



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, October 17, 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 October 17rd)

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. September 12, 2022
 - b. September 19, 2022
- IV. REDMOND DEVELOPMENT CODE UPDATE (WORK SESSION)
 - a. Large Lot Industrial (LLI) Zone
 - b. Neighborhood Meeting Requirements
 - c. R-3 - R-5 Minimum Lot Sizes
- V. Next Meeting November 7, 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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REDMOND URBAN AREA PLANNING COMMISSION

Council Chambers

MINUTES

September 12, 2022

Commissioners Present: Chair Teri Jansen, Heather DeWolf, Norman Schultz, Vice-Chair Ron Osmundson, (*Absent: Joseph Zampko, Richard "Dick" Bryant*), **1 vacancy**

Youth Ex Officio: **Vacant**

City Staff: Kyle Roberts, *Planning Director*; John Roberts, *Deputy City Manager*; Sarah Vowell, *Assistant Planner*; Jamie Christofferson, *Planning Permit Coordinator*

Visitors: Wanda Wai Lyian Toe, Morgan Greenwood

Media: None

(The 3 digits after a motion title show the number of commissioners voting in favor/opposed/abstaining.)

I. CALL TO ORDER – INTRODUCTIONS

Chair Jansen called the worksession of the Redmond Urban Area Planning Commission to order at 6:30 p.m., September 12, 2022, with a quorum present (4 of 6 commissioners). Commissioner Zampko was excused.

II. CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA

None.

III. Redmond Development Code Update (Work Session)

A. Timeline and Topic Target Dates

Planning Manager Kyle Roberts opened the first round of discussions of the post-House Bill 2001 code amendments. Staff prepared four memos on close to seven separate issues for the work session. He reviewed the revised spreadsheet of proposed amendments, topics, timelines, and leads, noting it is still a work in progress.

Three worksessions with the City Council are scheduled for October 4th, October 25th, and November 15th. Everybody is invited to attend. The public hearings will be held November 21st and December 13th.

B. Administrative Changes and Scribner Errors

Mr. Kyle Roberts discussed the first memo on the first round of proposed amendments regarding administrative updates/Scribner's errors, including:

- Townhouse design standards in the City's mixed-use zoning table.
- Typos, formatting issues, and the like have been found, but the code allows Staff to correct such minor details. Other than today, Staff will not be coming back to the commission with every little numbering change, typo, misspelling, etc.
- Boundary line adjustments, specifically the filing procedure. He clarified the code is inaccurate rather than redundant regarding the boundary line adjustments.

- Design review criteria addressing multi-family complexes.

C. Site & Design Review

Mr. Kyle Roberts explained the items in the second memo which addressed listing the type of development that is exempt from the required site and design review criteria and striking the language talking of minor versus major site and design reviews. Site and design is applicable regardless of the size of the site, as long as it does not fall under the exemption requirement. Staff proposed to remove the 3500 square feet threshold but retain the reduced application fee for any site falling under the 3500 square feet. Even removing any sort of number threshold from the code, the size of the site will be included in the person's application, which then determines the application fee.

D. Annexation Standard

Mr. Kyle Roberts discussed the third memo regarding master development plans and specifically annexation. When a property is proposed for annexation, part of the land use process involves going through a master development plan process. He gave an example of a 20-acre project that annexed and wants to do a planned unit development instead of a master development plan. There is not much difference between the requirements for the two except for the recently added neighborhood meeting. The way the code is currently written requires applying for both. The review is the same essentially, almost identical. The proposed change adds the neighborhood meeting requirement to the planned unit development as well.

E. RV Parks

Deputy City Manager John Roberts spoke about the recommendation to change the code on RV parks back to what it was. Through the series of the last amendments, allowing RV parks in four zones was removed. He thought it was unintentional and explained why. He thought the slight changes being recommended to definitions of recreational vehicle, recreational vehicle park, and recreational vehicle site will help align better with statute. Under conditional use permits in the code, there is already an entire section of standards to evaluate RV parks. The proposed changes suggesting RV parks go through a conditional use permit will require they get evaluated by existing conditions. The relevant statutes were included in the packet.

He confirmed the RV Parks are only in the commercial end and one industrial, no residential. He acknowledged the City could make RV parks conditional use in C-2 or C-3, but Staff did not suggest doing so because they did not take the time to do an analysis. A good hunch of why they would not be in C-2 is because that is the strip commercial with a higher and better use than RV parks and is kind of in the Urban Renewal Area north. It could definitely be considered for C-3, but Staff's suggestions went back to the zones they were originally approved in. Staff can bring the zoning districts back for the commission to take a look, especially to address questions the commission had about C-4A.

IV. Next Meeting September 19, 2022

- September 19, 2022, 6:30 p.m. (3rd Monday) – in-person

V. COMMISSION MEMBER COMMENTS

None.

VI. ADJOURN

With no further business, Chair Jansen adjourned the meeting at 7:06 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this _____ day of _____, 2022.

ATTEST:

_____/s/
Teri Jansen
Chair

_____/s/
Kyle Roberts
Planning Manager



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REDMOND URBAN AREA PLANNING COMMISSION

Council Chambers

MINUTES

September 19, 2022

Commissioners Present: Chair Teri Jansen, Heather DeWolf, Norman Schultz, Vice-Chair Ron Osmundson, Joseph Zampko, Richard "Dick" Bryant, **1 vacancy**

Youth Ex Officio: **Vacant**

City Staff: Kyle Roberts, *Planning Director*; John Roberts, *Deputy City Manager*; Sarah Vowell, *Assistant Planner*; Jamie Christofferson, *Planning Permit Coordinator*

Visitors: None

Media: None

(The 3 digits after a motion title show the number of commissioners voting in favor/opposed/abstaining.)

I. CALL TO ORDER – INTRODUCTIONS

Chair Jansen called the worksession of the Redmond Urban Area Planning Commission to order at 6:30 p.m., September 19, 2022, with a quorum present (6 of 6 commissioners).

II. CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA

City Councilor Clifford Evelyn has lived in Redmond for five years and spoke on behalf of constituents that have brought to his attention the recent crackdown on election campaign signage where Code Enforcement had removed signs in the right-of-way. Constituents have complained to him that some signs were removed and others were not. Some signs on 5th Street were taken down and the brackets thrown in the street, the signs all over the place.

He had not seen anything similar in the past five years regarding sign code enforcement, and he ran in 2020. He is concerned because it seems out of the ordinary and does not feel good to a lot of the citizens.

He would like the commission to look into the matter further when time permits, look at the verbiage and case law, clean up the language and make it more precise, especially with regard to the term "right-of-way." A lot of people spent money on signs that they now have sitting in their homes and do not know where they can put them. Right now, the interpretation of the right-of-way, one must know someone who owns a business or one must know a homeowner who will allow it on their property. Someone who just moved here two years ago and does not have a lot of friends yet or does not know the businesses, where would they put their sign? Everyone should have a fair shot at running for office.

Deputy City Manager John Roberts confirmed the sign code was supposed to be moved and no longer be under the Planning Commission's purview. Updating and modernizing the city code is one of the major updates coming. The goal was to move the sign code from Chapter 8 into a different chapter to allow more flexibility regarding how it is enforced and administered.

III. APPROVAL OF MINUTES

A. August 22, 2022

Commissioner Osmundson moved to approve the August 22, 2022, minutes as presented, seconded by Commissioner Bryant. The motion passed unanimously.

IV. REDMOND DEVELOPMENT CODE UPDATE (WORK SESSION)

A. Through/Double Frontage Lots Standard

Planning Director Kyle Roberts led the second work session on the development code, starting with discussing Staff's proposal to strike a sentence in the latest code amendment in June that says "a conditional use permit is required when a tract is proposed as a remedy for a double frontage lot" (Page 2 in the packet). When subdivisions are designed, particularly lots, double frontage lots are avoided where possible.

In reality, it is not always unavoidable and is remedied by creating a tract on one side of the lot often with multi-use paths and landscaping.

He clarified City standards would be reviewed and monitored at the review stage of a proposed subdivision. Every step of the process stays the same. Staff thinks it is inappropriate, unnecessary, and adds another layer or review, cost, and time to require a conditional use permit simply to propose a tract of land.

He confirmed examples of the type of developments under discussion were included in the packet. He further confirmed when a subdivision is created, it creates legal lots of record but also creates tracts at that time, resulting in one permit process instead of two. He clarified typically the HOA is expected to maintain the land tracts and an HOA would need formed to do so.

[skipped to Agenda Item C]

B. Site & Design Review Pre-application

Mr. Kyle Roberts reviewed what pre-development applications are and noted they are required for certain types of applications. The code right now does not require an applicant submit a pre-development application prior to submitting their site and design review. Staff recommended adding the requirement of a pre-development application prior to a site and design review and explained why they thought it is important, including how it would reduce the review time on some applications.

Mr. John Roberts added how much of the economic development and development communities would say one would be hard-pressed to find a jurisdiction with a faster review time than the City of Redmond. He attributed the City's elite status to the pre-development application tool which is free, taken very seriously, and saves time. Because of this tool, Redmond does not receive many appeals on the planning level with land use.

[continued on to Item V.]

C. M-1.5 General Industrial Zone

Mr. John Roberts discussed modifications to existing zone district M-1.5, General Industrial Zone. Currently no properties in the city are zoned M-1.5. This is the community's code, generating from Redmond Economic Development, Inc. (REDI) and developed through feedback from their constituents. He reviewed the history of the development and adoption of M-1.5. The proposed changes would give more definition to the purpose and intent of the zone, try to better marry uses with what would be a middle ground between a light industrial and heavy industrial use, and most importantly would modify the use tables to create better alignment.

He clarified conditional use allowed in the use table is different from conditional use permits.

Chair Jansen mentioned C-4A zoning brought about by Senate Bill 1544 by DOT request on strip in case anyone wanted to get more information about it.

As to what types of businesses might be zoned M-1.5, Mr. John Roberts said idea was predicated on storage and what accompanies the storage is aesthetics. The trade-off was additional storage is allowed on M-1.5, but if the use is of such an intensity there could be aesthetic considerations which may trigger the possibility of screening, for example, being conditioned.

He thought the intent was "O" for outright probably has less inclination to have storage associated with it.

[returned to Agenda Item B]

V. Next Meeting October 3, 2022

- October 3, 2022, 6:30 p.m. (1st Monday) – in-person

VI. COMMISSION MEMBER COMMENTS

Vice-Chair Osmundson thanked Councilor Evelyn for attending tonight and pointing out an important topic. He has been reviewing Chapter 8 development and codes on signs for the past couple of weeks. It is important the commission look at that when time allows and figure out the language going forward. It should be made almost a top priority. A lot of material touches on Supreme Court decisions like *Reed v. Town of Gilbert* in 2015, and the language is old on the subject with the last amendments in 2017. The code needs modernized in this matter and moved to a different chapter rather than having it under the Planning Commission.

VII. ADJOURN

With no further business, Chair Jansen adjourned the meeting at 7:07 p.m.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this _____ day of _____, 2022.

ATTEST:

_____/s/
Teri Jansen
Chair

_____/s/
Kyle Roberts
Planning Manager



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

DATE: Prepared for October 17, 2022, Work Session
HEARINGS BODY: Redmond Urban Area Planning Commission
REVIEWING STAFF: John Roberts, Deputy City Manager
Steve Curley, Director Redmond Economic Development, Inc.
TOPIC: Large Lot Industrial (LLI) Zone

I. Purpose

- Clarify RDC provisions that provide incentives to achieve regional economic development goals.
- Provide more specificity to allow greater understanding and buy-in from economic development partners.
- Allow more flexibility in land use decisions to meet regional and community needs.
- Provide more opportunities for continued development in the region to strengthen traded sector industries.
- Bring RDC into compliance with current State statutes and regulations.

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

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

(***)

(LLI) Large Lot Industrial Zone. That area within the City identified to **attract, aid, or facilitate** ~~attract and retain~~ **business and industrial development projects focused on** traded-sector industries **activities** that require an adequate supply of large, developable parcels of industrial land **for warehouse and distribution, manufacturing, and industrial uses.**

(***)

8.0180 Light Industrial (M-1), and Zone.
8.0182 General Industrial (M-1.5) Zones.
8.0185 Heavy Industrial (M-2) Zone.
8.0186 Large Lot Industrial (LLI) Zone.

1. **LLI Zone Regulations.** The following standards and regulations apply in the LLI Zone:
 - A. Minimum lot size is 50 acres. The lot ~~must~~ shall adhere ~~remain the size of its original minimum~~ to the designation as acknowledged by the Central Oregon Intergovernmental Council. ~~until such time that a primary user is sited.~~
 - B. No property that is zoned LLI can be rezoned to another city zone within ten years of the LLI designation.
 - C. Division or separation of lots or parcels within the site to new lots or parcels less than the minimum size is not allowed until the site is developed with a primary traded sector use requiring a large lot.
 - D.C. Allowed uses are primarily focused on ~~limited to~~ traded sector uses per ORS 285B.280, as amended.
 - E. Uses allowed to support a primary user include: ~~until such time that a primary traded sector user occupies the site, at that time the following uses are allowed with the following provisions:~~
 1. Subordinate industrial uses ~~are allowed~~ that rely upon and support the primary traded sector use;
 2. Service commercial uses that support the traded sector uses ~~are allowed~~ if they are limited to 5000 square feet per use ~~and not more than 5% of the net developable area of the site in combination with retail uses;~~ and
 3. Retail uses ~~are allowed only as an accessory to a traded sector use and shall be limited to 5000 square feet and not more than 5% of the net developable area of the site in combination with service commercial uses.~~
 - F.D. **Conceptual Phased Site Development Plan.** A Conceptual Phased Site Development Plan is required as part of the Site and Design Review process in addition to the criteria and requirements outlined in Article IV of this code. In addition to the requirements outlined in Section 8.3025, the following elements shall be considered as part of the Conceptual Phased Site Development Plan:
 1. **Open Space.** Generally identify land provided for open space on the site.
 2. **Connectivity and Trail Networks.** Prepare a A conceptual general transportation plan for streets, pedestrian connectivity and trail networks bicycle routes, and pedestrian paths. E.g., Provide a Connection of bicycle routes and pedestrian network of connectivity ~~on the site for both utility and recreational purposes.~~
 3. **Urban Site Design.** Generally Ddescribe how the urban design elements (i.e., streets, open spaces, signage, and architecture) are integrated and coordinated throughout the site.
 4. **Analysis of Anticipated Utility Consumption by Phase.** ~~The plan shall include an~~ Aanalysis of the anticipated utility consumption by phase for wastewater, water, power, natural gas, and ~~any~~ other utility infrastructure necessary to support the development.
2. **LLI Zone Uses Permitted.** The following uses are allowed outright or conditionally in the Large Lot Industrial Zone:

LAND USE:	ZONE:	RESTRICTIONS AND REQUIREMENTS:
<i>Industrially Related Uses:</i>	<i>LLI</i>	

Traded-Sector Uses	O	Per ORS 285B.280, traded sector means industries in which member firms sell their goods or services into markets for which national or international competition exists. This <u>may</u> includes <u>warehouse and distribution, manufacturing,</u> research and development, and higher education institutions.
Subordinate Traded Sector Uses	O	After <u>a</u> the primary traded-sector use has been sited, subordinate traded-sector uses are allowed. Subordinate means industries that rely upon and support <u>a</u> the primary traded sector use.
Service Commercial Uses	O	After <u>a</u> the primary traded-sector use has been sited, service commercial uses are allowed that support the traded sector uses and shall be limited to 5000 square feet per use and not more than 5% of the net developable area of the site in combination with retail uses.
Service Retail Uses	O <u>C</u>	After <u>a</u> the primary traded-sector use has been sited, retail uses are allowed as <u>a</u> an accessory to an outright permitted or conditional use and shall be limited to 5000 square feet per use and not more than 5% of the net developable area of the site in combination with service commercial uses.

O = Outright uses, C = Conditional Uses

3. **Minimum Standards.** See Table D, 8.0195.

[Section 8.0186 added by Ord. #2015-11 passed September 22, 2015]

Background & History: In 2010 Deschutes County received a grant from the State Department of Land Conservation and Development to evaluate Central Oregon's opportunities and competitiveness to recruit new and grow locally established businesses with large scale development needs. This study, conducted by a consultant working for Deschutes County under the grant, conducted a Regional Economic Opportunities Analysis (REOA).

The REOA project aimed to determine if such an industrial land demand existed in Central Oregon and, if so, to identify the deficiency. The study attempted to document an unmet twenty-year land need for large lot industrial sites in the region. It also concluded that competing as a cohesive region can allow Central Oregon to market a larger available work force, the size of which is often a key locational criterion for firms. According to the REOA, the shared economic function within Central Oregon supports a regional approach to economic development, particularly with respect to large-traded sector industries.

Subsequent to the REOA (and as an outfall of an appeal during the adoption process of the REOA by Deschutes County), a settlement agreement between Deschutes County and the appellant (1,000 Friends of Oregon) resulted in new Administrative Rules being adopted which provide the policy framework for the tri-county region to coordinate as a single entity to promote large-lot industrial employment sites that best serve the region as a whole (to create family-wage jobs, regional economic diversification and place Central Oregon on the map for regional, national and international industrial recruitment).

Utilizing the new Administrative Rules, Central Oregon can now respond to the short term need for competitive and diverse vacant, developable large lot industrial sites. These sites can enable site selectors representing potential industrial businesses to consider Central Oregon as a viable area for new economic development.

The LLI initiative responded to the provisions of OAR 660-024-0045.

//Analysis: The proposed changes are in response to working with REDI and recognizing the need for additional clarity in implementing the LLI provisions. ORS and OAR provisions were further researched to guide the modifications. The amendments would provide more specificity to allow greater understanding and buy-in from economic development partners, create more certainty, and aid in recruitment of industrial users.//

III. Additional Information

Wikipedia:

The **tradable sector** of a country's [economy](#) is made up of the [industry sectors](#) whose output in terms of [goods and services](#) are [traded internationally](#), or could be traded internationally given a plausible variation in relative prices. Most commonly, the tradable sector consists largely of sectors of the [manufacturing industry](#), while the non-tradable sector consists of locally-rendered [services](#), including health, education, retail and construction.^[1]

Tradable jobs can be performed by individuals outside a country: manufacturing, consulting, engineering, finance. Non-tradable jobs can realistically only be performed by domestic workforce: government, health care, hospitality, food service, education, retail, and construction.^[2]

Google:

What is traded sector Oregon?

Traded sector companies are **those that ring up sales outside of Oregon, bringing in fresh dollars that support families, local businesses, and government services**—essentially companies that export their products and services to other U.S. states and other countries around the globe.

ORS - GENERAL PROVISIONS

285A.010 Definitions for ORS 284.101 to 284.148 and ORS chapters 285A, 285B and 285C. As used in ORS 284.101 to 284.148 and ORS chapters 285A, 285B and 285C, unless the context requires otherwise:

- (1) “Administrator” means the administrator of the Oregon Infrastructure Finance Authority.
- (2) “Association” means a nonprofit, private, incorporated or unincorporated institution, foundation, organization, entity or group, whether local, state, regional or national, that is operating or doing business in Oregon.
- (3) “Authority” means the Oregon Infrastructure Finance Authority.
- (4) “Board” means the Oregon Infrastructure Finance Authority Board.
- (5) “Commission” means the Oregon Business Development Commission.
- (6) “Community” means an area or locality in which the body of inhabitants has common economic or employment interests. The term is not limited to a city, county or other political subdivision and need not, but may be, limited by political boundaries.
- (7) “Department” means the Oregon Business Development Department.

- (8) "Director" means the Director of the Oregon Business Development Department.
- (9) "Distressed area" means a county, city, community or other geographic area that is designated as a distressed area by the department, based on indicators of economic distress or dislocation, including but not limited to unemployment, poverty and job loss.
- (10) "International trade" means the export and import of products and services and the movement of capital for the purpose of investment.
- (11) "Local government" has the meaning given that term in ORS 174.116.
- (12) "Municipality" means an Oregon city or county, the Port of Portland created by ORS 778.010, a county service district organized under ORS chapter 451, a district as defined in ORS 198.010, a tribal council of a federally recognized Indian tribe in this state or an airport district organized under ORS chapter 838.
- (13) "Public body" has the meaning given that term in ORS 174.109.
- (14) "Rural area" means an area located entirely outside of the acknowledged Portland Metropolitan Area Regional Urban Growth Boundary and the acknowledged urban growth boundaries of cities with populations of 30,000 or more.
- (15) "Small business" means a business having 100 or fewer employees.
- (16) "State agency" includes state officers, departments, boards and commissions.
- (17) "Traded sector" means industries in which member firms sell their goods or services into markets for which national or international competition exists. [Formerly 285.001; 1999 c.509 §1; 2003 c.114 §1; 2007 c.804 §1; 2009 c.830 §8]

BUSINESS DEVELOPMENT PROJECTS

285B.050 Definitions for ORS 285B.050 to 285B.098. As used in ORS 285B.050 to 285B.098, unless the context requires otherwise:

- (1) "Applicant" means any county, municipality, person or any combination of counties, municipalities or persons applying for a loan from the Oregon Business Development Fund under ORS 285B.050 to 285B.098.
- (2)(a) "Business development project" means the acquisition, engineering, improvement, rehabilitation, construction, operation or maintenance of any property, real or personal, including working capital expenses, that is used or is suitable for use by an economic enterprise and that will result in, or will aid, promote or facilitate, development of traded sector activities.
- (b) "Business development project" includes, but is not limited to, convention facilities, destination facilities and office buildings, including corporate headquarters, and is a project that:
- (A) Is located in Oregon and in the traded sector or that supports traded sector activities; or
- (B) If engaged in by a nonprofit organization:
- (i) Will not compete with local for-profit businesses; and
- (ii) Need not be in the traded sector nor support traded sector activities.
- (c) "Business development project" does not include shopping centers, food service facilities or activities that are engaged in by retail and service businesses that are not in the traded sector unless otherwise allowed under ORS 285B.059 (5).
- (3) "Collateral" has the meaning given that term in ORS 79.0102 for property subject to a security interest.
- (4) "County" means any county or federally recognized Oregon Indian tribe.
- (5) "Local development group" means any public or private corporation that has as one of its primary purposes, as stated in its articles of incorporation, charter or bylaws, the promotion of economic development in any part of the State of Oregon.
- (6) "Municipality" means any city, municipal corporation or quasi-municipal corporation.
- (7) "Person" means any individual, association of individuals, joint venture, partnership, limited liability company or corporation.
- (8) "Traded sector" has the meaning given that term in ORS 285B.280.

(9) “Traded sector activities” means activities that produce goods or services for the traded sector. [Formerly 285.403; 2001 c.445 §171; 2003 c.167 §1; 2007 c.804 §40; 2009 c.830 §49; 2011 c.558 §1; 2017 c.37 §1]

(***)

INDUSTRY DEVELOPMENT PROJECTS

285B.280 Definition of “traded sector.” As used in ORS 285B.280 to 285B.286, unless the context requires otherwise, “traded sector” means industries in which member firms sell their goods or services into markets for which national or international competition exists. [Formerly 285.765; 2005 c.835 §1]

285B.283 Policy. The Legislative Assembly declares that it is the policy of the State of Oregon:

(1) Working with private firms, industry associations and others, to encourage cooperative sector-based strategies to promote industrial competitiveness.

(2) That programs to develop particular industry sectors of this state’s economy, to the maximum extent feasible, include firms of all sizes. To promote that policy, the Oregon Business Development Department shall undertake efforts as are necessary to encourage representative participation by small firms under ORS 285B.280 to 285B.286.

(3) To emphasize industry development in those sectors of the economy in which Oregon firms face national and international competition.

(4) To provide an adequate supply of industrial and traded sector sites that are available for immediate development. [Formerly 285.767; 2003 c.800 §22; 2009 c.830 §81]

285B.286 Entrepreneurial and industry development activities. For traded sector industries, the Oregon Business Development Department shall undertake entrepreneurial and industry development activities that may include, but are not limited to, all of the following:

(1) Focus groups and other meetings and related studies to identify traded sector industry members and issues of common concern within an industry.

(2) State technical and financial support for formation of industry associations, publication of association directories and related efforts to create or expand the activities of industry associations.

(3) Helping establish research consortia as well as partnering with universities and other research institutions to assist in the retention and recruitment of targeted industries.

(4) Joint training and education programs and curricula related to the specific needs of traded sector industries.

(5) Cooperative market and entrepreneurial development activities.

(6) Analysis of the need, feasibility and cost for establishing product certification and testing facilities and services.

(7) State technical and financial support to facilitate certification of sites as ready for development for traded sector industry. The support may include performing site assessments to determine the costs associated with development of individual sites.

(8) Assistance to traded sector and cluster affiliated Oregon businesses and consortia in making investments that advance entrepreneurial and industry-related development activities or other identified competitiveness objectives of existing Oregon cluster businesses.

(9) Assistance and support that promote regional economic development strategies fostering entrepreneurship and the development of targeted industry clusters in rural communities.

(10) Subject to applicable policies and procedures, entering into agreements for grants or other assistance, including but not limited to direct purchase of goods or services related to entrepreneurial and industry development. [Formerly 285.770; 1999 c.509 §20; 2003 c.800 §23; 2009 c.830 §82; 2014 c.3 §1; 2015 c.84 §1]

OAR: 660-024-0045

Regional Large Lot Industrial Land

(1) Local governments in Crook, Deschutes or Jefferson Counties may determine a need for large lot industrial land in the region and provide sites to meet that need in accordance with this rule.

(2) In addition to the definitions in OAR 660-024-0010, the following definitions apply to this rule:

(a) “Analysis” means the document that determines the regional large lot industrial land need within Crook, Deschutes, or Jefferson County that is not met by the participating local governments’ comprehensive plans at the time the analysis is adopted. The analysis shall also identify necessary site characteristics of needed land.

(b) “COIC” means the Central Oregon Intergovernmental Council.

(c) “Intergovernmental Agreement (IGA)” means the document adopted by the three counties and any participating city to implement the provisions of the analysis.

(d) “Participating city” means a city within Crook, Deschutes, or Jefferson County that has adopted the analysis and entered into the intergovernmental agreement to implement the provisions of the analysis.

(e) “Participating local government” means Crook, Deschutes, and Jefferson Counties, and participating cities.

(f) “Regional large lot industrial land need” means the need for a specific type of 20-year employment land need, as described in OAR 660-024-0040(1) and (5), that is determined based upon the analysis.

(g) “Site” means land in the region that:

(A) Provides the site characteristics necessary for traded sector uses as set forth in the analysis;

(B) Is 50 acres or larger as provided in section (3) of this rule; and

(C) Is determined to be "available," as that term is defined in OAR 660-009-0025(7), for regional large-lot industrial users and for purposes identified by the analysis.

(h) “Site characteristics” has the meaning given that term in OAR 660-009-0005(1).

(i) “Traded Sector use” has the meaning given that term in ORS 285B.280.

(3) For purposes of subsection (2)(g) of this rule, a large lot is at least 50 acres if it is:

(a) A single lot, parcel that is at least 50 acres,

(b) An aggregation of existing lots or parcels under the same ownership that comprises at least 50 acres, or

(c) An aggregation of existing lots or parcels not in the same ownership created and maintained as a unit of land comprising at least 50 acres through a binding agreement among the owners.

(4) Participating local governments may adopt the analysis and implement its provisions. The analysis may demonstrate a need for six vacant, suitable and available sites in the region, and up to three additional sites that may be designated in order to replace one of the original six sites that is developed or committed to development as provided in section (12) of this rule. The original six sites must include two sites of at least 100 acres and not more than 200 acres, and one site more than 200 acres.

(5) If a participating city adopts the analysis, it is deemed to provide an adequate factual basis for the determination of regional large lot industrial land need for that city provided:

(a) The city and other participating local governments have entered into an intergovernmental agreement with the COIC, and

(b) The analysis is adopted by Crook, Deschutes and Jefferson Counties.

(6) Participating cities may adopt the analysis and enter into the intergovernmental agreement without amending the Economic Opportunities Analysis adopted by the city prior to the adoption of the analysis.

(7) The intergovernmental agreement shall describe the process by which the COIC shall coordinate with participating local governments in:

(a) The determination of a qualifying site that a participating city may designate in order to satisfy the regional large lot industrial land need; and

(b) The allocation of the qualifying sites among the participating cities in accordance with section (4) of this rule.

(8) A participating city may amend its comprehensive plan and land use regulations, including urban growth boundaries (UGB), in order to designate a site in accordance with the requirements of this rule, other applicable laws and the intergovernmental agreement, as follows:

(a) A participating city must show whether a suitable and available site is located within its existing UGB. If a participating city determines that a suitable site already exists within the city's urban growth boundary, that site must be designated to meet the regional industrial land need. Cities shall not be required to evaluate lands within their UGB designated to meet local industrial land needs.

(b) If a site is not designated per subsection(a), then a participating city may evaluate land outside the UGB to determine if any suitable sites exist. If candidate sites are found, the city may amend its UGB in accordance with Goal 14, other applicable laws and the intergovernmental agreement.

(9) A participating city that designates a site shall apply a regional large-lot industrial zone or overlay zone to the site in order to protect and maintain the site for regional large lot purposes. The zone or overlay zone must:

(a) Include development agreements and other provisions that prevent redesignation of the site for other uses for at least 10 years from the time the site is added to the city's comprehensive plan to meet regional large lot industrial land needs;

(b) Prohibit division or separation of lots or parcels within the site to new lots or parcels less than the minimum size of the site need until the site is developed with a primary traded sector use requiring a large lot; and

(c) Limit allowed uses on the site to the traded sector uses, except as provided in section (10) of this rule.

(10) The zone or overlay zone established under section (9) may allow:

(a) Subordinate industrial uses that rely upon and support the primary traded sector use when a site is occupied by a primary traded sector use; and

(b) Non-industrial uses serving primarily the needs of employees of industrial uses developed on the site provided the zone includes measures that limit the type, size and location of new buildings so as to ensure such non-industrial uses are intended primarily for the needs of such employees;

(11) If a participating city adds a site to its plan pursuant to this rule, it must consider the site in any subsequent urban growth boundary evaluation conducted to determine local industrial land needs and the adequacy of land available to meet local industrial land needs.

(12) A site may be considered developed or committed to industrial development if a large-lot traded sector user demonstrates a commitment to develop the site by obtaining land use approvals such as site plan review or conditional use permits, and

(a) Obtaining building permits; or

(b) Providing other evidence that demonstrates at least an equivalent commitment to industrial development of the site as is demonstrated by a building permit.

(13) The participating local governments shall review the analysis after the regional supply of six sites has either been replenished by three additional sites or after ten years, whichever comes first.

Statutory/Other Authority: ORS 197.040 & Statewide Planning Goal 14

Statutes/Other Implemented: ORS 195.036, 197.015, 197.295 - 197.314, 197.610 - 197.650 & 197.764

History:

LCDD 9-2012, f. 11-26-12, cert. ef. 12-10-12

IV. Additional Attachments

- Central Oregon Large-Lot Industrial Program (Core Principles)
- LLI - General Locator Map
- Conceptual Master Development Plan – South Redmond Tract LLI Site

Central Oregon Large-Lot Industrial Program

Core Principles

Regional Partnerships

- 3 DLCD Technical Assistance (TA) Grants funded:
 - ◇ \$50,000 for a technical study to determine a regional land need not currently recognized in existing City EOAs
 - ◇ \$25,500 for Regional Governance Approaches, Site Suitability Characteristics, Model Large Lot Industrial Overlay Zone
 - ◇ \$35,000 to establish regional authority with COIC
- A Regional Advisory Committee created to oversee the project. Members included: cities, counties, EDCO, COIC, 1000 Friends of Oregon, Central Oregon Realtors Association, DLCD, DSL and Business Oregon
- 11 interveners support Deschutes County's 2011 REOA / Plan Amendment, 2012 settlement with 1K Friends, LCDC rule-making and 2013 Plan Amendment

LCDC Rule-Making

- Rule-making clarifies issues regarding a regional need for short term supply of large-lot industrial sites in Central Oregon
- Rules define regional large lot industrial site and "Analysis" that determines the regional large lot industrial land need in Central Oregon
- Rules recognize that Analysis may demonstrate a need for six sites and up to three for replenishment. Original six sites include:
 - ◇ Three 50-100 acre sites
 - ◇ Two 100-200 acre sites
 - ◇ One 200+ acre site
- Rule requires city and counties to sign IGA with COIC
- Rule requires participating city to apply regional large-lot industrial overlay zone to protect large lot purposes
- Rules address how cities may amend their UGB to accommodate a short term need for large-lot industrial sites
- Rule-making adopted by LCDC in November, effective December 10, 2012

Central Oregon Large-Lot Industrial Land Need Analysis

- Central Oregon Large Lot Industrial Land Need Analysis (Analysis) provides the factual basis for designating large-lot industrial sites among coordinating jurisdictions
- Documents an unmet short-term need for large-lot industrial sites, 50-acres or larger in tri-county area with:
 - ◇ National, state and local economic trends and conditions
 - ◇ Large-lot industry trends, dynamics, opportunities, and site needs
 - ◇ Local objectives and strengths and challenges
 - ◇ Business Oregon data
 - ◇ Expert opinion by Johnson-Reid LLC, EDCO, and others
- Recognizes short-term demand of competitive and diverse vacant, developable industrial is needed for site selectors representing industrial recruitment to consider the region.
- A readily available and developable inventory of six large sites in at least three separate jurisdictions will provide for choice to prospective industries or site selectors
- Recommends Competitive Short-Term Large Lot Industrial Inventory means:
 - ◇ Three 50-100 acre sites
 - ◇ Two 100-200 acre sites
 - ◇ One 200+ acre site

Coordination Authority

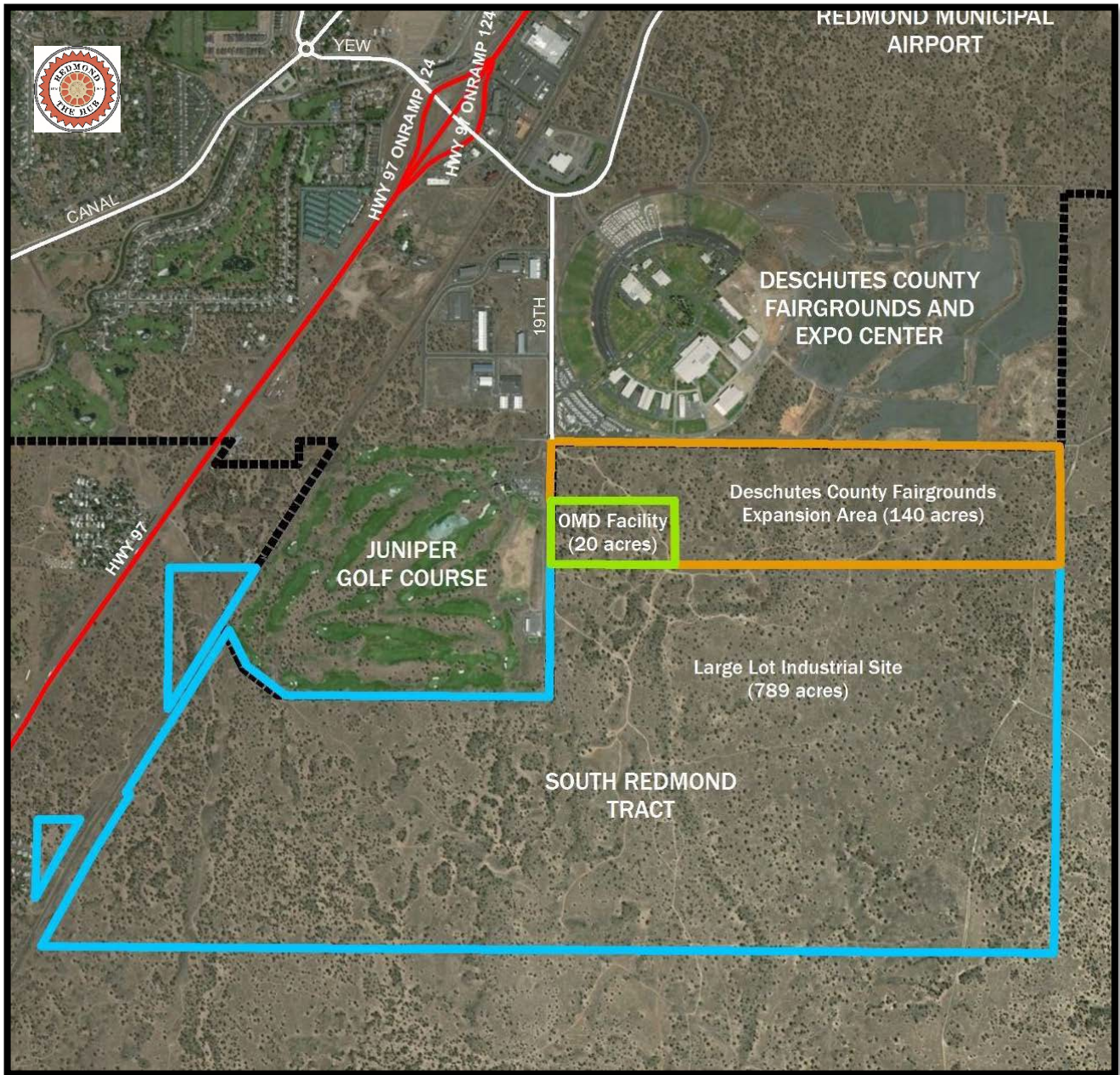
- Identifying and implementing a program to create a short term large-lot land supply that enables Central Oregon to compete for industrial recruitment is a policy the Board of County Commissioners is choosing to pursue
- Deschutes County, through new OARs and its governing body, is exercising its statutory coordinating authority (ORS 195.025) to address an unmet short term regional need for large-lot industrial sites
- The new OARs and the County's authority assure there is an integrated comprehensive plan between the County and its respective cities by encouraging them to address a short-term specialized employment land need.
- Deschutes County also voluntarily coordinating with Crook and Jefferson Counties and their respective cities as authorized in ORS 190.003-190.620 to exercise their coordination authority with parallel plan amendments

Plan Policies and Regional Governance

- Deschutes County large-lot industrial policies:
 - ◇ Support multi-jurisdictional cooperative effort to pursue a regional approach to establish a short-term supply of large lot industrial sites
 - ◇ Adopt Analysis by reference
 - ◇ Specify that 6 months of adoption, cities and counties shall execute an IGA with COIC
 - ◇ Recognize that the County will fulfill its coordination duties by approving and updating its comprehensive plan when participating cities within their jurisdiction designate regionally significant industrial sites
- COIC adopted Resolution #243 to establish their role as governance authority for Regional Large Lot Industrial Program
- COIC currently coordinating with Central Oregon cities and counties to finalize IGA and Site Proposal Process

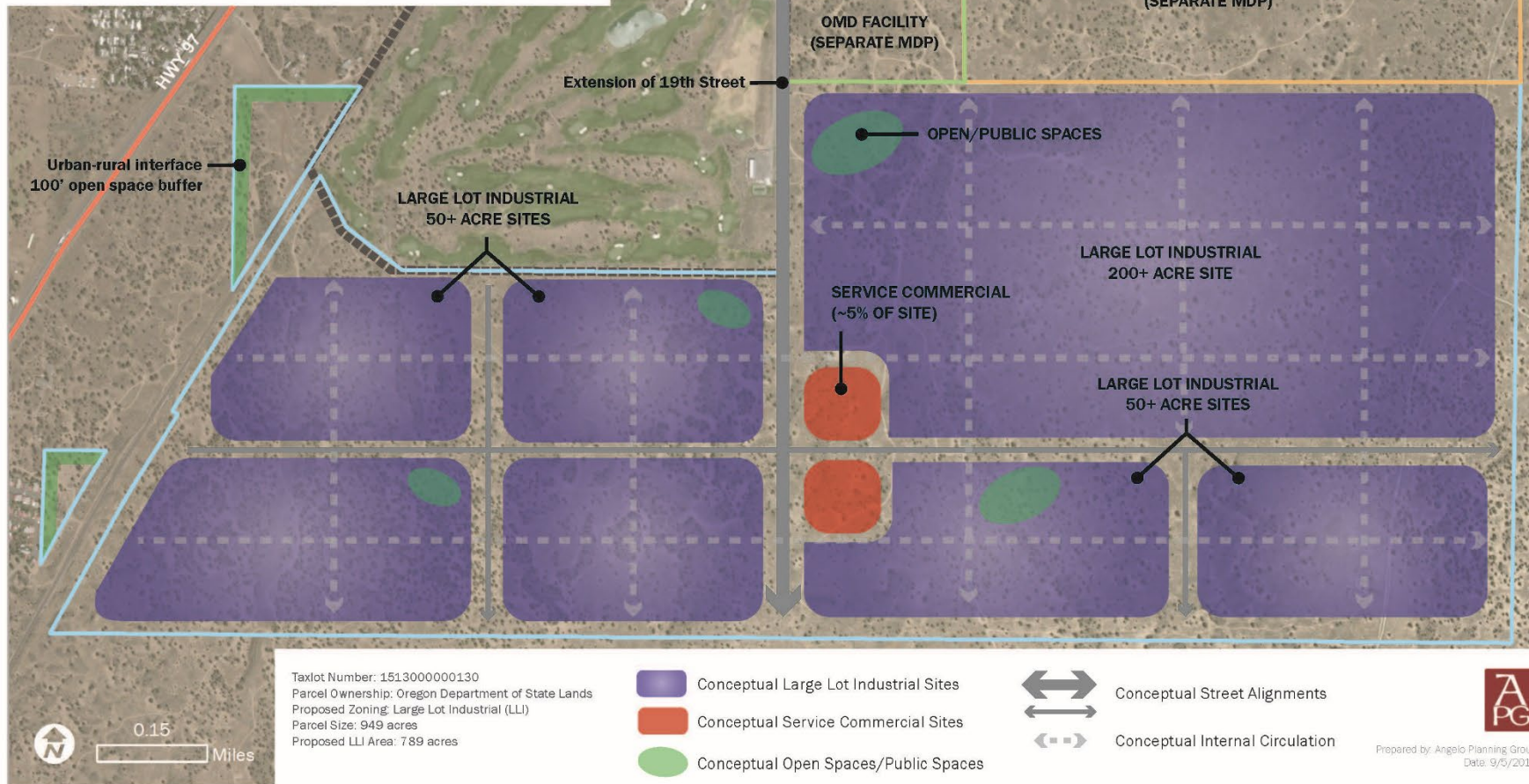
City of Redmond Large Lot Industrial (LLI) Zoned Property

General Locator Map



Conceptual Master Development Plan South Redmond Tract Large Lot Industrial Site

NOTE: This map is intended to show the general characteristics of potential uses, sites, and infrastructure consistent with the LLI zone. The specific characteristics of the future development, including the location and size of all uses and streets, will be determined when a specific development is proposed through the City of Redmond Conceptual Development Plan process.





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

DATE: Prepared for October 17, 2022, Work Session
HEARINGS BODY: Redmond Urban Area Planning Commission
REVIEWING STAFF: John Roberts, Deputy City Manager
Kyle Roberts, Planning Director
TOPIC: Neighborhood Meeting Requirements

I. Purpose

- Modifying regulatory criteria for greater understanding.
- Offering provisions that provide means to achieve greater public involvement in growth and development decisions.
- Expediting the review process and reducing continuances and appeals.

II. Proposed Amendment to RDC

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

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(***)

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(***)

SUBDIVISION APPLICATION PROCEDURE

Pre-Application Meeting	8.2200
<u>Neighborhood Meeting</u>	<u>8.2203</u>
Application Submission	8.2205

(***)

MASTER DEVELOPMENT PLANS & PLANNED UNIT DEVELOPMENTS

8.0270 Master Development Plans. A Master Development Plan is required as a condition of annexation, or after annexation, but prior to or concurrent with rezoning from Urban Holding-10 to other City zoning districts. The specific requirements for a Master Development Plan are:

(***)

3. Procedures for Review.

(***)

C. Master Development Plan (MDP) or Partial Master Development Plan (PMDP) Submittal Requirements and Approval Process.

An application for approval shall include the submittal requirements set forth in the City's Land Use Review application form as well as the elements described below.

1. **Narrative.** A narrative shall set forth the goals and objectives of the plan and describe the urban characteristics of the planned area.
2. **Neighborhood Meeting.** Proof of a neighborhood meeting was conducted to provide an opportunity for ~~an~~ the applicant to meet with surrounding property owners to discuss the proposal. ~~Proof shall include, but is not limited to: invitation, notice, mailing, and posted signage.~~ See Section 8.0385 for meeting requirements.

(***)

8.0275 Planned Unit Development (PUD).

(***)

5. **Review Procedure for PUD's.** The following procedure shall be followed in requesting approval of a PUD.
 - A. A pre-development meeting is required prior to submittal of an application.
 - B. Proof a neighborhood meeting was conducted. See Section 8.0385 for meeting requirements.
 - C.B. An applicant shall submit an electronic version of the complete application. The plan shall contain and show, at an engineer's scale of no less than 1" = 10', the following information:

(***)

SUPPLEMENTARY PROVISIONS

8.0385 Neighborhood Meeting.

1. Purpose and Intent. The purpose of the neighborhood meeting is to provide a forum for the applicant, surrounding neighbors, and interested members of the community to meet and consider a proposed land use application, and to discuss issues/concerns

regarding the proposal prior to application submittal. Neighborhood meetings encourage citizen participation early in the development process, and an opportunity to revise the land use application to address the issues prior to application submittal.

2. **Applicability.** Neighborhood meetings are encouraged prior to submitting any land use application. The following application types or development proposals shall be subject to the neighborhood meeting requirements:

1. Subdivision 20 units or greater.
2. Development proposals that generate 200 or more daily trip ends, or 20 or more p.m. peak hour trip ends, where a Transportation Impact Analysis (TIA) is required.
3. Master Development Plans.
4. Planned Unit Developments.
5. Wireless and Broadcast Communications Facilities.

3. **Requirements and Procedures.** The neighborhood meeting must be held after a pre-development meeting with City staff, but before submittal of a land use application. The applicant shall be required to hold only one meeting prior to submitting an application for a specific site but may hold more if desired. If the development proposal is revised after the neighborhood meeting, and a major modification if requested, a second neighborhood meeting with a new notice shall be required before the revised application is submitted.

A. Location and Time. Neighborhood meetings shall be held in person at a location in reasonable proximity to the subject site. The meeting shall be held at a location open to the public and at a facility that is ADA accessible. The meeting shall be held on a weekday evening, or weekends at any reasonable time. Applicants may provide a virtual component for participants to join in the meeting. The virtual component shall not be done in lieu of the in-person requirements. ADA accommodations when requested by attendee must be provided.

B. Notice - Mail. Mailed notice of the meeting shall be provided by the applicant to the neighboring property owners (within 750 feet outside city limits and 250 feet within city limits) and the Redmond Community Development Department between ten and 30 calendar days prior to the meeting. Notices must be sent first class and shall include the date, time, and location of the meeting, as well as a brief description of the development proposal and property location. The description shall take into consideration information provided by City staff at the pre-development meeting, include project contact information, a copy of the tax map or a GIS map that clearly identifies the location of the proposed development, and a conceptual site plan.

C. Notice - Signage. The applicant shall also post notice of the neighborhood meeting on the subject site or on an access easement to the site within clear view of a public street at least seven days in advance of the meeting. The sign must display the meeting date, time, and address as well as project contact information.

D. Meeting Requirements. The developer must provide a sign-in sheet for attendees to provide their name, address, telephone number, and email address. At the meeting, the applicant shall provide a conceptual site plan and describe the major elements of the proposal. Depending on the type and scale of the particular application, the applicant should be prepared to discuss proposed land uses and densities; traffic impacts; proposed building size and height; proposed access and parking; and proposed landscaping, buffering and/or protection of natural resource as applicable. Attendees will have an opportunity to speak at the meeting and may identify any issues that they believe should be addressed. If no one arrives within 30 minutes of the scheduled start time for the meeting, the applicant may close the

meeting and this requirement will be considered met upon the applicant's submittal of documentation to that effect.

- E. Materials Submitted with Application. The neighborhood meeting notes that identify the major points discussed about the development, list of parties notified, signed affidavits of mailing and posting notices, copies of all materials provided by the applicant, and a signature sheet of attendees shall be included with the development application upon submittal.
- F. Validity Period. The land use application shall be submitted to the City within 180 days of the neighborhood meeting. If an application is not submitted in this timeframe, the applicant shall be required to hold a new neighborhood meeting.
- G. Denial. Failure of the applicant to hold a neighborhood meeting in accordance with these provisions prior to submittal of a land use application shall result in an incomplete application and the application may be rejected.

(***)

WIRELESS AND BROADCAST COMMUNICATIONS FACILITIES

8.0420 Application Requirements. An applicant for a new wireless or broadcast communication facility shall submit the following information:

1. **Neighborhood Meeting.** Proof a neighborhood meeting was conducted to provide an opportunity for the applicant to meet with surrounding property owners to discuss the proposal. See Section 8.0385 for meeting requirements.

~~Public Meeting. Prior to submitting an application for a new wireless or broadcast communication facility, the applicant shall schedule and conduct a public meeting to inform the property owners and residents of the surrounding area of the proposal. It is the responsibility of the applicant to schedule the meeting/presentation and provide adequate notification to the residents of the affected area (the affected area being all properties within 1000 feet of the proposed site). Such meeting shall be held no less than 15 days and no more than 45 days from the date that the applicant sends notice to the surrounding property owners. The following provisions shall be applicable to the applicant's obligation to notify the residents of the area affected by the new development application:~~

- ~~A. The applicant shall send mailed notice of the public meeting to all property owners within 1000 feet of the boundaries of the subject property (the subject property includes the boundary of the entire property on which the lease area for the facility lies). The property owner list shall be compiled from the Deschutes County Tax Assessor's property owner list from the most recent property tax assessment roll. The notice shall be sent a minimum of 15 days prior to the public meeting, and shall include at a minimum:
 - ~~1. Date, time, and location of the public meeting.~~
 - ~~2. A brief written description of the proposal and proposed use, but with enough specificity so that the project is easily discernable.~~
 - ~~3. The location of the subject property, including address (if applicable), nearest cross streets and any other easily understood geographical reference, and a map (such as a tax assessors map) which depicts the subject property.~~~~
- ~~B. Evidence showing that the above requirements have been satisfied shall be submitted with the land use application. This shall include: copies of all required~~

~~notification materials; surrounding property owners list; and an affidavit from the property owner stating that the above listed requirements were satisfied.~~

(***)

SUBDIVISION APPLICATION PROCEDURE

8.2200 Pre-Application Meeting. Prior to submitting a tentative subdivision plat each applicant or their representative is required to meet with the Community Development Director or a designated staff member(s) to review the proposal.

8.2203 Neighborhood Meeting. For tentative subdivision of 20 units or greater, proof a neighborhood meeting was conducted to provide an opportunity for the applicant to meet with surrounding property owners to discuss the proposal. See Section 8.0385 for meeting requirements.

8.2205 Application Submission. Any person, authorized agent, or representatives, proposing a subdivision, shall include with an application and filing fee for a subdivision, a tentative plat together with improvement plans and other supplementary material as may be required.

(***)

//Analysis: Neighborhood meetings align with Statewide Planning Program Goal 1 (Citizen Involvement): "To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process".

As the community continues to experience more growth and development there continues to be an increasing interest to learn about and participate in the land use process. This desire to be more involved has been particularly evident the last three years in Redmond as seen by public testimony received at public hearings on certain types of development proposals. Neighborhood meetings are a means to ensure how community members can potentially be included in the land use application review process.

Existing code provisions already require a neighborhood meeting for wireless facilities (cell towers) and Master Development Plans. The meeting requirement for wireless facilities is detailed; the recommended amendments above were modeled after these. However, the neighborhood meeting requirement for Master Development Plans provides no guidance. The proposed amendments seek to require neighborhood meetings for more types of land use applications, as a means of providing information to surrounding property owners and for the developer to identify neighborhood concerns that might be mitigated.

Staff completed research and found that neighborhood meeting requirements are common in many communities in Oregon. Some of the communities researched included: Beaverton, Hillsboro, McMinnville, Tigard, Gresham, Fairview, Bend, Albany, Lane County.

Neighborhood Meetings are used as a tool in the land use process for a variety of reasons. These types of meetings provide an opportunity for residents in the immediate areas near a future project to gather information, preview a project proposal, and ask questions of the developer or applicant. In most communities, the intent of holding a neighborhood meeting is to provide an opportunity for affected property owners to provide input on a project earlier on in the project development or planning phases. The idea behind this is that project specifics could be

revised based on the feedback received at neighborhood meetings, prior to an official land use application being submitted for City review. This could result in the submittal of applications that are more responsive to neighborhood concerns and could expedite the review and public hearing processes.

The amendments propose neighborhood meetings be held after a pre-development meeting and prior to the official land use application submittal. This would allow for the type of early engagement described above and would also separate the neighborhood meeting from the City's state statute-required timeframe for reviewing a land use application. In order to achieve this, satisfactory evidence of a neighborhood meeting being held could be added as a required application material and would need to be provided along with a land use application in order for it to be deemed complete.

A point of discussion is the types of applications that would warrant requiring a neighborhood meeting. In the research completed, the types of land use applications that require a neighborhood meeting to be held vary widely by individual community.//



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

DATE: Prepared for October 17, 2022, Worksession
HEARINGS BODY: Redmond Urban Area Planning Commission
REVIEWING STAFF: Kyle Roberts, Planning Director
TOPIC: R-3 – R-5 Minimum Lot Sizes

I. Purpose

The purpose of this memo is to revisit the minimum lot sizes in the R-3, R-4, and R-5 residential zoning districts contained in Section 8.0140 as presented by a key stakeholder, the Central Oregon Builders Association (COBA).

II. Proposed Amendment to RDC

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

Amendment:

Staff recommends that no revisions be made to the current R-3, R-4, and R-5 minimum lot sizes in Section 8.0140.

//Analysis: As part of the last development code amendment process, the residential zoning district specification standards table (Section 8.0140), informally referred to as the density table, was revamped primarily to bring standards into compliance with HB 2001. As part of the process, staff re-evaluated minimum lot sizes and densities and found that the density standards did not align with what the 2040 Comprehensive Plan and 2019 Housing Needs Analysis (HNA) recommended. Specifically, the minimum density requirement in the R-4 and R-5 zones made it nearly impossible to develop single-family detached dwellings (SFDD). Staff lowered those minimum densities to what the Comprehensive Plan recommended, thereby making development of SFDD in R-4 and R-5 more obtainable.

A key stakeholder, COBA, has been involved throughout the process and has recommended reductions to the minimum lot sizes in R-3, R-4, and R-5, which would increase the maximum densities for SFDD in said zones. COBA's recommended changes are highlighted in the current density table shown below. It should be noted that by reducing the minimum lot size below 7,000 square feet for SFDDs in R-3, the minimum lot size for quadplexes and cottage clusters cannot be greater than 7,000 square feet per OAR 660-046-0220(2)(a)(B)(i) and 660-046-0220(4)(a)(A). This explains the recommended reduction to the minimum lot size for quadplexes and cottage clusters in R-3.

Zone:					
Standard:	R-1	R-2	R-3, R-3A	R-4	R-5
Minimum Lot size - Square Feet					
Single Family, Duplex, Triplex	9,000	9,000	7,500 6,000	5,500 5,000	5,500 4,000
Quadplex, Cottage Clusters	9,000	9,000	7,500 7,000	7,000	7,000
Townhouse	1,500	1,500	1,500	1,500	1,500
Multi-family Complex: 5+ units	No Minimum Lot Size Must Meet Density Standards				
Density – Units/Net Acres					
Minimum Density: All	4	4	5	5	8
Maximum Density: Single Family	5	5	5.8 7.3	8 8.7	8 10.9
Maximum Density: Duplex, Triplex, Quadplex, Cottage Cluster	No Maximum Density Must Meet Minimum Lot Size				
Maximum Density: Townhouses	20	20	23.2	25	25
Maximum Density: Multi-family Complex 5+ units	N/A	N/A	N/A	14.5	17.4

Included with this memo is a letter, dated October 10th, from COBA as well as exhibits that illustrate the recommended minimum lot sizes that were submitted by COBA in spring 2022. Reductions to the minimum lot sizes in the R-3 and R-4 zones will require discussion and further analysis to fully understand the benefit to reducing these lot sizes. However, staff does not support a reduction to the minimum lot size in the R-5 zone for a number of reasons as outlined below.

Comprehensive Plan Policy 10-1-4(e) does not support decreasing the minimum lot size below 5,000 square feet for SFDD in the R-5 zone. This policy was informed by the HNA. Second, the intent of the R-5 zone as described in the RDC is to provide high-density residential neighborhoods with an emphasis on multi-family development, middle housing, and smaller lot single-family developments. Furthermore, the Comprehensive Plan states that high-density residential areas are intended primarily for development as multi-family development complexes, condominiums, congregate living facilities, and other attached dwelling products. Finally, the HNA concluded that Redmond will need to plan for more single-family attached and multi-family dwelling units – together equating to 40% of the total housing stock – to meet the city's housing needs over the next 20 years. Specifically, the HNA concluded that over the next 20 years, Redmond does not have sufficient land to accommodate housing development in high-density residential areas and that by far, single-family attached and multi-family development is the greatest need in high-density residential areas. In fact, 82% of high-density residential lands should be allocated to single-family attached and multi-family development.

It is for these reasons it is recommended that the minimum lot size in R-5 should not be reduced. A reduction to the minimum lot size would likely result in higher density SFDD housing in R-5, making the development of SFDD more feasible and decrease pressure to use R-5 lands for middle housing and multi-family development.//

III. Additional Information

Policy 10-1-4(c)-(e) of the 2040 Redmond Comprehensive Plan

POLICY 10-1-4 Identify opportunities to increase allowable densities in Redmond's residential zones.

- c) Evaluate allowing development of between 5.0 to 7.25 dwelling units per net acre, with a minimum lot size of 6,000 square feet (down from the current 7,500 square feet) in the R-3 zone.
- d) Evaluate allowing development of between 5.0 to 8.7 dwelling units per net acre, with a minimum lot size of 5,000 square feet (down from the current 6,000 square feet) in the R-4 zone.
- e) Evaluate allowing development of 8.7 dwelling units per net acre, with a minimum lot size of 5,000 square feet (down from the current 6,000 square feet) for single-family detached housing in the High-Density Designation (R-5 zone).

Excerpts from the City of Redmond Housing Needs Analysis, June 2019

Exhibit 1. Allocation of needed housing by housing type and plan designation, Redmond UGB, 2019 to 2039

Source: ECONorthwest.

Housing Type	Residential Plan Designations			Mixed Use Live/Work	TOTAL
	Limited Residential	General Residential	High Density Residential		Needed Housing Mix
Dwelling Units					
Single-family detached	1,828	2,250	-	-	4,078
Single-family attached	-	-	1,044	-	1,044
Multifamily	72	72	1,210	341	1,695
Total	1,900	2,322	2,254	341	6,817
Percent of Units					
Single-family detached	27%	33%	0%	0%	60%
Single-family attached	0%	0%	15%	0%	15%
Multifamily	1%	1%	18%	5%	25%
Total	28%	34%	33%	5%	100%

Exhibit 2. Preliminary comparison of capacity of existing residential land with demand for new dwelling units and land surplus or deficit, Redmond UGB, 2019 to 2039

Source: Buildable Lands Inventory; Calculations by ECONorthwest. Note: DU is dwelling unit.

Plan Designation	Capacity (Dwelling Units)	Demand (Dwelling Units)	Remaining Capacity (Dwelling Units)	Land Surplus or (Deficit) -Gross Acres-
Limited Residential	1,464	1,900	(436)	(128)
General Residential	2,363	2,322	41	8
High Density Residential	1,198	2,254	(1,056)	(149)
Multiple Use Live/Work	385	341	44	2



October 10, 2022

Redmond Planning Commissioners
411 SW 9th St
Redmond, OR 97756

RE: Proposed Development Code Text Amendments to Redmond City Code, Chapter 8 – Redmond Development Code (RDC)

Dear Chair Jansen and Commissioners:

On behalf of our 700 plus members, Central Oregon Builders Association (COBA) **writes in support** of the staff recommendations outlined in the proposed development code text amendments to the Redmond Development Code. COBA supports the following text amendments:

R-3:

- Reduce Minimum Lot Size from 7,500 to 6000 sq ft

R-4:

- Reduce Minimum Lot Size from 5,500 to 5000 sq ft

R-5:

- Reduce Minimum Lot Size from 5,500 to 4,000 sq ft

These reduced lot sizes provide the developer increased flexibility and the ability to provide more homes at a more affordable rate. Land costs currently account for approximately twenty percent of total homebuilding costs; by permitting additional homes per acre, you are helping to close the affordability gap between the median income of Redmond residents, and the median price of Redmond homes.

The proposed minimum lot sizes also bring Redmond in line with the minimum lot sizes of other jurisdictions in the region. The City of Madras, for example, permits a minimum lot size of 6000 for single family dwellings, while the City of Sisters permits a minimum lot size of 4,500 for single family dwellings.

COBA sees these proposed reductions in minimum lot size as an important vehicle for the development of an increased variety of housing, delivered to Redmond residents at a more affordable rate. We strongly support these proposed text amendments.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Morgan Greenwood", is written over a light blue horizontal line.

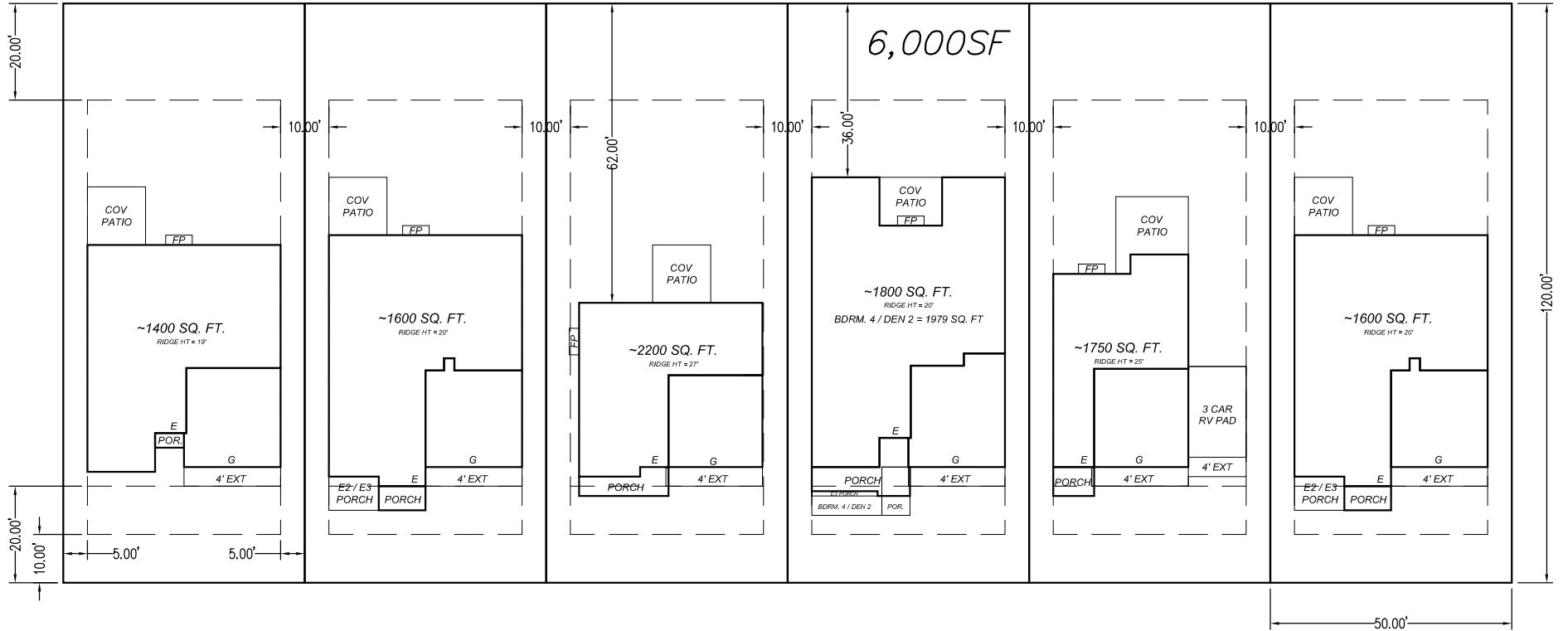
Morgan Greenwood
VP, Government Affairs
Central Oregon Builders Association
Office 541-389-1058

EXHIBIT A : R-3 AS RECOMMENDED BY COBA

ASSUMING 6,000 SQUARE FOOT LOT MINIMUMS
(with 6,000 sf minimum lots, net density is approx. 6 du / acre)

Proposed Setbacks 5' & 5' side yard setback
and 10'/20' front/garage and 20' rear setbacks

1 ACRE SITE (EXAMPLE)



1 GROSS Acre = 43,560 square feet.
1 NET Acre = 34,848 square feet (take out usable area for roads)

1 GROSS Acre = 43,560 square feet.
1 NET Acre = 34,848 square feet (take out usable area for roads)



Redmond Development Code
Table B – Minimum Standards
June 7, 2022

coba.org



We ask that the following items are considered by City Council for approval.

R-3:

- Adjust Minimum Lot Size to 6000 sq ft

R-4:

- Adjust Minimum Lot Size to 5000 sq ft
- Change Interior Setbacks from 5/10ft to 5/5ft
- Change Rear Setbacks from 20 to 10ft

R-5:

- Adjust Minimum Lot Size to 4,000 sq ft
- Adjust Minimum Street Frontage from 40 lineal feet
- **Keep** Current Rear Setback of 5ft



EXHIBIT QUADPLEX (R-5):

7,000 MINIMUM LOT SIZE
(1 ACRE PARCEL)

CURRENT SETBACKS/LOT REQUIREMENTS:

MINIMUM STREET FRONTAGE ■ 50'

INTERIOR SETBACKS ■ 5'/10'

CURRENT DENSITY REQUIREMENT:

MINIMUM ■ 8.0 UNITS/AC

MAXIMUM ■ NO MAX, MUST MEET MIN DENSITY

ACTUAL DENSITY:

16.22 UNITS/AC

TOTAL GROSS AREA:

43,560 SF

(1 Acre)

NET AREA:

29,508 SF

(0.68 Acre)

ROW ■ 32%

0.11 of a lot

1 Acre Boundary

0.11 of a lot

NOTES:

- Allowed outright per HB 2001
- No on street parking
- 1 car garages
- Attached 16.22 units
- All two story units
- Rental Units

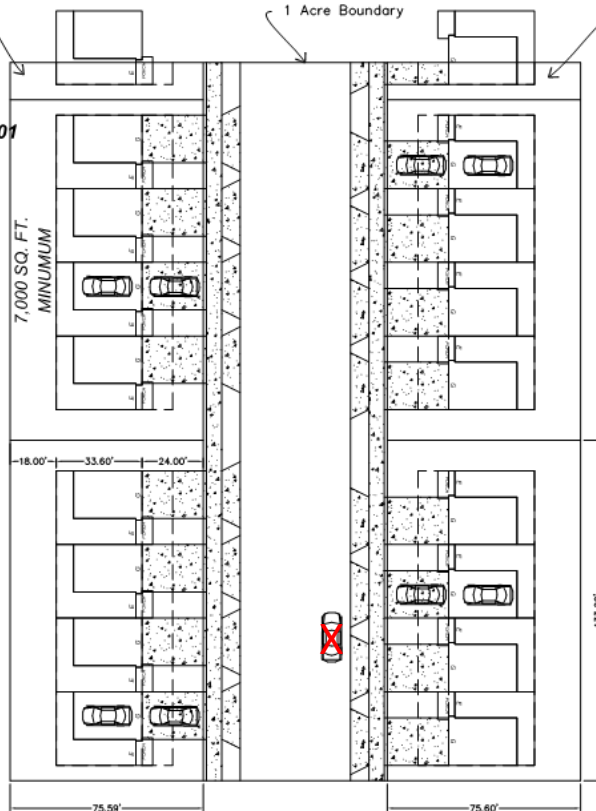




EXHIBIT R-5:

5,500 MINIMUM LOT SIZE (1 ACRE PARCEL)

TOTAL GROSS AREA:

43,560 SF

(1 Acre)

NET AREA:

34,226 SF

(0.79 Acre)

ROW ■ 21%

CURRENT SETBACKS/LOT REQUIREMENTS:

MINIMUM STREET FRONTAGE ■ 50'

INTERIOR SETBACKS ■ 5'/10'

DENSITY REQUIREMENT:

MINIMUM ■ 8.0 UNITS/AC

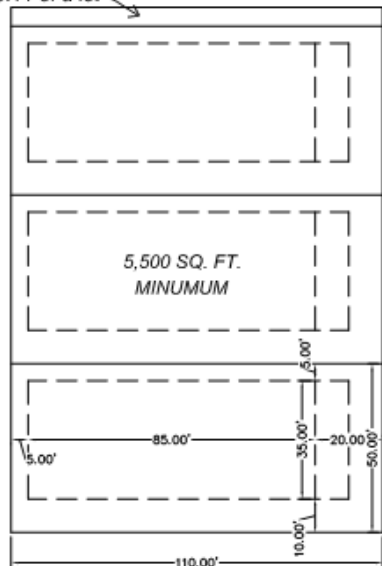
MAXIMUM ■ 8.0 UNITS/AC

ACTUAL DENSITY:

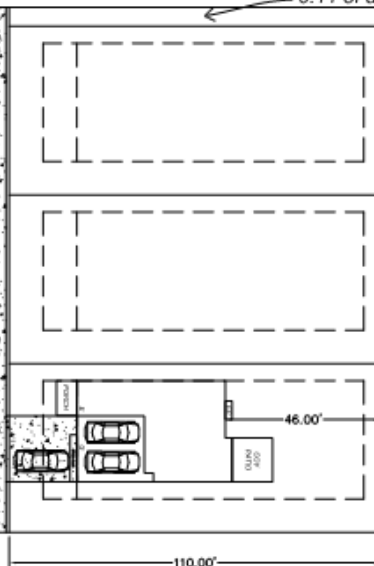
6.22 UNITS/AC

**DOES NOT MEET
DENSITY
REQUIREMENT**

0.11 of a lot



0.11 of a lot



TWO LEVEL
3 BEDROOM/2.5 BATH
MAIN UPSTAIRS



EXHIBIT R-5:

5,500 MINIMUM LOT SIZE
(1 ACRE PARCEL)

TOTAL GROSS AREA:

43,560 SF

(1 Acre)

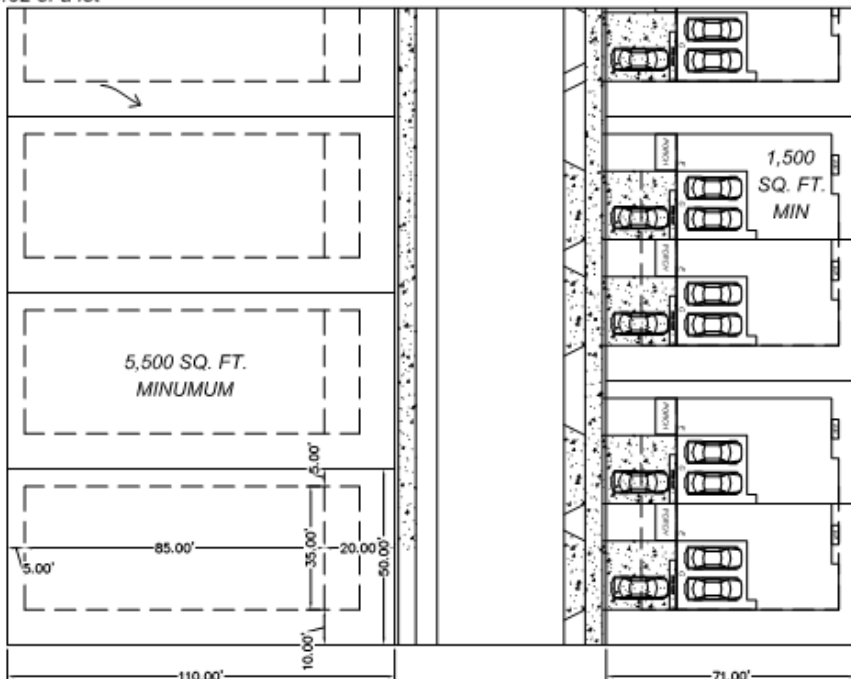
NET AREA:

34,226 SF

(0.79 Acre)

ROW ■ 21%

0.62 of a lot



CURRENT SETBACKS/LOT REQUIREMENTS:

MINIMUM STREET FRONTAGE ■ 50'

INTERIOR SETBACKS ■ 5'/10'

DENSITY REQUIREMENT:

MINIMUM ■ 8.0 UNITS/AC

MAXIMUM ■ 8.0 UNITS/AC

ACTUAL DENSITY:

8.62 UNITS/AC



TWO LEVEL TOWNHOME
3 BEDROOM/2.5 BATH
MAIN UPSTAIRS



EXHIBIT R-5:

RECOMENDED CHANGES:

MINIMUM LOT AREA = 4,000 SF
 MINIMUM STREET FRONTAGE = 40'
 INTERIOR SETBACKS = 5'/5'

RECOMMENDED DENSITY REQUIREMENT:

MINIMUM = 8.0 UNITS/AC
 MAXIMUM = 10.9 UNITS/AC

DENSITY WITH CHANGES:

8.36 UNITS/AC



TWO LEVEL
 3 BEDROOM/2.5 BATH
 MAIN UPSTAIRS



THANK YOU

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