



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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Salem, OR 97301-2540

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NOTICE OF ADOPTED AMENDMENT

11/21/2011

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Redmond Plan Amendment
DLCD File Number 001-11

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Monday, December 05, 2011

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

*NOTE: The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: James Lewis, City of Redmond
Angela Lazarean, DLCD Urban Planning Specialist
Karen Swirsky, DLCD Regional Representative

<paa> YA/email



FORM **2**

DLCD

Notice of Adoption

In person electronic mailed

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DEPT OF

NOV 15 2011

**LAND CONSERVATION
AND DEVELOPMENT**
For Office Use Only

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This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

Jurisdiction: **City of Redmond**

Local file number: **TA-11-5 (was TA-11-2)**

Date of Adoption: **11/8/2011**

Date Mailed: **11/10/2011**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: **4/6/2011**

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

The consideration of the creation of a new Mixed Use Live/Work zone - including definitions, design/development standards and uses. Initiated in order to better utilize land within the UGB that has existing public facilities and services to support the development intended by the new zone. This proposal creates the development code text only. A concurrent Comprehensive Plan and Zoning Map amendment is still pending to apply the zone to a specific area within the City.

Does the Adoption differ from proposal? No, no explanation is necessary

No. Other than m

Plan Map Changed from:

to:

Zone Map Changed from:

to:

Location:

Acres Involved:

Specify Density: Previous:

New:

Applicable statewide planning goals:

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD File No. 001-11 (18795) [16831]

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Affects only the City of Redmond

Local Contact: **James Lewis, Senior Planner**

Phone: (541) 923-7724 Extension:

Address: 716 SW Evergreen Avenue

Fax Number: 541-548-706

City: **Redmond**

Zip: 97756-

E-mail Address: james.lewis@ci.redmond.or.us

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s)
per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on 8½ -1/2x11 green paper only if available. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail plan.amendments@state.or.us.

**CITY OF REDMOND
ORDINANCE NO. 2011-09**

AN ORDINANCE AMENDING THE 2020 GREATER REDMOND AREA COMPREHENSIVE PLAN, CHAPTER 2, AND THE REDMOND CITY CODE, CHAPTER 8, ARTICLES 1, 3, 4 AND 5 (MULTIPLE SECTIONS) TO CREATE THE MIXED USE LIVE WORK (MULW) AND MIXED USE LIVE WORK – SPECIAL DISTRICT OVERLAY (MULW-SD) ZONES.

WHEREAS, the City of Redmond has adopted zoning and planning regulations in accordance with Oregon Revised Statutes Chapter 227 that regulate and control the development of land within the City; and

WHEREAS, the City of Redmond City Council has an adopted set of goals that includes: “Enhance the quality of life in the City through the adoption of programs, policies and standards that balance growth while maintaining the city’s unique character”; and,

WHEREAS, the City of Redmond has an adopted Comprehensive Plan policy to “[e]stablish development standards for all commercial areas and particularly for those that are planned within mixed-use centers and in areas where commercial and industrial uses are adjacent to residential areas”; and,

WHEREAS, the Urban Area Planning Commission held public hearings on June 7 and July 5, 2011 and, after reviewing the record and gathering public testimony, has recommended that the Redmond City Council adopt the Mixed Use Live Work (MULW) and Mixed Use Live Work – Special District Overlay (MULW SD) Zoning Districts as set forth in Exhibit A; and

WHEREAS, the Redmond City Council held a public hearings on August 9th, September 27th and November 8th, 2011 to consider the recommendation of the Urban Area Planning Commission, review the existing record and gather additional evidence and public testimony; and

WHEREAS, the City Council has received the Planning Commission’s recommendation and, after receiving additional evidence and testimony, determined that the requested Comprehensive Plan and Development Code amendments would contribute to the Redmond Comprehensive Plan goal to expand, improve and diversify the economy of the Redmond area while maintaining Redmond’s quality of life; and

WHEREAS, the City Council determined that the evidence and testimony given in support of the text amendments will contribute to the Redmond Comprehensive Plan goal to expand, improve and diversify the economy of the Redmond area while maintaining Redmond’s quality of life; and

WHEREAS, the City Council finds that the findings for the adoption of the MULW and MULW-SD zones have fully addressed the City's Comprehensive Plan, the applicable state law, the Statewide Planning Goals and the City's standards and criteria for an amendment to the Redmond Development Code; and,

WHEREAS, the City Council finds that the attached code amendments are necessary to further these interests.

NOW, THEREFORE, THE CITY OF REDMOND ORDAINS AS FOLLOWS:

SECTION ONE: The City of Redmond hereby amends the 2020 Greater Redmond Area Comprehensive Plan, Chapter 2, and Redmond City Code, Chapter 8 (multiple sections) – Articles 1 (Zoning Standards), 3 (Subdivision and Partition Standards), 4 (Site and Design Review Standards) and 5 (Sign Standards), to establish the Mixed Use Live Work (MULW) and Mixed Use Live Work – Special District Overlay (MULW-SD) Zones. The amendments and adopted text are attached hereto as "Exhibit A."

SECTION TWO: In support of the Plan and Code text amendments in Section One, the City of Redmond hereby adopts the findings which are attached hereto as "Exhibit B" which were prepared by City staff and demonstrate compliance with the Redmond Development Code, Section 8.0760 – Criteria for Amendments, the City's Comprehensive Plan, and the applicable Statewide Planning Goals.

SECTION THREE: SEVERABILITY. The provisions of this Ordinance are severable. The invalidity of any section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance which can be given without such invalid part or parts.

PASSED by the City Council and **APPROVED** by the Mayor this 8th day of November, 2011.



George Endicott, Mayor

ATTEST:



Kelly Morse, City Recorder

Exhibit A to Ordinance 2011-09

**Amendments to the Text of the Redmond 2020 Comprehensive Plan and
Development Code - to add:**

**Mixed Use Live/Work Zone (MULW)
Mixed Use Live Work Zone – Special District Overlay (MULW-SD)
with
Definitions, Site/Design Review Standards and Sign Standards
(in order by Article and Section)**

(Planning Commission Recommendation – July 5, 2011)

Amendments to the Comprehensive Plan Text

Chapter 2, Land Use Planning

(All New Text)

To be added to Table 2.9.1, Redmond Comprehensive Plan Land Use map Designations:

MULW / Mixed Use Live Work: Areas in which living units and work space may coexist.

MULW-SD / Mixed Use Live Work – Special District: A portion of the MULW zone that allows existing uses to continue and potentially expand.

To be added to Chapter 2, (10) – The following purpose statements describe the predominant land uses designated on the Redmond Urban Area Comprehensive Plan Map:

- l. Mixed Use Live Work (MULW) - The purpose of the MULW zone is to: 1) provide a mixed use area that is appropriate for development which may include both living units and work space; 2) Provide flexibility for the development of live/work units; and, 3) Provide locations, where appropriate, for new businesses to start up and existing businesses to continue and potentially expand.
- m. Mixed Use Live Work – Special District (MULW-SD) - The purpose of this Special District Overlay is to allow uses within a portion of the MULW Zone that exist at the time of the effective date of the adoption of this ordinance to be permitted as outright permitted uses. The Special District Overlay will allow existing uses and businesses to continue and potentially expand their operations in perpetuity, subject to the requirements of this Section.

Amendments to the Development Code Text

Article I. - Zoning Standards

(The following are new Definitions to be added to Section 8.0020)

Live/Work Unit, New – a new structure or use, which is being created to have no more than two (2) dwelling units, as well as a business component (more intensive than a licensed home occupation as defined in this code).

Live/Work Unit, Modified – any existing on-site building that is being changed into a structure for the purpose of having no more than two (2) dwelling units, as well as a business component (more intensive than a licensed home occupation as defined in this code).

Live/Work Unit, Existing – any existing on-site building in which no more than two (2) dwelling units, as well as a business component (more intensive than a licensed home occupation as defined in this code), already exists.

Roof Treatments – any additions to a style of roof that breaks up a single pitched roof. Examples of roof treatments are dormers, cupolas and multi-pitched roofs.

(The following text is to be added to the existing text of Section 8.0065)

MULW Mixed Use Live/ Work Zone. The purpose of the MULW zone is to:

1. Provide a mixed use area that is appropriate for development which may include both living units and work space;
2. Provide flexibility for the development of live/work units; and,
3. Provide locations, where appropriate, for new businesses to start up and existing businesses to continue and potentially expand.

(The following is a new Section)

8.0256 Mixed Use Live/ Work Zone (MULW). In a MULW Zone, the following restrictions shall apply:

1. **Purpose.** The purpose of the MULW zone is to:
 - A. Provide a mixed use area that is appropriate for development which may include both living units and work space;
 - B. Provide flexibility for the development of live/work units; and,
 - C. Provide locations, where appropriate, for new businesses to start up and existing businesses to continue and potentially expand.
2. **Intent of the Live/Work unit.** The Live/Work unit is a combined form of living unit which can provide the necessities and comforts of home and provide a business venue for a source of income to promote the success of the owner and the surrounding area.

To the extent that they include new construction, the new construction shall be well-designed, architecturally interesting, and made of quality products.

(The following text is to be added to the existing text of Section 8.0260)

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

LAND USE:	ZONE:	REFERENCE/STANDARDS:
	MULW	
<u>Residential Uses:</u>		
Existing Single Family Residential Use prior to May 2011	O	
<u>Live/Work Uses:</u>		
Live/ Work Units	O	The business components are limited to those uses and development standards as listed in the Section.
<u>Eating and Drinking</u>		
Bakery (retail/sit-down)	O	
Bar, tavern	C	
Café, sit-down restaurant, diner, brew pub	O	
<u>Entertainment</u>		
Indoor commercial recreation	C	
<u>Automotive Uses:</u>		
Auto service and repair	C	
Gas Stations	C	
<u>Industrial Uses:</u>		
Light Industrial Uses including manufacturing, fabrication, and assembly	O	
Office	O	In the MULW zone, office use shall be only allowed as an accessory to and as a part of an outright permitted or conditional use.

LAND USE:	ZONE: MULW	REFERENCE/STANDARDS:
Distribution center	O	
Wholesaler	O	
Precision machine shop	O	

Research and development facility	O	
Contractor Service and Supply	O	Retail associated with this use is limited to 2,500-square feet.
Shop or studio (including woodworking and other artisans)	O	
Warehousing and Manufacturing	O	
<u>Office-Type Uses:</u>		
Office service and supplies	O	
Printing and publishing	O	
Telemarketing, call center, back office	O	
<u>Public and Semi Public Uses:</u>		
Churches, religious institutions	C	
Lodge, club, non-profit/fraternal organization	C	
Park (public or private)	O	
Public transportation station	O	
Recreation Facility (public or private)	C	
Schools (public or private)	C	
Utility facility	C	
<u>Commercial Uses:</u>		
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.
Service 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.
Convenience Store	O	Limited to 2,500-square feet in size.
New 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	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.

(The following is a new Section)

8.0261 MULW Special District Overlay

1. The purpose of this Special District Overlay is to allow uses within a portion of the MULW Zone that exist at the time of the effective date of the adoption of this ordinance to be permitted as outright permitted uses. The Special District Overlay will allow existing uses and businesses to continue their operations in perpetuity, subject to the requirements of this Section.
2. In addition to the uses allowed in Section 8.0260, the following list of uses is allowed as permitted use for properties located in the Special District Overlay.

LAND USE:	ZONE: MULW-SD	REFERENCE/STANDARDS:
Special Uses:		
Existing Retail Uses	O	Includes, but is not limited to, antique stores, equestrian equipment sales and service, meat market, drive-thru food and coffee kiosk, metal products sales, landscaping supply and services.
Existing Sale and Service of Recreational Vehicles	O	Includes motorcycles, golf carts, RVs
Existing Towing Yards	O	
Existing Auto Service and Repair	O	Including body shops
Existing Fueling Station	O	

3. Valid evidence of the presence of an existing legal use in this overlay, if required, may include the following:
 - A. City Business License (specific to an address in the overlay)
 - B. Other City, County or State Licensing
 - C. Past advertising spaces or phone book listings
 - D. Photographic evidence of past use
 - E. Utility billing information
 - F. Other evidence as approved by the Community Development Director
4. Existing businesses present at the time of the effective date of this adoption of this ordinance may be permitted to expand their use up to 50% of the existing operational footprint onto adjoining properties.
5. Cessation of a business in this overlay for a period of one-year voids the special use as an existing permitted use.

(The following text is to be added to the existing text of Section 8.0265)

8.0265 Table H, Minimum Standards. The following minimum standards are required in each respective zone (all distances are measured in feet):

STANDARDS:	ZONE: MULW and MULW-SD	REFERENCE/STANDARDS
Minimum Yard Setbacks		
Front Local Street	10 ft.	

STANDARDS:	ZONE: MULW and MULW-SD	REFERENCE/STANDARDS
Collector Arterial	15 ft. 25 ft.	
Interior Side Standard	No minimum	
Street Side Local Street Collector Arterial	10 ft. 15 ft. 25 ft.	
Rear Interior	10 ft.	
Adjacent to alley	10 ft.	
Maximum Building Height	45 ft.	
Minimum Street Frontage	25 ft.	
Minimum Landscaping	10%	
Minimum Lot Size	5,000 sq. ft.	
Parking	See Note	Note: Parking requirements for uses in the MULW and MULW-SD zones shall be pursuant to the provisions in Sections 8.0500-8.0515; and, Sections 8.3170 as applicable. Such parking may include permeable parking surfaces to the extent they are approved through the land use review process.

Article III. – Subdivision and Partition Standards

(The following text in italic red is to be added to Section 8.2410. Text with strikethrough will be deleted)

8.2410 Blocks.

2. Size. No block shall be longer than 1000 feet between street lines, except that maximum block length in **MUN, and MUE and MULW** zones shall be an average of 330 feet, except where required to meet grid street or

Article IV. – Site and Design Review Standards

(The following text includes new Sections)

8.3100 Site and Design Review for Live/ Work Units.

8.3110 Purpose and Intent. The Live/Work Unit is a new combined form of living unit which can provide the necessities and comforts of home and provide a venue for a source of income to promote the success of the owner. In order for these units to be approved as new or modified units, new construction must be well-designed, architecturally interesting, and made of quality products.

8.3120 Applicability of Site and Design Review and Modified Site and Design Review.

Site and Design Review shall be required to establish any New Live/Work Unit.

1. Modified Site and Design Review shall be required for a Modified Live/Work Unit for any of the following:
 - A. The change of use or building addition to add a business component (more intensive than a home occupation) to a residential property.
 - B. The change of use or building addition to add a residential use to a business property.
2. Exemptions from Site and Design review for Modified Live/Work Units may be allowed if the Community Development Director or Designee determines with findings that the proposed development will have a negligible impact on the neighborhood.

8.3130 Zoning Applicability. Live/Work Units that comply with Section 8.0260 are a permitted use in the Mixed Use Live Work (MULW) zone.

8.3140 Procedure. A Site and Design Review application for a Live/ Work Unit shall be submitted to and reviewed by the Community Development Director, or designee, as a Land Use action as described in RDC 8.1200. This application shall be processed administratively. The review of the application may be elevated to the Planning Commission for a public hearing at the discretion of the Community Development Director. The application may be called up for review by the Planning Commission at their discretion as described in Section 8.1375. The decision to approve a Live/Work Unit is a land use decision that is subject to appeal.

8.3150 Site Improvement Agreement. Upon approval the applicant/owner, at the City's discretion, shall enter into a Site Improvement Agreement, which states the applicant/owner shall abide by the decision and conditions of approval for the Live/Work Unit.

8.3160 Plans Required. The applicant shall submit to the Community Development Department the following documents with the required fee.

1. **Exterior elevations.** Drawings or sketches of elevations for all sides of the proposed building(s). Such plans shall indicate the building height, primary building materials, color, shape, architectural features, and other design features of the building, including the location of all exterior mechanical devices.

2. **Site Plan.** Site plans containing the following.
 - A. A drawing showing the floor plans for each building and a description of each internal "use."
 - B. Location and use of all proposed and existing buildings, fences and structures within the proposed development. Indicate which buildings are to remain and which are to be removed.
 - C. Location of all parking areas and dimensions of all parking spaces (existing and proposed).
 - D. Location and size of all existing & proposed public utilities serving the subject property including water lines, sewer lines, storm drains, power poles and lines, telephone poles and lines, and existing fire hydrants.
 - E. Location of existing drainage on-site, canals and laterals.
 - F. Location of all utility and access easements on the property.
 - G. Locations of all existing natural features including, but not limited to, any existing trees having a six (6) inch trunk diameter or greater, three (3) feet above grade, and any significant natural features including (but not limited to) outcroppings of rocks, boulders, etc. Indicate any contemplated changes that would affect a natural feature.
 - H. Photograph of building(s) and site.

3. **Landscape Plan.** A landscape plan is required for live/work development. The landscape plan shall include the following:
 - A. Area Required. 10% of subject property
 - B. Plant types. Identify the varieties (botanical name) of each plant.
 - C. Plant size at time of planting. The minimum size at time of planting shall be one gallon for a shrub and fifteen gallons for a tree, and no less than 1-1/2" caliper measured 3' above finished grade.
 - D. Location of existing trees. All trees having a six inch trunk diameter measured 3' above natural grade or greater shall be shown on the landscape plan.
 - E. Location of vegetation. Location of existing vegetation to be removed and retained on site.
 - F. The location and design of new landscaping or landscaped areas.
 - G. Irrigation. Description of the method of irrigation shall be submitted showing type of irrigation system and approximate location of water delivery lines.
 - H. Street tree plan. Species and location of each tree to be planted shall be shown on the landscape plan.

4. **Lighting Plan.** A lighting plan showing the type, placement, wattage and method of shielding all exterior lights from adjacent sites shall be submitted.

8.3170 Site and Design Review Criteria. Prior to issuance of a building permit, the following applicable criteria shall be met.

1. **Dimensional Standards for New Live/Work Units.**
 - A. **Minimum Work Space.** Each New Live/Work Unit shall have a minimum work space of 200 square feet.
 - B. **Minimum Living Area.** Each New Live /Work Unit shall have a minimum living area of 600 square feet.

2. **Outside Requirements.**

- A. **Parking.** Each live/work unit shall have one (1) off-street parking space for each dwelling unit and one (1) off-street parking space for the first 1,000 square feet of non-residential floor area. Additional off-street parking spaces for non-residential floor area over and above the first 1,000 square feet shall be provided pursuant to Section 8.0500 through 8.0515 (Off-Street Parking and Loading Requirements). The applicant may propose approved materials for parking that are porous and yet strong enough to support vehicles. The Community Development Director or designee shall be the final authority for acceptable alternatives to pavement.
- B. **Exterior Mechanical Equipment.** Exterior mechanical equipment shall be screened so as not to be visible from public streets.
- C. **Installation of Utilities.** All new utility service lines serving the site shall be placed underground, unless otherwise approved by the Community Development Director.
- D. **Landscaping.** The site shall be landscaped with a variety of trees, shrubs, and groundcover. The required landscaping shall be 10% of the lot area.
- E. **Irrigation of landscaping.** Irrigation systems shall be required for all landscaping areas and street trees, except for native vegetation.
- F. **Grading and Drainage.** All site drainage shall be maintained on site and shall not drain onto public streets, irrigation canals/ditches or neighboring properties.
- G. **Outdoor Storage.** All outdoor storage shall be screened to a minimum of 6 feet in height by a vegetative hedge, solid fencing, or on-site buildings.
- H. **Fencing.** Fencing standards for residential zones described in 8.0340 shall apply to Live/Work Units.
- I. **Trash Collection.** Trash collection areas in which 1 yard or larger containers are located shall be screened from public view or in a trash enclosure. Trash enclosures shall be constructed of materials similar and matching to the subject building.
- J. **Lighting.** Artificial Lighting shall not shine off-site greater than 0.5 foot candles.

3. **Architectural Requirements for New Construction.** New Live/Work Unit shall comply with the following standards.

- A. **Architectural Consistency.** Each New Live/Work Unit shall have consistent architectural elements present on all of the facades.
- B. **Flat, Unbroken Walls.** Single, long or unbroken flat walls shall be avoided. Each New Live/Work Unit shall have a change of plane and change of material on the main facades (street visible) of the building.
- C. **Recessions and Projections.** Each unit shall have architectural recessions and projections not less than 2 inches in change.
- D. **Transparency (windows or glass block-type elements).** Each unit shall have a minimum of 25% transparency of the total square footage of the street-facing façade on the first floor of the business portion of the unit.
- E. **Change in texture or masonry pattern.** Two or more finishing products or masonry patterns on the elevations of each unit is required.
- F. **Building Entrance.** Each unit must have a primary ground floor entrance on the street-facing façade with associated pedestrian access to the public right of way.
- G. **Prohibited Materials.** The New Live/Work Unit shall not use the following building products, T-111, Exterior Insulation and Finishing System (EIFS),

continuous corrugated metal (30 gauge or lighter). Use of metal cargo shipping containers for residential use is prohibited.

4. **Additional Architectural Requirements** . Each of the New Live/Work Unit shall have a minimum of 2 of the following:

- A. **Change in color.**
- B. **Canopies or overhangs** (with a minimum projection depth of 2 feet).
- C. **Display windows** (projected or recessed).
- D. **Roof Treatments.**
- E. **Outside patio or seating area.**
- F. **Other elements of architectural interest.** The applicant may propose an unlisted type of architectural feature or elements as permitted by the Community Development Director.

5. **Modifications to Existing Residential Structures.** To convert an existing residence to a Live/Work Unit, the following applicable criteria shall be met.

A. **Dimensional Standards for the Modified Live/Work Unit.**

- 1. **Minimum Work Space.** Each Live/Work Unit shall have a minimum work space of 200 square feet.
- 2. **Minimum Living Area.** Each Live /Work Unit shall have a minimum living area of 600 square feet.

B. **Outside Requirements.**

- 1. **Parking.** Each live/work unit shall have one (1) off-street parking space for each dwelling unit and one (1) off-street parking space for the first 1,000 square feet of non-residential floor area. Additional off-street parking spaces for non-residential floor area over and above the first 1,000 square feet shall be provided pursuant to Section 8.0500 through 8.0515 (Off-Street Parking and Loading Requirements). The applicant may propose approved materials for parking that are porous and yet strong enough to support vehicles. The Community Development Director or designee shall be the final authority for acceptable alternatives to pavement.
- 2. **Exterior Mechanical Equipment.** Exterior mechanical equipment shall be screened so as not to be visible from public streets.
- 3. **Landscaping.** The site shall be landscaped with a variety of trees, shrubs, and groundcover. The required landscaping shall be 10% of the lot area. Site Landscaping shall be well-maintained, living, and watered. Dead vegetation shall be removed and replanted with new vegetation.
- 4. **Outdoor Storage.** All outdoor storage shall be screened to a minimum of 6 feet in height by a vegetative hedge, solid fencing, or on-site buildings.
- 5. **Fencing.** Fencing standards for residential zones described in 8.0340 shall apply to Live/Work Units.
- 6. **Trash Collection.** Trash collection areas in which 1 yard or larger containers are located shall be screened or in a trash enclosure. Trash enclosures shall be constructed of materials similar and matching to the subject building.

7. **Lighting.** Artificial Lighting shall not shine off-site greater than 0.5 foot candles.

C. **Architectural Requirements for the Modified Live/Work Unit.**

1. **Architectural Consistency.** Each Modified Live/Work Unit shall have consistent architectural elements present on each of the facades.
2. **Exterior Walls.** Any exterior wall or surface area that has more than thirty-three percent (33%) of its total area bare, peeling, flaking, pitted, corroded, or otherwise deteriorated, as determined by the Community Development Director or Designee, shall be surface-coated in its entirety.
3. **Other Exterior Surfaces.** All deteriorated or decayed doors, porches, floors, steps, walkways, driveways, railings, decks or parts of features thereof, shall be repaired or replaced.
4. **Window and Sills.** All damaged or broken windows, and deteriorated or decayed sill, sash, molding, lintel, frame or trim thereof shall be repaired or replaced.
5. **Roofs.** The roof of the Modified Live/Work Unit shall be weather-tight and free of debris, including moss and mildew. All missing shingles, or other roofing materials shall be replaced with materials of similar kind, nature, design and color as the original thereof.
6. **Gutters and/or downspouts.** A Modified Live/ Work Unit having gutters and/or downspouts in place shall have such gutters and downspouts properly mounted to such structure and be in good working condition.
7. **Chimney.** A chimney, if present, shall be structurally sound and in good repair, free of loose, missing or deteriorated mortar and bricks, or other chimney building materials. Any such loose, missing or deteriorated mortar or bricks shall be refitted, replaced or repaired.
8. **Prohibited Materials.** The Modified Live/Work Unit shall not use the following building products, T-111 (unless matching existing materials), Exterior Insulation and Finishing System (EIFS), continuous corrugated metal (30 gauge or lighter). Use of metal cargo shipping containers for residential use is prohibited.

D. **Architectural Requirements.** Each Modified Live/Work Unit shall have a minimum of 3 of the following:

1. **Change in color.**
2. **Canopies, awnings, or overhangs** (with a minimum projection depth of 2 feet).
3. **Display windows** (projected or recessed).
4. **Roof treatments.**
5. **Outside patio or seating area.**
6. **Decorative window trim.**
7. **Other elements of architectural interest.** The applicant may propose an unlisted type of architectural feature or elements as permitted by the Community Development Director.

6. **Detached Accessory Live/Work Buildings.** A Live/Work Unit may have a separate accessory detached building in which work may be conducted as a function of the

Live/Work Unit. The following standards shall apply to new and modified Accessory Buildings.

- A. **Minimum Size.** The detached accessory building shall be a minimum of 200 square feet in size.
- B. **Setbacks.** The detached accessory building shall be setback a minimum of 5 feet from any property line.
- C. **Building Height.** The detached accessory building shall be no taller than the height of the primary building.
- D. **Architectural Requirements for Detached Accessory Buildings.** The detached accessory buildings shall comply with the following
 - 1. **Architectural Consistency.** Each detached unit shall have consistent architectural elements present on each of the facades and shall be similar to the primary unit.
 - 2. **Flat, Unbroken Walls.** Single, long or unbroken flat walls shall be avoided. Each detached unit shall have a change of plane and change of material on the main facades (street visible) of the building.
 - 3. **Change in texture or masonry pattern.** Two or more finishing products or masonry patterns on the elevations of each detached unit is required.
 - 4. **Prohibited Materials.** The Detached Accessory Live/Work building shall not use the following building products, T-111, Exterior Insulation and Finishing System (EIFS), continuous corrugated metal (30 gauge or lighter). Use of metal cargo shipping containers for residential use is prohibited.
- E. **Additional Architectural Requirements for Detached Accessory Buildings.** Each of the new units shall have a minimum of 2 of the following:
 - 1. **Change in color.**
 - 2. **Canopies or overhangs** (with a minimum projection depth of 2 feet).
 - 3. **Display windows** (projected or recessed).
 - 4. **Roof Treatments.**
 - 5. **Other elements of architectural interest.** The applicant may propose an unlisted type of architectural feature or elements as permitted by the Community Development Director.

7. **Limiting Factors.** The following is required for all types of Live/Work Units. The limiting factors listed below shall be applicable as conditions of approval to guarantee reasonability of working in conjunction with residential living. These restrictions include the following:

- A. **Noise Levels.** The work use shall not generate noise exceeding 75 decibels as measured at the lot line of the lot containing the live/work dwelling from 6 a.m. to 9 p.m. Likewise, work use shall not generate noise exceeding 55 decibels as measured at the lot line of the lot containing the live/work dwelling from 9 p.m. to 6 a.m.

Decibel Reference Chart:

Sounds	dB SPL
Rocket Launching	1180

Jet Engine	1140
Thunderclap, Air Raid Siren 1 Meter	1130
Jet takeoff (200 ft)	1120
Rock Concert, Discotheque	1110
Firecrackers, Subway Train	1100
Heavy Truck (15 Meter), City Traffic	990
Alarm Clock (1 Meter), Hair Dryer	880
Noisy Restaurant, Business Office	770
Air Conditioning Unit, Conversational Speech	660
Light Traffic (50 Meter), Average Home	550
Living Room, Quiet Office	440
Library, Soft Whisper (5 Meter)	330
Broadcasting Studio, Rustling Leaves	220

- B. **Odors.** No noxious odors shall be evident off the premises.

Article V. – Sign Standards

(The following text includes new Sections)

8.4170 Signs Permitted in the Mixed Use Live/Work (MULW) zone. This section shall apply to all signs in the Mixed Use Live/Work (MULW) zone. No signs shall be permitted in this zone except as provided in this section. Where conflicts may exist in sign regulations, these standards take precedence over other sign regulations.

1. **Wall sign.**

- A. Wall Sign Area. The maximum sign area permitted per building façade shall be one and a half (1.5) square feet per one linear foot of storefront/façade width. The primary tenant or owner may have one wall sign for each building façade, to a maximum of two building facades. A wall sign for a third façade may be allowed at the discretion of the Community Development Director or designee.
- B. A combination of a Wall sign, Awning/Canopy sign, and a Blade/Projecting sign is allowed, but sign area encompasses all signs on a single façade.
- C. Mounted flush against the façade and not extending beyond the building face.

2. **Awning or Canopy Sign.**

- A. Canopy or awning signs are included as part of the allowed wall sign area calculation.
- B. One awning sign per frontage per occupancy is permitted.
- C. Minimum clearance below a sign is 8 feet from the sidewalk or ground level.
- D. Canopy or Awning Signs may not project more than three feet above or below the canopy or awning.
- E. Posts or columns beyond the property line will not be permitted.

3. **Blade/Projecting Sign.**

- A. The maximum size of a projecting sign shall be eight square feet.
- B. Blade/Project Signs are included as part of the allowed wall sign area calculation.
- C. Only one face of a double-faced projecting sign bearing identical copy shall be used in computing the area thereof.
- D. Must project more than 12 inches from building face, but not beyond the outside edge of the sidewalk or right of way.
- E. Must be at a minimum of 8 feet above the sidewalk or ground level.

4. **Ground Mounted or Monument Sign .**

- A. Shall not exceed 30 square feet in area and not more than 6 feet high. A base not to exceed 2 feet in height is allowed. Sign calculation is only based on the sign area.
- B. Not within 10 feet of any other sign.
- C. Must have a setback of 5 feet from right of way.
- D. Outside of the clear vision area.

5. **Business Complex Sign.**

- A. A business complex may have one ground mounted sign for each street frontage of the complex subject to the provisions of the Ground Mounted or Monument Sign Section. Such signs shall be used to identify the name of the complex or center and may also be used to identify the individual businesses that are located within the complex or center. Each separate building within the complex may have one monument sign identifying the businesses located within that building subject to the provisions of the Ground Mounted or Monument Sign Section.
- B. Outside of the clear vision area.

6. **Directional Signs.**

- A. On premise directional signs designed to be read by a person on the premises on which the sign is located and used to identify or locate an entrance, exit or drive-up window are limited to four square feet in area and four feet in height. If the sign is on the wall of the building, it shall be limited to four square feet in area and eight feet in height.

7. **Temporary Signs.** Temporary Signs pursuant to Section 8.4105, except portable reader boards shall not be allowed.

8. **Daily Display Signs.** Daily Display Signs are allowed pursuant to Section 8.4250.

8.4171 Material. In the Mixed Use Live/Work (MULW) zone, all signs, except awning or canopy signs, shall be constructed of at least one of the following types of material (all other types of material are prohibited).

- 1. Copper, brass, textured aluminum or other natural look finishes.

2. Wrought iron.
3. Decorative scrolling.
4. Natural wood, excluding plywood.
5. Neon or LED tubing for lettering or graphics.
6. Plastic manufactured signs.

Exhibit B to Ordinance 2011-09

FINDINGS OF THE REDMOND CITY COUNCIL REGARDING TA 11-2, MIXED USE LIVE WORK (MULW) ZONE

AN AMENDMENT TO THE TEXT OF THE COMPREHENSIVE PLAN AND DEVELOPMENT CODE TO ADD THE (MULW), MIXED USE LIVE WORK AND (MULW-SD), MIXED USE LIVE WORK – SPECIAL DISTRICT, INCLUDING DEVELOPMENT AND DESIGN STANDARDS

FILE NO. TA 11- 2

REQUEST: A Legislative Amendment to the 2020 Greater Redmond Area Comprehensive Plan Text and Development Code to add the Mixed Use Live Work (MULW) and Mixed Use Live Work - Special District (MULW-SD) Zones. The proposal includes the addition of definitions, and design and development standards. The applicable Plan and Code Sections are listed below.

APPLICANT: City of Redmond
716 SW Evergreen Avenue
P O Box 726
Redmond, OR 97756

LOCATION: This proposal is for the addition of new text to the Plan and Development Code. A concurrent Plan and Zoning Map amendment is being considered through separate City File PA-11-1 for a 74.8 acre area that is bounded by: Antler Avenue on the north; 9th Street on the east; Evergreen Avenue on the south (generally); and, Highway 97/BNSF Railroad R-O-W on the west, excepting there from the area between (generally): Jackson Street on the west; Antler Avenue on the north; Ridge Way on the east; and Evergreen Avenue on the south.

STAFF: James Lewis, Senior Planner, Long Range/Economic Planning
Heather Richards, Community Development Director

**HEARINGS
BODY:** Redmond City Council

DATE & TIME: August 9, 2011 at 7:00 p.m.
LOCATION: City Council Chambers, 777 Deschutes Avenue, Redmond, Oregon

I. APPLICABLE CODE SECTIONS AND CRITERIA:***

Redmond Development Code, Chapter 8:

Article I - Zoning Standards (amending existing and adding new Sections)

- Section 8.0020; Definitions
- Section 8.0065; Establishment of Zones and Districts
- Section 8.0256; Mixed Use Live Work (MULW) Zone
- Section 8.0260; Table G, Uses Permitted
- Section 8.0261; MULW Special District Overlay
- Section 8.0265; Table H, Minimum Standards
- Sections 8.0750 through 8.0775; Amendments

Article II - Land Use Procedures

- Section 8.1110 through 8.1125; Legislative Procedures

Article III – Subdivision and Partition Standards

- Section 8.2410; Blocks

Article IV – Site and Design Review Standards

- Section 8.3100 et. seq.; Site and Design Review for Live/Work Units

Article V – Sign Standards

- Section 8.4170; Signs Permitted in the Mixed Use Live/Work Zone
- Section 8.4171; Materials

The Redmond Urban Area Comprehensive Plan, including:

- Chapter 1, Citizen Involvement
- Chapter 2, Land Use Planning
- Chapter 9, Economic Development
- Chapter 10, Housing

Oregon Revised Statutes (ORS) – ORS 197.610, 197.250, 197.763.

Oregon Administrative Rule (OAR), LCDC, Division 15, Statewide Planning Goals and Guidelines – OAR 660-012-0000

***** It must be noted that the ensuing review and proposed findings address the criteria applicable to the proposed Plan and Development Code Text Amendments only – the findings for the corresponding map changes are separate.**

II. BACKGROUND & HISTORY: The proposed Comprehensive Plan and Development Code Text Amendments have been initiated legislatively by the City of Redmond – thus, the City is the applicant. Such changes were at the desire and direction of the City of Redmond Planning Commission upon recognizing that an area in which the corresponding text is intended to apply is

an underutilized portion of the community. The proposed amendments are intended to be applied to a 74.8 acre area within the community concurrent with these proposed text changes (City of Redmond File #PA-11-1). The rationale for the adoption of the MULW text provisions and the map amendments is also consistent with the Redmond City Council 2011-12 Goals – the following Goals apply:

Enhance the quality of life in the City through the adoption of programs, policies and standards that balance growth while maintaining the city's unique character.

A. Promote quality neighborhoods and development.

i. Continue to incorporate the Great Neighborhood Principles in both new development and infill development

a.) Amend the Redmond Development Code to ensure the principles are promoted throughout the code.

iv. Review Redmond Development Code, Building Codes, programs and policies to evaluate creating incentives for new development and redevelopment that are energy, water and land efficient and support a multi-modal transportation system.

In addition to fulfilling the broad City Council Goals, the practical rationale for the proposal is linked to better directing and fostering redevelopment within specific areas that have existing City services and a multitude of existing businesses and uses. The MULW zone, in conjunction with the corresponding Special District Overlay, is intended to allow continuance of the existing residential, light industrial and basic commercial uses (and land use pattern), while at the same time providing an area where that pattern can continue, but with a more focused, orderly and architecturally compatible design. Notwithstanding the fact that the MULW zone can be applied to other portions of the City as deemed appropriate, it must be recognized that these provisions were created for the specific area included in the concurrent Plan and Zoning Map change proposal.

III. PROPOSAL: The request is for an amendment to the text of both the Comprehensive Plan and Development Code to add the Mixed Use Live Work (MULW) and Mixed Use Live Work - Special District (MULW-SD) Zones. The proposal includes the addition of corresponding definitions, and development and design standards. Concurrent with these text additions is a proposal to change the Comprehensive Plan and Zoning maps to apply the new zones (a separate project – City File # PA-11-1. The affected area is a 74.8 acre area bounded by: Antler Avenue on the north; 9th Street on the east; Evergreen Avenue on the south (generally); and, Highway 97/BNSF Railroad R-O-W on the west excepting

there from the area between (generally): Jackson Street on the west; Antler Avenue on the north; Ridge Way on the east; and Evergreen Avenue on the south. The proposed map changes are from the M1, Light Industrial; M2, Heavy Industrial; and, R4, General Residential Zones to the new MULW, Mixed Use Live Work and Mixed Use Live Work - Special District (MULW-SD) Zones. Notwithstanding the concurrency of the changes to both the Plan/Code Text and Map, each project is independent of one another. However, the Map changes cannot move forward unless the Text amendments proposed herein are approved and adopted.

IV. AREA DESCRIPTION: As stated above, this proposal (Text Amendment) does not include any specific area in and of itself. However, the concurrent map changes to which these zones are proposed to be applied is an area that consists of a variety of previously platted lots, in a typical residential grid design. The development pattern includes a collection of residential, light industrial and commercial uses that have evolved over time. Many lots, especially on the east side of the area, are vacant – they have recently had streets and infrastructure developed according to the past platted design. The area is bounded by arterial and collector streets, and has water/sewer and other essential utilities available.

V. EXHIBITS: The following exhibits make up the record in this matter:

1. Findings and Conclusions included herein.
2. The additional text to be added to the Comprehensive Plan
3. The MULW and MULW-SD code text (with supporting definitions, site and design review standards and sign standards).
4. Agency and departmental comments (on-file) with the Planning Division.
5. Notice to DLCD.
6. Neighborhood Meeting Notice – Meeting Date May 19, 2011.
7. Notice of Public Hearing “Spokesman-May 11 and August 3, 2011” (file).
8. Property owner notification (Measure 56) of Public Hearing dated May 2 and July 14, 2011 (on-file) – as applicable to the Plan and Map Changes (as these are linked) and not necessarily with this proposal (PA-11-1).
9. Planning Commission Staff Reports

VI. SUMMARY:

1. The request is for an amendment to the text of both the Comprehensive Plan and Development Code to add the Mixed Use Live Work (MULW) and Mixed Use Live Work - Special District (MULW-SD) Zones, and development standards.
2. There is a concurrent proposal to amend the 2020 Greater Redmond Area Comprehensive Plan and Zone Map by changing approximately 74.8 acres of land from the M1, Light Industrial; and , M2, Heavy Industrial; Zones to the MULW, Mixed Use Live Work (MULW) and Mixed Use Live Work - Special District (MULW-SD) Zones (PA-11-1) as part of the overall breadth of the project.

This is a legislative review process as the proposal was initiated by the City of Redmond. There are various private property owners within the subject area—all property owners have been notified of these proposals.

3. The findings, the text for the MULW and MULW-SD zones, and supporting materials, all demonstrate that the proposed Plan and Development Code amendments would be consistent with the Statewide Planning Goals, the Redmond Comprehensive Plan, the City Council Goals and other policies adopted by the City. Ultimately, adopted findings showing compliance with Statewide Planning Goals 1 (Citizen Involvement), 2 (Land Use Planning), 9 (Economic Development), 10 (Housing), 11 (Public Facilities and Services), 12 (Transportation), and 14 (Urbanization) will be attached to the Ordinance as support for the approval.

4. The four criteria set forth in RDC Section 8.0760 (*Criteria for Amendments*) are addressed herein/below.

VI. FINDINGS AND CONCLUSIONS:

A. REDMOND DEVELOPMENT CODE (RDC), Chapter 8, Sections 8.0750 through 8.0775 (Amendments) sets forth the procedure and standards for an amendment to the text of the Code or to the adopted Comprehensive Plan or Zoning map. Specifically, Section 8.0760 - Criteria for Amendments, sets forth the four (4) criteria that must be met:

1. In conformity with all applicable State statutes;

Finding: The State statutes that directly apply to this application include ORS 197.610, *Local Government Notice of Amendment or New Regulation*; ORS 197.250, *Compliance with Goals Required*, and ORS 197.763, *Conduct of Local Quasi-Judicial Land Use Hearings; Notice Requirements*. The applicable City of Redmond Code standards (sections 8.0750 to 8.0775, *Amendment Procedures and Notice Requirements*), and (sections 8.1100 through 8.1125, *Legislative Procedures*), were developed in compliance with the applicable State Statutes listed above regarding noticing and public hearings. Applicability of the Statewide Planning Goals is addressed in greater detail below – those findings, incorporated by reference herein, show compliance with the applicable Statute listed above.

With regard to the Statutory noticing requirements referenced above, notice of the proposed amendment has been provided to DLCD and affected and surrounding property owners as required by City Code and State Statute.

With regard to the Statutory public hearing requirements referenced above, this proposal is legislative and not necessarily quasi-judicial in nature. However, for lack of specific Statutory requirements governing such legislative actions, Sections 8.1100

through 8.1125 of the Redmond Development Code which implement the quasi-judicial Statutory requirements in similar fashion have been met. Subsequently, the Planning Commission and City Council's public hearing and review processes meets the Statutory requirements for the purpose of the review.

Notwithstanding the Statutory requirements addressed herein, the Oregon Administrative Rules (OAR) also implement the Statutes. The applicable Rules are addressed in the ensuing review.

Conclusion:

Based on the findings addressing Code amendment criterion 1, the proposed Plan and Development Code text amendments conform to applicable State statutes.

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

Goal 1- Oregon's Statewide Planning Goals: Citizen Involvement.

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Finding: The City conducted public meetings, public hearings, and neighborhood informational meeting over the past year regarding the creation of the proposed zoning district and subsequent rezone of the affected area. In addition, the City provided documents, public notices and agendas for Urban Area Planning Commission and City Council meetings where the proposed amendments were discussed. All documents were available on the City's website, and copies were available for the public. Further, meeting and public hearing notices were published in the local newspaper, the Redmond Spokesman. The City provided extensive public review and involvement opportunities during the neighborhood meeting, the public work sessions and public hearings at the Planning Commission level, for the proposed amendments. The Urban Area Planning Commission serves as the City's formal citizen advisory committee and is made up of Redmond area residents. Subsequently, public hearings were held before the Redmond City Council where additional opportunities to be heard were provided. Based on these actions, Oregon Planning Goal 1 for Citizen Involvement has been met.

Goal 2- Oregon's Statewide Planning Goals: Land Use Planning.

To establish 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.

Finding: The staff, Planning Commission and City Council have received input from staff, property owners, business owners, residents, and developers. Based on this input, and the Council's own experience with the Development Code, this zoning district is necessary to implement various portions of the City of Redmond's Comprehensive Plan. The City Council has determined that enough factual and policy basis exists to support the proposed Code amendments. The proposed amendments will better implement policies of the Comprehensive Plan and will provide clearer regulations for the City staff to administer. Based on these findings, the proposed amendments meet Goal 2.

Goal 9- Oregon's Statewide Planning Goals: Economic Development.

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Finding: In 2005, the City of Redmond, hired a consultant team that conducted a land use inventory of the City Limits. The proposed amendments take that land use inventory into consideration in terms of existing conditions and preferred conditions of land uses for a mix of housing types and economic needs that would be allowed in the Mixed Use Live Work Zoning District. The proposed zoning district amendments will allow a mix of land uses in one building or in close proximity to one another to serve to promote and deliver a greater diversity of housing types (e.g., multifamily and upper story dwelling units), and to provide locations for clusters of everyday employment uses. The combination of the live/work units will allow for the existing development pattern to continue, but in a more orderly, efficient and desirable fashion. Thus, it is anticipated that the concurrent zone map change to the MULW zone will incentivize new and re-development of the affected area thereby adding to the economic opportunities in Redmond. Based on these findings, the proposed amendments meet Goal 9

Goal 10- Oregon's Statewide Planning Goals: Housing.

To provide for the housing needs of citizens of the state.

Finding: The proposed text will continue to allow single family residential development wherever it currently exists. As the market and desires of the community have changed over time, there has been a trend for citizens to both live and work in the same structure, or on the same property. The proposed live/work components will allow a blending of employment and residential uses in a design that is more compatible than the past separation of industrial, commercial and residential development. Additionally, the proposed MULW zoning provides an alternative housing choice that is a fundamental basis for the Housing Goal.

Conclusion:

Based on the findings addressing Code amendment criterion 2, the proposed Plan and Development Code text amendments conform to applicable Statewide planning goals.

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

Chapter 1 – Redmond Comprehensive Plan: Citizen Involvement.

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Finding: The City conducted public meetings, public hearings, and neighborhood informational meetings over the past 1 ½ years regarding the creation of the proposed zoning district and subsequent rezone of the affected area. In addition, the City provided documents, public notices and agendas for Urban Area Planning Commission meetings where the proposed amendments were discussed. All documents were available on the City's website, and copies were available for the public. Further, meeting notices were published in the local newspaper, the Redmond Spokesman. The City provided public review and involvement opportunities during the public work sessions and public hearings at the Planning Commission and City Council levels for the proposed amendments. The Urban Area Planning Commission serves as the City's formal citizen advisory committee (as required by State Administrative Rule) and is made up of Redmond area residents. Additionally, the Redmond City Council, the elected body held public hearings and heard testimony concerning the proposal.

The proposed amendments serve the following Policies of Chapter 1 of the Redmond Comprehensive Plan.

1. The City shall establish a citizen involvement program to provide for widespread citizen involvement.
2. The citizen involvement program shall involve a cross-section of affected citizens in all phases of the planning process.
3. The City shall assign the Redmond Urban Area Planning Commission as its officially recognized committee for citizen involvement (CCI).
4. The City shall establish mechanisms to assure two-way communications between citizens and elected and appointed officials.
5. The City shall provide the opportunity for citizens to be involved in all phases of the planning process.
6. The City shall assure that technical information is available to citizens in an understandable form.
7. The City shall assure that recommendations resulting from the citizen involvement program shall be retained and made available for public assessment. Citizens who have participated in this program shall receive a response from policy-makers.

8. The City shall allocate adequate human, financial and informational resources for the citizen involvement program.

Chapter 2 – Redmond Comprehensive Plan: Land Use Planning.

To establish 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.

Finding: The staff, Planning Commission and City Council have received input from property owners, business owners, residents, and developers throughout the review process. Based on this input, the City Council finds that this zoning district is necessary to implement various portions of the City of Redmond’s Comprehensive Plan. The City Council has determined that enough factual and policy basis exists to support the proposed Code amendments. The proposed amendments will better implement policies of the Comprehensive Plan and will provide clearer regulations for the City staff to administer.

The proposed amendments serve the following Policies of Chapter 2 of the Redmond Comprehensive Plan.

1. All land use plans shall include identification of issues and problems, inventories and other factual information for each applicable statewide planning goal, evaluation of alternative courses of action and ultimate policy choices, taking into consideration social, economic, energy and environmental needs. The required information shall be contained in the plan document or in supporting documents.
2. The plan shall be the basis for specific implementation measures. These measures shall be consistent with and adequate to carry out the plans. Each plan and related implementation measure shall be coordinated with the plans of affected governments.
3. All land use plans and implementation ordinances shall be adopted by the governing body after public hearing and shall be reviewed and, as needed, revised on a periodic cycle to take into account changing public policies and circumstances, in accord with a schedule set forth in the plan.
4. Opportunities shall be provided for review and comment by citizens and affected governmental units during preparation, review and revisions of plans and implementing ordinances
5. To provide a sound basis for orderly and efficient urbanization by establishing proper relationships between residential, commercial, industrial, public and open land uses, and transportation uses.

Chapter 9 – Redmond Comprehensive Plan: Economic Development.

Finding: In 2005, the City of Redmond, hired a consultant team that conducted a land use inventory of the City Limits. The proposed amendments take that land use inventory into consideration in terms of existing conditions and preferred conditions of land uses for a mix of housing types and economic needs that would be allowed in the Mixed Use Live Work Zoning District. The proposed zoning district amendments will allow a mix of land uses in one building or in close proximity to one another to serve to promote and deliver a greater diversity of housing types (e.g., multifamily and upper story dwelling units), and to provide locations for clusters of everyday employment uses. The combination of the live/work units will allow for the existing development pattern to continue, but in a more orderly, efficient and desirable fashion. Thus, it is anticipated that the concurrent zone change to MULW zone proposed herein will incentivize new and re-development of the affected area thereby adding to the economic opportunities in Redmond.

The following Goals are served by the proposed amendments.

3. Retain or create industrial, office, professional services, technology, medical, tourism, retail and other jobs through expansion and retention of existing businesses and recruitment of new businesses.
4. Improve the appearance of the community's employment districts, particularly along Highways 97 and 126, the Downtown, central east side industrial areas, and the Airport/Fairgrounds area.
5. Allow mixed used employment and commercial uses in outlying areas of the community as neighborhood centers to provide opportunities for citizens to reside near employment and service destinations.
8. Protect industrial lands from being converted to commercial uses, while allowing limited service commercial uses that directly support industrial areas.

The following Policies are served by the proposed new zoning district.

Industrial Development

3. Industrial areas should be set aside for primarily industrial activities. Other supporting uses, including some retail uses, may be allowed if limited to sizes and locations intended to serve the primary uses and the needs of people working or living in the immediate industrial area.

Commercial Development

General Objectives

12. The following shall be the general objectives of the Redmond urban area concerning overall commercial development to:

- h) Establish development standards for all commercial areas and particularly for those that are planned within mixed-use centers and in areas where commercial and industrial uses are adjacent to residential areas.

Appearance

16. The City shall develop standards relating to appearance and neighborhood compatibility.

Chapter 10 – Redmond Comprehensive Plan: Housing.

Finding: The proposed text will continue to allow residential development wherever it is applied. As the market and desires of the community have changed over time, there has been a trend for citizens to both live and work in the same structure. The proposed live/work components will allow a blending of employment and residential uses in a design that is more compatible than the past separation of industrial, commercial and residential development, especially as development overlap has resulted in incompatible impacts. Additionally, the proposed MULW zoning provides an alternative housing choice that is a fundamental basis for the Housing Goal.

The proposed amendments serve the following Goals of Chapter 10 of the Redmond Comprehensive Plan.

- 2. Allow for a variety of housing options at all income levels in both existing neighborhoods and new residential areas that match the changing demographics and lifestyles of Redmond residents.

The proposed amendments serve the following Policies of Chapter 10 of the Redmond Comprehensive Plan.

Residential Compatibility

- 1. New developments in existing areas shall be compatible with surrounding developments, including landscaping, visual impact, architectural styles and lighting, and their appearance should enhance the area.

Conclusion:

Based on the findings addressing Code amendment criterion 3, the proposed Plan and Development Code text amendments conform to applicable Statewide planning goals.

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

Finding: This proposal in and of itself does not include a change of zoning to any particular property or area. Rather, it involves the creation of a new zone to be added to the Development Code and made available for designation within the City as deemed appropriate. Thus, this criterion is applicable to the need for creating the new zone rather than its application. The ensuing findings include such justification as applied to

this criterion. Notwithstanding, the MULW is proposed for designation to a specific area in conjunction with this proposal as part of City File #PA-11-1.

Since the adoption of the Redmond Comprehensive Plan in 2001, there have been many changes of circumstances which have affected the way in the way land is intended to be developed within the City. These include: rapid population growth (a doubling of the population from 2000 to 2010); rapid public infrastructure development, a substantial expansion of the Urban Growth Boundary; the creation of specific "Area Plans" within the community; the development of a "Framework Plan"; the completion of an Urbanization Study which gave an underlying direction for growth needs in the community; and, a rapid recession in the local, state, national and global economies which hurt the City of Redmond and Central Oregon greater than most parts of the state and nation. All of these factors compound the overall changes within the community since the original zoning designations were applied to properties in the 1970's and the basis for the overall local economy was different as well.

As a result of the changes listed above, some areas within the City have become less desirable for development according to the existing zone designations. The intent of the new zoning district is to create and be able to apply development standards that enable property owners and developers to better utilize areas deemed appropriate for such zoning for uses – areas that are reflective of and responsive to the changes listed above.

Conclusion:

The above findings demonstrate that the proposed Comprehensive Plan and Development Code Text amendments meet the Section 8.0760 Criteria for Amendments to the Development Code.

**CITY OF REDMOND
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