



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 or

Monday, September 19, 2022 6:30 pm

Oral comments can be provided in-person or virtually. For those who plan to provide oral comments virtually during the hearing, pre-register at planredmond@redmondoregon.gov (must pre-register before 4:00 p.m. on September 19th)

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

Agenda

UAPC Members

Teri
Jansen,
Chair

Ron
Osmundson,
Vice-Chair

Heather DeWolf

Norman
Schultz

Richard Bryant

Joseph
Zampko

Vacancy

Ex-Officio
Vacancy

- I. CALL TO ORDER / INTRODUCTIONS
- II. CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA
- III. APPROVAL OF MINUTES
 - a. August 22, 2022
- IV. REDMOND DEVELOPMENT CODE UPDATE (WORK SESSION)
 - a. Through/Double Frontage Lots Standard
 - b. Site & Design Review Pre-application
 - c. M-1.5 General Industrial Zone
- V. Next Meeting October 3, 2022
- VI. COMMISSION MEMBER COMMENTS
- VII. ADJOURN

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

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

DATE: Prepared for September 19, 2022, Worksession
HEARINGS BODY: Redmond Urban Area Planning Commission
REVIEWING STAFF: Kyle Roberts, Planning Director
TOPIC: Through/Double Frontage Lots Standard

I. Purpose

The purpose of the subject proposed amendment is to remove an unnecessary requirement that can increase time and cost to a tentative partition or subdivision review.

II. Proposed Amendment to RDC

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

Amendment:

**ARTICLE III – LAND DIVISION STANDARDS
DESIGN STANDARDS AND IMPROVEMENTS**

(***)

8.2705 Blocks, Lots and Parcels

(***)

5. **Through/Double Frontage Lots and Parcels.** Through lots or parcels, and lots or parcels with double frontage shall be avoided whenever possible, including lots or parcels created adjacent to Collector and Arterial Streets, but not including alley frontage as described in Section 8.2705(6) below, except when they are necessary due to an irregular parent lot or parcel configuration, or are necessitated by topography or other unique circumstance. ~~A Conditional Use Permit is required when a tract is proposed as a remedy for Through/Double Frontage Lots and Parcels.~~

//Analysis: Design standards for the blocks, lots, and parcels of a proposed partition or subdivision are evaluated through the land division standards in Article III of the RDC. Aside from a corner lot, a lot should have street frontage on one side, thus a through/double frontage lot is a lot having frontage on more than one street and for a corner lot, having frontage on more

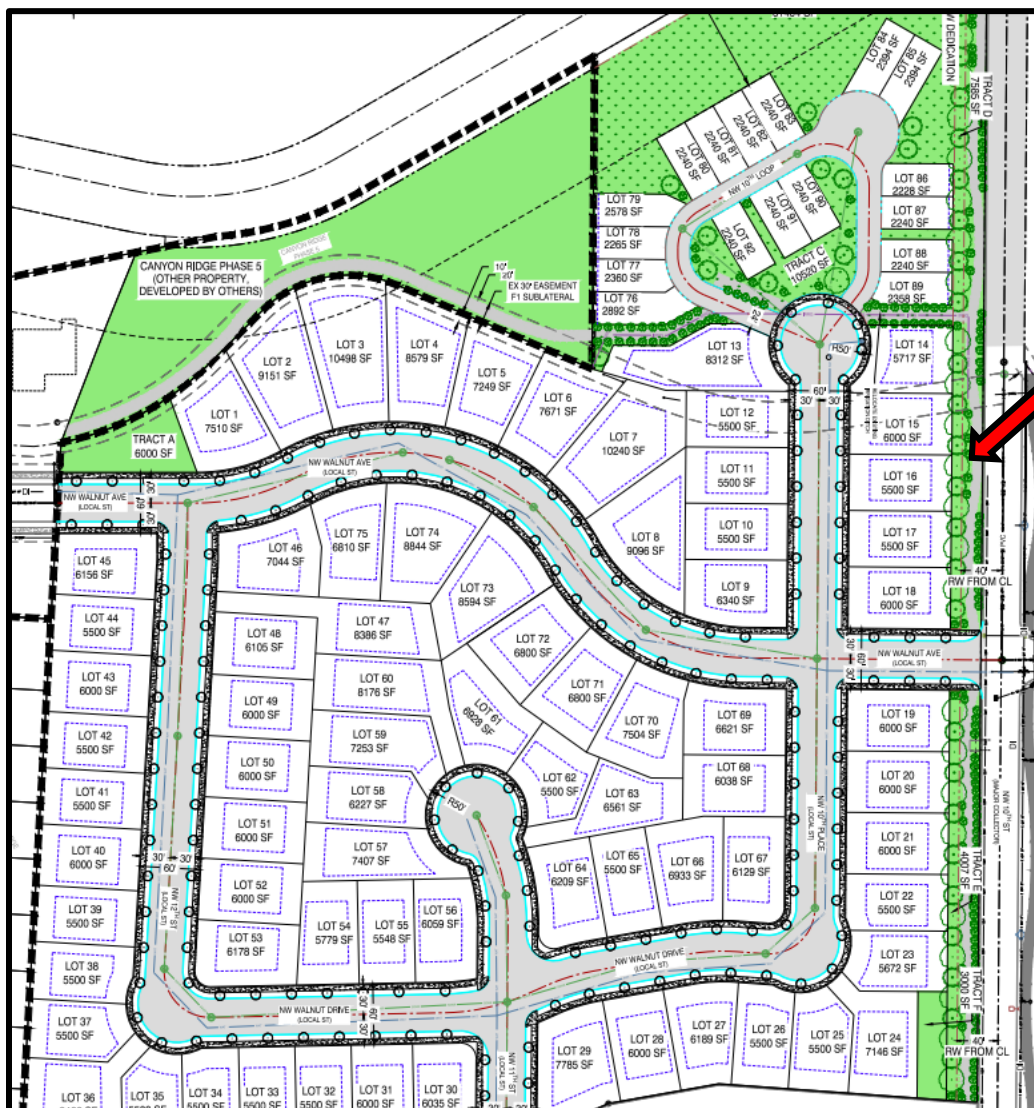
than two streets. As the standard above states, the creation of through/double frontage lots shall be avoided whenever possible.

With the latest code amendment, language was added to this standard essentially requiring that an applicant apply for a Conditional Use Permit to gain approval to propose creating a tract of land to remedy a through/double frontage lot situation. This language is problematic as it burdens the applicant with additional time and cost to a partition or subdivision application review. An applicant should be encouraged to propose remedies that should be evaluated as part of the partition/subdivision review. Staff finds these tracts to be huge community assets for walking and biking and general aesthetics. Creating an extra layer of review and permitting is not appropriate and counterproductive to the goal.//

III. Additional Information

Examples of tracts of lands used to remedy through/double frontage lots:

- A) Canyon Trails Master Plan – tract of land buffering lots 14-23 from NW 10th Street.
Access to said lots are provided via NW 10th Place.



B) Maple Meadows, Phase 2 – tract of land with meandering path and landscaping. Access is provided via NW Hemlock Way and NW 24th Way.





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REDMOND DEVELOPMENT CODE (RDC)**

DATE: Prepared for September 19, 2022, Work Session
HEARINGS BODY: Redmond Urban Area Planning Commission
REVIEWING STAFF: John Roberts, Deputy City Manager
TOPIC: M-1.5 General Industrial Zone

I. Purpose

- Improve flexibility and administration of the RDC.
- Establish clear standards.

II. Proposed Amendment to RDC

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

(***)

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

**Article 1 – Zoning Standards
Introductory Provisions**

(***)

M-1 Light Industrial Zone. To provide for light industrial uses such as light manufacturing, research, transportation facilities and similar uses which have a limited impact on surrounding properties and are compatible with clean non-polluting industries along with limited office and commercial activities which support these light industrial uses.

M-1.5 General Industrial Zone. To provide for general industrial needs ~~uses~~ such as defined offices, industrial park activities, manufacturing, research, and contractor uses using less than 35% of the property for outdoor storage of raw or assembled materials. Development, site design and architectures should promote quality, compatibility, and aesthetics. ~~Such~~ Sstorage must be sufficiently screened by fences or landscaping.

M-2 Heavy Industrial Zone. To promote the economic diversification by allowing a wide range of industrial and heavy commercial uses and providing sufficient land for industries that have a more pronounced impact on the urban environment because of noise, smoke, air, and other emissions or because of traffic and other operating characteristics associated with these industries. The M-2 zone also allows for heavy commercial uses in areas where previous subdivisions of land and current ownership patterns have resulted in separate ownerships of

smaller M-2 zoned parcels lots in the ~~M-2 Zone~~ area and cannot, therefore, challenged to be readily used for industrial purposes.

//Analysis: Chapter 9 of the Redmond Comprehensive Plan identifies goals and policies that address economic development in Redmond. Policy 9-1-2 calls for the need to provide adequate short-term supply of suitable commercial and industrial land to respond to economic development opportunities as they arise. In working closely with the City's economic development partnering agency, REDI (Redmond Economic Development Inc.), a need was identified to create a new industrial zoning district to respond to the City's challenge of having a constrained inventory of smaller lots zoned M-2 (Heavy Industrial).

To help remedy the issue, a new zone, M-1.5 (General Industrial) was recently introduced and adopted. It currently is not applied to any real property within City limits. The purpose and intent of M-1.5 is to provide for general industrial uses that require less than 35% of property for outdoor storage of raw or assembled materials. It has similar standards to M-1 (Light Industrial) but allows for a limited amount of outdoor storage of product as allowed for in M-2.

The proposed changes to the M-1.5 Intent and Use Table modernize the purpose of the zone district and create more consistency and transitional uses between M-1 and M-2 zones.//

Commercial Use and Industrial Use Zones

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8.0190 Table C, Uses Permitted. The following uses are allowed outright or conditionally in each of the Commercial and Industrial zones as follows:

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

Commercial/Industrial:	C-1	C-2	C-3	C-4	C-4A	C-5	M-1	M-1.5	M-2	DOD	Restrictions and Requirements:
Apartments	N	N	N	N	N	N	N	N	N	N	See Multi-family complexes
Assisted Living Facility	O	O	O	O	O	O	N	N	N	C	
Bed and Breakfast	C	C	C	C	N	N	N	N	N	C	
Boarding House	O	O	O	O	C	C	N	N	N	O	
Caretaker	C	N	N	C	N	C	C	C	O	N	Must live on site
Condominium	N	N	N	O	N	N	N	N	N	O	State regulated
Dairy	N	N	N	N	N	N	N	N	N	O	
Homeless Shelter	O	C	C	C	N	N	O	C	N	N	
Manufactured Home Park	C	N	N	C	N	N	N	N	N	N	
Multi Family Complex	O	O	O	O	O	O	N	N	N	O	* Residential Use on ground floor restricted to < 25% and shall not be in front of building.
Planned Unit Development	C	C	C	C	C	C	C	C	C	C	
Residential Use above ground floor	O	O	O	O	N	N	N	N	N	O	
Residential. Use on ground floor <25%	N	O	O	O	N	N	N	<u>⊖ N</u>	N	O	Not in front of building.
Residential Use on ground floor > 25%	N	N	N	N	N	N	N	N	N	N	
Residential care facility	O	C	O	C	N	N	N	N	N	C	
Residential care home	O	O	O	O	N	N	N	N	N	O	
Single Family Detached Dwelling (including ADU's) and Duplex on ground floor	C	O*	C	N	N	N	N	N	N	O*	*Only permitted for those uses pre-dating the adoption of the C-2 Zone Amendments and Downtown Overlay

											District on August 12, 2008
Attached Single Family and triplex and quadplex above ground floor	O	O	O	O	O	O	N	N	N	O	
Resumption of a residential use	O	O	O	O	O	O	N	N	N	C	Only as previously established residential use
Industrially Related Uses:	C-1	C-2	C-3	C-4	C-4A	C-5	M-1	M-1.5	M-2	DOD	Restrictions and Requirements:
Aircraft/Airport Service, Parking Lot, Maintenance	N	N	N	N	N	N	O	N	O	N	
Auto Wrecking, Recycling	N	N	N	N	N	N	C	N C	O	N	
Bakery, Wholesale Distribution	C	N	N	N	N	N	O	N O	O	N	
Batch Plants (Asphalt / Concrete)	N	N	N	N	N	N	N	O C	O	N	
Commercial Manufacturing (Retail Support, Craftsmen)	O	O	O	O	O	O	O	O	O	O	Must be fully enclosed in "C" zones that permit this use
Concrete & Conc. Products, Stone-cutting	N	N	N	N	N	N	C	C	O	N	
Distribution Center	N	N	N	N	O	N	O	O	O	N	
Dump, Landfill	N	N	N	N	N	N	N	N	C	N	
Enclosed Warehousing and Manufacturing	N	N	N	N	N	N	O	O	O	N	
Junkyard	N	N	N	N	N	N	N	N	O	N	Up to 50% retail allowed in Industrial zones 'Auto Wrecking Yard' is a separate category
Landscaping Supply (Bulk)	N	N	N	N	N	N	O	O	O	N	Outdoor storage of bulk landscaping material
Lumber Mill	N	N	N	N	N	N	N	N C	O	N	
Manufacturing (Heavy Industrial)	N	N	N	N	N	N	N	N C	O	N	
Manufacturing (Light Industrial)	N	N	N	N	N	N	O	O	O	N	
Medical Research Facility	O	O	O	O	O	O	O	O	O	O	Subject to DEQ requirements and neighborhood compatibility Excludes research using biohazardous materials
Precision Machine Shop	C	N	N	C	N	N	O	O	O	N	Must be fully enclosed in the "C" zones that permit this use
Retail Uses in support of primary Industrial Use	N	N	N	N	N	N	O	O	O	N	
Rock Crushing / Recycling	N	N	N	N	N	N	C	C	O	N	Must be less than 50% of the gross floor area
Slaughterhouse	N	N	N	N	N	N	N	N	O	N	
Tanning, Curing, Storing of Hides	N	N	N	N	N	N	N	N C	O	N	
Wholesale Printing and Distribution	N	N	N	N	N	N	O	O	O	N	
Wood Product Manufacturing and Assembly	N	N	N	N	N	N	O	O	O	N	
Offices and Office Products:	C-1	C-2	C-3	C-4	C-4A	C-5	M-1	M-1.5	M-2	DOD	Restrictions and Requirements:
Office	O	O	O	O	O	O	C	C	N	O	
Office Service and Supplies	O	O	O	O	O*	O	N	N C	N	O	
Offices related to Industrial Use	N	N	N	N	N	N	O	O	O	N	
Printing, Publishing	O	O	O	O	O	O	O	O	N	O	
Telemarketing, Call Center	O	O	O	O	O	O	C	C	N	N	
Public and Semi Public Uses:	C-1	C-2	C-3	C-4	C-4A	C-5	M-1	M-1.5	M-2	DOD	Restrictions and Requirements:
(***)											
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	O C	N	O	
Heavy Equipment Sales	O	N	N	N	N	N	O	C	O	N	Only permitted w/primary service use in M zones
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	
Medical Supplies (Retail)	O	O	O	O	O	N	N	O 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	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	
Service Commercial Uses:	C-1	C-2	C-3	C-4	C-4A	C-5	M-1	M-1.5	M-2	DOD	
Appliance and Computer Repair	O	O	N	O	O*	N	N	N	N	O	Includes stereos, electronic equipment, residential appliances
Bank, Financial Institution	O	O	N	O	O	C	N	N	N	O	
Beauty & Barber Shops and Salons (includes spas)	O	O	O	O	O*	O	N	N	N	O	
Contractor Service	O	N	N	O	O	N	O	O	O	N	Enclosed within a building (except in M2 zone); includes equipment rentals and sale
Contractor's Yard	C	N	N	N	N	N	O	O	O	N	Includes. outdoor storage of equipment and building supplies
Child Care Facility	O	O	O	O	O	O	C	C	N	O	If a facility is part of an industrial development and within the manufacturing structure, a conditional use permit is not required.
Dry Cleaner (drop off only)	O	O	N	O	O*	O	N	C	N	O	
Dry Cleaner (full service)	O	C	N	C	O*	N	N	C	N	C	
Kennel	C	N	N	C	N	N	O	C	O	N	
Laundromat	O	O	N	O	O	O	N	C	N	O	
Mini Storage	C	N	N	C	N	N	C	C	N	N	See Section: 8.0615(17)
Mortuary, Funeral Home	O	O	O	N	N	O	N	C	N	O	
Motel, Hotel	O	O	C	O	O	O	C	N	N	O	
Printing and Copying Store	O	O	N	O	O*	O	N	C	N	O	
Veterinarian Services	O	O	O	O	O	O	O	C	O	C	Fully enclosed in C zones; no outdoor kennels

O* Maximum size = 10,000 square feet

O** Maximum size = 20,000 square feet



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REDMOND DEVELOPMENT CODE (RDC)**

DATE: Prepared for September 19, 2022, Worksession
HEARINGS BODY: Redmond Urban Area Planning Commission
REVIEWING STAFF: Kyle Roberts, Planning Director
TOPIC: Site & Design Review Pre-application

I. Purpose

The purpose of the subject proposed amendment is to add a requirement to an existing procedure to ultimately help ensure a quicker application review, and to clean up existing language.

II. Proposed Amendment to RDC

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

Amendment:

**ARTICLE IV – SITE AND DESIGN REVIEW STANDARDS
INTRODUCTORY PROVISIONS**

(***)

8.3015 Procedure. Prior to submitting a Site and Design Review application, the applicant shall be required to submit a Pre-development application and meet with the Community Development Director or designee to review the proposal.

A Site and Design Review application shall be submitted and reviewed by the Community Development Director, or designee, as an administrative land use decision with prior notice consistent with Section 8.1310. ~~The comment period under Section 8.1310(2) shall be at least fourteen (14) days.~~

A minor alteration, ~~minor modification~~ or ~~major modification~~ may be submitted for an approved Site and Design Review consistent with Section 8.1400. In addition to the procedures above, procedures to review Site and Design Review applications for properties in the C-2 Central Business District Commercial Zone and Downtown Overlay District are established in ~~the Downtown Architectural Design Standards Sections 8.3040 and 8.3045.~~

//Analysis: A Pre-development application is a free of charge review by City staff of a proposed project by an applicant. This review takes place *prior* to submittal of an actual application. The project is reviewed by City Engineering, City Planning, and Redmond Fire and Rescue. This review is fairly comprehensive and helps the applicant and City work through potential issues at the beginning of the process.

This initial review has helped applicants provide a vetted plan to go with their actual Site and Design application. Ultimately, the action improves the speed of the review process and approval, since major issues (if any) are largely discovered at the beginning as opposed to the end of the process.//

III. Attachments

None