



CITY OF REDMOND
Community Development Department

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

www.redmondoregon.gov

REDMOND URBAN AREA PLANNING COMMISSION

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

Wednesday, March 19, 2025 5:30 pm

Oral comments can be provided in-person or virtually. For those who plan to provide oral comments virtually during the meeting, pre-register at planredmond@redmondoregon.gov (must pre-register before 3:00 p.m. on March 19, 2025)

Stream the meeting live at: www.redmondoregon.gov/PlanningCommissionLive

Agenda

**RUAPC
Members**

Tobias Colvin,
Chair

Norman
Schultz, Vice-
Chair

Heather DeWolf

Mercedes
Cook-Bostick

Michael Rogers

Tom Kuhn

Ben
Schimmoller

Ex-Officio
Vacant

I. CALL TO ORDER / INTRODUCTIONS

II. CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA

III. APPROVAL OF MINUTES

a. January 15, 2025

IV. PUBLIC HEARING

a. Redmond Development Code Amendment (File No. 711-25-000033-TA)

V. NEXT MEETING – April 16, 2025

VI. COMMISSIONER COMMENTS

VII. ADJOURN

Please note that these documents are also available on the City's website www.redmondoregon.gov; click on City Government, hover on Commissions and Committees, click on Urban Area Planning Commission. You may also request a copy from City Records Office 541-923-7751 or email kelly.morse@redmondoregon.gov

The City of Redmond encourages all citizens to participate in its programs and activities. This meeting location is accessible to people with disabilities. Requests for accommodation may include sign language interpreter service, assistive listening devices, materials in an alternate format or any other accommodation. If any accommodations are needed, please contact the ADA Coordinator at 541-504-3036 or access@redmondoregon.gov. Requests should be made as soon as possible, but at least 3 business days prior to the scheduled meeting. The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities.

CALL TO ORDER / INTRODUCTIONS

Vice Chair Schultz called the meeting to order at 5:30 pm.

Deputy City Manager Ashworth introduced himself, stated he was looking forward to working with Planning Director Roberts and the Commission, and shared some of his background.

Present: Vice Chair Norman Schultz, Tobias Colvin, Mercedes Cook-Bostick, Heather DeWolf, Tom Kuhn, Michael Rogers.

Excused: Chair Ben Schimmoller

Staff Present: Steve Ashworth, Deputy City Manager; Kyle Roberts, Planning Director

Others Present: None

CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA

None.

ELECTION OF OFFICERS

Norman Schultz moved to elect Tobias Colvin as 2025 Urban Area Planning Commission Chair. Tom Kuhn seconded the motion, which passed 4 to 0 to 1 with Tobias Colvin abstaining.

Tobias Colvin moved to elect Norman Schultz as 2025 Urban Area Planning Commission Vice Chair. Mercedes Cook-Bostick seconded the motion, which passed 5 to 0.

Chair Colvin assumed as Chair of the meeting.

APPROVAL OF MINUTES

- A. November 20, 2024
- B. December 4, 2024

Vice Chair Schultz moved to approve the November 20, 2024 and December 4, 2024 meeting minutes as presented. Commissioner Cook-Bostick seconded the motion, which passed 5 to 0.

2024 IN REVIEW & THE LOOK INTO 2025

Planning Director Roberts presented via PowerPoint the 2024 year in review and a look into 2025, reviewing Redmond's population growth; land use permit numbers from 2016 to 2024 and the most popular land use applications; statistics on Redmond's Urban Reserve Area (URA) and Urban Growth Boundaries (UGB); and several residential projects in in northwest and southwest Redmond at various stages of development, as well as an approximately 4-acre future City park within the Viewpoint development. He also highlighted upcoming work projects for 2025, including reviews on potential private developments and on legislative initiatives, such as updates to the Parks and Collection System

Master Plans, Large Lot Industrial Development Plan, West Redmond Area Plan (WRAP) and the Great Neighborhood Principles. (Slide 10)

- He responded to questions about marijuana dispensary time, place, and manner (TPMs) restrictions; building economic sustainability through mixed-use properties; considering single-block housing or single point access housing options, and the City's water conservation efforts.

Discussion included comments about having items like planned unit developments (PUDs) reviewed by Commission subcommittees before coming to the full Commission; collaborating with Council on updating the Great Neighborhood Principles; revisiting pocket park requirements in private developments; a potential regional comprehensive water plan; three waterwise projects informing the Public Works' standards update around landscaping in the City's public rights-of-way; and discussing the transfer of developer and farmer water rights to get viable water throughout the community.

NEXT MEETING – TBD (FEBRUARY 12 OR 19, 2025)

COMMISSIONER COMMENTS

Commissioners welcomed Deputy City Manager Ashworth and Chair Colvin, especially after his experience serving on City Council.

Chair Colvin appreciated the welcome, noting it will be an exciting year, adding he would lean on the Commissioners to shape Redmond's land use moving forward.

ADJOURNMENT

The meeting adjourned at 6:24 pm.

Prepared by ABC Transcription Services
Reviewed by Kyle Roberts, Planning Director

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by the Chair this 19th day of March 2025.

ATTEST:

/s/ Tobias Colvin
Tobias Colvin
Chair

/s/ Kyle Roberts
Kyle Roberts, staff
Planning Director

**FINDINGS FOR TEXT AMENDMENTS TO THE REDMOND CITY CODE,
CHAPTER 8 (DEVELOPMENT CODE)**

HEARING DATE: March 19, 2025, 5:30 PM, Redmond City Hall Council Chambers and via digital conference (GoTo Meeting)

HEARINGS BODY: Redmond Urban Area Planning Commission

FILE NUMBER: 711-25-000033-TA

FILE NAME: Redmond Development Code Text Amendment

REQUEST: A Legislative Amendment to the Redmond City Code, Chapter 8 (Development Code) to Establish Cannabis Dispensary Time, Place, and Manner Regulations

APPLICANT: City of Redmond

REVIEWING STAFF: Kyle Roberts, AICP, Planning Director
Keith Leitz, City Attorney

I. BACKGROUND

Summary:

The Redmond Development Code (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.

In July 2016, through the previous passage of Measure 91, recreational marijuana use and possession by people 21 and older was legalized in Oregon. While Oregon legalized the recreational use of marijuana, Redmond did not opt into the statewide program. The Redmond opt-out was done by using the existing City Code related to business licenses, which states land use permits and business license uses must comply with local, state and federal law. Since marijuana is not legal at the federal level, City Council had the ability to request the Oregon Liquor Control Commission (OLCC) not to process requests for marijuana licensures in the Redmond city limits.

In November 2024, Redmond voters passed two Measures which showed a majority are in favor of retail marijuana dispensaries. First, Measure 9-177 (53.5% to 46.5%), which advised Council that voters desire a change in code to allow for retail marijuana dispensaries in Redmond. Second, a measure adding a three percent tax to sales of marijuana items, Measure 9-178 (70% to 30%).

This proposed amendments to the zoning standards in the Development Code is being initiated legislatively by staff at the direction of Council. The findings and supporting materials demonstrate the proposed text amendments is consistent with the Statewide Planning Goals, the Comprehensive Plan, and RDC Section 8.760 (Amendments). The four criteria set forth in Section 8.760 are addressed herein, as well as applicable state laws and requirements.

Proposal:

An essential mechanism needed to regulate the siting and operation of marijuana dispensaries are Time, Place, and Manner (TPM) regulations. Oregon Revised Statutes (ORS) 475C.449 and 475C.897 provide that local governments may impose reasonable regulations on the TPM of operation of

recreational and medical marijuana facilities, respectively. The League of Oregon Cities believes that, under the home rule provisions of the Oregon Constitution, local governments do not need legislative authorization to impose TPM restrictions, and that the Legislature's decision to expressly confirm local authority to impose certain restrictions does not preclude cities from imposing other restrictions not described in state law.

State law expressly provides that cities may impose reasonable regulations that include, but are not limited to, the following: The hours of operation of retail licensees and medical marijuana grow sites, processing sites and dispensaries; the location of recreational licensees, as well as medical marijuana grow sites, processing sites and dispensaries, except that a city may not impose more than a 1,000 foot buffer between retail licensees; impose reasonable conditions on the manner in which marijuana is processed or sold to the public; and the public's access to the premises of recreational licenses, as well as medical marijuana grow sites, processing sites, and dispensaries.

With direction from City Council, staff drafted amendments to the zoning standards of the RDC, specifically, adding marijuana business as a use to each zoning district's use table as well as the creation of a new section of code for the TPM regulations. In general, marijuana businesses will only be allowed in C-1, C-2 (excluding the Downtown Overlay District), and C-3 commercial zoning districts. Furthermore, marijuana businesses cannot be located: adjacent to any residentially-zoned area; within 500 feet of any public parks, shelters and treatment facilities, and the Redmond transit hub; within 1,000 feet of licensed childcare and daycare facilities, a public elementary or secondary school or private or parochial elementary or secondary school; and within 1,000 feet of another marijuana business. Further details of the TPMs are included in Exhibit A of this staff report.

Exhibits:

The proposed amendments to the RDC are comprised of two exhibits. The exhibits are attached hereto:

Exhibit A – New section under Article I – Zoning Standards, Marijuana Businesses (Secs. 8.900-8.915)
Exhibit B – Amendments to existing zoning district use tables throughout the RDC

Noticing:

Noticing for the first evidentiary hearing scheduled for March 19, 2025, was noticed as follows:

- Per ORS 197.610, a notice of proposed change to an implementing regulation and zoning map amendment was submitted to the Department of Land Conservation and Development (DLCD) on February 12, 2025.
- Per Section 8.1110 of the Redmond Development Code, a public hearing notice for the March 19th Planning Commission hearing was published in the *Redmond Spokesman* on March 6, 2025.

Applicable Criteria:

The following are the applicable sections from the Oregon Revised Statutes, Oregon Administrative Rules, and the Redmond Development Code:

- Oregon Revised Statutes (ORS) – Chapters 197 and 475C
- Oregon Administrative Rules (OAR), Chapter 660:
 - Division 15, Statewide Planning Goals and Guidelines
 - Division 18, Post-Acknowledgement Amendments
- City of Redmond Development Code:
 - Article I – Zoning Standards

II. FINDINGS & CONCLUSIONS

Findings:

Redmond Development Code, Article I – Zoning Standards: Amendments: Sections 8.750 through 8.770 set forth the procedure and standards for an amendment to the text of the Redmond Development Code. Specifically, Section 8.760 sets forth the four review criteria that must be met when evaluating amendment requests. Findings for each criterion are presented below.

8.760 Criteria for Amendments. The burden of proof is upon the applicant. The applicant shall show the proposed change is:

1. In conformity with all applicable State statutes;

FINDING: The following State statutes apply directly to this application:

ORS 197.610, *Submission of proposed comprehensive plan or land use regulation changes to Department of Land Conservation and Development*

ORS 197.610 requires local jurisdictions to submit proposed comprehensive plan or land use regulation changes to Department of Land Conservation and Development (DLCD). Notice of the proposed implementing amendments to the Redmond Development Code (RDC) has been provided to DLCD more than 35 days in advance of the first evidentiary hearing concerning the amendments.

ORS 197.797, *Local quasi-judicial land use hearings; notice requirements; hearing procedures*

ORS 197.797 sets forth noticing requirements. The applicable RDC standards that address amendment and legislative procedures and noticing requirements (i.e., Sections 8.750-8.770 and 8.1100-8.1125) were developed in compliance with the applicable State statute regarding noticing and public hearings. The relevant findings, incorporated by reference herein, show compliance with the aforementioned statutes.

Notice of the proposed text amendment has been advertised in the local newspaper (public notice) as required by the RDC and State statute. Regarding statutory public hearing requirements, this proposal is legislative and not quasi-judicial. Sections 8.1100 through 8.1125 of the RDC implement the quasi-judicial statutory requirements in similar fashion and have been met. The Redmond Urban Area Planning Commission and City Council's public hearing and review processes meet the statutory requirements for the purpose of the review.

ORS 475C.449, *Local time, place and manner regulations* [cannabis for recreational use]

ORS 475C.897, *Local time, place and manner regulations* [cannabis for medical use]

ORS 475C.449 and 475C.897 provide that local governments may impose reasonable regulations on the TPM of operation of recreational and medical marijuana facilities, respectively. As previously mentioned, the League of Oregon Cities believes that, under the home rule provisions of the Oregon Constitution, local governments do not need legislative authorization to impose TPM restrictions, and that the Legislature's decision to expressly confirm local authority to impose certain restrictions does not preclude cities from imposing other restrictions not described in state law.

The TPM regulations as drafted, comply with the time, place, and manner regulations of ORS 475C.449 and 475C.897.

Based on the above discussion and finding, staff concludes that the proposed amendments comply with criterion #1.

2. In conformity with the State-wide planning goals whenever they are determined to be applicable;

FINDING: The following State-wide planning goals have been determined to apply directly to this application:

Goal 1 – Citizen Involvement - calls for the opportunity for citizens to be involved in all phases of the planning process. The Redmond Urban Area Planning Commission serves as the City's formal citizen advisory commission to fulfill Goal 1 and is made up of Redmond area residents.

The agenda for the Planning Commission public hearing, where and when the proposed amendments are discussed, were provided in accordance with law. All documents were available for public review. Public notice advertising the March 19th public hearing was published in the *Redmond Spokesman*.

Goal 2 – Land Use Planning – requires establishing a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

The Oregon Liquor and Cannabis Commission (OLCC) is the agency who issues licenses for marijuana dispensaries at the state level. Per ORS 475C.053, before OLCC will issue a license, the applicant must obtain approval for a Land Use Compatibility Statement (LUCS) from the City. The LUCS must demonstrate that the requested license is for a land use (i.e., marijuana business) that is allowable within the given zoning designation where the land is located. Thus, amending the RDC to establish marijuana business as a use and establish TPM regulations is essential.

Goal 3 – Agricultural Lands – is not applicable because there are no agricultural lands in the city limits.

Goal 4 – Forest Lands – is not applicable because there are no forest lands in the city limits.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces – is not applicable because the proposed amendments do not affect any regulation that implements Goal 5 and the City's acknowledged regulations implementing Goal 5 remain in effect with no change in applicability.

Goal 6 – Air, Water, and Land Resources Quality – is not applicable because the City's acknowledged regulations implementing Goal 6 remain in effect with no change in applicability.

Goal 7 – Areas Subject to Natural Hazards – is not applicable because the City's acknowledged regulations implementing Goal 7 remain in effect with no change in applicability.

Goal 8 – Recreational Needs – requires the City to satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts. This goal is not applicable as the amendments have no effect on the availability of or access to recreational opportunities.

Goal 9 – Economic Development – requires the City to plan and zone enough land to meet the community's projected commercial and industrial needs. The City adopted an Economic Opportunities Analysis (EOA) in 2020. This document serves as the City's compliance document under Goal 9, OAR

660-009-0015, and ORS 197.712. Strategies identified in the EOA carried over as economic development goals and policies outlined in Chapter 9 of the City's Comprehensive Plan. The proposed code amendments do not have a direct impact on the EOA or the economic development goals and policies of the City's Comprehensive Plan.

Goal 10 – Housing – provides for the housing needs of citizens of the state. The City adopted a Housing Needs Analysis (HNA) in 2019. This document serves as the City's compliance document under Goal 10, OAR Chapter 660, Division 008, and ORS 197.296(3). This report concludes that Redmond should plan to accommodate development of 6,963 new dwelling units over the next 20 years in order to house the projected population growth. The proposed amendments will have nearly no impact on lands needed for housing as the amendments would restrict marijuana businesses to three commercial zones. Furthermore, the TPM regulations would place additional restrictions on potential sites for dispensaries within the three commercial zones.

Goal 11 – Public Facilities and Services – requires the City to plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development. The proposed amendments will have no impact on the City's ability to plan and develop public facilities and services.

Goal 12 – Transportation – requires the City to provide and encourage a safe and convenient and economic transportation system. Per OAR 660-012-0060, the proposed amendments will have no impact on an existing or planned transportation facility.

Goal 13 – Energy Conservation – is not applicable because the City's acknowledged regulations implementing Goal 13 remain in effect with no change in applicability.

Goal 14 – Urbanization – requires the City to provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities. The proposed amendments do not encourage uncoordinated development, sprawl, or lower targeted densities. The management of the City's land use inventories is unaffected by this amendment.

Goal 15 – Willamette River Greenway – is not applicable to the city of Redmond.

Goal 16 – Estuarine Resources – is not applicable to the city of Redmond.

Goal 17 – Coastal Shorelands – is not applicable to the city of Redmond.

Goal 18 – Beaches and Dunes – is not applicable to the city of Redmond.

Goal 19 – Ocean Resources – is not applicable to the city of Redmond.

Based on the above discussion and finding, the proposed amendments are consistent with the statewide planning goals and therefore complies with criterion #2.

3. In conformity with the Redmond Comprehensive Plan, land use requirements and policies; and

FINDING: The Redmond Comprehensive Plan is the official land use policy statement of the Redmond City Council. The City frequently reviews and updates the RDC to try and ensure it is aligned with the Comprehensive Plan. Staff have found only a small number of Comprehensive Plan policies have meaningful relevance to the proposed amendments.

Chapter 2 of the Comprehensive Plan identifies goals and policies that pertain to land use planning and procedures. Goal 1 of the chapter states: “Ensure that Redmond’s Comprehensive Plan, implementation tools, and administration procedures build on the community’s vision for the future and align with regional, state, and federal plans and regulations.” The RDC serves as the major implementation mechanism of the Comprehensive Plan. Amendments to the RDC create greater alignment with the Comprehensive Plan that contribute to advancing the community’s vision for the future.

Policy 2-1-7 suggests identifying and assigning land uses in a way that encourages the best relationship between places where people live, work, shop, and recreate. The proposed amendments directly address this policy by restricting marijuana businesses as an allowed use in only three of the city’s 25 zoning districts. Additionally, establishing TPM regulations further restrict the siting and operations of marijuana businesses.

Policy 2-3-4 speaks to the need to ensure that the community has opportunities to provide input during the preparation and review of implementing ordinances (i.e., the amendments to the Redmond City Code). To allow the use, siting, and operation of marijuana dispensaries in Redmond will require multiple ordinances that amend various sections of the Redmond City Code. These were previewed via a presentation to City Council on February 25, 2025. Although no action was taken by Council, an opportunity for citizens to provide comment was provided. Additionally, further opportunities for the community to provide input will occur during the public hearings with the Planning Commission and City Council.

Chapter 10 of the Comprehensive Plan addresses housing need in Redmond and contains the only policy in the Comprehensive Plan that mentions marijuana; specifically, exploring marijuana taxes as an additional source of revenue. The proposed RDC amendments would allow marijuana businesses as a use in Redmond and would therefore enable the collection of marijuana taxes. Although Policy 10-5-1(c) suggests the City evaluate other sources of revenue for funding affordable housing, such as transient lodging taxes, general obligation bonds, Bancroft Bonds, or marijuana taxes, marijuana tax revenue is a discretionary resource that can be used to fund City services approved by the Budget Committee and City Council.

Staff concludes that the proposed amendments are consistent with the applicable Redmond Comprehensive Plan goals and policies.

4. That there is a change of circumstances, further studies justifying the amendment or mistake in the original zoning.

FINDING: In July 2024, City Council approved an advisory ballot measure to provide public input on whether to allow marijuana dispensaries within the city limits of Redmond. In November 2024, Redmond voters passed the Measure (Measure 9-177), which showed a majority are in favor of retail marijuana dispensaries and advised Council that voters desire a change in code to allow for retail marijuana dispensaries in Redmond. The result of the Measure constitutes the change of circumstances and ultimately the catalyst for the proposed amendments.

EXHIBIT A

MARIJUANA BUSINESSES

Sec. 8.900. Purpose.

For the purpose of zoning regulation pursuant to this section, recreational and medical marijuana facilities are considered the same by the City of Redmond.

Sec. 8.905. Applicability and Zoning.

Marijuana businesses are an allowed use in the C-1, C-2 (excluding in the Downtown Overlay District), and C-3 zones. The following standards apply to all marijuana businesses in Redmond:

1. Marijuana businesses include production, laboratories, processing, wholesale, and retail use.
2. Marijuana businesses are prohibited abutting any "R" residentially zoned area, except that this provision shall not apply where the subject property abuts a street that has a highway, major arterial, minor arterial, or collector functional classification as shown in the City of Redmond Transportation System Plan.
3. Home Occupation. A marijuana business may not be operated as a home occupation.
4. The sale or distribution of marijuana is prohibited for mobile vendors and at all special events and outdoor markets.

Sec. 8.910. Restrictions on Location: Marijuana Dispensary or Retailer.

A marijuana dispensary or retailer shall not locate:

1. Within 500 feet of any public parks, shelters and treatment facilities, and Redmond transit hub.
2. Within 1,000 feet of any licensed childcare and daycare facilities.
3. Within 1,000 feet of a public elementary or secondary school for which attendance is compulsory under ORS 339.020, or a private or parochial elementary or secondary school, teaching children as described in ORS 339.030(1)(a).
4. Within 1,000 feet of another marijuana dispensary or retailer.
5. If a new protected property or use described in this section should be established within the aforementioned separation distance of an existing legally established marijuana dispensary or retailer, the existing marijuana dispensary or retailer may remain in place and the separation requirement shall not be applied.
6. The spacing distance specified in this section is a straight-line measurement from the closest points between property lines of the affected properties.

Sec. 8.915. Standards of Operation.

1. Compliance with Other Laws. All marijuana businesses shall comply with all applicable laws and regulations, including, but not limited to, zoning, building, and fire codes.
2. Registration and Compliance with State Law. The marijuana business's state license or authority shall be in good standing with the Oregon Health Authority or Oregon Liquor Control Commission (OLCC) and the marijuana business shall comply with all applicable laws and regulations administered by the respective state agency, including, without limitation those rules that relate to labeling, packaging, testing, security, waste management, food handling, and training.

3. No portion of any marijuana business shall be conducted outside, including but not limited to outdoor storage, production, processing, wholesaling, laboratories and retail sale, except for temporary ingress and egress of vehicles, persons and materials associated with the permitted use.
4. Hours of Operation. Operating hours for a marijuana business shall be in accordance with the applicable license issued by the OLCC or OHA.
5. Odors. A marijuana business shall use an air filtration and ventilation system that is certified by an Oregon Licensed mechanical engineer to ensure that all odors associated with the marijuana is confined to the licensed premises to the extent practicable. For the purposes of this provision, the standard for judging "objectionable odors" shall be that of an average, reasonable person with ordinary sensibilities after taking into consideration the character of the neighborhood in which the odor is made and the odor is detected.
6. Doors and windows shall remain closed, except for the minimum length of time needed to allow people to ingress or egress the building.
7. Secure Disposal. The facility must provide for secure disposal of marijuana remnants or by-products; marijuana remnants or by-products shall not be placed within the marijuana business's exterior refuse containers.
8. Drive-Through, Walk-Up. A marijuana business may not have a walk-up window or a drive-through.
9. The facility shall maintain compliance with all applicable security requirements of the OLCC including alarm systems, video surveillance, and a restriction on public access to certain facilities or areas within facilities.

EXHIBIT B

Sec. 8.026. Consistency with Plans and Laws.

Actions initiated under this Code shall be consistent with applicable State and Federal laws and regulations as these laws and regulations may now or hereafter provide. No parcel of land or structure may be used for, or in conjunction with, an activity that violates any State or Federal law (with the exception of federal laws related to marijuana businesses and processing industrial hemp).

(Ord. No. 2014-03, 4-1-2014)

Sec. 8.135. 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

Residential Uses:	R-1	R-2	R-3	R-4	R-5	RESTRICTIONS AND REQUIREMENTS
Accessory Building:						
Detached sheds, shops, and garages	O	O	O	O	O	Must be located within the property and not in the yard setback areas. Moveable shipping containers, or similar, are not allowed.
Guest House	O	O	O	O	O	No kitchen; uses main houses' sewer & water
Accessory Dwelling Unit / Accessory Suite	O	O	O	O	O	Uses main houses' sewer & water or individual City Services; may have kitchen
Accessory Use	O	O	O	O	O	Includes Home Occupations
Apartments						See Multi-Family Complex / Dwelling
Bed and Breakfast	C	C	C	C	C	
Boarding or Rooming House	N	N	C	O	O	
Duplex, Triplex, Quadplex, Townhouse, Cottage Cluster	O	O	O	O	O	
Manufactured Home	O	O	O	O	O	See Single Family Detached Dwelling
Manufactured Home Park	N	N	N	O	O	See Section 8.375
Manufactured Home Subdivision	N	N	O	O	O	Subject to compliance w/ applicable ORS
Multi Family Complex (five + units)	C	C	C	O	O	
Public-Owned Affordable Housing Developments	O	O	O	O	O	See Section 8.145
Nursing, Convalescent, and Assisted Living Facility	N	N	C	C	C	More than 15 people
Planned Unit Development	C	C	C	C	C	
Residential Care Facility	N	N	C	C	O	Defined in and regulated by ORS

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(Supp. No. 1)

Residential Care Home	O	O	O	O	O	Defined in and regulated by ORS
Single Family Detached Dwelling	O	O	O	O	O	
Single Room Occupancy Development	O	O	O	O	O	
Non Residential Uses:	R-1	R-2	R-3	R-4	R-5	RESTRICTIONS AND REQUIREMENTS
Child Care Facility:						
Child Care Center	C	C	C	C	C	
Child Care Home	O	O	O	O	O	
Church, Religious Institution	C	C	C	C	C	
Community Center (private)	C	C	C	C	C	
Community Pool (private)	C	C	C	C	C	
Emergency Shelter	O	O	O	O	O	Reviewed under ORS 197.782. Emergency shelters for natural disaster response are not subject to review.
Farm Use, Farming	O	O	O	O	O	
<u>Marijuana Business</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
Mini Storage	N	N	N	N	N	
Mobile Food Pod	N	N	N	N	N	
Mobile Food Unit	N	N	N	N	N	
Mobile Food Vendor on private property	O	O	O	O	O	Permitted through Business Licensing provisions in City Code, Section 7.005 et seq. 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 an event.
Mobile Food Vendor on public property	O	O	O	O	O	Permitted through Special Events provisions in City Code, Section 7.350 et seq. or Parks Reservation Permit.
Multi-Use Trail	O	O	O	O	O	
Park	O	O	O	O	O	
Livestock	O	O	O	O	O	Subject to livestock provisions, Section 8.365
Office	N	N	C	C	C	Conditional in conjunction with a master plan or PUD
Retail	N	N	C	C	C	Conditional in conjunction with a master plan or PUD
Residential Conversion of Existing Commercial Structure	O	O	O	O	O	See Section 8.144
School (private)	C	C	C	C	C	
Supportive Shelter	O	O	O	O	O	See Section 8.370, Supportive Shelter Standards.
Tennis Court (private)	O	O	O	O	O	Non-commercial use only
Public Facility or Emergency Management Services	C	C	C	C	C	
City Owned Utility Facility	O	O	O	O	O	
Private Utility Facilities	C	C	C	C	C	

All "R" zones are subject to density transfer provisions. See Section 8.020, "Definitions," Density Transfer, and 8.367, "OSPR / 'R' Zone Density Transfer Provision

(Ord. No. 2009-04, 4-28-2009; Ord. No. 2015-04, 5-19-2015; Ord. No. 2016-17, 1-31-2017; Ord. No. 2018-09, 9-11-2018; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.137 Table for R-3A Zones, Uses Permitted.

The following uses are allowed outright or conditionally in the Residential Zone R-3A as follows:

Residential Uses:	R-3A	RESTRICTIONS AND REQUIREMENTS
Accessory Building: Detached sheds, shops, garages.	O	Must be located within the property and not in the yard setback areas. Moveable shipping containers, or similar, are not allowed. Potting sheds, or similar, must be located within the property and not in the yard setback areas.
Guest Houses or Accessory Dwelling Unit	O	Connected to primary residential unit utilities; includes kitchen.
Accessory Use	O	Includes Home Occupation.
Multi-Family Complex	O	
Bed and Breakfast	C	
Single Family Detached Dwelling, Duplex, Triplex, Quadplex, Townhouse, Cottage Cluster, Single Room Occupancy Development	O	
Public-Owned Affordable Housing Development	O	See Section 8.145
Residential Care Home	O	Defined and regulated by ORS.
Non-Residential Uses:		
Child Care Facility		
Child Care Center	C	
Child Care Home	O	
Church, Religious Institution	C	
Community Center (private)	C	
Community Pool (private)	C	
Commercial Office	C	Only within buildings existing as of Oct. 20, 2007, or as modified (expanded) up to a maximum of 25 percent. Any modification shall require site plan review. A building destroyed or damaged may be rebuilt up to the former size and general configuration.
Retail	C	
Professional Offices	C	
Restaurant	C	
Theater	C	
Art Gallery or Center	C	
Public or Semi Public Uses	C	
<u>Marijuana Business</u>	<u>N</u>	

Mobile Food Pod	N	
Mobile Food Unit	N	
Mobile Food Vendor on private property	O	Permitted through Business Licensing provisions in City Code, Section 7.005 et. Seq. 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 an event.
Mobile Food Vendor on public property	O	Permitted through Special Events provisions in City Code, Section 7.350 et. Seq. or Parks Reservation Permit.
School (private)	C	
Supportive Shelter	O	See Section 8.370, Supportive Shelter Standards.
Tennis Court (private)	O	
City Owned Utility Facility	O	
Private Utility Facilities	C	
Residential Conversion of Existing Commercial Structure	O	See Section 8.144
Emergency Shelter	O	Reviewed under ORS 197.78.2 Emergency shelters for natural disaster response are not subject to review.

C = conditional uses.

(Ord. No. 2018-09, 9-11-2018; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.190. 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

(***)

Retail Uses:	C-1	C-2	C-3	C-4	C-4A	C-5	M-1	M-1.5	M-2	DOD	Restrictions and Requirements:
Bicycle Sales and Service	O	O	N	O	O*	O	N	O	N	O	
Bulky Retail (including furniture)	O	O	N	O	O	O	N	O	N	O	Excludes equipment and heavy equipment.
Contractor Supplies (enclosed)	O	O	N	O	O	N	O	O	O	O	Also called Building Supplies (non-landscaping).

Contractor Supplies (outdoors)	O	C	N	C	O	N	N	O	N	C	
Delicatessen	O	O	O	O	O*	O	C	C	N	O	
Drug Store, Pharmacy	O	O	O	O	O*	O	N	O	N	O	
Equipment Sales, Service & Rental	O	O	N	O	O	N	N	O	N	C	Excludes Heavy Equipment Sales and Service.
Florist	O	O	O	O	O*	O	N	O	N	O	
Gallery, Studio	O	O	N	O	O	O	N	O	N	O	
General Retail	O	O	N	O	O*	O	N	N	N	O	
Gift/Card Shop	O	O	O	O	O*	O	N	N	N	O	
Grocery Store, Market	O	O	N	O	O**	O	N	N	N	O	
Hardware Store	O	O	N	O	O*	O	N	C	N	O	
Heavy Equipment Sales	O	N	N	N	N	N	O	C	O	N	Only permitted w/ primary service use in M Zone.
Heavy Equipment Service	O	N	N	N	N	N	O	C	O	N	
Heavy Equipment Storage (outdoor)	N	N	N	N	N	N	N	C	O	N	
Marijuana Business	O	O	O	N	N	N	N	N	N	N	See Section 8.900, Marijuana Businesses Standards
Medical Supplies (Retail)	O	O	O	O	O	N	N	C	N	O	
Mobile/Manufactured Home Sales & Service	O	N	N	C	N	N	N	N	N	N	
Novelty, Specialty, Variety Store	O	O	C	O	O*	O	N	N	N	O	Includes music, art supply, electronic equipment, sporting goods.
Outdoor Merchandise Display, Other	O	C	N	O	O	N	N	C	N	C	Non storage related; for retail sales.
Pet Shop	O	O	N	O	O	O	N	N	N	O	
Plant Nursery	O	N	N	O	O	O	N	C	N	N	
Thrift Store ⁻¹	O	O	O	O	N	O	N	N	N	O	

(***)

O* Maximum size = 10,000 square feet

O** Maximum size = 20,000 square feet

(Ord. No. 2012-10, 8-14-2012; Ord. No. 2015-04, 5-19-2015; Ord. No. 2016-17, 1-31-2017; Ord. No. 2017-12, 12-12-2017; Ord. No. 2018-09, 9-11-2018; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

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(Supp. No. 1)

Sec. 8.220. 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:
Residential	FG	OSPR	PF	Park	Airport Zone / Airport Compatibility Zone	
Homeless Shelter	O	O*	C	N	N	
Public-Owned Affordable Housing Development	O	O	O	O	N	See Section 8.145
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.
Farm Uses:						
Grazing of livestock and horses	N	O	N	N	N	
Production of crops	N	O	O	N	N	
Livestock stabling	O	N	N	N	N	
Other Farm Uses	N	C	N	N	N	
Non-Residential Uses:						
<u>Marijuana Business</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
Mobile Food Pod	N	C	N	N	N	Permitted through Site and Design Review
Mobile Food Unit	N	C	N	N	N	Permitted through Temporary Use Permit, Section 8.380.
Mobile Food Vendor on private property	O	O	O	O	O	Permitted through Business Licensing provisions in City Code, Section 7.005 et seq. 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 an event.
Mobile Food Vendor on public property	O	O	O	O	O	Permitted through Special Events provisions in City Code, Section 7.350 et seq. or Parks Reservation Permit.
Public or Private Schools	C	N	C	N	N	
Parks, trails, reserve areas	O	O	O	O	N	
Public Facilities including cemetery	N	O/C	O/C	O/C	N	Outright only when approved in the Comp Plan or Other Public Facilities Plan for OSPR and Park Zones. Conditional use if adjacent to "R" zone (applies to the PF zone only)
Public Safety, Emergency Services, Training Coordination Facilities	O	C	O	C	C	
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	C*	In the Public Facility Zone, recreation facilities shall be in public ownership. *Applies to Airport Compatibility Zone.
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 consecutive months or six 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 percent 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	C*	*Applies to Airport Compatibility Zone.
Emergency Shelter	O	O	O	O	O	Reviewed under ORS 197.782. Emergency shelters for natural disaster response are not subject to review.
Supportive Shelter	O	N	O	N	N	See Section 8.370, Supportive Shelter Standards.
Airport						
Airfields					O	
General Aviation					O	
Passenger Terminal Complexes					O	
Air Cargo & Maintenance Facilities					O	
Support Facilities (Air life, Fire, etc.)					O	
Any use complimentary to aviation					O	
Other Uses					O	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.
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(Ord. No. 2009-04, 4-28-2009; Ord. No. 2015-04, 5-19-2015; Ord. No. 2016-17, 1-31-2017; Ord. No. 2018-09, 9-11-2018; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.260. 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

Standard	MUN	MUE	Reference/Standards:
Commercial Uses:			
Child Care Facilities	C	C	
<u>Marijuana Business</u>	<u>N</u>	<u>N</u>	
Retail Uses	O/C	C***	In the MUN zone, single retail uses are permitted outright up to 25,000 square feet in floor area; single retail uses between 25,000 and 40,000 square feet in floor area require a Conditional Use Permit.
Services Commercial Uses	O	O	
Veterinarian Services	O	O	
Drive through / up facilities as part of an approved use (facilities must include an inside use component such as seating or a service area, except for voting drop	O	O	

offs and postal drop boxes)			
** Any residential use is prohibited within 1 mile of the Redmond Airport Runway Protection Zone.			
*** In the MUE zone, commercial uses must be of a type and scale that is designed to support surrounding industrial, and employment uses and may not be used for commercial development that serves a primarily regional retail function.			
Standard	MULW	Reference/Standards:	
Commercial Uses:			
Child Care Facilities	C		
Marijuana Business	N		
Retail Uses	O	In the MULW zone, retail use shall be only allowed as an accessory to an outright permitted or conditional use and shall be limited to 2,500 square feet per use.	
Convenience Store	O	Limited to 2,500 square feet in size	
Services Commercial Uses	O	In the MULW zone, service commercial uses shall support the neighborhood (such as beauty and barber shops, day care, dry cleaners) and shall be limited to 2,500 square feet per use.	
Drive through / up facilities as part of an approved use (facilities must include an inside use component such as seating or a service area, except for voting drop offs and postal drop boxes)	C	In MULW drive through or drive up facilities shall not be located within 600 feet of any arterial or collector intersection with a State highway, within 400 feet of a local street intersection with a State highway, and not adjacent to or have access to a State highway. Otherwise, drive through or drive up facilities may be located within 100 feet of a collector or arterial street intersection and shall be separated from other drive through and drive up facilities by a minimum of 300 feet.	

(Ord. No. 2009-03, 5-26-2009; Ord. No. 2009-14, 12-8-2009; Ord. No. 2011-09, 11-8-2011; Ord. No. 2015-04, 5-19-2015; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

Potential Dispensary Zoning - 500' Buffers

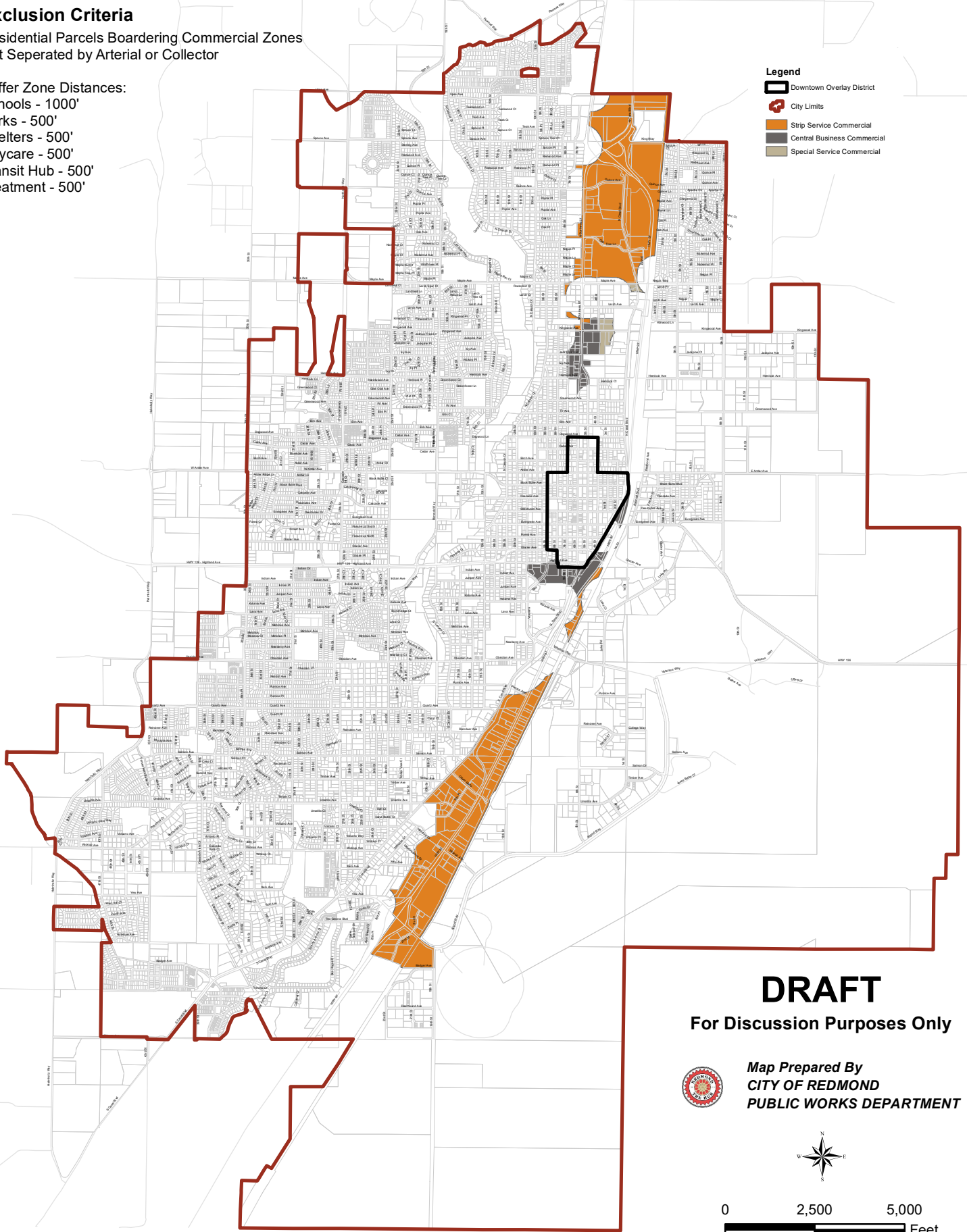
Exclusion Criteria

Residential Parcels Boardering Commercial Zones
Not Separated by Arterial or Collector

- Buffer Zone Distances:
Schools - 1000'
Parks - 500'
Shelters - 500'
Daycare - 500'
Transit Hub - 500'
Treatment - 500'

Legend

- Downtown Overlay District
- City Limits
- Strip Service Commercial
- Central Business Commercial
- Special Service Commercial



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Map Prepared By
CITY OF REDMOND
PUBLIC WORKS DEPARTMENT



0 2,500 5,000
Feet

1 inch = 3,615 feet

Potential Dispensary Zoning - 500' to 1000' Buffers

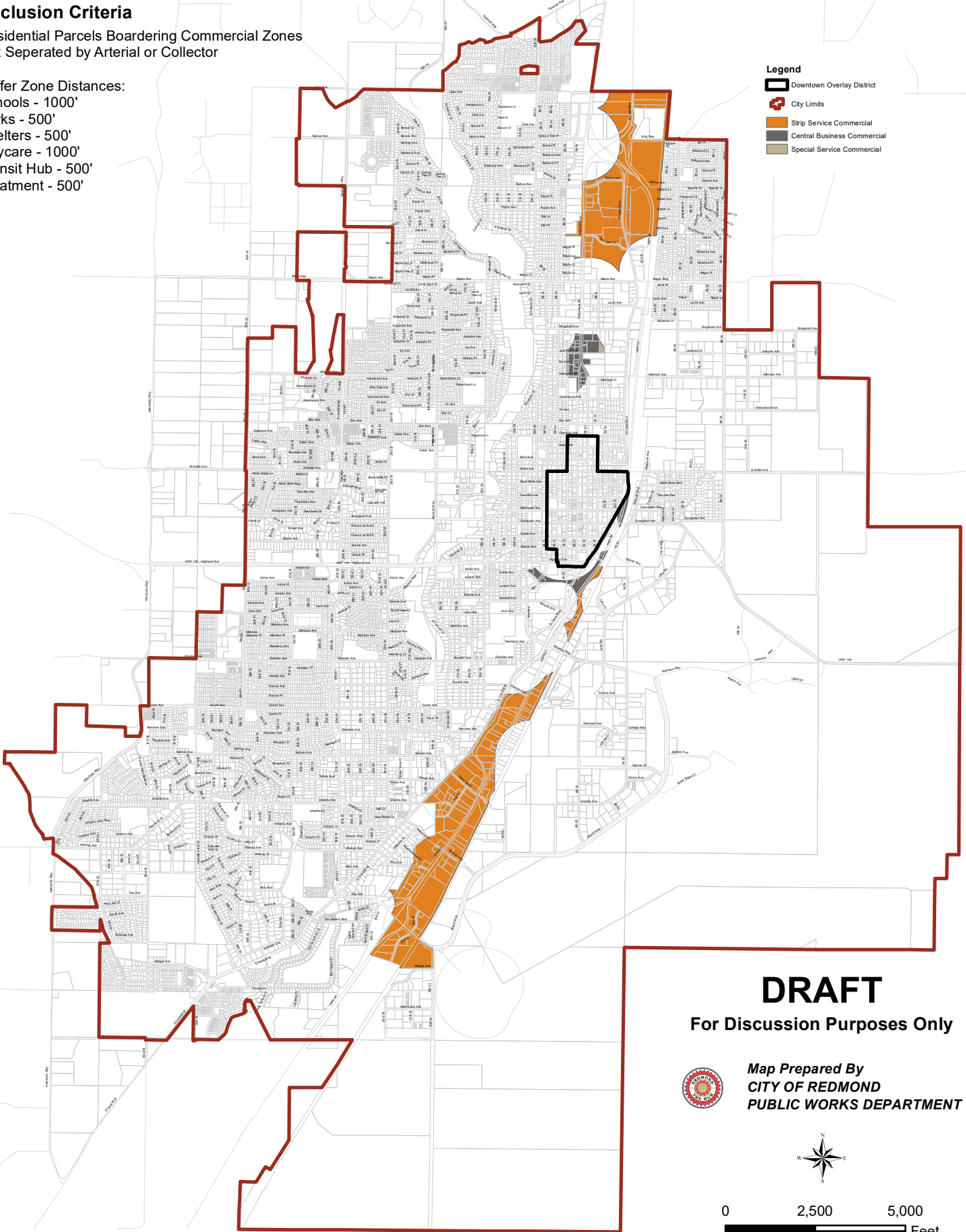
Exclusion Criteria

Residential Parcels Boardering Commercial Zones
Not Separated by Arterial or Collector

- Buffer Zone Distances:
Schools - 1000'
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Transit Hub - 500'
Treatment - 500'

Legend

- Downtown Overlay District
- City Limits
- Strip Service Commercial
- Central Business Commercial
- Special Service Commercial

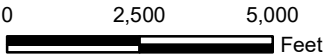


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1 inch = 3,615 feet