - D. Canopy or Awning Signs may not project more than three feet above or below the canopy or awning.
 - E. Posts or columns beyond the property line will not be permitted.
9. **Temporary Signs.** Pursuant to 11.110.
10. **Illumination.** No sign shall be erected or maintained which, by use of lights or illumination creates an unduly distracting or hazardous condition to a motorist, pedestrian or to the general public.

- A. No exposed reflective type bulb, or incandescent lamp, which exceeds 25 watts, shall be exposed to direct view from a public street or highway, but may be used for indirect light illumination of the display surface of a sign.
 - B. When neon tubing is employed on the exterior or interior of a sign, the capacity of such tubing shall not exceed 300 milliamperes rating for any colored tubing.
 - C. When fluorescent tubes are used for the internal illumination of a sign, illumination shall not exceed illumination equivalent to 800 milliamperes rating tubing behind a plexiglass face spaced at least nine inches, center to center.
 - D. Signs on property abutting and facing residential zones shall not be illuminated by any means other than downcast, shielded lighting.
 - E. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.
 - F. No sign may be erected or maintained if it contains, includes, or is illuminated by any flashing intermittent revolving, rotating or moving light or lights or moves or has any animated or moving parts; however, this does not apply to a traffic control sign or portions thereof providing only public service information such as time, date, temperature, weather, or similar information.
11. **Prohibited Signs.** Pursuant to 11.120 and;
- A. Projecting signs.
 - B. Roof signs.
 - C. Marquee signs.
 - D. Awning/Canopy signs.
 - E. Daily Display signs.
12. **Permitted Materials.** Pursuant to 11.220.

11.200 Signs Permitted in the Downtown Overlay District (DOD). The Downtown Overlay District signage standards shall apply to all properties within the DOD boundaries. In that district, where a conflict exists between the DOD signage standards and other signage standards in this Code, the DOD signage standards shall be applied.

- 1. **Wall Signs.** Wall signs shall comply with the following standards.
 - A. One wall sign per business façade is allowed.
 - B. A combination of wall sign and one other sign type is allowed but sign area encompasses all signs on single facade (not including temporary banner or portable signs).
 - C. No wall sign shall extend above the roofline or the top of a parapet wall.
 - D. Mounted flush against the façade and not extending beyond the building face more than the depth of the sign being installed.
- 2. **Awning or Canopy Signs**
 - A. May not be located higher than first floor of a building or 15 feet above the sidewalk whichever is less.
 - B. Minimum clearance below an awning on which signage is hung or displayed is eight feet from the sidewalk or ground level to the lowest portion of the awning or suspended sign whichever is lowest.
 - C. One awning sign per frontage per occupancy is permitted.
 - D. Sign area is included in the total calculated sign area allowed per façade.
- 3. **Ground Mounted or Monument Signs**
 - A. Shall not exceed 20 square feet in area and not more than five feet high. A base not to exceed two feet in height is allowed. Sign calculation is only based on the sign area.

- B. Not within 10 feet of any other sign.
 - C. Outside of the clear vision area.
 - D. No more than one monument/ground mounted sign per street frontage.
 - E. One illuminated or cabinet sign is allowed subject to the following standards:
 - i. Shall include a dark background and light-colored text. White or light-colored backgrounds are prohibited.
 - ii. Only one ground mounted illuminated cabinet sign is allowed on a property.
4. **Banners, Permanent**
- A. Hung with permanent attachments.
 - B. Must have a matte finish.
 - C. Must be in a permanent frame.
5. **Projecting Signs**
- A. Affixed to the face of the building and project in a perpendicular manner.
 - B. Must project more than 12 inches from building face, but not beyond the outside edge of the sidewalk.
 - C. Area calculated in overall wall signage for façade.
 - D. Permanently attached at top with the bottom of the sign allowed to swing freely.
 - E. Must be at a minimum of eight feet above the sidewalk.
6. **Daily Display Signs**
- A. One allowed per 25 feet of street-facing frontage.
 - B. One allowed per business.
 - C. Sign dimension shall not exceed a maximum width of three feet and a maximum height, from ground level, of four feet, but in no case shall exceed nine square feet.
 - D. Set back behind the curb so as not to interfere with on-street parking, or a minimum of 10 feet from the edge of the nearest street travel lane where curbs are not in place.
 - E. Signs may be located either on private property or in the public right-of-way, shall comply with the Americans with Disabilities Act (ADA), and shall not interfere with pedestrian movement of wheelchair access to, through, and around the site. A minimum access width of five feet shall be maintained along all sidewalks and building entrances accessible to the public. Signs should be placed either next to the building / business or at the curbside by a street tree or other public amenity so as not to block on-street parking accessibility.
 - F. A City right-of-way permit must be obtained prior to approval of a sign permit. The applicant shall provide a map showing where the sign will be placed. The sign permit and City right-of-way permit shall be revocable.
 - G. Shall not be placed in the clear vision triangle.
 - H. The sign shall not be placed within three feet of public art.
 - I. Shall not encroach into required off-street parking areas, public roadways, or alleys.
 - J. Shall be utilized only during regular business hours and shall be removed during non-business hours.
 - K. Shall be adequately supported and shall have a weighted base capable of keeping the sign upright.
 - L. Materials shall be of a permanent nature and not be subject to fading or damage from weather. Paper or cloth is not permitted unless located within a glass or plastic enclosure. A wood base is recommended.
 - M. May not be illuminated, internally or otherwise.

- N. Sign shall appear professionally designed, manufactured, and be continuously maintained. All lettering shall be fixed. 40% of the sign may be chalk/white board.
 - O. A sign permit application for a Daily Display Sign to be located on public property and/or public right-of-way shall be accompanied by a certificate of insurance showing that the owner has Commercial General Liability coverage as defined in the application.
 - P. The sign owner shall assume all liability for incidents involving the sign by signing a document exempting the city from liability.
7. **Illumination.** No sign shall be erected or maintained which, by use of lights or illumination creates an unduly distracting or hazardous condition to a motorist, pedestrian or to the general public.
- A. No exposed reflective type bulb, or incandescent lamp, which exceeds 25 watts, shall be exposed to direct view from a public street or highway, but may be used for indirect light illumination of the display surface of a sign.
 - B. When neon tubing is employed on the exterior or interior of a sign, the capacity of such tubing shall not exceed 300 milliamperes rating for any colored tubing.
 - C. When fluorescent tubes are used for the internal illumination of a sign, illumination shall not exceed illumination equivalent to 800 milliamperes rating tubing behind a plexiglass face spaced at least nine inches, center to center.
 - D. Signs on property abutting and facing residential zones shall not be illuminated by any means other than downcast, shielded lighting.
 - E. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.
 - F. No sign may be erected or maintained if it contains, includes, or is illuminated by any flashing intermittent revolving, rotating or moving light or lights or moves or has any animated or moving parts; however, this does not apply to a traffic control sign or portions thereof providing only public service information such as time, date, temperature, weather, or similar information.
8. **Prohibited Signs.** Pursuant to 11.120 and;
- A. Pole or free-standing signs.
 - B. Particle Board signs.
 - C. Wall-mounted cabinet signs.
 - D. Any sign or combination of signs that blocks more than 10 percent of window panel whether inside or outside.
 - E. Roof signs.
 - F. Marquee signs.
 - G. Directional signs.
 - H. Billboards.
9. **Material.** Pursuant to 11.220. Signs shall be constructed of at least one or more of the following types of material. No other materials will be permitted.
- A. Copper, brass, textured aluminum, or other natural look finishes.
 - B. Wrought iron.
 - C. Decorative scrolling.
 - D. Natural wood.
 - E. Neon or LED tubing for lettering or graphics.
 - F. Plastic elements with applied techniques for natural look finishes.
 - G. Dimensional letters mounted onto façade with no frame (raceway mounting is required to match the building's color).
 - H. Masonry.

MAINTENANCE, CONSTRUCTION AND SAFETY STANDARDS

11.210 Maintenance. All signs together with all of their supports, braces, guys, and anchors shall be kept in good repair and be maintained in a safe condition. All signs and the site on which they are located shall be maintained in a neat, clean, and attractive condition.

11.220 Construction. All signs shall be designed and constructed in compliance with the Oregon Structural Specialty Code (OSSC).

PERMITTED MATERIALS

11.230 Permitted Materials. Materials for construction of signs and sign structures shall be of the quality and grade as specified in the Oregon Structural Specialty Code (OSSC).

INSPECTION AND ENFORCEMENT

11.240 Inspection. The Community Development Director, or designee, may inspect signs to determine conformance with these standards.

11.250 Enforcement. The Community Development Director, or designee, is hereby authorized and directed to enforce the provisions of these standards:

1. **Sign Enforcement:** The removal of any sign erected or maintained in violation of the provisions of these standards may be ordered. Except as provided in (2), (3), or (4), below, 30 days written notice shall be given to the owner of the sign or the owner of the building, structure, or premises upon which the sign is located to remove the sign or bring it in compliance with the provisions of these standards. If the owner of the sign, building, structure or premises fails to comply or remove the sign, the removal of such sign may be at the expense of the owner of the sign, building, structure or premises on which the sign is located and such costs and expenses including but not limited to the notifications, transportation, may be a lien against the land or premises on which the sign is located and may be collected or foreclosed in the same manner as liens are entered in the lien docket of the City.
2. **Temporary or Prohibited Signs:** The immediate removal of any temporary sign erected or maintained in violation of the provisions of the temporary sign standards may be ordered. A 48-hour notice, verbal or written, to the owner of the sign or the owner or representative of the building, structure, or premises upon which the sign is located to remove the sign or bring it in compliance with the provisions of these standards shall be given.
3. **Non-Conforming Signs:** The removal of non-conforming signs which have been non-conforming for seven years as described in Section 11.250 may be ordered. A 180-day written notice to the owner of the sign or the owner of the building, structure, or premises upon which the sign is located to remove the sign or bring it in compliance with the provision of these standards shall be given. If the owner of the sign, building, structure or premises fails to comply or remove the sign, the Community Development Director, or designee, may order the removal of such sign at the expense of the owner of the sign, building, structure or premises on which the sign is located and such costs and expenses including but not limited to the notifications, transportation, may be a lien against the land

or premises on which the sign is located and may be collected or foreclosed in the same manner as liens are entered in the lien docket of the City.

4. **Summary Emergency Enforcement:** If it is determined that the supports, braces, grip anchors, etc. are not kept in good repair or safe condition, and if the sign presents an immediate and serious danger to the public, the Community Development Director, or designee, without prior written notice, may order its immediate removal. In the event that the person responsible for such sign cannot be found, or such person fails to repair or remove it, the City may do so. The owner of the building, structure, or premises upon which the sign is located, is jointly and severally liable for the costs of its removal and/or repair.
5. **Sign Enforcement Appeal:** Any order for removal of signs or actual removal of a sign pursuant to the provisions of this section may be appealed to the Hearings Body by filing written notice of appeal within 15 days of the order.

NON-CONFORMING AND ABANDONED SIGNS

11.260 Non-Conforming Signs. Except as provided within Sections 11.260 and 11.300, permanent signs in existence on the effective date of these standards (Ordinance 2023-XX) which are not in conformance with the provisions of these standards shall be regarded as non-conforming signs and must be brought into compliance with these standards upon any modification to size and/or type.

11.270 Special Requirements for Non-Conforming Signs. A non-conforming sign which is structurally altered, relocated, or replaced shall immediately conform to the requirements of these standards except that:

1. A sign may be removed from its sign structure for the purpose of repair, maintenance, or a change of copy within the dimensions of the existing sign.
2. Signs may be structurally altered where such alteration is necessary for public safety.
3. Such signs may be reconstructed if they are moved for construction or repair of public works or public facilities and such reconstruction is completed within one year.
4. Such signs may be reconstructed if they are damaged by a natural hazard, provided such damage does not exceed 50 percent of the cost of reconstruction of the entire sign, and provided that such sign is reconstructed within 180 days of the date the sign is damaged.

11.280 Abandoned Signs. A sign shall be removed within 30 days by the owner or lessee of the premises upon which the sign is located when the advertised business is no longer conducted on the premises. A billboard allowed under these standards where a person has merely leased a contracted advertising space need not be removed in accordance with this section. Abandoned signs may be removed and costs may be collected as provided in Sections 11.230-11.240.

VARIANCES

11.290 Variance Application. An applicant for a sign permit or an applicant owning or leasing a sign that is not in conformance with the provisions of these standards, may seek a variance to the provisions of these standards pursuant to the Variances section of Article I of the Redmond Development Code.

11.300 Time Limit on a Permit for a Variance. Authorization of a variance shall be void if the work approved by such variance is not commenced within six months of the date of approval.

HISTORICAL SIGNS

11.310 Application. The Community Development Director, or designee, or an owner of a non-conforming sign in existence on the date of enactment of these standards (Ordinance 2023-XX) may apply for a determination that the sign qualifies as an historical sign under the provisions of these standards.

11.320 Site and Design Review. An application for an historical sign designation shall be reviewed by the Redmond Historic Landmarks Commission. The Commission may designate a sign as historical if it finds the following criteria have been met or can be met:

1. The sign is essentially as constructed, with sufficient original workmanship and material to serve as instruction in period fabrication.
2. Through public interest, sentiment, uniqueness or other factors, the sign has come to connote an historical period.
3. Due to removal of similar objects or the uniqueness of this sign, the sign is singularly appropriate to represent an historical theme or period.
4. The sign is associated with significant past trends in structure materials and design and in conformance with generally accepted principles of good design and architecture.
5. The sign was constructed early in the relative scale of local history and is one of a few of its age remaining in the City.

APPEALS

11.330 Appeals. Any decision of the Community Development Director, or designee may be appealed to the Hearings Body in accordance with the Redmond Development Code Section 8.1500-8.1560.

SPECIAL PROVISIONS

11.340 Fees. Fees for applications and permits shall be established in the City's Fee Schedule as amended.

11.350 Severability. If any part, section, subsections, sentence, or phrase of these standards is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of these standards.

11.360 Penalties. A violation of any provision of these standards shall be a Class A Civil Infraction and/or a Class A administrative infraction, with the exception of a violation to the temporary sign provisions (Section 11.110) which shall be a Class B Civil Infraction and/or Class B administrative infraction. Each day shall be a separate violation. Violations will be enforced through the procedures established in City Code, Section 2.750 et seq.



EXHIBIT B

PROPOSED TEXT AMENDMENTS TO THE REDMOND CITY CODE, CHAPTER 8 REDMOND DEVELOPMENT CODE (RDC)

DATE: Prepared for November 21, 2023, Work Session
HEARINGS BODY: Redmond City Council
REVIEWING STAFF: Megan Peninger, Associate Planner
Kyle Roberts, Planning Director
TOPIC: Mobile Food Units and Mobile Food Pods

I. Purpose

The purpose of the proposed amendments is to:

- 1) Distinguish between and establish different review processes for the four distinct types of mobile food situations/establishments.
- 2) Develop explicit and structured regulations governing the siting of Mobile Food Pods to standardize the appearance and infrastructure requirements and allow for the evaluation of compatibility with existing or adjacent development.

II. Proposed Amendment to RDC

Proposed text amendments are shown in ~~strike-through~~ and **in Red or Red Underline**.

ARTICLE I - ZONING STANDARDS INTRODUCTORY PROVISIONS

8.0020 Definitions. As used herein, the following words and phrases shall mean:

(***)

~~Food Cart.~~ **Mobile Food Unit.** A mobile vehicle, such as a food truck, trailer, or car, from which service or primarily food or beverages is provided to walk-up customers and does not include drive-thru service. ~~Food carts~~ **Mobile Food Units** shall be mobile at all times and must be on wheels that are functional and appropriate for the type of unit at all times.

~~Food Cart Pod.~~ **Mobile Food Pod.** A site containing more than one ~~food cart~~ **Mobile Food Unit** and associated amenities on private property.

Mobile Food Vendor. A Mobile Food Unit operating in a temporary manner in conjunction with a public or private event.

**ARTICLE I - ZONING STANDARDS
RESIDENTIAL USE ZONES**

(***)

8.0135 Table A, Residential Zones, Uses Permitted. The following uses are allowed outright or conditionally in each of the Residential zones as follows:

“O” means Permitted Outright

“C” means Permitted Conditionally

“N” means Not Allowed.

Non Residential Uses	R-1	R-2	R-3	R-4	R-5	Restrictions and Requirements
(***)						
Farm Use, Farming	O	O	O	O	O	
<u>Mobile Food Pod</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
<u>Mobile Food Unit</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
<u>Mobile Food Vendor on private property</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>Permitted through Business Licensing provisions in City Code, Section 7.005 et seq.</u> <u>Can only operate between 8 AM and 9 PM for no more than two consecutive days within a 90-day period and must be located on real property in association with a private event or celebration that is not</u>

						<u>open to the public.</u>
<u>Mobile Food Vendor on public property</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>Permitted through Special Events provisions in City Code, Section 7.350 et seq.</u>
(***)						

(***)

8.0137 Table for R-3A Zone, Uses Permitted. The following uses are allowed outright or conditionally in the Residential Zone R-3A as follows:

Non Residential Uses	R-3A	Restrictions and Requirements
(***)		
Restaurant	C	
<u>Mobile Food Pod</u>	<u>N</u>	
<u>Mobile Food Unit</u>	<u>N</u>	
<u>Mobile Food Vendor on private property</u>	<u>O</u>	<u>Permitted through Business Licensing provisions in City Code, Section 7.005 et seq.</u> <u>Can only operate between 8 AM and 9 PM for no more than two consecutive days within a 90-day period and must be located on real property in association with a private event or celebration that is not open to the public.</u>
<u>Mobile Food Vendor on public property</u>	<u>O</u>	<u>Permitted through Special Events provisions in City Code, Section 7.350 et seq.</u>
(***)		

(***)

ARTICLE I - ZONING STANDARDS
COMMERCIAL USE AND INDUSTRIAL USE ZONES

(***)

8.0190 Table C, Uses Permitted. The following Uses identified below are allowed outright or conditionally in each of the Commercial and Industrial zones. Outright or conditional uses in the M-1.5 zone may be permitted Conditionally in the M-1 or M-2 zones; this allowance does not apply for uses Not Allowed (“N”).

“O” means Permitted Outright

“C” means Permitted Conditionally

“N” means Not Allowed.

Eating and Drinking	C-1	C-2	C-3	C-4	C-4A	C-5	M-1	M-1.5	M-2	DOD	Restrictions and requirements
(***)											
Café, Restaurant, Espresso (drive-through)	O	O	O	O	O	O	O	O	O	O	Delis are listed under “retail uses.”
<u>Mobile Food Pod</u>	<u>O</u>	<u>O</u>	<u>N</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>Permitted through Site and Design Review.</u> <u>Not allowed on lots with dwelling unit(s).</u>
<u>Mobile Food Unit</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>Permitted through a Temporary Use Permit, Section 8.0380.</u> <u>Not allowed on lots with dwelling unit(s).</u>
<u>Mobile Food Vendor on private property</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>Permitted through Business Licensing provisions in City Code, Section 7.005 et seq.</u> <u>Can only operate between 8 AM and 9 PM for no more than two consecutive days within a 90-day period and must be located on real property in association with a private event or</u>

											<u>celebration that is not open to the public.</u>
<u>Mobile Food Vendor on public property</u>											<u>Permitted through Special Events provisions in City Code, Section 7.350 et seq.</u>
(***)											

(***)

ARTICLE I - ZONING STANDARDS OTHER ZONES

(***)

8.0220 Table E, Uses Permitted Uses. The following land uses are permitted outright or conditionally in each respective zone:

“O” means Permitted Outright

“C” means Permitted Conditionally

“N” means Not Allowed.

Non-Residential Uses:	FG	OSPR	PF	Park	Airport	Comment:
(***)						
<u>Mobile Food Pod</u>	<u>N</u>	<u>C</u>	<u>O</u>	<u>N</u>	<u>N</u>	<u>Permitted through Site and Design Review.</u>
<u>Mobile Food Unit</u>	<u>N</u>	<u>N</u>	<u>O</u>	<u>N</u>	<u>N</u>	<u>Permitted through a Temporary Use Permit, Section 8.0380.</u>
<u>Mobile Food Vendor on private property</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>Permitted through Business Licensing provisions in City Code, Section 7.005 et seq.</u> <u>Can only operate between 8 AM and 9 PM for no more than two consecutive days within a 90-day period and must be located on real property in association with a</u>

						<u>private event or celebration that is not open to the public.</u>
<u>Mobile Food Vendor on public property</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>O</u>	<u>Permitted through Special Events provisions in City Code, Section 7.350 et seq.</u>
(***)						

(***)

ARTICLE I - ZONING STANDARDS MIXED-USE ZONES

(***)

8.0260 Table G, Uses Permitted. The following land uses are permitted outright or conditionally in each respective Zone as follows:

“O” means Permitted Outright

“C” means Permitted Conditionally

“N” means Not Allowed.

Eating and Drinking:	MUN	MUE	Reference/Standards
(***)			
Café, sit-down restaurant, diner	O	O	
<u>Mobile Food Pod</u>	<u>N</u>	<u>N</u>	
<u>Mobile Food Unit</u>	<u>N</u>	<u>O</u>	<u>Permitted through a Temporary Use Permit, Section 8.0380.</u> <u>Not allowed on lots with dwelling unit(s).</u>
<u>Mobile Food Vendor on private property</u>	<u>O</u>	<u>O</u>	<u>Permitted through Business Licensing provisions in City Code, Section 7.005 et seq.</u> <u>Can only operate between 8 AM and 9 PM for no more than two consecutive days within a 90-day period and must be located on real property in association with a private event or celebration that is not open to the public.</u>
<u>Mobile Food Vendor on public property</u>	<u>O</u>	<u>O</u>	<u>Permitted through Special Events provisions in City Code, Section 7.350 et seq.</u>

(***)			
Eating and Drinking:	MULW	References/Standards	
(***)			
Café, sit-down restaurant, diner	O		
<u>Mobile Food Pod</u>	<u>N</u>		
<u>Mobile Food Unit</u>	<u>N</u>		
<u>Mobile Food Vendor on private property</u>	<u>O</u>	<u>Permitted through Business Licensing provisions in City Code, Section 7.005 et seq.</u> <u>Can only operate between 8 AM and 9 PM for no more than two consecutive days within a 90-day period and must be located on real property in association with a private event or celebration that is not open to the public.</u>	
<u>Mobile Food Vendor on public property</u>	<u>O</u>	<u>Permitted through Special Events provisions in City Code, Section 7.350 et seq.</u>	
(***)			

(***)

ARTICLE I - ZONING STANDARDS SUPPLEMENTARY PROVISIONS

(***)

8.0380 Temporary Use Permit (TUP)

(***)

4. **Approval.** Approval may be granted for structures or uses which are temporary or seasonal in nature, such as: temporary real estate offices, construction trailers and construction offices, and Mobile Food Units. ~~provided such~~ Temporary uses must also comply with other provisions of this Code, or other required City, County or State permits.

A. These provisions do not apply to:

1. A Mobile Food Unit placed within a Mobile Food Pod.
2. A Mobile Food Vendor on private or public property.

B. A Mobile Food Unit shall obtain a valid City business license and operational permit from Redmond Fire and Rescue.

(***)

ARTICLE I - ZONING STANDARDS OFF-STREET PARKING & LOADING REQUIREMENTS

(***)

8.0500 Off-Street Parking. Parking space requirements are based on the following standards according to the use (note: all required ~~handicapped~~ accessible parking is included in the calculation derived parking standards). Manufacturing, warehousing, and other industrial uses may base the number of required parking spaces on the number of employees. When the number of employees is specified, persons counted shall be those working on the premises, including proprietors, during the largest shift at peak season.

Land Use	Standard
Commercial/Industrial	
(***)	
Mixed Use (within MUN and MUE zone), structures containing more than one principal use	The first 1,000 square feet of total floor area is exempt from the parking standards in the MUN zone, not in the MUE zone. Two (2) spaces for the first 1,000 s.f. of net floor area or fraction thereof and 1 space for each 500 s.f. thereafter. Common parking may be provided in lieu of on-site parking subject to Section 8.0505 (12) Off-Street Parking and Loading Standards
<u>Mobile Food Unit</u>	<u>1 space. Downtown Overlay District is exempt.</u>
<u>Mobile Food Pod</u>	<u>1 space per Mobile Food Unit. Downtown Overlay District is exempt.</u>
(***)	

(***)

ARTICLE IV – SITE AND DESIGN REVIEW STANDARDS INTRODUCTORY PROVISIONS

(***)

8.3005 Applicability of Site and Design and Review. Unless exempted in Section 8.3010. Site and Design Review shall be required for any new development or use containing a structure, or multiple structures, and Mobile Food Pods. ~~unless exempted in Section 8.3010.~~

(***)

8.3035 Design Review Criteria. Prior to issuance of a building permit, the following applicable criteria shall be met.

(***)

6. Mobile Food Pods.

A. Applicability. Mobile Food Pod Site and Design review shall be required for any new Mobile Food Pod development. An alteration to a site of, or an addition of a Mobile Food Unit to an existing Mobile Food Pod, is subject to a Minor Alteration pursuant to Section 8.1400(2). These provisions do not apply to:

1. A Mobile Food Unit approved and permitted through a Temporary Use Permit, Section 8.0380.
2. A Mobile Food Vendor on private or public property.

B. General Requirements. The following provisions apply to all Mobile Food Units within a Mobile Food Pod. Mobile Food Units shall:

1. Obtain a valid City business license and operational permit from Redmond Fire and Rescue.
2. Sell primarily food and/or beverage items.
3. Be maintained in a neat and clean condition including but not limited to:
 - a. Regular maintenance and cleaning of the exterior of the Mobile Food Unit to avoid rust and peeling paint.
 - b. Repair of broken or sagging awnings, canopies, platforms, counters, benches, tables, seating, umbrellas, and other structures.
4. Not dump wastewater onto the ground, onto the streets, or into a storm drainage facility. All liquid waste from the waste tank or from cleaning activities such as cleaning the Mobile Food Unit, shall be captured, and properly disposed, except as approved by the City Engineer. Discharge or leakage draining into the stormwater system is prohibited.
5. Be placed on an impervious surface such as asphalt, concrete, pavers, or other surface as approved by the City Engineer. Spills shall be cleaned and disposed of properly.
6. Provide vehicular access pursuant to Section 8.2820, Access Management Standards, of this Chapter and per City of Redmond Public Works Standards and Specifications.
7. Provide permanent restrooms with hand-washing stations and located within 250 feet of the Mobile Food Pod. No portable bathrooms are allowed onsite.
8. Connect to a public water and sewer or other approved permanent source, as required in City Code, Chapter 4, and conforming to City of Redmond Public Standards and Specifications, unless exempted by the City Engineer.
9. Connect to a permanent power source:
 - a. Power connections may not be connected by overhead wires or extension cords to individual Mobile Food Units.

C. Design Standards. The following provisions apply to all Mobile Food Units within a Mobile Food Pod.

1. Mobile Food Units shall not be located in the right-of-way and are only permitted on the subject property. Equipment, customer queue, or any accompanying items shall not be located within the right-of-way, clear vision areas, or sight distance areas.
2. Mobile Food Units shall ingress and egress from an approved access point conforming to City of Redmond Standards and Specifications and must be kept clear and free from obstructions.
3. Mobile Food Units shall be a minimum of five feet from other Mobile Food Units and all structures.
4. Mobile Food Units shall have a minimum setback of 10 feet from all property lines or comply with the underlying zone setback, whichever is greater.
5. A Mobile Food Pod containing more than eight Mobile Food Units, at any time, shall have a designated loading area. The loading area shall be provided with paved access, driveways and surfacing in the same manner as for off-street parking, except that each space shall be 10 feet wide and 22 feet long with a height clearance of at least 14 feet. A sight-obscuring screen shall conceal the loading area from view from public streets.
6. Mechanical or power-generating equipment located outside the Mobile Food Unit shall be concealed with screening at a height equal to or exceeding that of the equipment.
7. Any proposed fencing shall not be constructed of chain link and shall comply with Section 8.0340.
8. A minimum of at least 300 square feet of open space per Mobile Food Unit shall be provided for queuing, eating, and communal space.
9. Each Mobile Food Unit shall have an assigned, securable, interior storage area that is a minimum of 20 square feet.
10. Trash receptacles for the disposal of solid waste shall be provided in convenient, secure, and concealed locations and be of such capacity so that there is no accumulation of uncovered trash at any time. Solid waste shall be removed from the property on a scheduled basis to prevent health hazard or nuisance.
11. Deviation from any of the above standards may be granted administratively by the Community Development Director, or designee, provided extenuating circumstances.

(***)

Analysis: Mobile Food Units (MFU), defined as a single unit on a site, and Mobile Food Pods (MFP), defined as more than one MFU on a site, are a relatively recent phenomenon and have increased in popularity. Redmond currently has four MFUs and seven MFPs, the vast majority

of which have been permitted within the past three years. As these types of uses have become more common, staff are seeing more varied MFU/MFP proposals. With the rise in interest and number of MFUs/MFPs, Planning and Engineering Division staff believe that creating siting and design regulations specific to MFUs and MFPs are needed as the current development code's siting and design criteria applicable to MFUs/MFPs are relatively lax and do not fully account for the impacts that these types of uses have. With these relatively new uses, staff have learned that better accounting for site impacts and elements such as parking, open space, storage, water and sewer connections, site access, to name a few, is crucial. Establishing regulations that explicitly address these will allow for the creation of more functional and safe mobile food sites that will benefit MFUs, onsite brick-and-mortar businesses, and neighboring businesses.

Staff recognizes that there are four distinct situations in which MFUs can operate, and as such, there's a need to establish discrete review processes for each of four situations. Furthermore, staff is also aware that a single MFU on a lot does not have the same impacts as an MFP development. The impacts of MFPs have on adjacent and nearby businesses, City infrastructure, traffic, and parking are considerably greater than that of a single MFU on a site as an accessory use to a brick-and-mortar business, or on a site alone. For these reasons, staff are proposing four types of mobile food situations and respective processes to review and permit them:

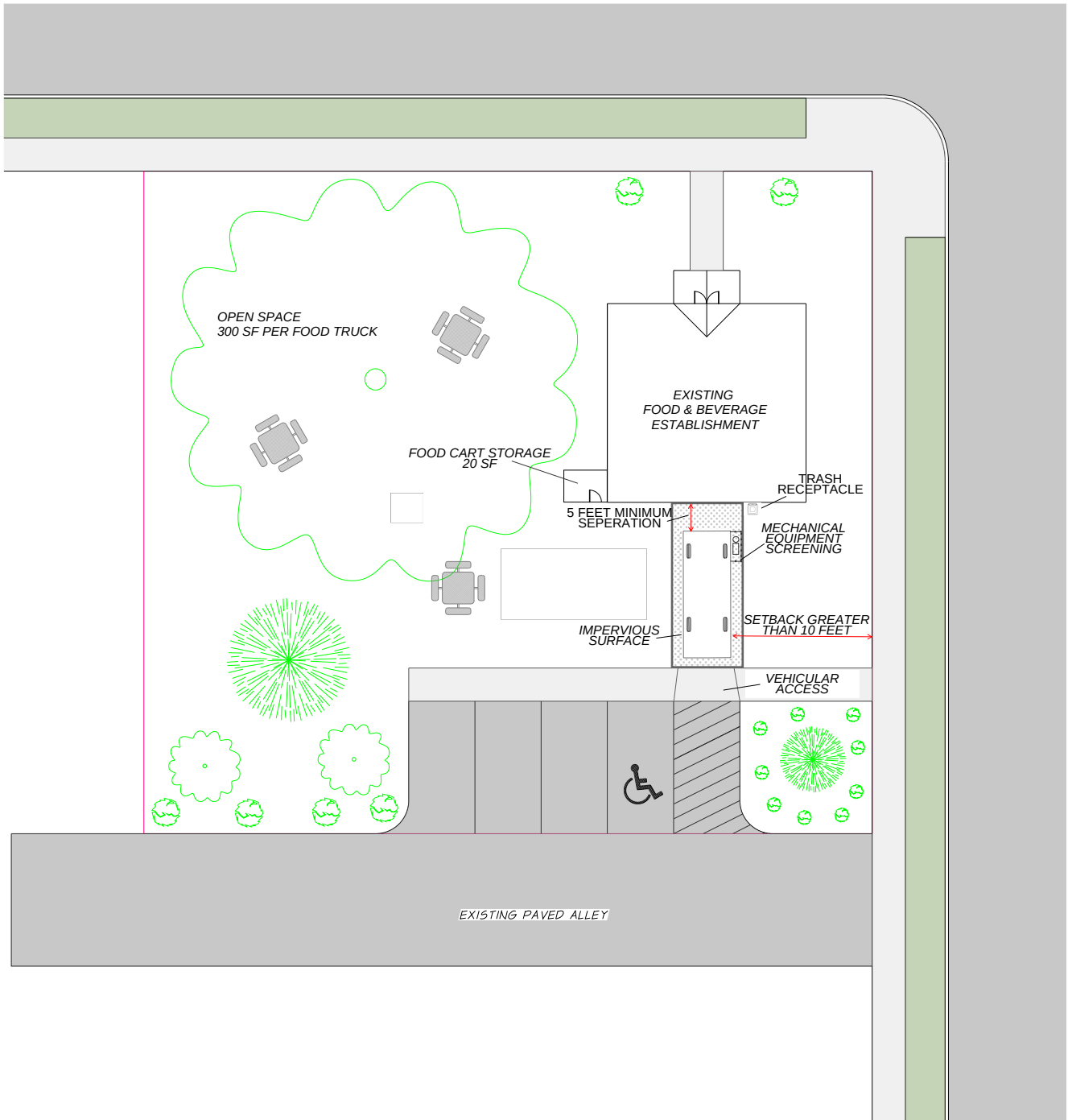
- A Mobile Food Vendor, which is an MFU that is serving as part of a temporary public event and is sited in a public park, on public right-of-way, or on public property will be permitted through a Public Assembly Permit.
- A Mobile Food Vendor, which is an MFU that can only operate between the hours of 8 AM and 9 PM for no more than two consecutive days within a 90-day period, located on real property in association with a private event or celebration that is not open to the public, will simply be permitted with a business license.
- An MFU that operates in a semi-permanent fashion will be permitted through a Temporary Use Permit (TUP) and must be renewed yearly. The TUP criteria allow for an evaluation of the site and proposal and issuance of a decision that is specific to the site.
- An MFP has a more substantial, and often permanent impact to the site and adjacent and nearby businesses, and therefore will require a more comprehensive review with review standards and conditions more akin to that of typical site development. As such, an MFP will be permitted through Site and Design Review. In the event that an alteration to a site of, or an addition of an MFU to an existing MFP is proposed, a Minor Alteration application will be required. This is consistent with how other uses are reviewed for site alterations.

Establishing review processes and criteria unique to each mobile food situation will provide for clear and equitable review and permitting standards. Ultimately, these proposed amendments will strengthen the development code, thereby ensuring that mobile food sites are developed in a more appropriate, functional, and safe manner.

III. Attachments

- Site plan depicting a Mobile Food Unit on site of an existing business
- Site plan depicting a Mobile Food Pod

MOBILE FOOD UNIT



MOBILE FOOD POD

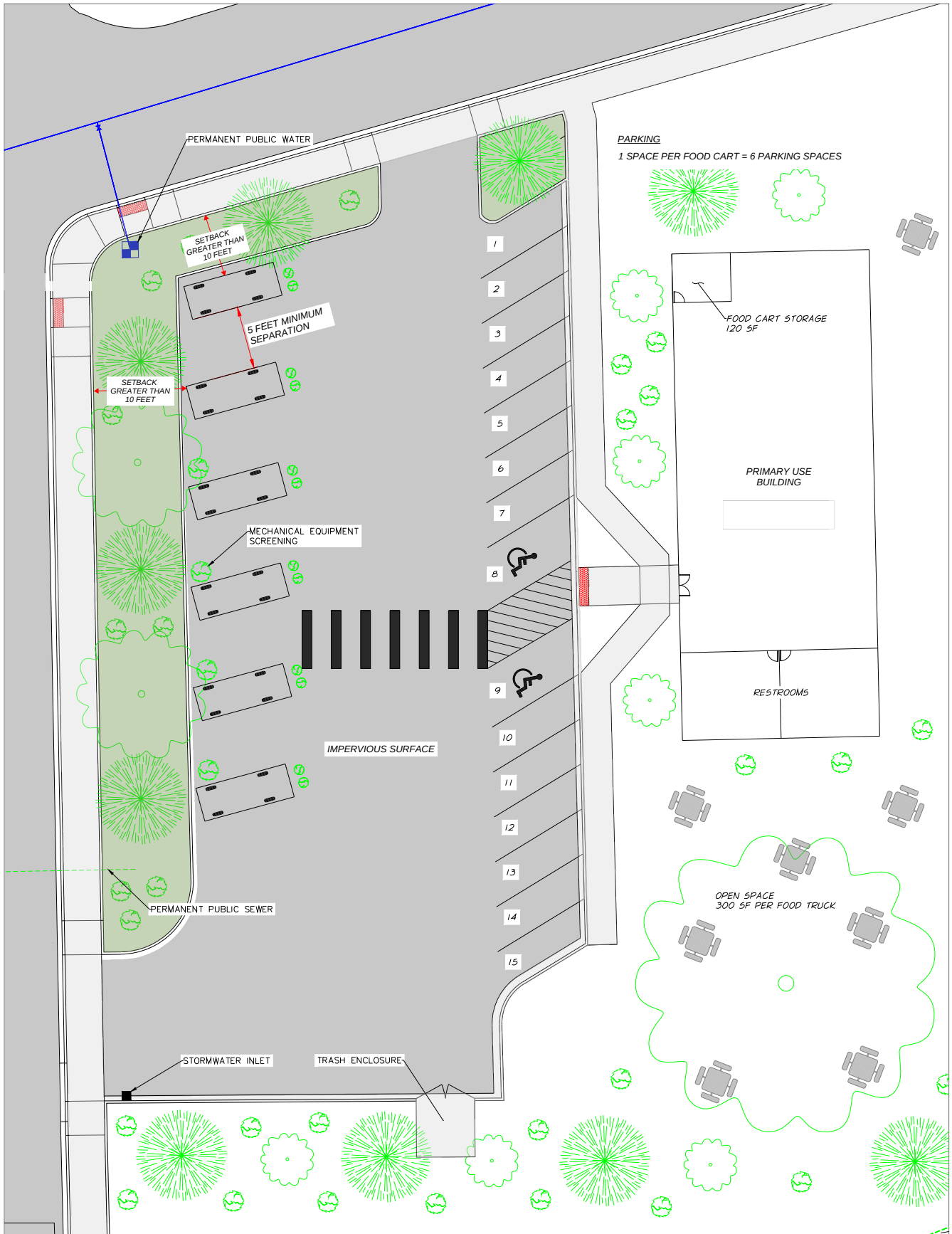




EXHIBIT C

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

DATE: Prepared for November 21, 2023, Work Session
HEARINGS BODY: Redmond City Council
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



Exhibit C

777 SW Deschutes Ave

SW DESCHUTES AVE

SW EVERGREEN AVE



**PROPOSED TEXT AMENDMENTS
TO THE REDMOND CITY CODE, CHAPTER 8
REDMOND DEVELOPMENT CODE (RDC)**

DATE: Prepared for November 21, 2023, City Council Work Session
HEARINGS BODY: Urban Area Planning Commission
Redmond City Council
REVIEWING STAFF: John Roberts, Deputy City Manager
Zac Bass, Airport Director
TOPIC: Airport Zoning

I. Purpose

- Implement recommendations from an audit conducted by Century West Engineering to analyze airport-related land use and zoning code issues.
- Better align aircraft rules and operations to successfully interact with the RDC.
- Comply with Oregon Department of Land Conservation and Development (“DLCD”) rules that requires a city or county with planning authority for one or more airports, or areas within safety zones or compatibility overlay zones, adopt comprehensive plan and land use regulations for airports consistent with the requirements of OAR 660-013 and ORS 836.600.
- Adopt an appropriate “base zone” code to implement the development of facilities depicted in the Airport Layout Plan (ALP).
- Rewrite (and rename consistent with zoning map designations) the existing “Airport Compatibility Zone” code to address existing deficiencies and more clearly identify intent, purpose, and permitted uses on the Airport.
- Adopt an appropriate Airport Control “overlay zone” code to promote aviation safety of persons and property on the ground and in the air by prohibiting structures, trees, and other objects of natural growth from penetrating airport imaginary surfaces customarily identified as FAR Part 77 Surfaces.

II. Proposed Amendments to RDC

Proposed text amendments are shown in ~~strike-through~~ and **in Red or Red Underline**.

ARTICLE I - ZONING STANDARDS

OTHER ZONES

(***)

Table E, Permitted Uses.....8.0220

Table F, Minimum Standards	8.0225
<u>Airport Control (AC) Overlay Zone</u>	<u>8.0230</u>
Airport <u>Zone / Airport</u> Compatibility Zone	8.0235

(***)

8.0065 Establishment of Zones and Districts. (Identifies allowable zones and definitions for them):

(***)

Airport Control (AC) Overlay Zone. In order to provide for the safety and use of land coincident with the Redmond Municipal Airport and prevent man-made or natural objects from encroaching into necessary aviation airspace, certain airport control zones are created which include all of the land lying within transitional surfaces, conical surface, instrument approach surface, non-instrument approach surfaces and horizontal surface. These zones are established as indicated on the current Redmond Airport Master Plan (Airport Layout Plan drawing set) for existing runways and future modifications thereto, Redmond Municipal Airport, or any other airport that may be constructed necessitating aviation controls which will affect land within the corporate limits of Redmond.

Airport Zone / Airport Compatibility Zone. To provide, encourage and support the continued operation and vitality of Redmond Municipal Airport by allowing certain airport related light industrial, manufacturing, commercial or recreational uses in accordance with state law (ORS 836.600 et seq.). ~~In order provide for the safety and use of land coincident with the airport and prevent man-made or natural objects from encroaching into necessary aviation airspace, certain airport control zones are created which include all of the land lying within transitional surfaces, conical surface, instrument approach surface, non-instrument approach surfaces and horizontal surface. These zones are established as indicated on the official zoning map for existing runways and future modifications thereto, Roberts Field, or any other airport that may be constructed necessitating aviation controls which will affect land within the corporate limits of Redmond.~~

(***)

OTHER ZONES

8.0200 Fairgrounds FG Zone.

8.0205 Park Reserve Open Space (OSPR) Zone.

8.0210 Public Facility PF Zone.

8.0215 Park Zone.

8.0220 Table E, Permitted Uses. The following land uses are permitted outright or conditionally in each respective zone:

"O" means Permitted Outright
 "C" means Permitted Conditionally
 "N" mean Not Allowed

LAND USE:	ZONE					Comment:
<i>Residential</i>	FG	OSPR	PF	Park	<u>Airport Zone / Airport</u> <u>Compatibility Zone</u>	

Homeless Shelter	O	O*	C	N	N	
Single Family Dwelling	O	C	N	N	N	In conjunction with a use permitted by this section, a caretaker residence or in OSPR with approved density transfer.
(***)						
Expo Center Arenas	O	N	N	N	N	
Plaza, Amphitheater for Outdoor Events	O	C	O	O	N	
Campground for use during Events	O	N	N	N	N	
Recreational and Sports Facilities	O	C	O	O	N <u>C*</u>	<i>In the Public Facility Zone, recreation facilities shall be in public ownership. *Applies to Airport Compatibility Zone.</i>
Museum, Theater, Community Center	O	C	O/C	C	O	In the Public Facility Zone, outright uses for public and non-profit agencies. Conditional use permits are required for commercial uses exceeding six (6) consecutive months or six (6) months within the same calendar year.
Commercial Use: Accessory to Permitted Use	O	O	O	O	O	In the Public Facility Zone, commercial uses are limited to no more than 50% of the total floor area, building footprint or lot area, whichever is most restrictive. Commercial use subject to a Temporary Use Permit.
RV Park	O	N	N	N	N <u>C*</u>	<i>*Applies to Airport Compatibility Zone.</i>
Airport						
Airfields					O	
General Aviation					O	
Passenger Terminal Complexes					O	
Air Cargo & Maintenance Facilities					O	
Support Facilities (Air life, Fire, etc.)						
Any use complimentary to aviation					O	
<u>Other Uses</u>					O	<i><u>Light industrial, manufacturing, or commercial uses consistent with applicable provisions of either the Redmond Airport Master Plan, Redmond Comprehensive Plan or if the uses do not create a safety hazard or otherwise limit approved airport uses as determined by the Airport Director.</u></i>

• Eastside OSPR location only (former Juniper Golf Course)

8.0225 Table F, Minimum Standards. The following minimum standards are required in each respective zone (all distances are measured in feet):

Minimum Setbacks/Yards Feet:	FG	OSPR	PF	Park	Airport Zone / Airport Compatibility
Front	10	10	10	10	10

(***)					
Minimum Lot Size/Other	B*	N/A*	N/A*	N/A*	N/A*
*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.					
^ Unless applicant provides written documentation from the Fire Department that the structure will not exceed the capability of available fire-fighting equipment. The maximum building height for all structures in the Airport Zone or Airport Compatibility Zone is 60 feet. If the structure is within 200 feet of the airfield security/perimeter fence, the maximum building height for all structures is 45 feet. No building permit will be issued in the Airport Zone or Airport Compatibility Zone until the FAA Form 7460-1 is received by the City of Redmond from the FAA. See the Airport Control Zone (RDC 8.0230) for additional building height restrictions.					
^ Except for annual fair, any activity of use anticipated to generate 500 or more pm peak traffic trips shall not be permitted unless approved by the City in conjunction with traffic impacts mitigation including but not limited to alternate transportation routes to serve the use, and/or provision of ODOT and City approved temporary traffic control.					
^ No use adjacent to or across the street from a residential zone shall exceed 75% of the lot area including buildings, storage, or facilities.					
^ The minimum side yard shall be 10 feet for 1 and 2 story buildings and 15 feet for 3 story buildings.					

8.0230 Special Use Zone - Airport Control (AC) Overlay Zone.

1. Purpose and Applicability. The purpose and applicability of the AC Zone is:
 - A. To provide for the safety and use of land coincident with the airport and prevent man-made or natural objects from encroaching into necessary aviation airspace, certain airport control zones are created which include all of the land lying within transitional surfaces, conical surface, instrument approach surface, non-instrument approach surfaces and horizontal surface.
 - B. These zones shall be established as indicated on the current Redmond Airport Layout Plan Drawing Set for existing runways and future modifications thereto, Redmond Municipal Airport, or any other airport that may be constructed necessitating aviation controls which will affect land within the corporate limits of Redmond.
2. AC Sub-Zone Classifications and Designation. In the AC Zone, the following zones are hereby created:
 - A. Conical zone AC/C.
 - B. Horizontal zone AC/H.
 - C. Precision instrument approach zone AC/P-1A.
 - D. Non-precision instrument approach zone AC/NO-1A.
 - E. Visual approach zone AC/VA.
 - F. Transition zone AC/T.
3. Sub-Zone Coverage. AC Sub-Zone coverage requirements shall be as follows:
 - A. Conical Zone (AC-C). That area below the conical surface which commences at the periphery of the horizontal surface and extends outward and upward at a slope of 20 to 1 for a horizontal distance of 4,000 feet.
 - B. Horizontal Zone (AC/H). That area below the horizontal surface, which surface is 150 feet above the established airport and connecting the adjacent arcs by lines tangent to those arcs. The radius of each arc is:
 1. 5,000 feet for all runways designated as utility or visual
 2. 10,000 feet for all other runways

* Should a 5,000 foot arc be encompassed by tangents connecting two adjacent 10,000 foot arcs, the 5,000 foot arc shall be disregarded in the construction of the perimeter of the horizontal surface.

- B. Precision Instrument Approach Zones (AC/P-IA). Those areas below the precision instrument approach surface; which surface begins at the end of the primary surface with a width of 1,000 feet and extends outward 10,000 feet at a slope of 50 to 1 with an additional 40,000 feet at a slope of 40 to 1 and expanding to a far end surface width of 16,000 feet.
 - C. Non-Precision Instrument Approach Surface (AC/NO-1A). Areas below the non-precision instrument approach surface, which surface begins at the end of the primary surface with a width of 500 feet and extends upward and outward 10,000 feet at a slope of 34 to 1 and expanding to a width of 4,000 feet with visibility minimum as low as three-fourths of a statute mile and to 2,000 feet for a utility runway with a non-precision instrument approach.
 - D. Visual Approach Zones (AC/VA). Those areas lying below the visual approach surface which surface begins at the end of the primary surface with a width of 250 feet for utility runways having only visual approaches; and a width of 500 feet for other than utility runways having only visual approaches and expanding to a width of 1,250 feet for a utility runway or 1,500 feet for other than utility runways.
 - E. Transition Zones (AC/T). Those areas below the transitional surfaces, which surfaces extend outward and upward at right angles to the runway centerline and the runway centerline extended at a slope of 7 to 1 from the sides of the primary surface for those portions of the precision approach surface which project through and beyond the limits of the conical surface, extend a distance of 5,000 feet measured horizontally from the edge of the approach surface and at right angles to the runway centerline.
4. Height Limitations.
- A. In AC Sub-zones, no structure or tree shall be erected, altered, allowed to grow not be maintained in any sub-zone to a height in excess of the height limit herein established for such sub-zones. Such height limitations are determined for the conical and horizontal zones from the airport elevation. The runway and elevations are the basis for the height limitations for the approach surfaces. The height limitations for the transitional zones are based on adjacent runway elevations and the peripheral elevations of the approach, horizontal, and conical surfaces.
 - B. Excepted height limitations, nothing in these standards shall be construed as prohibiting the growth, construction, or maintenance of any tree or structure to heights permitted under Sections 8.0100-8.0230; provided, that such tree or structure shall not exceed height limits provided in this section.
 - C. Where an area is covered by more than one height limitation, the more restrictive limitations shall prevail.
5. Use Restrictions. Notwithstanding any other provisions of these standards, no use may be made of land within any AC zone in such a manner as to create electrical interference with radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport or otherwise endanger the landing, taking off or maneuvering of aircraft.

6. Hazard Marking and Lighting. If necessary and advisable to effectuate the purpose of the AC Zone and be reasonable in the circumstances, the owner of any structure or tree which constitutes a hazard to aviation shall be required to permit the city, at its own expense to install, operate and maintain thereon such markers and lights as may be necessary to indicate to pilots the presence of an airport hazard.

8.0235 Airport Zone / Airport Compatibility Zone. In an Airport Zone or Airport Compatibility Zone, the following regulations shall apply:

1. **Purpose.** The purpose of the Airport Zone or Airport Compatibility Zone is: to implement the Redmond Airport Master Plan as noted on the Airport Layout Plan Drawing Set, as amended.
 - A. ~~To protect the airport from encroachment of incompatible, non-airport and non-aviation uses.~~
 - B. ~~Implement the Airport Master Plan, including limitations on air intrusion as noted on the Airport Control Map.~~
2. **Uses Permitted Outright.** In an Airport Zone or Airport Compatibility Zone, the following uses and accessory uses are permitted subject to the provisions of subsection (4) of this section:
 - A. ~~Airfields~~
 - B. ~~General Aviation Facilities~~
 - C. ~~Passenger Terminal Complexes~~
 - D. ~~Air Cargo/Airline Maintenance Facilities~~
 - E. ~~Support Facilities including Aircraft Rescue and Firefighting (ARFF) facilities.~~
 - F. ~~Any compatible use which compliments aviation uses.~~
 - A. Customary and usual aviation-related activities, including but not limited to takeoffs and landings; aircraft hangars and tie-downs; construction and maintenance of airport facilities; fixed based operator facilities; a residence for an airport caretaker or security officer; and other activities incidental to the normal operation of an airport. Except as provided in this ordinance, "customary and usual aviation-related activities" do not include residential, commercial, industrial, manufacturing and other uses.
 - B. Air passenger and air freight services and facilities, at levels consistent with the classification and needs identified in the Oregon Department of Aviation Airport System Plan.
 - C. Emergency medical flight services, including activities, aircraft, accessory structures, and other facilities necessary to support emergency transportation for medical purposes. Emergency medical flight services do not include hospitals, medical offices, medical labs, medical equipment sales, and other similar uses.
 - D. Law enforcement and firefighting activities, including aircraft and ground-based activities, facilities and accessory structures necessary to support federal, state or local law enforcement or land management agencies engaged in law enforcement or firefighting activities. Law enforcement and firefighting activities include transport of personnel, aerial observation, and transport of equipment, water, fire retardant and supplies.
 - E. Search and rescue operations, including aircraft and ground based activities that promote the orderly and efficient conduct of search or rescue related activities.
 - F. Flight instruction, including activities, facilities, and accessory structures located at airport sites that provide education and training directly related to aeronautical activities. Flight instruction includes ground training and aeronautic skills training,

but does not include schools for flight attendants, ticket agents or similar personnel.

- G. Aircraft service, maintenance and training, including activities, facilities and accessory structures provided to teach aircraft service and maintenance skills and to maintain, service, refuel or repair aircraft or aircraft components. "Aircraft service, maintenance and training" includes the construction and assembly of aircraft and aircraft components for personal use, but does not include activities, structures or facilities for the manufacturing of aircraft or aircraft- related products for sale to the public.
 - H. Aircraft rental, including activities, facilities and accessory structures that support the provision of aircraft for rent or lease to the public.
 - I. Aircraft sales and the sale of aeronautic equipment and supplies, including activities, facilities and accessory structures for the storage, display, demonstration and sales of aircraft and aeronautic equipment and supplies to the public but not including activities, facilities or structures for the manufacturing of aircraft or aircraft- related products for sale to the public.
 - J. Crop dusting activities, including activities, facilities and structures accessory to crop dusting operations. Crop dusting activities include, but are not limited to, aerial application of chemicals, seed, fertilizer, defoliant and other chemicals or products used in a commercial agricultural, forestry or rangeland management setting.
 - K. Agricultural and Forestry Activities, including activities, facilities and accessory structures that qualify as a "farm use" as defined in ORS 215.203 or "farming practice" as defined in ORS 30.930.
 - L. Light industrial, manufacturing, commercial or recreational uses consistent with applicable provisions of either the Redmond Airport Master Plan, Redmond Comprehensive Plan or if the uses do not create a safety hazard or otherwise limit approved airport uses as determined by the Airport Director.
- 3. **Limitations on Use.**
 - A. All uses must meet local, state, and federal environmental standards relating to noise, smoke, odor, water, sewage, air emissions, dust, and hazardous waste.
 - B. Materials shall be stored, and grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or otherwise create a health hazard.
 - C. All parking and loading demand created by any use permitted by this section shall be accommodated on the subject premises entirely off-street.
 - D. No use permitted by this section shall require the backing of traffic onto a public street or road right-of-way for access to any use on the premises thereof.
- 4. **Dimensional Standards.** In an Airport Zone or Airport Compatibility Zone, the following dimensional standards shall apply:
 - A. The minimum lot size shall be determined in accordance with the provisions of this section relative to setback requirements, off-street parking and loading, consistency and conformance with the Airport Layout Plan Drawing Set, as amended, and as deemed necessary by the Hearings Body to maintain air, water, and land resource quality and to protect adjoining and area land uses.
 - B. The minimum building setback between a structure and an arterial street shall be 50 feet unless a greater setback is required for compliance with the Comprehensive Plan policies or criteria, and 25 feet from a collector.
 - C. The right-of-way between the property line and the edge of the improved street shall be landscaped and maintained by the contiguous property owner in accordance with the provisions of the Site and Design Review Standards.
- 5. **Yards.** Except as provided by Sections 8.0550-8.0575, in an Airport Zone or Airport

Compatibility Zone, the minimum side yard shall be 10 feet from the foundation for one and two story buildings and 15 feet from the foundation for three story buildings; and front and rear yards shall be a minimum of 10 feet or as approved by the Hearings Body.

6. **Height of Buildings.** In an Airport Zone or Airport Compatibility Zone, all building shall meet the requirements set forth in the Airport Layout Plan Drawing Set, as amended. Control (AC) zone map.
7. **Off-Street Parking and Loading.** In an Airport Zone or Airport Compatibility Zone, off-street parking and loading shall be provided subject to the parking provision of 8.0500.

(***)

8.0405 Purpose and Applicability.

1. **Purpose.** The purpose of these standards is to provide reasonable and necessary regulations for the erection of wireless and broadcast communication facilities in order to:

(***)

- H. Protect the functions and safety of the Redmond Municipal Airport by adherence to Federal Aviation Regulations (FAR) Part 77, Oregon Aeronautics Division's Administrative Rule 738-70-010 through 738-70-260, "Physical Hazards to Air Navigation", and the Redmond Airport Master Plan.

(***)

8.0430 General Development Standards. All new wireless and broadcast communication facilities shall be found to comply with the following standards.

(***)

11. The project protects the functions and safety of the Redmond Municipal Airport by adherence to Federal Aviation Regulations (FAR) Part 77, Oregon Aeronautics Division's Administrative Rule 738-70-010 through 738-70-260, "Physical Hazards to Air Navigation," and the current Redmond Airport Master Plan.

(***)

8.0615 Standards Governing Conditional Uses. A conditional use shall comply with the standards and criteria of the zone in which it is located and with the standards and criteria set forth in this section and in sections 8.0600 and 8.0605.

1. **Airports, aircraft landing fields, aircraft charter, rental, service, and maintenance facilities not located in an Airport Zone / Airport Compatibility Control Zone:** The Hearings Body shall find that the locations and site design of the proposed facility will not be hazardous to the safety and general welfare of surrounding properties, nor that the location will unnecessarily restrict existing and future development of surrounding lands as designated by the Comprehensive Plan.

(***)

8.3035 Design Review Criteria. Prior to issuance of a building permit, the following applicable criteria shall be met.

(***)

5. Landscaping

- A. Trees and shrubs within a minimum 3-foot-wide landscape strip.
- B. **A parking or loading area.** A parking or loading area shall be separated from any lot line adjacent to a roadway by a landscaped strip at least 10 feet in width, and any lot line by a landscaped strip at least 5 feet in width. Within the C-2, C-4, MUN, MUE, or Airport Zone / Airport Compatibility zZone, street trees or other landscaping located within the public right-of-way may be provided and considered as landscaping on site. The City may make an exception of the five (5) foot landscaping strip requirements if the following criteria apply:
 - 1. The properties are adjacent to one another; and,
 - 2. The parking and back up areas are adjacent to a common lot line. If an exception is granted, an easement shall be recorded on the deed. If at any time the parking area is no longer shared, the parking area shall conform to the five (5) foot landscape strip requirements.
 - 3. The landscaping is inconsistent with the current Redmond Airport Master Plan.

III. Analysis

DLCD Rule 660-013 requires that a city or county with planning authority for one or more airports, or areas within safety zones or compatibility overlay zones, shall adopt comprehensive plan and land use regulations for airports consistent with the requirements of Rule 660-013 and ORS 836.600. This is accomplished by adopting an Airport Master Plan/ALP and two separate zoning codes:

Base Zone - The first code to be adopted is the “base zone” which implements the development of facilities depicted on the ALP such as runways, taxiways, terminal buildings, hangars, and compatible non-aeronautical development such as parking facilities or related commercial development.

Overlay Zone - The second code to be adopted is an “overlay zone” which is designed to promote aviation safety of person and property on the ground and in the air by prohibiting structures, trees, and other objects of natural growth from penetrating airport imaginary surfaces customarily identified as FAR Part 77 Surfaces in the Airport Layout Plan (ALP) drawing set.

An audit and summary of the RDC specific to Redmond Airport identified several issues that need to be addressed. The “base zone” and “overlay zone” were both deleted and replaced with the Airport Compatibility Zone. The removal/replacement of both the “overlay zone” and “base zone” from the RDC have resulted in the city to be out of compliance with land use laws. A summary of the issues related to the “base zone” and “overlay zone” and potential recommendations to address any deficiencies are provided below.

Base Zone

Currently, no “base zone” for Redmond Municipal Airport exists. The removal of the “base zone” section of the RDC occurred in or around 2004. The section of the code removed was identified

as “Section 8.0245 – Airport Zone.”

The removal of the “Airport Zone” section of the RDC was not replaced with an updated “base zone” code language necessary to implement the development identified in the Airport Master Plan/Airport Layout Plan drawing set. On the official City of Redmond zoning map, an “Airport Zone” is depicted but no code language to support development of the airfield facilities currently exists.

Base Zone Recommendations

The current official zoning map depicts two airport base zones on Airport property. The “Airport Zone” in light grey and the “Airport Compatibility Zone” in dark grey. It appears that the “Airport Compatibility Zone” is codified like the previously removed “Airport Zone” or “base zone” intended to regulate development of facilities such as runway, taxiway, hangars, etc. on airport property. Recommended changes include:

1. Consolidate the existing “Airport Compatibility Zone” and “Airport Zone” in Table 8.0220.
2. Adopt an appropriate “base zone” code to implement the development of facilities depicted in the ALP. Specifically, rewrite the existing “Airport Compatibility Zone” code provision to address existing deficiencies and more clearly identify intent, purpose, and permitted uses on the Airport.

Overlay Zone

The necessary “overlay zone” previously identified as “8.0230 Special Use Zone - Airport Control AC Zone” was deleted by Ordinance No. 2020-15 passed November 10, 2020. There are several remaining references to the non-existent “Airport Control Zone” in the existing RDC that could technically be unenforceable without the inclusion of the applicable language previously included in Section 8.0230.

The attached graphic depicts the applicable FAR Part 77 Surfaces within the that should be codified.

Overlay Zone Recommendations

1. Adopt an appropriate “overlay zone” code to promote aviation safety of person and property on the ground and in the air by prohibiting structures, trees, and other objects of natural growth from penetrating airport imaginary surfaces customarily identified as FAR Part 77 Surfaces.
2. Analyze and rewrite the previously removed “Section 8.0230 - Special Use Zone - Airport Control AC Zone.”

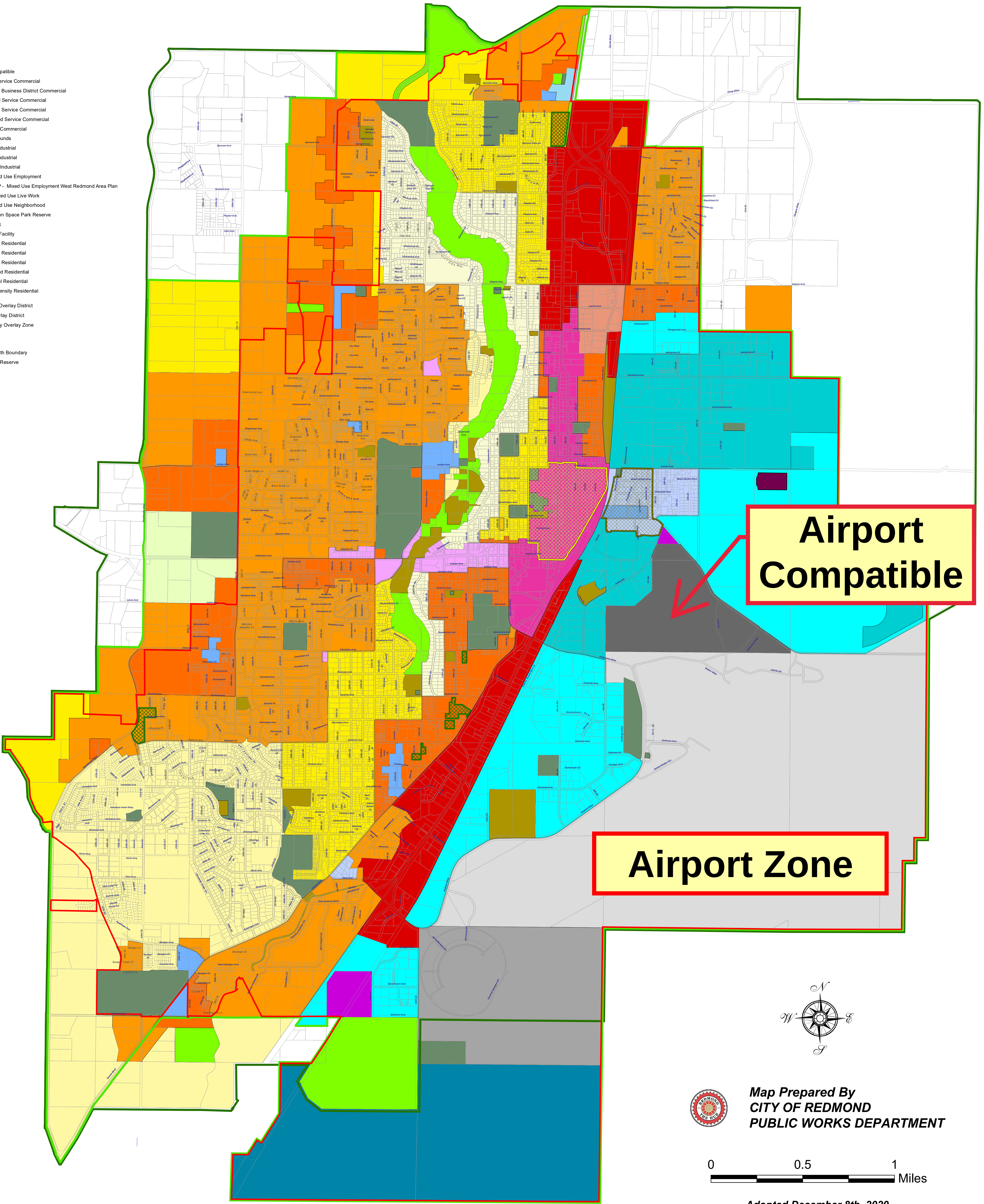
IV. Attachments

- 2040 Greater Redmond Area Comprehensive Plan Zone Map (Airport Zones identified)
- Map (Figure 3): Roberts Field, Redmond Municipal Airport Part 77 Surfaces

2040 Greater Redmond Area Comprehensive Plan and Zone Map

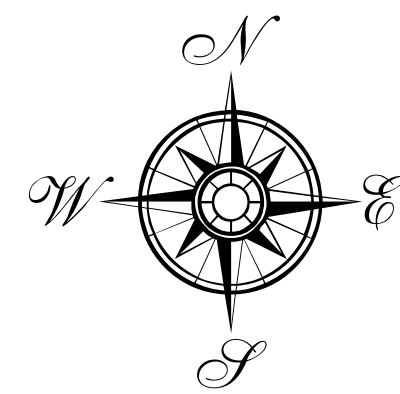
Legend

- 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



**Airport
Compatible**

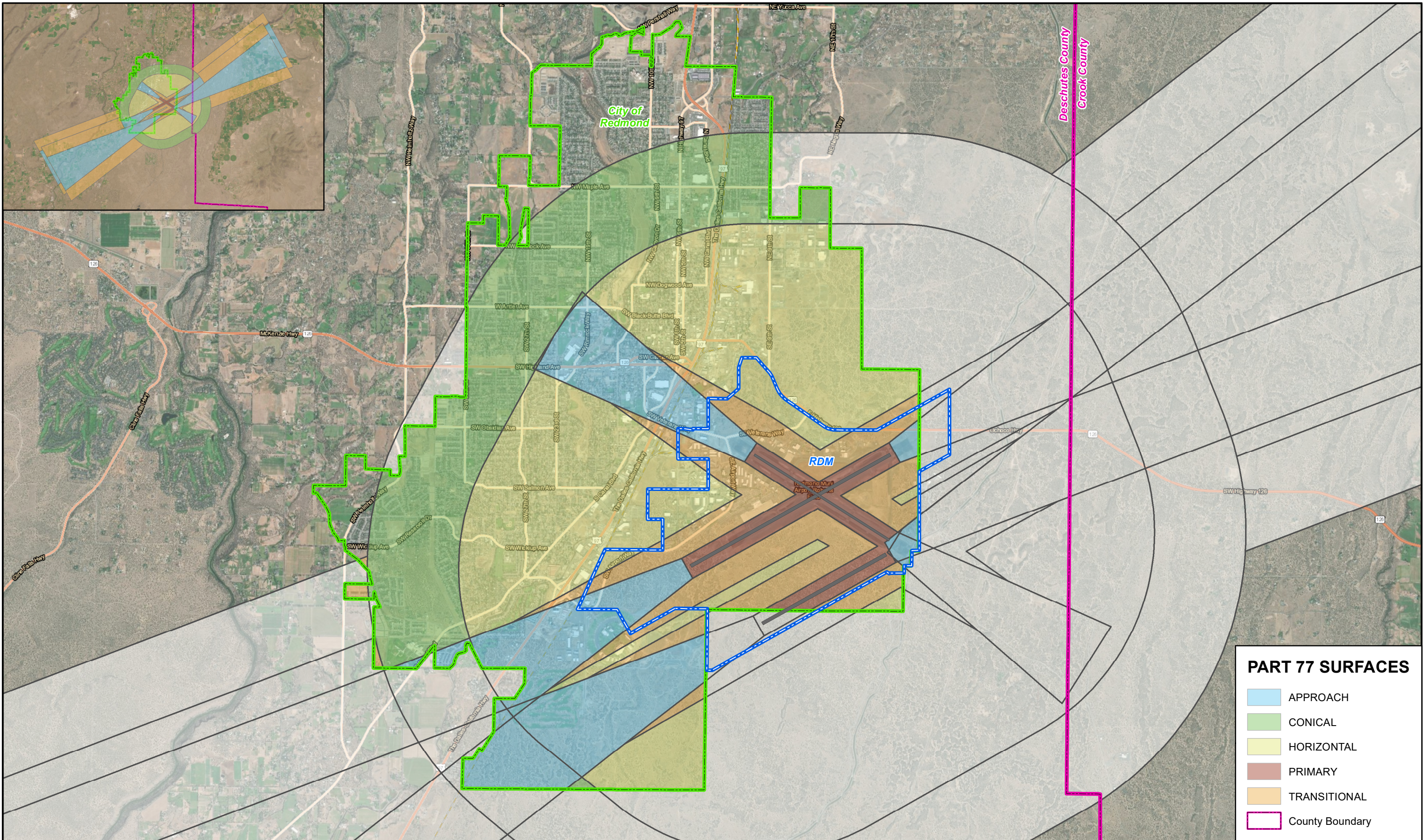
Airport Zone



Map Prepared By
CITY OF REDMOND
PUBLIC WORKS DEPARTMENT

0 0.5 1
Miles

Adopted December 8th, 2020



PART 77 SURFACES

- APPROACH
- CONICAL
- HORIZONTAL
- PRIMARY
- TRANSITIONAL
- County Boundary

Figure 3

0

2,000

4,000

Feet

Roberts Field, Redmond Municipal Airport

Part 77 Surfaces



EXHIBIT E

PROPOSED TEXT & MAP AMENDMENT TO THE REDMOND CITY CODE, CHAPTER 8 REDMOND DEVELOPMENT CODE (RDC)

DATE: Prepared for November 21, 2023, Work Session
HEARINGS BODY: Redmond City Council
REVIEWING STAFF: Kyle Roberts, Planning Director
TOPIC: Evaluation of Higher Density Overlay Zone

I. Purpose

- Correct the name of the overlay zone in the Table of Contents.
- Evaluate all properties overlaid with the Higher Density Overlay Zone.

II. Proposed Amendment to RDC

Proposed text amendments are shown in ~~strike-through~~ and **in Red or Red Underline**.

Table of Contents

(***)

RESIDENTIAL USE ZONES

SECTION

Limited Residential R-1 Zone	8.0100
Limited Residential R-2 Zone	8.0105
Limited Residential R-3 Zone	8.0110
Limited Residential R-3A Zone	8.0111
General Residential R-4 Zone	8.0115
High Density Residential R-5 Zone	8.0120
Higher Density Residential <u>Overlay</u> Zone	8.0121

(***)

ARTICLE I – ZONING STANDARDS INTRODUCTORY PROVISIONS

(***)

Higher Density Overlay Zone. Various areas within the city that permit density up to 30 units per net acre. The underlying base zone controls the land uses.

(***)

Analysis: The Higher Density Overlay Zone is an overlay that was established and applied to nine properties dispersed throughout Redmond in 2017 via Ordinance 2017-12. An overlay zone applies a unique set of standards to a specified area and is placed over an existing base zone. Specifically, the subject nine properties, which are zoned either medium-high (R-4) or high density residential (R-5), are overlaid with the Higher Density Overlay that permits a density greater than what the base zone (i.e., R-4 or R-5) allows.

The allowance of greater density that the overlay affords only applies to multi-family complex development (≥5 dwelling units on one lot). For example, the maximum density in the R-4 and R-5 zones are 14.5 and 17.4 dwelling units/net acre, respectively. With the overlay, the maximum density allowance increases to 30 dwelling units/net acre.

According to the Ordinance 2017-12 staff report findings, the creation and application of the Higher Density Overlay Zone was, generally, intended to gradually increase density throughout the city; increase the development of affordable housing (or housing priced to be affordable), particularly multi-family housing; and provide for a diversity of housing types and densities in a variety of locations. Now, nearly six years after the overlay was created, staff has evaluated its present day use and relevance.

Since the overlay was created, the development code has undergone two major amendments that have directly addressed two major goals cited in the justification for creating the overlay. The major code amendments in 2020 and 2022 have expanded the housing types allowed and increased densities in all residential zones. Specifically, in 2020 (Ordinance 2020-15) outright permitted plexes (duplex, triplex, quadplex), townhomes, and cottage clusters in all residential zones. Also, as a result of House Bill 2001, in 2022 (Ordinance 2022-04) the development code was amended to no longer limit maximum density for all plex and cottage cluster developments in all residential zones. The result of these amendments is a likely increase in density throughout the city as well as a diversification of housing types and densities throughout the city. Therefore, the primary relevance of the overlay today is simply the allowance of an increased maximum density limit for development of multi-family complexes on the subject properties with the overlay.

The table below presents the current status of the subject properties with the overlay.

<u>Property</u>	<u>Area</u>	<u>Development</u>	<u>Density: Units/Acre</u>	<u>Zone</u>	<u>Used overlay?</u>
2052 SW Helmholtz Way	7.52 acres	Vacant (proposed development)*	5.8	R-4	No
1511 SW 15 th St.	0.92 acre	Existing boarded up SFD (built in 1934)	-	R-5	-
3030 & 3055 NW 7 th St.	3.40 acres	84-unit multi-family complex (built in 2022)	24.7	C-1**	Yes
2975 & 2980 NW 7 th St.	5.35 acres	108-room assisted living facility (built in 2020)***	N/A	C-1**	N/A

2445 SW Canal Blvd.	3.43 acres	60-unit multi-family complex (land use approval in 2023)	17.4	R-5	No
1610 SW Reindeer Ave.	1.38 acre	38-unit multi-family complex (built in 2020)	27.5	R-5	Yes
1601 SW Reindeer Ave.	2.57 acres	50-unit senior housing complex (built in 1994)***	N/A	R-5	N/A
1575 SW Reindeer Ave.	1.53 acre	29-unit multi-family complex (built in 2019)	19.0	R-5	Yes
1624 SW Quartz Ave.	0.82 acre	13-unit multi-family complex (5 units built in 2015, 8 units built in 2019)	15.9	R-5	No

*In October, the City received application for a proposed 33-lot single-family subdivision.

**Residential uses permitted in C-1 are subject to density standards for the R-5 zone.

***Exempt from residential density standards.

Seven of the nine properties are developed. Two of the seven developed properties include projects not subject to residential density standards, and of the remaining five properties, three utilized the overlay's increased density allowance. The two undeveloped properties include a 7 ½ acre property in southwest Redmond, adjacent to SW Helmholtz Way, and an acre property in central Redmond at the corner of SW 15th Street and SW Obsidian Avenue. Although, just last month, the City received an application for a proposed 33-lot single-family subdivision on the 7 ½ acre property adjacent to SW Helmholtz Way. The proposal is not utilizing the overlay's increased density allowance.

In spite of the proposed development, the potential incompatibility of the overlay on the 7 ½ acre Helmholtz property became apparent as a result of a previous development proposed in 2021 (applicant withdrew proposal in early 2023). Although the current Redmond Comprehensive Plan Policy 10-2-3 states "Allow and encourage development of higher density multifamily housing in High Density overlay zone," it is questionable why the overlay was applied to the Helmholtz property after researching the records.

According to the Ordinance 2017-12 staff report findings, the property owner had indicated an interest in higher density along SW Helmholtz Way, the westside's primary transportation arterial and that the area would benefit from a wider choice of housing types. Furthermore, the findings state that the proposed properties for the overlay are located along busy streets suitable for future fixed-route transit, and are close to existing or planned community services, which are needed to support higher density development. Lastly, cited are policies from the then current Comprehensive Plan including "Affordable housing should be permitted closer to schools, services, parks, shopping, employment centers or transit facilities" and "Housing of medium to high density should be encouraged and promoted close to and within the Central Business District and Neighborhood Commercial Centers."

It appears that the Helmholtz property is an outlier of the nine properties assigned the overlay. The property is the only one that doesn't have a base zone of R-5 (high density residential), and located directly south of the property is R-2 (limited, low density residential) zoned properties. Additionally, the property is located on the western edge of the city and is not located near

existing or planned community services or transit facilities. Although adjacent to SW Helmholtz Way, no Cascade East Transit stops or facilities are planned for the area.

Staff presented the following three options to the Planning Commission at the June 21st work session:

- 1) Do nothing (retain the higher density overlay on all subject properties)
- 2) Remove the higher density overlay from all subject properties
- 3) Remove higher density overlay from select properties

If the City were to do nothing, there will continue to be the opportunity to develop multi-family complexes at higher densities for the two undeveloped properties. The acre property at 1511 SW Obsidian Avenue is a suitable location for this type of development as it is zoned R-5 and is located near other high-density residential developments, a school, and other services and amenities. However, given the relatively small size of the lot, it's unlikely a large number of units could be placed on the site when factoring in open space and parking requirements. The Helmholtz property, as previously discussed, is not an ideal location for a relatively high-density development. And again, there is now an active land use application under review for the property.

If the City were to remove the higher density overlay from all or select subject properties, it would be analogous to changing the properties' zone designation. Therefore, the City is required to provide individual notice to the subject property owners and has done so.

The Planning Commission suggested that staff take a closer look and individually evaluate each property, specifically, the two undeveloped properties to ascertain whether there would be value in retaining the overlay for just these two properties.

Staff continued to evaluate the overlays after the Planning Commission work session and recommends removing the higher density overlay from all subject properties. The purpose and use of the overlay has diminished given the recent housing-related development code amendments, as mentioned earlier, and seven of the nine subject properties have been developed. Moreover, staff believes the overlay is not suitable for the Helmholtz property and may no longer be relevant as there is an active land use application under review for the property for which the proposal is not utilizing the overlay's high density allowance.

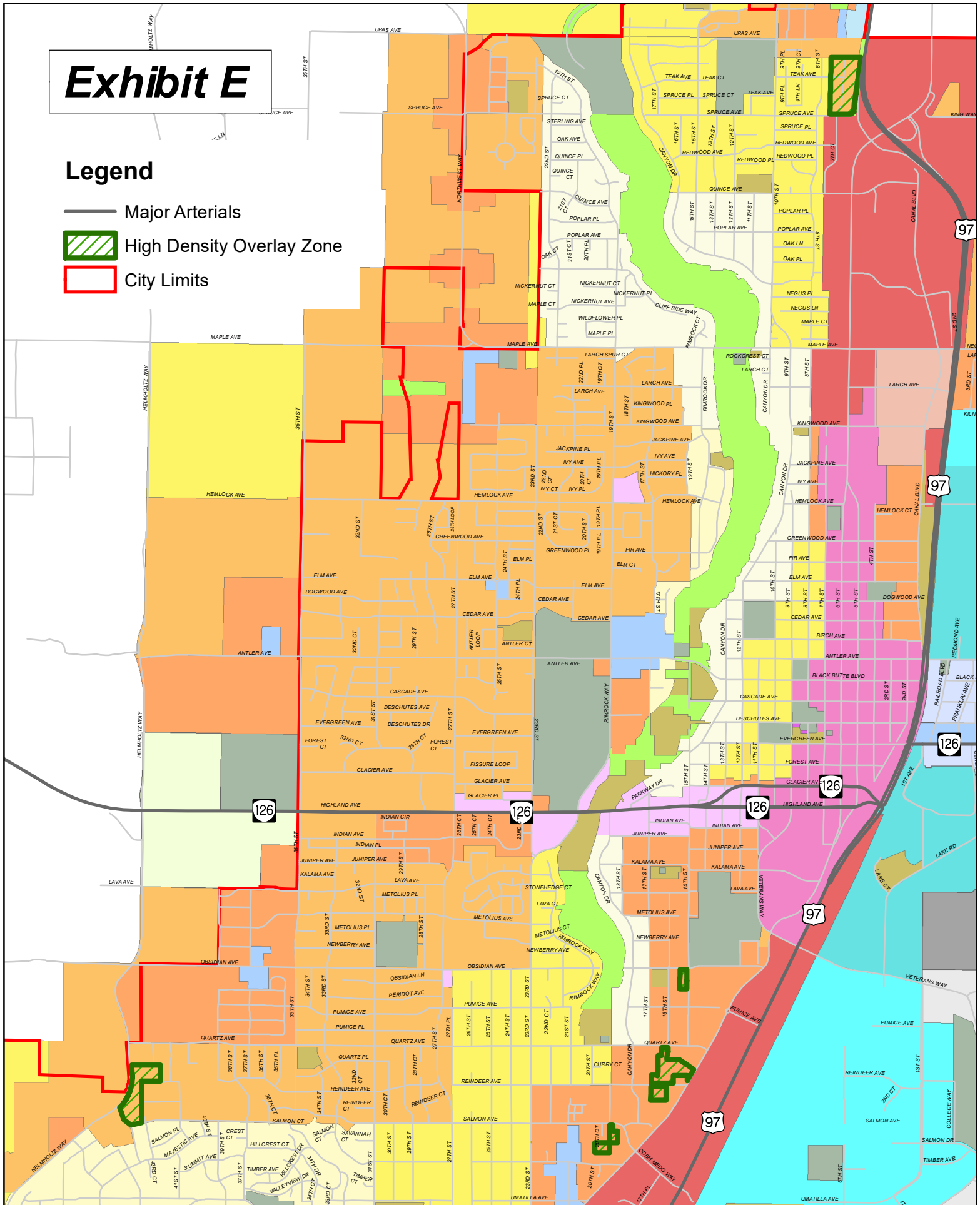
III. Attachments

- 2040 Greater Redmond Area Comprehensive Plan and Zone Map with overlay properties identified.

Exhibit E

Legend

-  Major Arterials
-  High Density Overlay Zone
-  City Limits



PROPOSED REMOVAL OF HIGH DENSITY OVERLAY

CITY OF REDMOND GIS DEPARTMENT 243 E. ANTLER AVENUE REDMOND OREGON 97756 PH. 541.504.2014

REVIEWED BY KR	SCALE 1" = 3000'
DESIGNED BY MJC	FIRST DRAFT DATE NOVEMBER 13, 2023

EXHIBIT
G



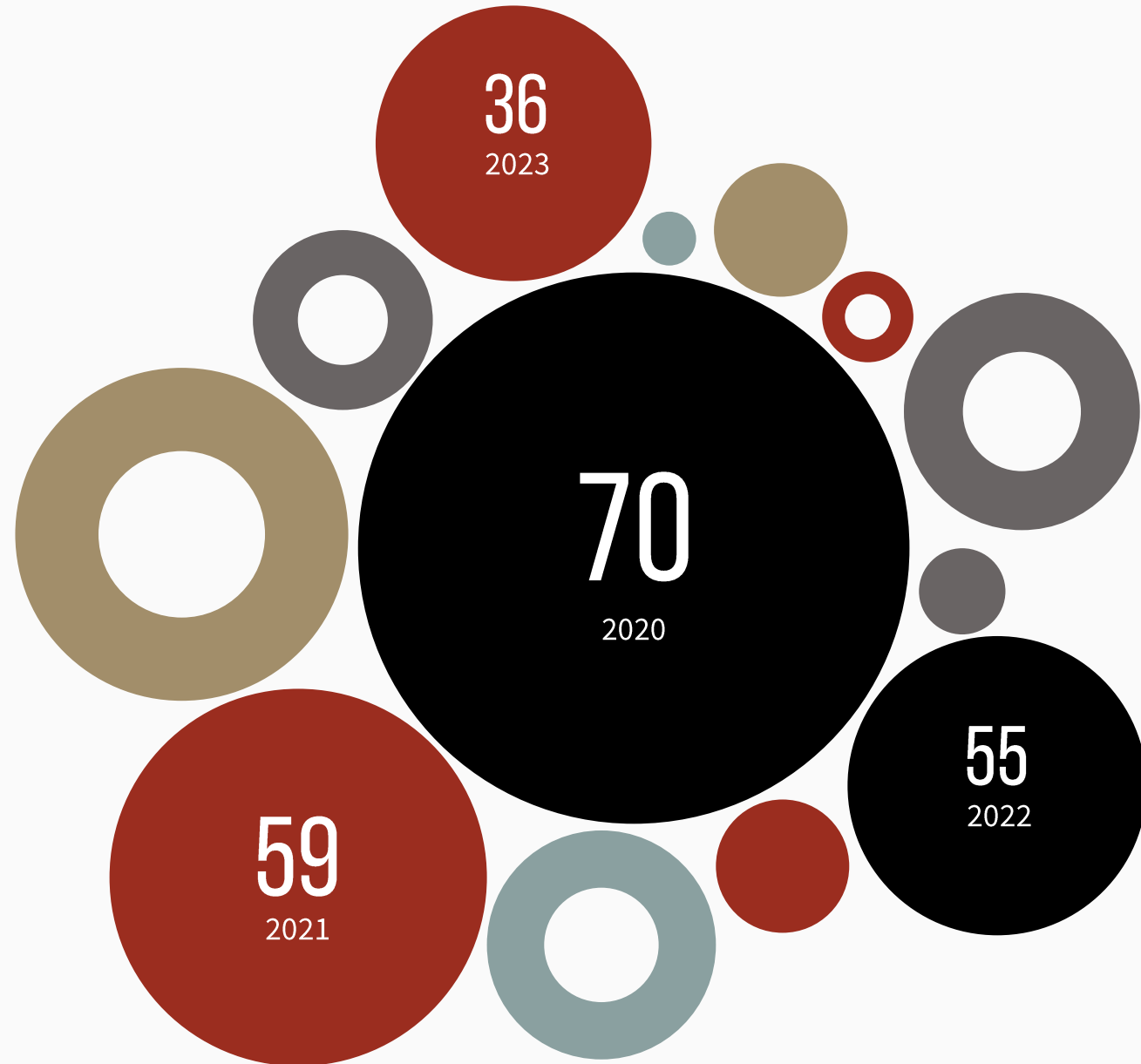
REDMOND DEVELOPMENT CODE SIGN CODE UPDATES

REDMOND CITY COUNCIL WORKSESSION

NOVEMBER 21, 2023

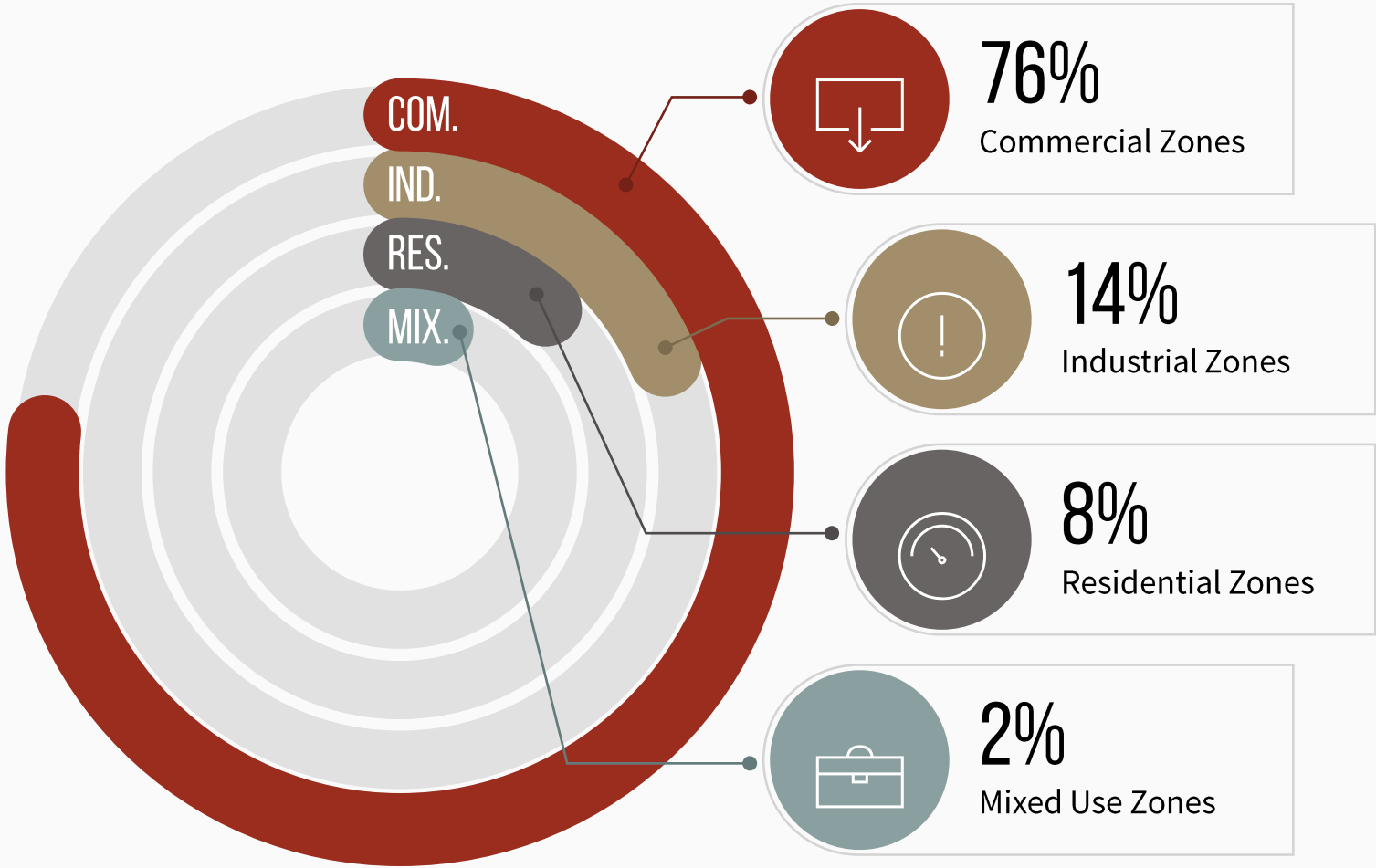


SIGN PERMITS ACROSS THE YEARS 2020-2023



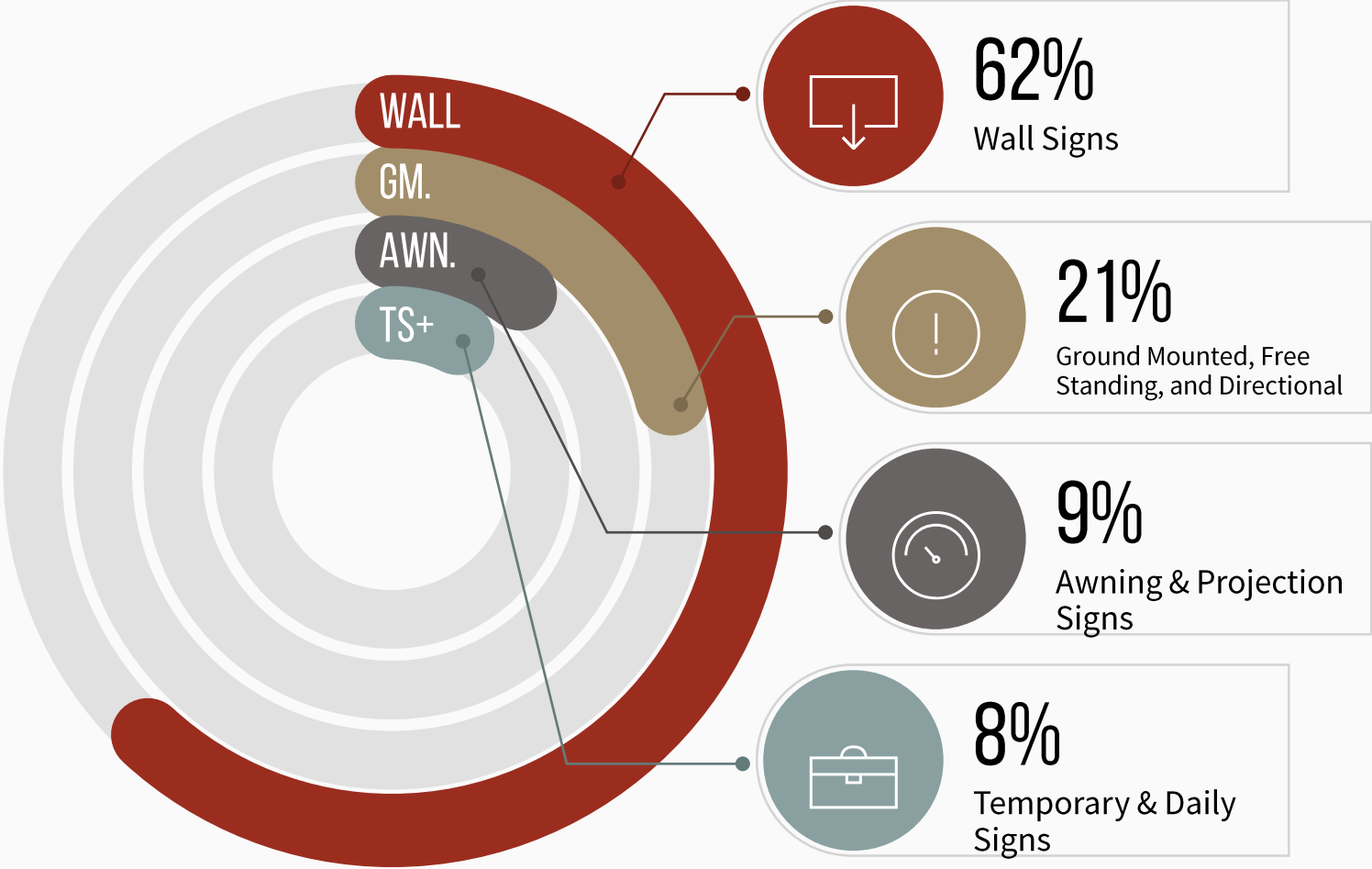


SIGNS BY ZONE: 2022





SIGNS BY TYPE: 2022





CODE UPDATE OBJECTIVES

01 **UPDATE**

02 **REORGANIZE**

03 **REFINE**



THE PROCESS

SLIDE / 6

RESEARCH

- Other jurisdictions
- LOC Guide to Drafting Sign Code
- Legal cases

STAKEHOLDERS

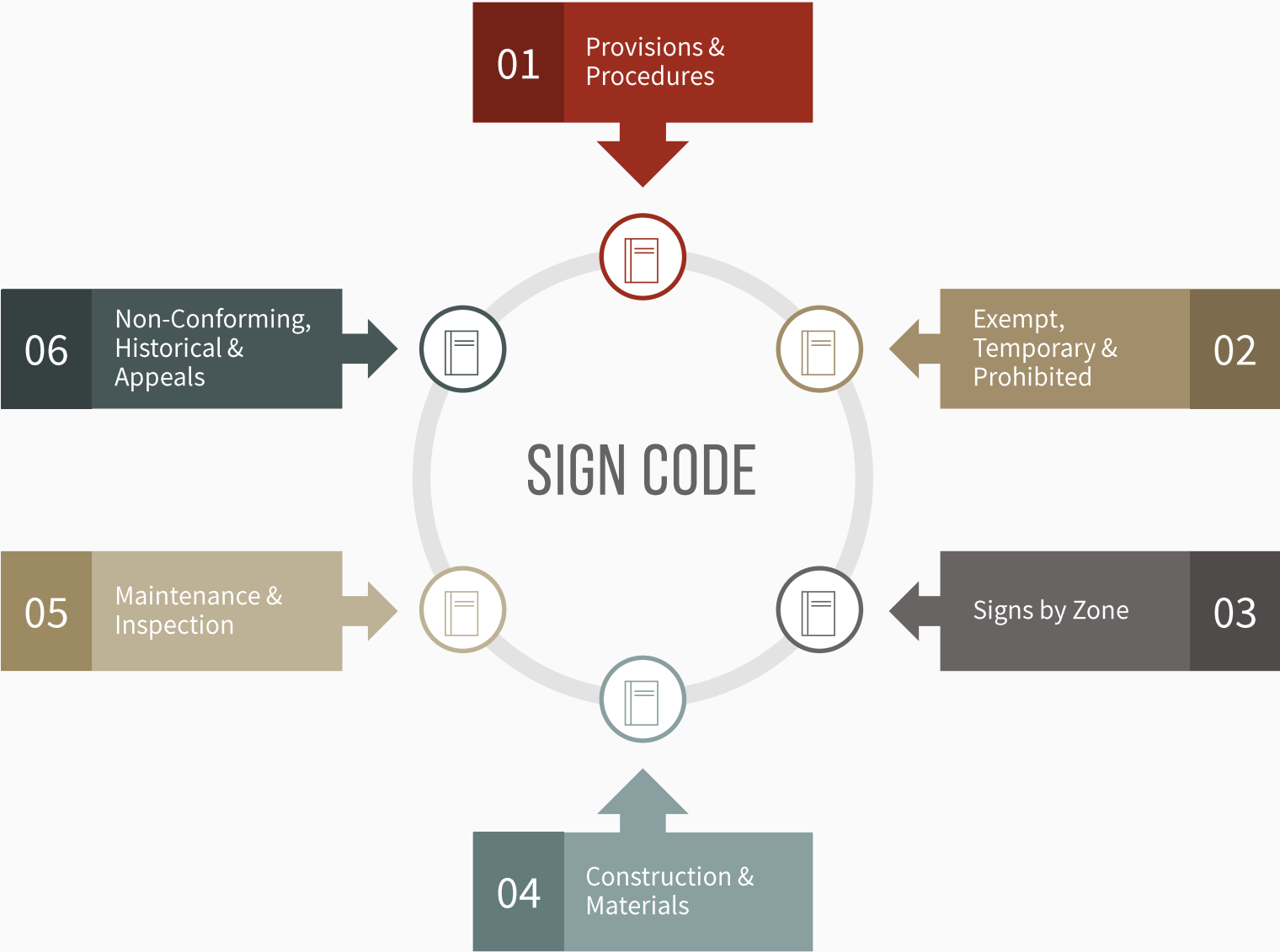
- Internal departments
- Committees
- Sign companies

DRAFT CODE

- 15% reduction in size
- Reorganized for individual zones

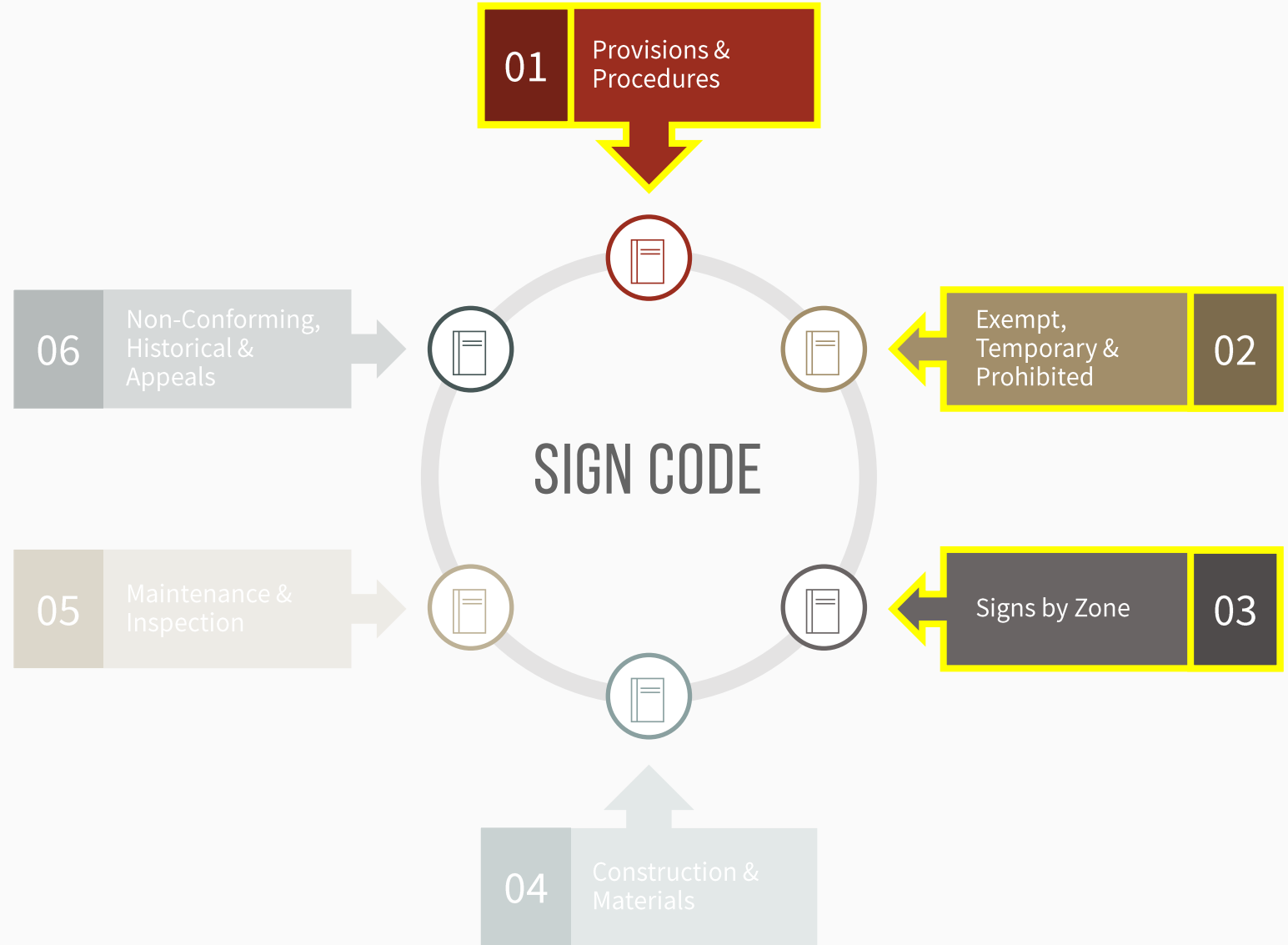


SIGN CODE STRUCTURE



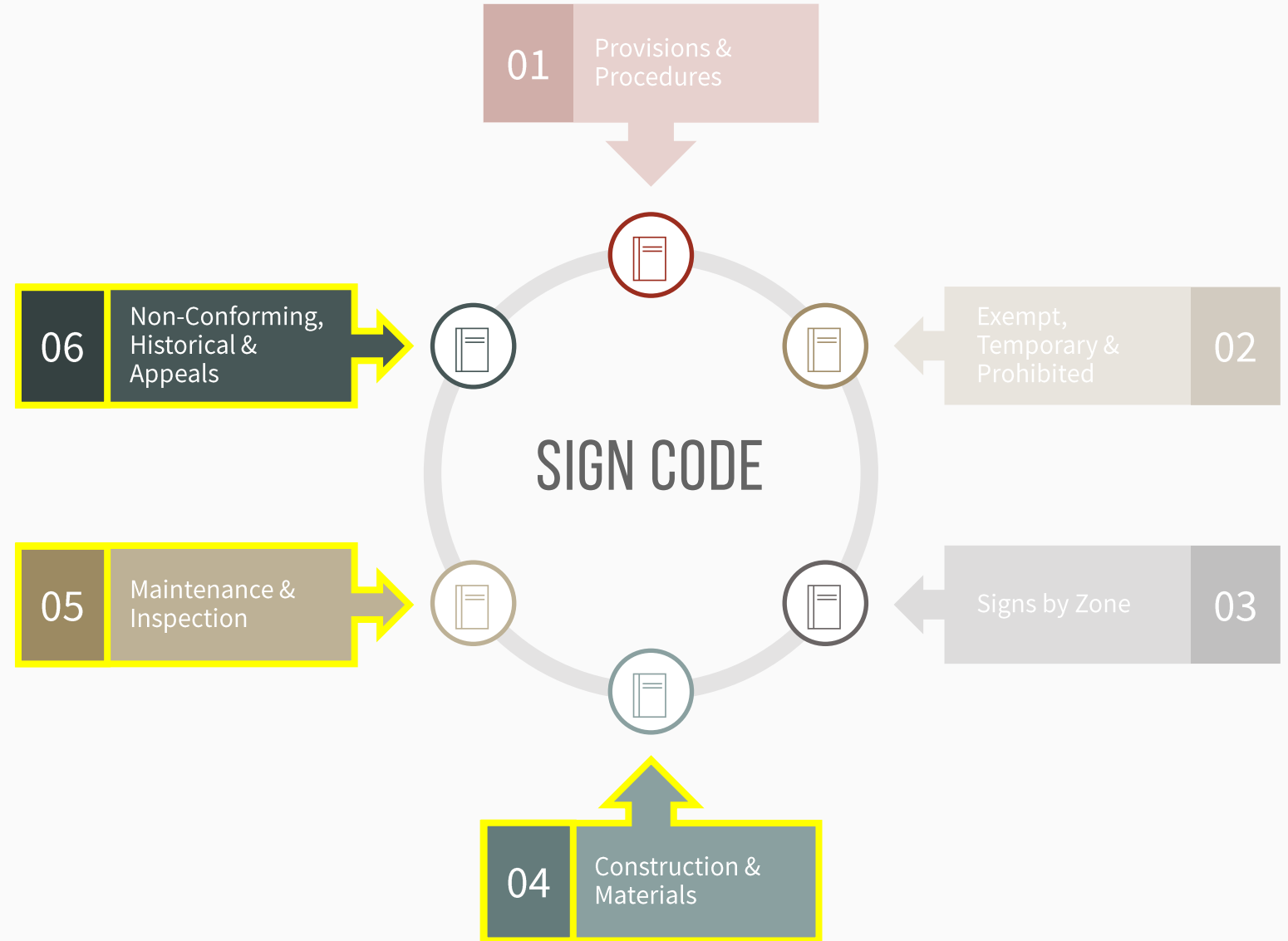


SIGN CODE STRUCTURE 1 - 3

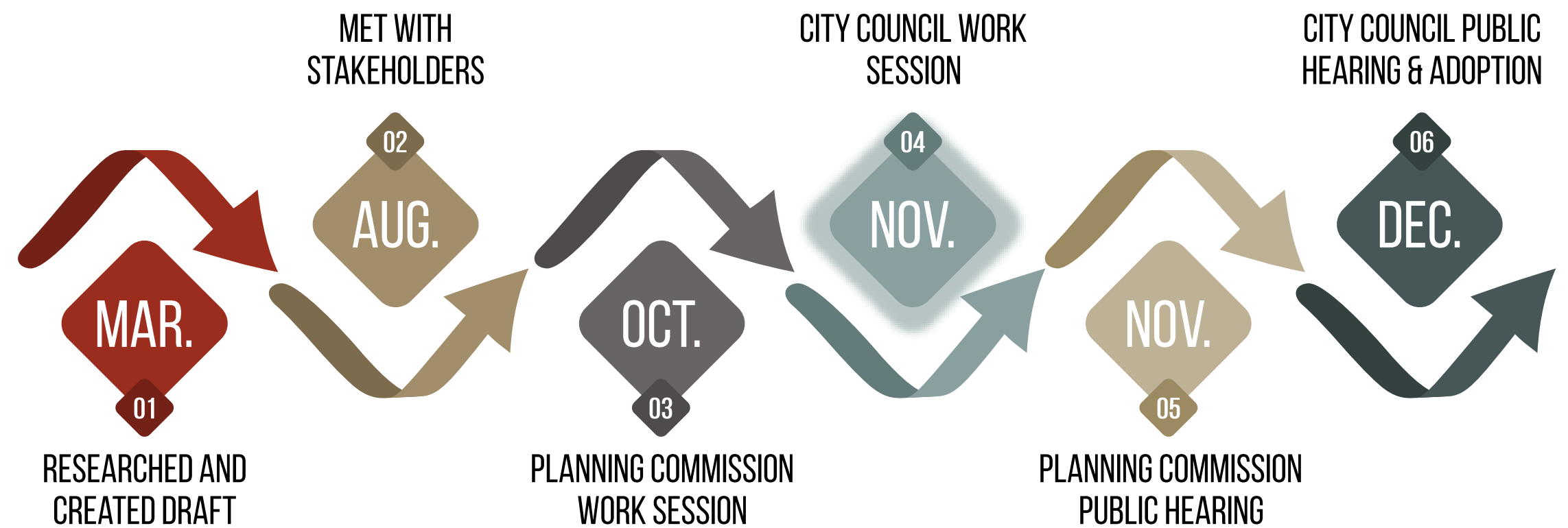




SIGN CODE STRUCTURE 4 - 6



PROCESS & NEXT STEPS: MAR. '23 – DEC. '23





QUESTIONS?





REDMOND DEVELOPMENT CODE MOBILE FOOD UNIT AMENDMENTS

CITY COUNCIL | NOVEMBER 21, 2023





PURPOSE



FORMALLY ESTABLISH AS A USE IN THE DEVELOPMENT CODE



DISTINGUISH BETWEEN & ESTABLISH DIFFERENT REVIEW PROCESSES FOR THE DISTINCT TYPES OF MOBILE FOOD SITUATIONS



CREATE SITING & DESIGN STANDARDS SPECIFIC TO MOBILE FOOD PODS (MFPs)

MOBILE FOOD UNIT: (MFU)

A mobile vehicle, such as a food truck, trailer, or car, from which primarily food or beverages is provided to walk-up customers and does not include drive-thru service. MFUs shall be mobile at all times and must be on wheels that are functional and appropriate for the type of unit at all times.

FOUR DISTINCT TYPES OF MOBILE FOOD SITUATIONS:

Temporary & tied to an event:

- MFU(s) on private property operating in conjunction w/ a private event
- MFU(s) on public property operating in conjunction w/ a public event

“Permanent” & tied to a site:

- 1 MFU on a site
- >1 MFU on a site = Mobile Food Pod (MFP)

MFU {



MFV ON PRIVATE PROPERTY

TEMPORARY

SLIDE / 4

DEFINITION

- AN MFU THAT OPERATES ON PRIVATE PROPERTY ONLY
- OPERATES BETWEEN 8AM & 9PM
- LIMITED TO 2 CONSECUTIVE DAYS IN A 90-DAY PERIOD

REVIEW & PERMITTING

BUSINESS LICENSE:

- REDMOND FIRE & RESCUE
- DESCHUTES COUNTY ENVIRONMENTAL HEALTH LICENSE

SCENARIOS

ANY EVENT ON PRIVATE PROPERTY

- COMPANY PICNIC
- BIRTHDAY PARTY
- WEDDING
- FAMILY REUNION

ALLOWED WHERE?

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- MIXED USE



MFV **ON PUBLIC** **PROPERTY**

TEMPORARY

DEFINITION

- AN MFU THAT OPERATES ON PUBLIC PROPERTY
- OPERATES IN CONJUNCTION WITH A PUBLIC EVENT

SCENARIOS

- FARMERS MARKET
- CLASSIC CAR SHOW
- MUSIC ON THE GREEN
- HOLIDAY MARKET

REVIEW & PERMITTING

- BUSINESS LICENSE
- PUBLIC ASSEMBLY/SPECIAL EVENTS PERMIT

ALLOWED WHERE?

- PUBLIC RIGHT-OF-WAY
- PUBLIC PARK
- PUBLIC PROPERTY



MOBILE FOOD UNIT (MFU)

“PERMANENT”

DEFINITION

- AN MFU THAT OPERATES ON PRIVATE PROPERTY
- OPERATES IN “PERMANENT” FASHION
- MFU SPACE IS TIED TO/APPROVED FOR THE SITE

SCENARIOS

- SINGLE MFU ON SITE OF AN EXISTING TAPHOUSE
- CAN BE ACCESSORY TO EXISTING BUSINESS OR STAND ALONE ON SITE

REVIEW & PERMITTING

- BUSINESS LICENSE
- TEMPORARY USE PERMIT
 - RENEWED ANNUALLY

ALLOWED WHERE?

- ON PRIVATE PROPERTY
- IN MOST ZONES, EXCEPT RESIDENTIAL



MOBILE FOOD POD (MFP)

“PERMANENT”

SLIDE / 7

DEFINITION

- A SITE WITH MULTIPLE MFUs
- OPERATES IN “PERMANENT” FASHION
- MFU SPACES TIED TO/APPROVED FOR THE SITE

SCENARIOS

- MULTIPLE MFUs ON SITE OF AN EXISTING TAPHOUSE
- MUST BE ACCESSORY TO A BUSINESS

REVIEW & PERMITTING

- BUSINESS LICENSE
- SITE & DESIGN REVIEW
 - INFRASTRUCTURE, SITING, ACCESS
- MINOR ALTERATION IF SITE ALTERED OR MFUs ADDED TO EXISTING MFP

ALLOWED WHERE?

- ON PRIVATE PROPERTY
- IN MOST ZONES, EXCEPT RESIDENTIAL



QUESTIONS?



REDMOND DEVELOPMENT CODE

ZONING

CITY COUNCIL | NOVEMBER 21, 2023



EFFECTIVELY APPLIES ONLY TO MULTI-FAMILY COMPLEXES



HIGHER DENSITY OVERLAY

7 OF 9 PROPERTIES
ALREADY DEVELOPED

RDC NOW ALLOWS
EXPANDED HOUSING
TYPES & INCREASED
DENSITIES

SLIDE / 3



2052 SW Helmholtz Way | 7.52 acres
Edge of town, far from services
Active land use application



1511 SW 15th Street | 0.92 acre
Good location for high density
Lot size limitation



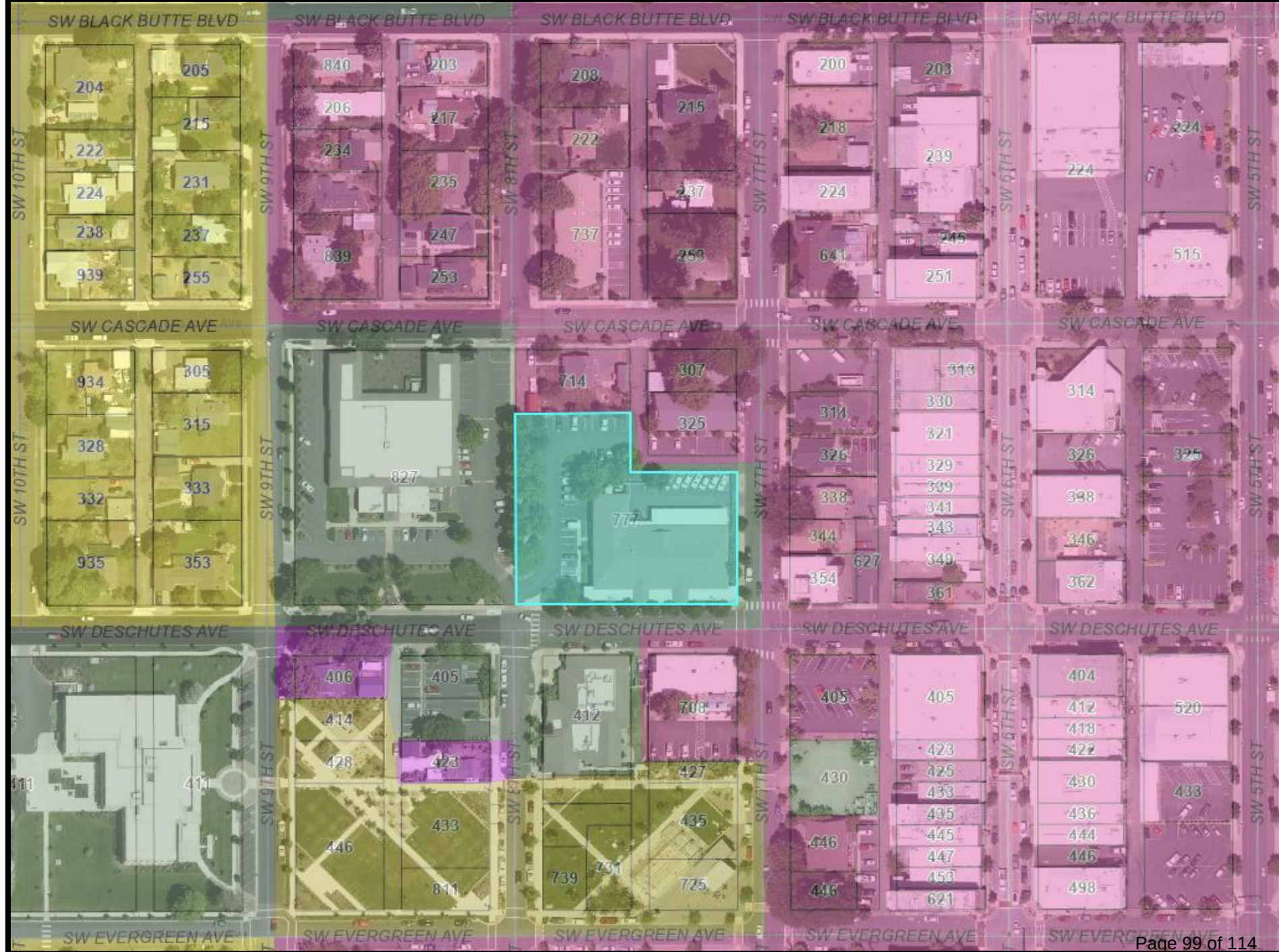
POLICE STATION REZONE

PUBLIC FACILITY (PF)
ZONE

TO

CENTRAL BUSINESS
DISTRICT COMMERCIAL
(C-2) ZONE

SLIDE / 4





QUESTIONS?



REDMOND DEVELOPMENT CODE AMENDMENTS

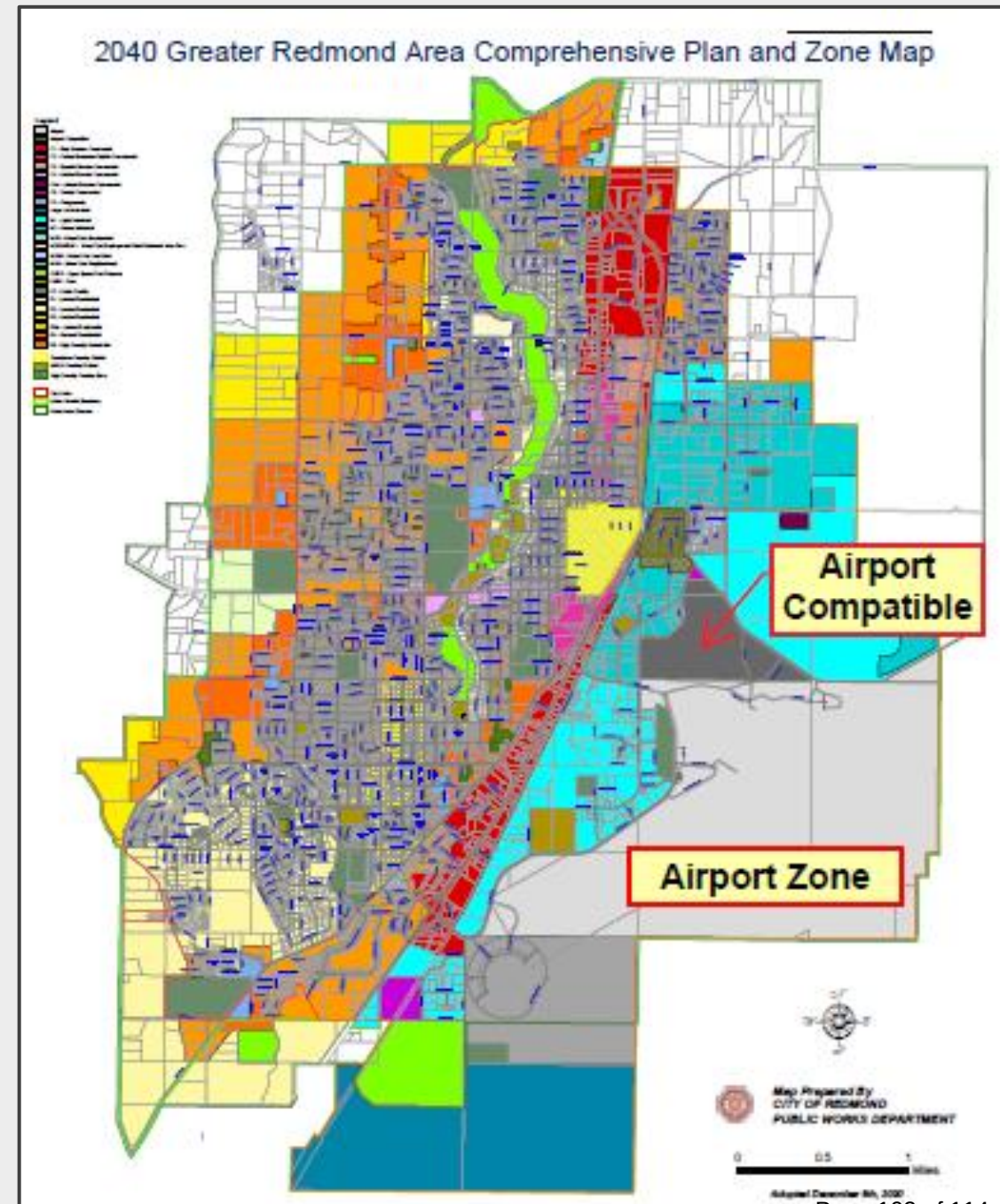
REDMOND CITY COUNCIL, NOVEMBER 21, 2023

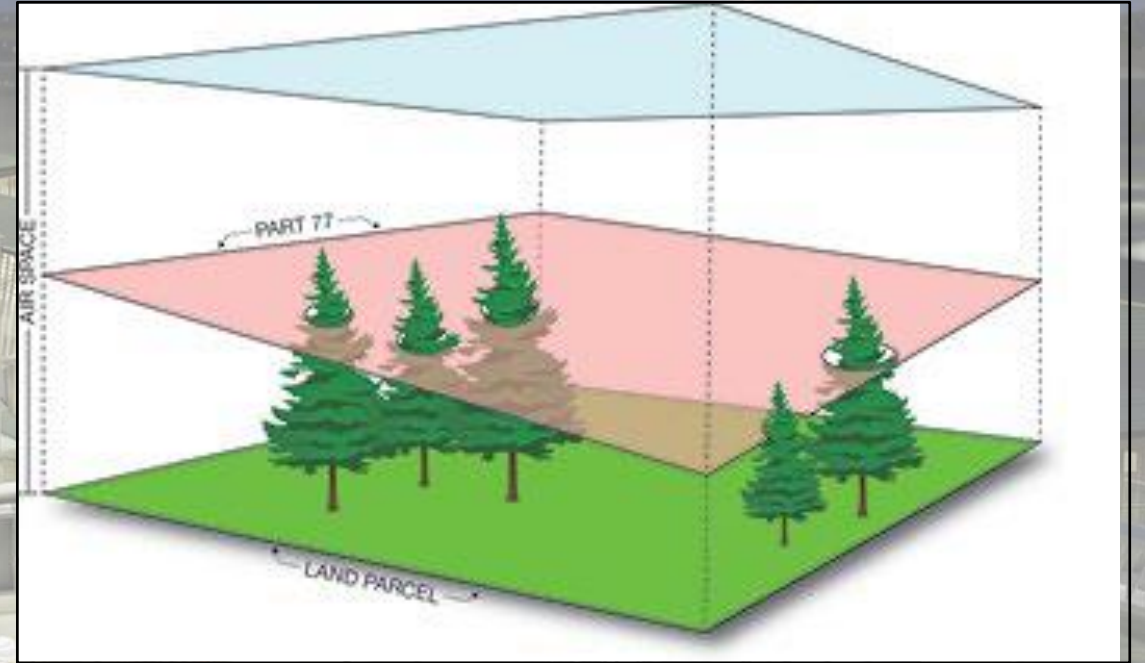
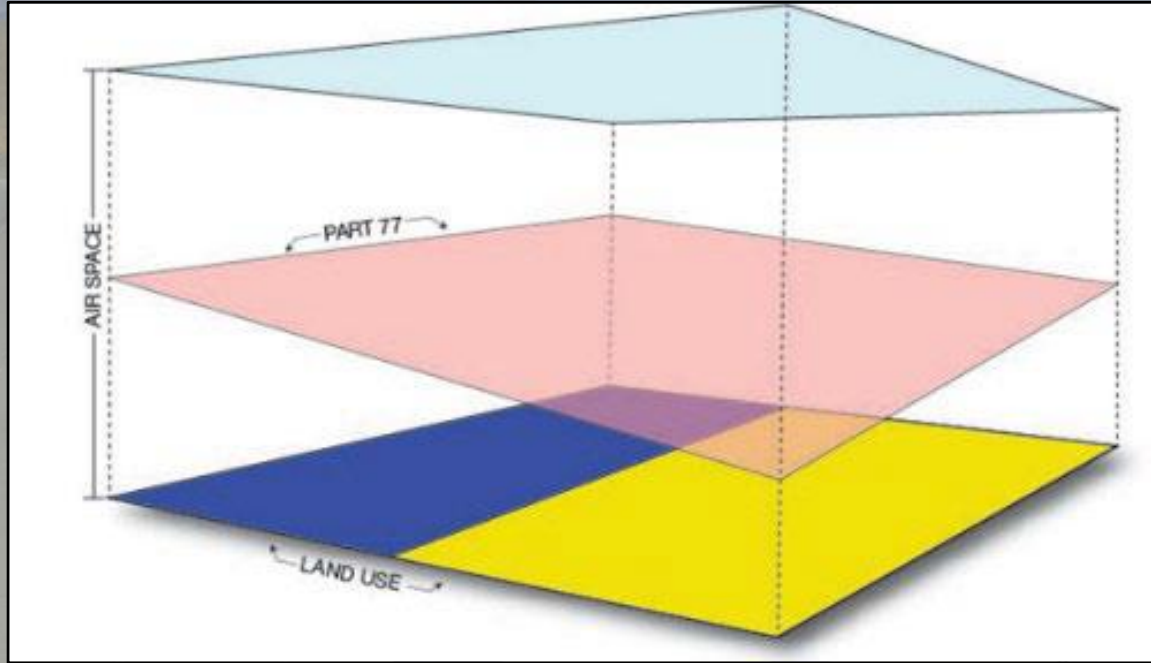
RDC & ZONING MAP AMENDMENTS

PURPOSE

- Century West Audit
- Align with RDC & Modernize
- Comply with OAR 660-013 & ORS 836.600
- Airport Layout Plan (ALP)
- Consistency: Airport Compatibility & Airport zones
- Adopt Appropriate Overlay Zone

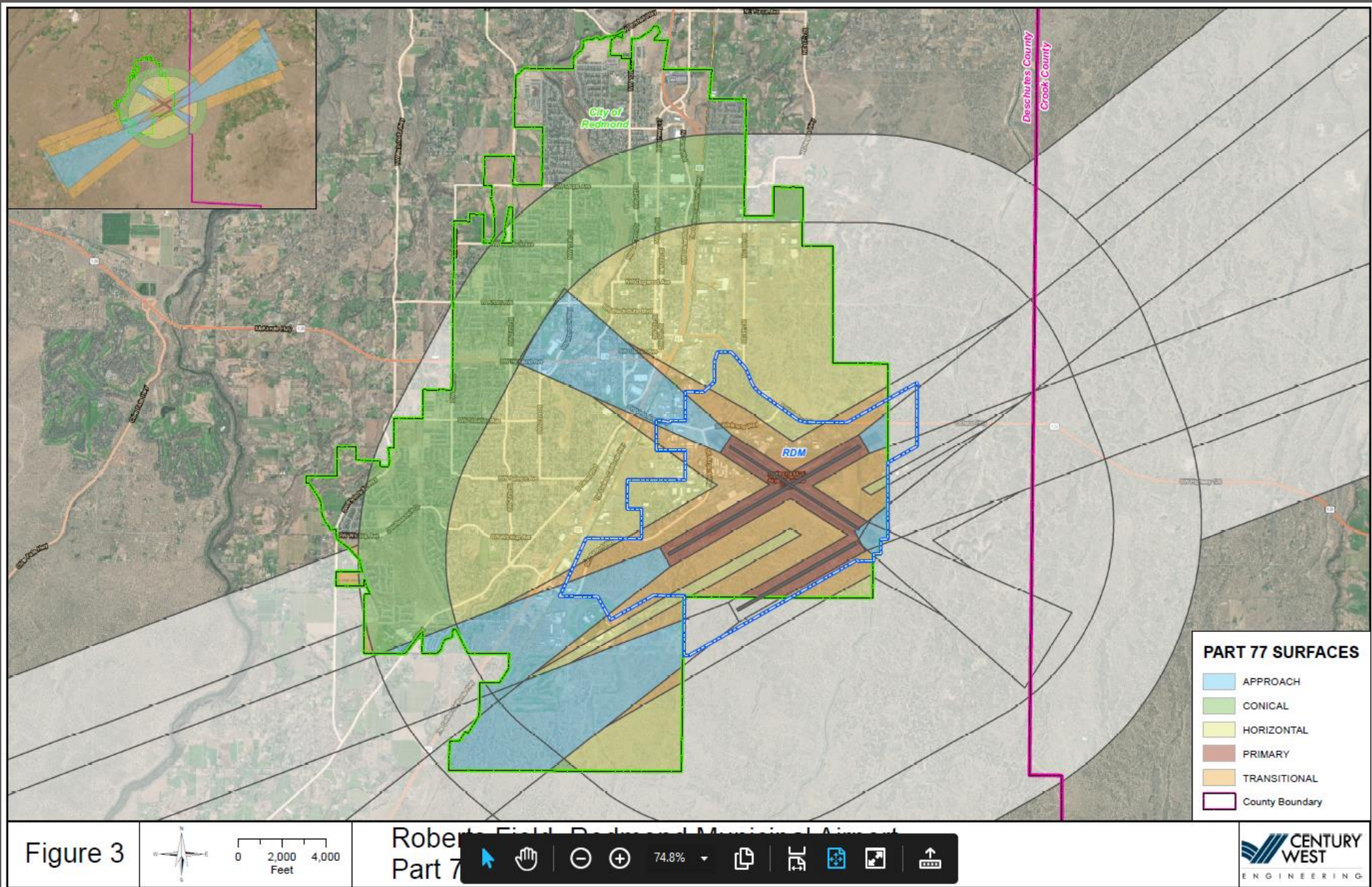
SLIDE / 2





Base Zone

Overlay Zone





QUESTIONS?





CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

STAFF REPORT

DATE: November 21, 2023
TO: City Council
THROUGH: Keith Witcosky, City Manager
Jason Neff, Deputy City Manager/Chief Financial Officer
Jessica MacClanahan, Public Works Director/City Engineer
FROM: Maria Ramirez, Parks Planner and Project Manager
SUBJECT: Bid Award for the Sam Johnson and Valleyview Park Tennis and Pickleball Court Rehabilitation, Project #PK2301: Not to Exceed \$161,176.97

Report in Brief:

This item requests City Council authorize a contract with Pacific Ace, LLC in an amount not to exceed \$161,176.97 to complete the scope of work associated with the Sam Johnson and Valleyview Park - Tennis and Pickleball Court Rehabilitation, Project PK#2301.

Background:

The Fiscal Year (FY) 2023/24 budget includes \$200,000 for the repair and resurfacing of the tennis courts at Sam Johnson Park and Valleyview Park. In total, the City of Redmond has ten tennis courts between Sam Johnson Park (8 courts) and Valleyview Park (2 courts), and eight pickleball courts at Sam Johnson Park.

On May 23, 2023, the City Council and the Parks Committee held a joint meeting where they discussed the option of converting tennis courts to pickleball courts to better meet community demand for court use. Bids were advertised on June 27, 2023. Two bids were received on July 26, 2023, with one bid qualifying as complete. The complete bid received from Mountain Sky Landscaping was in the amount of \$246,305. The bid exceeded the estimate and the budget for the project and was rejected by City Council on August 22, 2023. Based on feedback from potential bidders, staff reevaluated the scope and schedule for construction and planned to rebid in October.

Discussion:

The City publicly advertised and procured construction services per Oregon Revised Statutes Section 279C for bids over \$100,00 on October 8, 2023. The revised scope of work included:

Project #1 Sam Johnson Park:

1. Preparation of existing tennis courts (patching, grinding, sand finishing).
2. Surface playing areas with new acrylic surfaces, re-stripping court areas, and re-caulking expansion joints.

Project #2 Valleyview Park:

1. Preparation of existing tennis courts (patching, grinding, sand finishing).
2. Surface playing areas with new acrylic surfaces, re-stripping court areas, and re-caulking expansion joints for one tennis court and four new pickleball courts.
3. Supply and install new surface mounted pickleball nets and center straps (convert one existing tennis court to four new pickleball courts).
4. Supply and install new separation fencing between pickleball courts.

One proposal was received and publicly opened on November 8th, 2023. The bid was reviewed and deemed responsible. The bid summary is below:

Contractor	Bid Amount
Pacific Ace, LLC	134,314.14

Of note: Given the current status of the construction work and potential conditions under the court surface, this staff report requests a not to exceed amount of \$161,176.97, which includes a 20% contingency to the original bid. Staff is confident that a not to exceed amount of \$161,176.97 will be sufficient to complete the project. The City's estimate was \$175,000.

Fiscal Impact:

This project was included in the FY 2023/24 budget and will be paid for by Parks System Development Charges.

Alternative Courses of Action:

1. Award a construction contact with Pacific Ace, LLC.
2. Do approve a construction contract.
3. Request more information

Recommendation / Suggested Motion:

"I move to award the Sam Johnson and Valleyview Park Tennis and Pickleball Court Rehabilitation Project Contract to Pacific Ace, LLC, in an amount not to exceed \$161,176.97, and authorize the City Manager to sign the contract".

NOTES ON THE FISCAL YEAR 2023/24 BUDGET

The budget includes the following notable items for FY 2023/24:

- \$96,500 total position funding for a new parks & cemetery utility worker. The City is adding 3 new parks to the current 26 developed parks that's maintained. The added utility worker will help cover the new responsibilities that is required with adding those parks to the current workload.
- Equipment needed to replace some aging equipment: 2 utility trucks at \$140,000, a Zero-Turn Mower at \$15,000, a utility vehicle for the cemetery at \$15,000, a landscape trailer at \$15,000 and an ice resurfacing machine for \$20,000. The table below lists the major equipment planned to be purchased in the near term.

Equipment - New and Replacement, Near-Term List	Main Use	Cost
Service Truck (FY 23/24)	Replace existing	\$ 75,000
Service Truck (FY 23/24)	Replace existing	\$ 75,000
Zero-Turn Mower (FY 23/24)	Replace existing	\$ 15,000
Landscape Trailer (FY 23/24)	Replace existing	\$ 15,000
Utility Vehicle (FY 23/24)	Replace existing	\$ 20,000
Ice Resurfacing Machine (FY 23/24)	New addition	\$ 20,000
Service Truck (FY 24/25)	Replace existing	\$ 75,000
Walker Mower (FY 24/25)	Replace existing	\$ 35,000
Total		\$ 330,000

- A budgeted operating contingency of \$527,133 is included. This amount is equal to approximately 60 days of operations for Parks and Cemetery.
- \$200,000 is allocated for resurfacing the tennis and pickleball courts at Sam Johnson Park and Valleyview Park.
- \$1,690,000 is included for the design and construction of the Central Dry Canyon Infrastructure Plan Phase 1, which includes new parking and an all-season restroom at the dog park, Rimrock Ave. pedestrian pathway improvements, and vehicle and pedestrian flow improvements at Sam Johnson Park.
- \$500,000 is included to upgrade the play structures and improve amenities at Fairhaven Park.
- \$1,000,000 is included for the potential acquisition of land needed for future park development as identified in the 2018 Parks Master Plan.
- \$54,500 is allocated for continued preventative maintenance on City-owned parking lots.
- The anticipated costs for major capital improvements and infrastructure maintenance projects are summarized below:

Project	SDC Reimbursement	SDC Improvement	Total Project Expenditures
Sam Johnson Park & Valley View Park - Tennis Court Rehabilitation	\$ 200,000	\$ -	\$ 200,000
Central Dry Canyon*	\$ -	\$ 1,690,000	\$ 1,690,000
Fairhaven Park	\$ 200,000	\$ 300,000	\$ 500,000
Valleyview Park	\$ -	\$ 150,000	\$ 150,000
Potential Land Acquisition	\$ -	\$ 1,000,000	\$ 1,000,000
Future Projects	\$ -	\$ 100,000	\$ 100,000
Total	\$ 400,000	\$ 3,240,000	\$ 3,640,000

* Project carried forward from FY 22/23



Date: November 9, 2023

NOTICE OF INTENT TO AWARD

Name of Project: Sam Johnson & Valleyview Park – Tennis/Pickleball Court
Rehabilitation Project (PK2301)

Date Bids Opened: November 8, 2023

Number of Bidders: One (1)

Apparent Low Bidder: Pacific Ace LLC

Low Bid Amount: \$134,314.14

Anticipated Award Date: November 21, 2023

Awarding to: Pacific Ace LLC

Amount: \$161,176.97 (bid total + 20% contingency)

Project Estimate: \$170,000.00

Questions regarding this bid award may be directed to Parks Planner and Project Manager Maria Ramirez at maria.ramirez@redmondoregon.gov or at (541) 504-2003.

A handwritten signature in blue ink that reads "Kayla M. Duddy".

Kayla Duddy, Deputy City Recorder (541) 923-7755 Phone

cc: Mayor & Council
Keith Witcosky, City Manager
Jason Neff, Deputy City Manager/Chief Financial Officer
John Roberts, Deputy City Manager
Jessica MacClanahan, Public Works Director
Maria Ramirez, Parks Planner and Project Manager

Bid Tabulation

City of Redmond - Sam JohnsonSam Johnson Park & Valleyview Park -
Tennis and Pickleball Court Rehabilitation - Redmond, OR
Projec
Porjec PK2301
Date: November 9, 2023

NO	ITEM	Quantity	UNIT	Pacific Ace
PROJECT #1 - Valleyview Tennis Court Repair and Resurface				
1	Labor, Materials and equipment to repair, resurface painting and stripping of one (1) tennis court.	LS	1	\$ 8,900.00
2	Warranty on Materials (include cost, if any)		# of Years	\$ -
3	Warranty on Labor (Include cost, if any)		#of Years	\$ -
PROJECT #1 - Valleyview Pickleball Conversion				
1	Labor, Materials and equipment to repair, resurface one (1) Tennis court into three (3)) pickleball courts	LS	1	\$ 12,500.00
2	Warranty on Materials (include cost, if any)		# of Years	\$ -
3	Warranty on Labor (Include cost, if any)		#of Years	\$ -
4	Netting (brand/specs)			\$ 4,300.00
5	Net Poles (brand/specs)			
PROJECT #2- Sam Johnons Park Tennis Court Repair and Resurfacing				
1	Labor, Materials and equipment to repair, resurface painting and stripping of eight (8) tennis courts.	LS	1	\$ 70,337.00
2	Warranty on Materials (include cost, if any)		# of Years	\$ -
3	Warranty on Labor (Include cost, if any)		#of Years	\$ -
PROJECT #3 - Sam Johnson Park Pickleball Court Repair and Resurfacing				
1	Labor, Materials and equipment to repair, resurface painting and stripping of eight (8) pickleball courts.	LS	1	\$ 23,700.00
2	Warranty on Materials (include cost, if any)		# of Years	\$ -
3	Warranty on Labor (Include cost, if any)	LS	#of Years	\$ -
ALTERNATIVE BID ITEMS (if any)				
NO	ITEMS	QUANTITY	UNIT PRICE	TOTAL PRICE
	Rite Way	425	\$ 19.25	\$ 8,181.23
	NOTE 1:			
	Estimated Subtotal:			\$ 127,918.23
	Bonds and Insurance			\$6,395.91
	Total			\$ 134,314.14



**SAM JOHNSON AND VALLEYVIEW PARK TENNIS AND
PICKLEBALL COURT REHABILITATION: PK2301
CONSTRUCTION CONTRACT AWARD: \$161,176.67**

CITY COUNCIL MEETING

NOVEMBER 21, 2023



BACKGROUND

WHERE WE ARE NOW



SLIDE / 2

COMMUNITY OUTREACH

- STAKEHOLDER DISCUSSIONS
- PARKS COMMITTEE DISCUSSIONS
- JOINT COUNCIL AND PARKS COMMITTEE DISCUSSION

PROCUREMENT PROCESS

- JULY 26, 2023 – ONE BID RECEIVED \$246,305.00
- BID REJECTED AUGUST 22, 2023
- RE-BID OCTOBER 8, 2023 -- ONE BID RECEIVED: \$134,314.14

NEGOTIATIONS AND INTENT TO AWARD

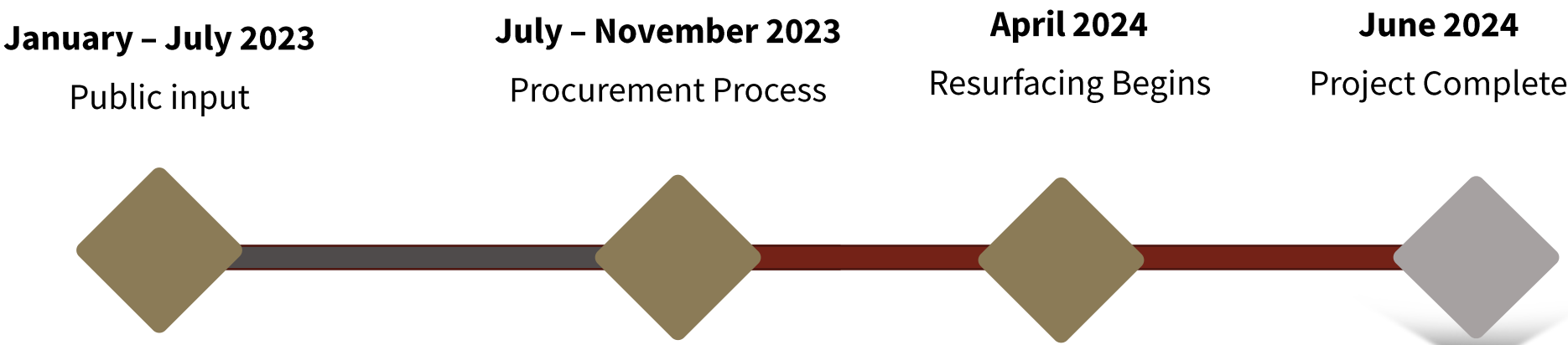
- INCREASED CONTINGENCY
- NOTICE OF INTENT TO AWARD: NOV. 9, 2023



- **PUBLICLY ADVERTISED: October 8, 2023**
- **ONE BID RECEIVED: November 8, 2023**

Bidder	Amount	Negotiated Contract Amount
Pacific Ace, LLC	\$134,314.14	\$161,176.97

- **CITY’S ESTIMATE WAS: \$170,000.00 FOR COMPLETION OF THE PROJECT**



**COMPETITIVE
BID**



QUESTIONS?