



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: October 26, 2015

Jurisdiction: City of Redmond

Local file no.: 711-15-000065-TA

DLCD file no.: 003-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 10/26/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 35 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A 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).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE	
File No.:	003-15 {23831}
Received:	10/26/2015

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See OAR 660-018-0040). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use Form 4 for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use Form 5 for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use Form 6 with submittal of an adopted periodic review task.

Jurisdiction: Redmond

Local file no.: #711-15-000065-TA

Date of adoption: 10- 22/2015 Date sent: 10/26/2105

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 6-1/2015
No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

Local contact (name and title): Deborah McMahon, Principal Planner

Phone: 541 923 7724

E-mail: deborah.mcmahon@ci.redmond.or.us

Street address: 716 SW Evergreen

City: Redmond

Zip: 97756-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

- | | | | |
|-------------|----|--------|--|
| Change from | to | acres. | A goal exception was required for this |
| change. | | | |
| Change from | to | acres. | A goal exception was required for this |
| change. | | | |
| Change from | to | acres. | A goal exception was required for this |
| change. | | | |
| Change from | to | acres. | A goal exception was required for this change. |

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

Chapter 8, Section 8.0186; Section 8.0195

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address):

List affected state or federal agencies, local governments and special districts: Deschutes County, Division of State Lands

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

**CITY OF REDMOND
ORDINANCE NO. 2015-11**

AN ORDINANCE AMENDING THE CITY OF REDMOND DEVELOPMENT CODE, SECTIONS 8.0186 AND 8.0195, ADDING A LARGE LOT INDUSTRIAL ZONE.

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 Urban Area Planning Commission held a public hearings on July 6, 2015, and, after reviewing the record and gathering public testimony, has recommended that the Redmond City Council adopt the proposed text amendments to the Redmond Development Code as set forth in Exhibit A; and

WHEREAS, the Redmond City Council held a public hearing on September 22, 2015, 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 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 finds that the findings for the development code amendments 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 Redmond City Code, Chapter 8 – Article I - Zoning Standards, to add a Large Lot Industrial Zone. The amendments and adopted text are attached hereto as “Exhibit A.”

SECTION TWO: In support of the Development 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 22nd day of September, 2015.

 /s/ George Endicott
George Endicott, Mayor

ATTEST:

 /s/ Kelly Morse
Kelly Morse, City Recorder

**Attachment A:
Article I, Zoning Standards – Proposed Development Code
Amendments, Large Lot Industrial Zone**

Development Code Amendments: Existing code language is in black, proposed new code language is in red and the proposed deleted language is noted with ~~strikethrough~~.

INDUSTRIAL USE ZONES

8.0180 Light Industrial M-1 Zone.

8.0185 Heavy Industrial M-2 Zone.

8.0186 Large Lot Industrial LLI Zone

1. **LLI Zone Regulations.** The following regulations apply in the LLI Zone:
 - A. Minimum lot size is 50 acres. The lot must remain the size of its original minimum 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. Allowed uses are limited to traded sector uses per ORS 285B.280, until such time that the 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.
 - 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 conceptual general transportation plan for streets, bicycle routes, and pedestrian paths. Provide a bicycle routes and pedestrian network of connectivity on the site for both utility and recreational purposes.
 3. Urban Design. Generally describe how the urban design elements (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 analysis 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 includes manufacturing, research and development, and higher education institutions.
Subordinate Traded Sector Uses	O	After the primary traded-sector use has been sited, subordinate traded sector uses are allowed. Subordinate means industries that rely upon and support the primary traded sector use.
Service Commercial Uses	O	After 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	After the primary traded-sector use has been sited, retail uses are allowed as 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.

8.0195 Table D, Minimum Standards. The following minimum standards are required in each of the Commercial and Industrial zones as follows (all distances are measured in feet):

	C-1	C-2	C-3	C-4	C-4A	C-5	M-1	M-2	LLI	DOD
Minimum Yard Setbacks										
Front										
Local Street	10	^H 5	10	10	10	10	10	10	10	2
Collector	25		25	25	25	25	25	25	25	
Arterial	50		50	50	50	50	50	50	50	
Interior Side										
Standard						^D 5	^F 10-15	^F 10-15	10-15	
Adjacent to R-Zone	25		25	25	25					
Street Side										
Local Street	10		10	10	10	50	10	10	10	
Collector	25		25	25	25	50	25	25	25	
Arterial	50		25	50	50	50	50	50	50	
Rear										
Interior						^D 5	10	10	10	
Local Street	10		10	10	10	50	10	10	10	
Collector	25		25	25	25	50	25	25	25	
Arterial	50		25	^C 25/50	25	50	50	50	50	
Adjacent to R-Zone	25		25	25	25				50	
Adjacent to alley	^A 10/25		^A 10/25	^A 10/25	^A 10/25					
Maximum Front Yard Setback		^I 15								10
Maximum Building Height	60	^B 50/60	60	60	60	60	60	60	60	50/60/75
Minimum Street Frontage										
Standard Street	50	50	50	50	50	50	50	50	50	
Cul-de-sac	30	30	30	30	30	30	30	30	30	
Minimum Landscaping	15%	^J 15%	15%	15%	15%	15%	15%	15%	15%	0%
Maximum Lot Coverage										
Non-commercial use	50%	50%		50%	50%	50%	75%	75%	75%	
Use adjacent to residential							^E 60%	^E 60%	60%	
Minimum Lot Coverage		50%								50%
Minimum Lot Size *									50 Acres	

	<p>* The minimum lot size shall be determined based on demonstration of the ability to develop the site in accordance with the zone standards, off-street parking standards, Site & Design Review Standards, landscaping requirements and other applicable Development Code provisions without adverse impact to water and land resource quality and adjoining properties.</p> <p>* Residential uses permitted in Commercial zones shall be subject to the density standards for the R-5 zone.</p>
	<p>^A A rear yard abutting an alley shall be 25 feet from the property line to foundation when the alley is used to service the commercial establishment and 10 feet in other cases.</p> <p>^B Maximum building height is limited to 45 feet for all structures within one full city block of a residential zone. Where allowed, buildings over 45 feet shall conform the Upper Floor Setback Standards in the Downtown Overlay Zone Site and Design Standards in Section 8.0175(5).</p> <p>^C Rear yards along the north side of Highland Avenue/Highway 126 between SW 23rd and SW 27th Streets shall have a minimum arterial setback of 25 feet. All other rear setbacks adjacent to arterials shall be 50 feet.</p>

^D The minimum setback between a structure and an existing use in the C-5 zone shall be 5 feet from the property line and 10 feet from any adjacent structure on the subject site or adjacent property.

^E No use located in an industrial zone adjacent to or across the street from a residential zone shall exceed 60% of the lot area including buildings, storage or facilities, and off-street parking and loading. Most of the landscaping required on industrial lots that abut residential zones is permitted in between the industrial use / residential uses.

^F The minimum side yard in an industrial zone shall be 10 feet for 1 and 2 story buildings and 15 feet for 3 story buildings.

^G Maximum building height is limited to 50 feet for all structures within one full city block of a residential zone. Where allowed, buildings over 50 feet shall conform the Downtown Overlay District Site and Design Standards in Section 8.0175(5). The maximum building height for structures west of SW 5th Street is 60 feet. The maximum building height for structures east of 5th Street is 75 feet, and may be increased above 75 feet if a Conditional Use Permit for the structure is approved by a Hearings Body.

^H Existing zero-lot line structures as of August 12, 2008 shall be exempt from this standard. At the time the front façade of a building or a building is demolished as defined by this Code, then the building shall comply with this standard unless a variance is approved.

^I Full block developments require a minimum of 50 percent of the building façade to be developed to the minimum setback. Asphalt is prohibited in the front yard setback (concrete, pavers, landscaping are allowed).

^J May be met through walkways, play areas, plazas, pocket parks, and picnic areas.

**Attachment B:
Findings of the Redmond City Council**

**FINDINGS OF THE REDMOND CITY COUNCIL
REGARDING 711-15-000065-TA, LARGE LOT INDUSTRIAL ZONE**

**AN AMENDMENT TO THE TEXT OF THE REDMOND DEVELOPMENT CODE
TO ADD A LARGE LOT INDUSTRIAL ZONE**

FILE NO. 711-15-000065-TA

REQUEST: A Legislative Amendment to the following sections of the Redmond Development Code:
1. Section 8.0186
2. Section 8.0195

The purpose of the amendment is to provide the regulatory provisions of a Large Lot Industrial Zone. :

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

LOCATION: There is no specified location at this time.

STAFF: Heather Richards, Community Development Director

HEARINGS BODY: Redmond Urban Area Planning Commission, July 6, 2015
Redmond City Council, September 22, 2015

LOCATION: City Council Chambers, 777 Deschutes Avenue, Redmond, Oregon

I. APPLICABLE CODE SECTIONS AND CRITERIA:

The following are the applicable code sections from Chapter 8 of the Redmond Development Code that are applicable to this proposed code amendment:

- Article I – Zoning Standards
 - a. Adding Section 8.0186, Large Lot Industrial Zone
 - b. Amending Section 8.0195, Minimum Standards
- The Redmond Urban Area Comprehensive Plan, including:
 - a. Chapter 1, Citizen Involvement
 - b. Chapter 2, Land Use Planning

c. Chapter 9, Economic Development

The following are other criteria that are applicable to this proposed code amendment:

- Oregon Revised Statutes (ORS) – ORS 197.250, 197.610, 197.763.
- Oregon Administrative Rule (OAR), LCDC, Division 15, Statewide Planning Goals and Guidelines – OAR 660-015-0000 (as applicable)

The following criteria are not applicable to the proposed code amendment:

Oregon Administrative Rule (OAR), LCDC, Division 12, Statewide Planning Goals and Guidelines – OAR 660-012-0000 (specifically OAR 660-012-0060) is not applicable because the proposal does not include any changes to the allowable uses that would affect the number of trips or functional classifications of roads/streets in Redmond.

II. 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 exists 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 up to nine 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. As

the process of establishing the large lot industrial sites unfolds, the Central Oregon Intergovernmental Council (COIC) has agreed to manage the distribution of sites among the various jurisdictions through intergovernmental agreements.

The process identified a need for a Large Lot Industrial Zone that would be compliant with OAR 660-024-0045, specifically,

(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;

This initiative responds to the provisions of OAR 660-024-0045.

The rationale for the adoption of the proposed text amendments is also consistent with the Redmond City Council 2015-16 Goals – the following Goals apply:

4. ECONOMIC DEVELOPMENT

Develop and maintain an environment that promotes and supports a strong, healthy and diverse economic base.

7. COMPREHENSIVE PLANNING

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

8. REGIONAL COOPERATION

Recognize that Central Oregon as a whole is stronger than the sum of its individual parts and regional relationships are critical in Redmond's planning and decision making process.

III. PROPOSAL:

The purpose of the amendment is to a Large Lot Industrial Zone to the Redmond Development Code.

IV. AREA DESCRIPTION:

This proposal does not include any specific Comprehensive Plan or Zoning map changes.

V. EXHIBITS:

The following exhibits make up the record in this matter:

1. Proposed Findings and Conclusions included herein.
2. The proposed text of Section 8.0186 and amendment to Section 8.0195 of the City of Redmond Development Code.
3. Notice to Department of Land Conservation and Development (DLCD)
4. Notice of Planning Commission Public Hearing (file).
5. Notice of City Council Public Hearing (file).
6. Planning Commission Work Session/Public Hearing Staff Reports.
7. City Council Work Session/Public Hearing Staff Reports.

VI. SUMMARY:

The request is for an amendment to the text of the City of Redmond Development Code, Section 8.0186 and Section 8.0195. The purpose of the amendment is to add a Large Lot Industrial Zone to the zoning standards that is compliant with OAR 660-024-0045 as part of the region's efforts to provide large lot industrial land supply.

The findings, the text for the large lot industrial zone standards, and supporting materials, all demonstrate that the proposed Development Code amendments are consistent with the Statewide Planning Goals, the Redmond Comprehensive Plan, the City Council Goals and other policies adopted by the City.

The four criteria set forth in RDC Section 8.0760 (*Criteria for Amendments*) are addressed herein/below, as well as all applicable state laws and requirements.

VII. 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:

1. ORS 197.610, *Local Government Notice of Amendment or New Regulation*
2. ORS 197.250, *Compliance with Goals Required*
3. ORS 197.763, *Conduct of Local Quasi-Judicial Land Use Hearings; Notice Requirements.*

ORS 197.250, 197.610, 197.763 - The applicable City of Redmond Development Code standards (sections 8.1100 through 8.1125, *Legislative Procedures*), were developed in compliance with these applicable State Statutes regarding noticing and public hearings. Applicability of the Statewide Planning Goals is addressed in greater detail under section “3.” of these FINDINGS below – those findings, incorporated by reference herein, also demonstrate compliance with the applicable Statutes listed above.

ORS 197.250:

Finding: Notwithstanding the Statutory requirements addressed herein, the Oregon Administrative Rules (OAR) – the Statewide Planning Goals - also implement the Statutes. The applicable Rules are addressed in the ensuing review.

ORS 197.610:

Finding: With regard to the Statutory noticing requirements referenced above, notice of the proposed amendment has been provided to DLCD and advertised in the local newspaper (public notice) as required by City Code and State Statute.

ORS 197.763:

Finding: With regard to the Statutory public hearing requirements referenced above, this proposal is legislative and not 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 a similar fashion have been met. Subsequently, the Planning Commission and (ultimately) City Council's public hearing and review processes meet the Statutory requirements for the purpose of the review.

ORS 197.712 – The applicable subsections are addressed below.

ORS 197.712:

(1) In addition to the findings and policies set forth in ORS 197.005, 197.010 and 215.243, the Legislative Assembly finds and declares that, in carrying out statewide comprehensive land use planning, the provision of adequate opportunities for a variety of economic activities throughout the state is vital to the health, welfare and prosperity of all the people of the state.

(2) By the adoption of new goals or rules, or the application, interpretation or amendment of existing goals or rules, the Land Conservation and Development Commission shall implement all of the following:

(a) Comprehensive plans shall include an analysis of the community's economic patterns, potentialities, strengths and deficiencies as they relate to state and national trends.

Finding: The City of Redmond is proposing development code amendments that add the regulatory provisions for a Large Lot Industrial Zone in compliance with the Large Lot Industrial Land Need Analysis adopted by the City of Redmond in December, 2013. This Analysis documents Central Oregon's need for establishing a short-term supply of large-lot industrial sites. The Analysis identifies the strengths and challenges of the Central Oregon economy and concludes that the competitive characteristics of Central Oregon can be strengthened through taking a regional approach to large-lot industrial siting (additional findings below include data and findings included in the Analysis).¹

The City of Redmond finds that to have a fully-developed program that serves the broadest range of area citizens and businesses, it is critical to be competitive in the segment of economic development that depends on the availability of readily-served, large-lot employment sites. As such, as a matter of policy, the City chooses to work in a coordinated fashion with the three counties and other cities that make up the Central Oregon region and identify and implement a program to create a short-term large-lot land supply that enables Central Oregon to be a competitive region for

¹ Central Oregon Large-Lot Industrial Land Need Analysis. Pages 35; 42-47.

industrial recruitment. Central Oregon's traditional industrial base remains active in the local economy, and the region would like to increase its emphasis on industrial employment to strengthen that base. Pursuant to the Analysis, the region's supply of affordable land, low cost utilities, quality of life, and organized economic development landscape makes it an attractive option for growth in many traded sector industries. Additionally, Central Oregon economic development efforts have been negatively impacted by a lack of readily available large-lot industrial sites. Major employers in traded sector industries (export industries) are the primary drivers of economic growth, providing the impetus for net growth in the regional economy and supporting a wide range of support industries. At the state and local level, policy makers understand the importance that large-scale employers can have on the local economy. In 2007 Central Oregon was home to three firms with 1,000 or more employees and an additional five with at least 500.

In a structural sense, globalization has changed the way manufacturers conduct business. Cost and efficiency are the central tenants of an increasingly competitive market. Firms are increasingly pressured to develop more capital intense production models, placing a greater emphasis on economies of scale, as well as production efficiency and flexibility. Time-to-market for firms has become an even more crucial factor as they make decisions to locate new plants and facilities. The result has been the emergence of a clear real estate trend, creating a global demand for large development ready industrial sites, with the immediacy of utility services (both public and private sector) of critical importance.

In cooperation with Deschutes County and the other jurisdictions of Central Oregon, Redmond's choice to pursue a regional short-term supply of large-lot industrial employment sites as a jurisdictionally coordinated effort is also consistent with Central Oregon's Comprehensive Economic Development Strategy (CEDS). According to this report, two of Central Oregon's Long-Term Priority Goals are:

- * Goal XIII: Sufficient supply of land affordable for commercial, industrial and residential development.
- * Goal XVI: Ongoing regional planning is in place to preserve and enhance the region's economic appeal and effect orderly economic development.

One of Central Oregon Community Investment Board's short-term priorities promotes:

- * Structures and processes of public and private organizations to effectively create, adapt, foster and sustain economic development in Central Oregon.

Through the CEDS planning process, past regional needs and issues processes, the 2007 infrastructure needs inventory, and through other methods of economic analysis, the following projects, programs and activities have been identified for focus over the next six years:

- * Support of industry clusters.
- * Assist in the retention, expansion and recruitment of secondary wood products, aerospace production and parts, targeted sectors including apparel and sporting goods, aerospace including information technology, renewable energy, light industrial and manufacturing, and research and development.

As noted in the CEDS, new traded sector and investment is critical for building a strong regional economy. A strategy that increases prosperity for all Central Oregon residents in rural and urban communities by balancing, diversifying and developing the region's economy has been promoted by economic development theorists and practitioners as a critical underpinning of a health community or regional economy. Three objectives promote:

1. Facilitating new job creation and economic diversification through recruitment of diverse new traded-sector companies across all industries that offer family-wage employment;
2. Facilitating new job creation through expansion of existing traded-sector companies across all industries that offer family-wage employment; and
3. Supporting retention of existing traded-sector companies across all industries that offer family-wage employment.

Local trends documenting large lot recruiters visiting Central Oregon are also quite noteworthy. The following list cites this evidence:

Conclusion: Based on the findings addressing Code amendment criterion 1, the proposed Development Code text amendment conforms to applicable State statutes.

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

Finding: The proposed amendments do not directly implement a comprehensive planning requirement of the Statewide Planning Goals, State Statutes or Administrative Rules – they do not include provisions that are directly applicable to the substantive “land use” elements of the Goals, but do fall within the “procedural” Statewide Planning Goal requirements applicable to the development of land. Thus, the applicable Statewide Planning Goals are Goal 1 (Citizen Involvement), 2 (Land Use Planning), and 3 (Economic Development). All the listed Goals are addressed below.

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 Urban Area Planning Commission serves as the City’s formal citizen advisory committee to fulfill Goal 1, and is made up of Redmond area residents. The City conducted public meetings (Planning Commission work sessions and a public hearing over the past few months regarding the proposal.

Public notices and agendas for Planning Commission meetings where the proposed amendments were discussed were provided. All documents were available for the public review. Further, public notice advertising the public hearing was published in the local newspaper, the Redmond Spokesman.

The City continually provided extensive public review and involvement opportunities during public work sessions and public hearings both at the Planning Commission level and City Council level as deemed necessary by such bodies. 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: Through the course of review, the staff, the Redmond Urban Area Planning Commission and the Redmond City Council has received input from other City staff and residents of the community. Based on this input, there have been amendments made to represent that input. 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: Land Use Planning.

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: Based on the conclusions of fact supplied in the Analysis, there is a need for nine large lot sites in the Central Oregon region. Only six sites shall be available at any given time.

At least one of the sites must be 200+ acres in size. Two of the sites must be 100-200 acres in size. The remaining sites must be 50-100 acres in size. The sites must be distributed throughout the region in at least three different jurisdictions. At least one site, preferably the largest shall be located in the population and employment center of the region at either the north end of Bend or the southern end of Redmond. No jurisdiction shall be allowed to add a site under these provisions unless it signs the Intergovernmental Agreement (IGA) administered by COIC to fairly distribute these sites throughout the region. If one of the six sites is occupied by a bona fide industrial user it may be replaced by a site of like size pursuant to the criteria in the IGA administered by COIC. The facts available in the Analysis only provide sufficient evidence to replace up to three sites. This Large Lot Industrial Zone will allow the City of Redmond to participate in the program.

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 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. The Planning Commission is formally recognized through City Code and was appointed by the City Council. Thus, the Planning Commission is the appropriate public review and recommendation body to the City to meet this Comprehensive Plan policy.

The City, through the Planning Commission, has conducted initial public meetings, and a public hearing over the past few months regarding the

proposed amendments. Public notices and agendas for Planning Commission meetings where the proposed amendments were discussed were provided. All documents were available for the public review. Further, a notice of the public hearing was published in the local newspaper, the Bend Bulletin. The City has continually provided extensive public review and involvement opportunities during public work sessions and public hearings both at the Planning Commission and City Council levels as deemed necessary by such bodies.

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 Planning Commission, City Council, and staff have provided opportunities for and have received public input throughout the review process. Based on this input, the City Council finds that the proposed amendments are necessary to implement Chapters 1 and 2 of the City of Redmond's Comprehensive Plan, specifically, and other Chapters. 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.

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

1. ***Expand, improve and diversify the economy of the Redmond Urban Growth Boundary area while maintaining Redmond's quality of life.***
2. ***Provide family wage employment opportunities for area residents.***
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. ***The City and County shall continue to work cooperatively with the State and Federal government and economic development agencies to implement economic development within the Redmond Urban Growth Boundary.***
5. ***Maintain Redmond's favorable employment to housing ratio by taking affirmative steps to ensure that economic development and employment growth keeps pace with population growth, especially for industrial employment.***

GOALS

12. ***To build a strong and thriving regional economy by coordinating public investments, policies and regulations to***

support regional and state economic development objectives in Central Oregon as determined through the Central Oregon Large Lot Industrial Land Need Analysis.

Policies:

- 45. The City supports a multi-jurisdictional cooperative effort to pursue a regional approach to establish a short-term supply of sites particularly designed to address out-of-region industries that may locate in Central Oregon.**
- 46. The City recognizes the importance of maintaining a large-lot industrial land supply that is readily developable in Central Oregon.**
- 47. The Central Oregon Regional Large Lot Industrial Land Need Analysis (“Analysis”, dated November 20, 2012), adopted by Ordinance 2013-15 is incorporated by reference herein.**
- 48. Within 6 months of the adoption of Ordinance 2013-15, in coordination with the participating local governments in Central Oregon, the City of Redmond will participate in an intergovernmental agreement (“IGA”) with the Central Oregon Intergovernmental Council (“COIC”) that specifies the process of allocation of large lot industrial sites among the participating local governments.**
- 49. The City supports Economic Development of Central Oregon (“EDCO”), a non-profit organization facilitating new job creation and capital investment to monitor and advocate for the region’s efforts of maintaining an inventory of appropriate sized and located industrial lots available to the market.**
- 50. The City will continue to collaborate with regional public and private representatives to engage the Oregon Legislature and state agencies and their commissions to address public facility, transportation and urbanization issues that hinder economic development opportunities in Central Oregon.**

Finding: The proposed amendments will implement the City of Redmond Comprehensive Plan through the adoption of the development code amendments providing for the regulatory provisions of a large lot industrial zone. Based on these findings, the proposed amendments are in conformance with Chapter 9 of the Redmond Comprehensive Plan.

- 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 within the City.

CONCLUSION:

The above findings demonstrate that the proposed Development Code Text Amendments to Section 8.0186 and Section 8.0195 meets Section 8.0760 Criteria for Amendments to the Redmond Development Code.



CITY OF REDMOND
Community Development Department

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Redmond, OR 97756
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www.ci.redmond.or.us

STAFF REPORT

DATE: September 22, 2015
TO: Mayor and Council Members
THROUGH: Keith Witcosky, City Manager
FROM: Heather Richards, Community Development Director
SUBJECT: Ordinance No. 2015-11: Amending the Redmond Development Code, Article 1 – Zoning Standards, to add a Large Lot Industrial Zone (City File #711-15-000065-TA)

Addresses Council Goal:

4. **ECONOMIC DEVELOPMENT:** Develop and maintain an environment that promotes and supports a strong, healthy and diverse economic base.

Report in Brief:

This is a public hearing to consider Ordinance No. 2015-11 (Attachment A) that approves a proposed text amendment to the Redmond Development Code, Article I – Zoning Standards, Section 8.0186 and 8.0195, to add a Large Lot Industrial Zone and provide the appropriate regulatory provisions in compliance with Oregon Administrative Rule 660-024-0045.

Background:

Redmond has been chosen as a pilot community by the Department of Land Conservation and Development to enact the process that is provided in Oregon Administrative Rules 660-024-0045 to preserve large industrial lots for a regional large lot industrial need.

OAR 660-024-0045(9) and (10) provides the framework for the structure of this proposed zone.

660-024-0045

Regional Large Lot Industrial Land

(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 re-designation 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;

Discussion:

Ordinance No. 2015-11 provides the proposed Redmond Development Code text amendment. This was developed by the Planning Commission over the course of three work sessions in 2013 in collaboration with the Department of Land Conservation and Development (DLCD) and 1000 Friends of Oregon, but was never taken to a public hearing. The City of Redmond wanted to wait until it had a successful project that could participate in the Regional Large Lot Industrial (LLI) program prior to amending the code to create the zone.

On May 7, 2105, the Central Oregon Intergovernmental Council (COIC) unanimously endorsed the South Redmond Tract as the first site in the Regional LLI program.

With this endorsement, the property owner, Department of State Lands, will start a UGB amendment process and request annexation into the City limits and rezoning to the LLI described in the Oregon Administrative Rules (OARs) above.

The content of the dialogue from the Planning Commission's 2013 work sessions focused on the mandates in the OARs as well as the need for service commercial, service retail and subordinate industrial uses in the zone.

Staff was asked to confer with other communities that have large industrial users for best practices and DLCD staff regarding the intent of the OAR language specific to this attribute of the zone.

Other communities with large industrial users indicated service users were for the most part market-driven and that depending upon the density of employment may or may not be attractive to the market. Allowance for subordinate industrial uses was critical though.

DLCD staff emphasized that the OAR language was specific to allowance of subordinate industrial uses, service commercial and retail uses after the primary traded-sector industrial user was sited. At that time it would be a market response and should be considered for traffic mitigation and containment. They did recommend considering a 5% limitation since the amended Transportation Planning Rule has an allowance for 5% commercial and retail uses on industrial sites.

At a work session on June 15, 2015, the Planning Commission requested staff confirm the definition of traded sector uses versus industrial uses, subordinate industrial uses, service commercial uses and service commercial retail uses.

Additionally staff added a section relative to a master site development plan to account for the need to consider open space, transportation connectivity, pedestrian paths and urban design elements on the site in addition to current site and design review plan requirements.

On July 6, 2015, the Redmond Urban Area Planning Commission voted to recommend the approval of the proposed LLI Zone text amendments.

As required by City Charter, notices regarding this ordinance coming before the Council were posted in three public places (the Library, the Police Department, and the Redmond Chamber of Commerce) in addition to City Hall on Tuesday, September 15, 2015, and three copies of the ordinance were available for review at City Hall.

Fiscal Impact: There is no anticipated fiscal impact.

Alternative Courses of Action:

1. Conduct the public hearing and vote to approve Ordinance No. 2015-11.
2. Continue the public hearing and request more information.
3. Conduct the public hearing and vote to not approve Ordinance No. 2015-11.

Recommendation/Suggested Motion:

"I move to have a first and second reading of Ord. #2015-11, by title only." (Voice vote)

(City Attorney will read ordinance by title only, twice.)

"I move to approve Ord. #2015-11." (Roll call vote)

Heather Richards,
Community Development Director

**CITY OF REDMOND
ORDINANCE NO. 2015-11**

AN ORDINANCE AMENDING THE CITY OF REDMOND DEVELOPMENT CODE, SECTIONS 8.0186 AND 8.0195, ADDING A LARGE LOT INDUSTRIAL ZONE.

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 Urban Area Planning Commission held a public hearings on July 6, 2015, and, after reviewing the record and gathering public testimony, has recommended that the Redmond City Council adopt the proposed text amendments to the Redmond Development Code as set forth in Exhibit A; and

WHEREAS, the Redmond City Council held a public hearing on September 22, 2015, 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 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 finds that the findings for the development code amendments 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 Redmond City Code, Chapter 8 – Article I - Zoning Standards, to add a Large Lot Industrial Zone. The amendments and adopted text are attached hereto as “Exhibit A.”

SECTION TWO: In support of the Development 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 22nd day of September, 2015.

George Endicott, Mayor

ATTEST:

Kelly Morse, City Recorder

**Attachment A:
Article I, Zoning Standards – Proposed Development Code
Amendments, Large Lot Industrial Zone**

Development Code Amendments: Existing code language is in black, proposed new code language is in red and the proposed deleted language is noted with ~~strikethrough~~.

INDUSTRIAL USE ZONES

8.0180 Light Industrial M-1 Zone.

8.0185 Heavy Industrial M-2 Zone.

8.0186 Large Lot Industrial LLI Zone

1. **LLI Zone Regulations.** The following regulations apply in the LLI Zone:
 - A. Minimum lot size is 50 acres. The lot must remain the size of its original minimum 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. Allowed uses are limited to traded sector uses per ORS 285B.280, until such time that the 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.
 - 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 conceptual general transportation plan for streets, bicycle routes, and pedestrian paths. Provide a bicycle routes and pedestrian network of connectivity on the site for both utility and recreational purposes.
 3. Urban Design. Generally describe how the urban design elements (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 analysis 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 includes manufacturing, research and development, and higher education institutions.
Subordinate Traded Sector Uses	O	After the primary traded-sector use has been sited, subordinate traded sector uses are allowed. Subordinate means industries that rely upon and support the primary traded sector use.
Service Commercial Uses	O	After 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	After the primary traded-sector use has been sited, retail uses are allowed as 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.

8.0195 Table D, Minimum Standards. The following minimum standards are required in each of the Commercial and Industrial zones as follows (all distances are measured in feet):

	C-1	C-2	C-3	C-4	C-4A	C-5	M-1	M-2	LLI	DOD
Minimum Yard Setbacks										
Front										
Local Street	10	^H 5	10	10	10	10	10	10	10	2
Collector	25		25	25	25	25	25	25	25	
Arterial	50		50	50	50	50	50	50	50	
Interior Side										
Standard						^D 5	^F 10-15	^F 10-15	10-15	
Adjacent to R-Zone	25		25	25	25					
Street Side										
Local Street	10		10	10	10	50	10	10	10	
Collector	25		25	25	25	50	25	25	25	
Arterial	50		25	50	50	50	50	50	50	
Rear										
Interior						^D 5	10	10	10	
Local Street	10		10	10	10	50	10	10	10	
Collector	25		25	25	25	50	25	25	25	
Arterial	50		25	^C 25/50	25	50	50	50	50	
Adjacent to R-Zone	25		25	25	25				50	
Adjacent to alley	^A 10/25		^A 10/25	^A 10/25	^A 10/25					
Maximum Front Yard Setback		^I 15								10
Maximum Building Height	60	^B 50/60	60	60	60	60	60	60	60	50/60/75
Minimum Street Frontage										
Standard Street	50	50	50	50	50	50	50	50	50	
Cul-de-sac	30	30	30	30	30	30	30	30	30	
Minimum Landscaping	15%	^J 15%	15%	15%	15%	15%	15%	15%	15%	0%
Maximum Lot Coverage										
Non-commercial use	50%	50%		50%	50%	50%	75%	75%	75%	
Use adjacent to residential							^E 60%	^E 60%	60%	
Minimum Lot Coverage		50%								50%
Minimum Lot Size *									50 Acres	

	<p>* The minimum lot size shall be determined based on demonstration of the ability to develop the site in accordance with the zone standards, off-street parking standards, Site & Design Review Standards, landscaping requirements and other applicable Development Code provisions without adverse impact to water and land resource quality and adjoining properties.</p> <p>* Residential uses permitted in Commercial zones shall be subject to the density standards for the R-5 zone.</p>
	<p>^A A rear yard abutting an alley shall be 25 feet from the property line to foundation when the alley is used to service the commercial establishment and 10 feet in other cases.</p> <p>^B Maximum building height is limited to 45 feet for all structures within one full city block of a residential zone. Where allowed, buildings over 45 feet shall conform the Upper Floor Setback Standards in the Downtown Overlay Zone Site and Design Standards in Section 8.0175(5).</p> <p>^C Rear yards along the north side of Highland Avenue/Highway 126 between SW 23rd and SW 27th Streets shall have a minimum arterial setback of 25 feet. All other rear setbacks adjacent to arterials shall be 50 feet.</p>

^D The minimum setback between a structure and an existing use in the C-5 zone shall be 5 feet from the property line and 10 feet from any adjacent structure on the subject site or adjacent property.

^E No use located in an industrial zone adjacent to or across the street from a residential zone shall exceed 60% of the lot area including buildings, storage or facilities, and off-street parking and loading. Most of the landscaping required on industrial lots that abut residential zones is permitted in between the industrial use / residential uses.

^F The minimum side yard in an industrial zone shall be 10 feet for 1 and 2 story buildings and 15 feet for 3 story buildings.

^G Maximum building height is limited to 50 feet for all structures within one full city block of a residential zone. Where allowed, buildings over 50 feet shall conform the Downtown Overlay District Site and Design Standards in Section 8.0175(5). The maximum building height for structures west of SW 5th Street is 60 feet. The maximum building height for structures east of 5th Street is 75 feet, and may be increased above 75 feet if a Conditional Use Permit for the structure is approved by a Hearings Body.

^H Existing zero-lot line structures as of August 12, 2008 shall be exempt from this standard. At the time the front façade of a building or a building is demolished as defined by this Code, then the building shall comply with this standard unless a variance is approved.

^I Full block developments require a minimum of 50 percent of the building façade to be developed to the minimum setback. Asphalt is prohibited in the front yard setback (concrete, pavers, landscaping are allowed).

^J May be met through walkways, play areas, plazas, pocket parks, and picnic areas.

**Attachment B:
Findings of the Redmond City Council**

**FINDINGS OF THE REDMOND CITY COUNCIL
REGARDING 711-15-000065-TA, LARGE LOT INDUSTRIAL ZONE**

**AN AMENDMENT TO THE TEXT OF THE REDMOND DEVELOPMENT CODE
TO ADD A LARGE LOT INDUSTRIAL ZONE**

FILE NO. 711-15-000065-TA

REQUEST: A Legislative Amendment to the following sections of the Redmond Development Code:
1. Section 8.0186
2. Section 8.0195

The purpose of the amendment is to provide the regulatory provisions of a Large Lot Industrial Zone. :

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

LOCATION: There is no specified location at this time.

STAFF: Heather Richards, Community Development Director

HEARINGS BODY: Redmond Urban Area Planning Commission, July 6, 2015
Redmond City Council, September 22, 2015

LOCATION: City Council Chambers, 777 Deschutes Avenue, Redmond, Oregon

I. APPLICABLE CODE SECTIONS AND CRITERIA:

The following are the applicable code sections from Chapter 8 of the Redmond Development Code that are applicable to this proposed code amendment:

- Article I – Zoning Standards
 - a. Adding Section 8.0186, Large Lot Industrial Zone
 - b. Amending Section 8.0195, Minimum Standards
- The Redmond Urban Area Comprehensive Plan, including:
 - a. Chapter 1, Citizen Involvement
 - b. Chapter 2, Land Use Planning

c. Chapter 9, Economic Development

The following are other criteria that are applicable to this proposed code amendment:

- Oregon Revised Statutes (ORS) – ORS 197.250, 197.610, 197.763.
- Oregon Administrative Rule (OAR), LCDDC, Division 15, Statewide Planning Goals and Guidelines – OAR 660-015-0000 (as applicable)

The following criteria are not applicable to the proposed code amendment:

Oregon Administrative Rule (OAR), LCDDC, Division 12, Statewide Planning Goals and Guidelines – OAR 660-012-0000 (specifically OAR 660-012-0060) is not applicable because the proposal does not include any changes to the allowable uses that would affect the number of trips or functional classifications of roads/streets in Redmond.

II. 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 exists 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 up to nine 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. As

the process of establishing the large lot industrial sites unfolds, the Central Oregon Intergovernmental Council (COIC) has agreed to manage the distribution of sites among the various jurisdictions through intergovernmental agreements.

The process identified a need for a Large Lot Industrial Zone that would be compliant with OAR 660-024-0045, specifically,

(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;

This initiative responds to the provisions of OAR 660-024-0045.

The rationale for the adoption of the proposed text amendments is also consistent with the Redmond City Council 2015-16 Goals – the following Goals apply:

4. ECONOMIC DEVELOPMENT

Develop and maintain an environment that promotes and supports a strong, healthy and diverse economic base.

7. COMPREHENSIVE PLANNING

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

8. REGIONAL COOPERATION

Recognize that Central Oregon as a whole is stronger than the sum of its individual parts and regional relationships are critical in Redmond's planning and decision making process.

III. **PROPOSAL:**

The purpose of the amendment is to a Large Lot Industrial Zone to the Redmond Development Code.

IV. **AREA DESCRIPTION:**

This proposal does not include any specific Comprehensive Plan or Zoning map changes.

V. **EXHIBITS:**

The following exhibits make up the record in this matter:

1. Proposed Findings and Conclusions included herein.
2. The proposed text of Section 8.0186 and amendment to Section 8.0195 of the City of Redmond Development Code.
3. Notice to Department of Land Conservation and Development (DLCD)
4. Notice of Planning Commission Public Hearing (file).
5. Notice of City Council Public Hearing (file).
6. Planning Commission Work Session/Public Hearing Staff Reports.
7. City Council Work Session/Public Hearing Staff Reports.

VI. **SUMMARY:**

The request is for an amendment to the text of the City of Redmond Development Code, Section 8.0186 and Section 8.0195. The purpose of the amendment is to add a Large Lot Industrial Zone to the zoning standards that is compliant with OAR 660-024-0045 as part of the region's efforts to provide large lot industrial land supply.

The findings, the text for the large lot industrial zone standards, and supporting materials, all demonstrate that the proposed Development Code amendments are consistent with the Statewide Planning Goals, the Redmond Comprehensive Plan, the City Council Goals and other policies adopted by the City.

The four criteria set forth in RDC Section 8.0760 (*Criteria for Amendments*) are addressed herein/below, as well as all applicable state laws and requirements.

VII. **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:

1. ORS 197.610, *Local Government Notice of Amendment or New Regulation*
2. ORS 197.250, *Compliance with Goals Required*
3. ORS 197.763, *Conduct of Local Quasi-Judicial Land Use Hearings; Notice Requirements.*

ORS 197.250, 197.610, 197.763 - The applicable City of Redmond Development Code standards (sections 8.1100 through 8.1125, *Legislative Procedures*), were developed in compliance with these applicable State Statutes regarding noticing and public hearings. Applicability of the Statewide Planning Goals is addressed in greater detail under section “3.” of these FINDINGS below – those findings, incorporated by reference herein, also demonstrate compliance with the applicable Statutes listed above.

ORS 197.250:

Finding: Notwithstanding the Statutory requirements addressed herein, the Oregon Administrative Rules (OAR) – the Statewide Planning Goals - also implement the Statutes. The applicable Rules are addressed in the ensuing review.

ORS 197.610:

Finding: With regard to the Statutory noticing requirements referenced above, notice of the proposed amendment has been provided to DLCDD and advertised in the local newspaper (public notice) as required by City Code and State Statute.

ORS 197.763:

Finding: With regard to the Statutory public hearing requirements referenced above, this proposal is legislative and not 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 a similar fashion have been met. Subsequently, the Planning Commission and (ultimately) City Council’s public hearing and

review processes meet the Statutory requirements for the purpose of the review.

ORS 197.712 – The applicable subsections are addressed below.

ORS 197.712:

(1) In addition to the findings and policies set forth in ORS 197.005, 197.010 and 215.243, the Legislative Assembly finds and declares that, in carrying out statewide comprehensive land use planning, the provision of adequate opportunities for a variety of economic activities throughout the state is vital to the health, welfare and prosperity of all the people of the state.

(2) By the adoption of new goals or rules, or the application, interpretation or amendment of existing goals or rules, the Land Conservation and Development Commission shall implement all of the following:

(a) Comprehensive plans shall include an analysis of the community's economic patterns, potentialities, strengths and deficiencies as they relate to state and national trends.

Finding: The City of Redmond is proposing development code amendments that add the regulatory provisions for a Large Lot Industrial Zone in compliance with the Large Lot Industrial Land Need Analysis adopted by the City of Redmond in December, 2013. This Analysis documents Central Oregon's need for establishing a short-term supply of large-lot industrial sites. The Analysis identifies the strengths and challenges of the Central Oregon economy and concludes that the competitive characteristics of Central Oregon can be strengthened through taking a regional approach to large-lot industrial siting (additional findings below include data and findings included in the Analysis).¹

The City of Redmond finds that to have a fully-developed program that serves the broadest range of area citizens and businesses, it is critical to be competitive in the segment of economic development that depends on the availability of readily-served, large-lot employment sites. As such, as a matter of policy, the City chooses to work in a coordinated fashion with the three counties and other cities that make up the Central Oregon region and identify and implement a program to create a short-term large-lot land supply that enables Central Oregon to be a competitive region for industrial recruitment. Central Oregon's traditional industrial base remains active in the local economy, and the region would like to increase its emphasis on industrial employment to strengthen that base. Pursuant to the Analysis, the region's supply of affordable land, low cost utilities, quality of life, and

organized economic development landscape makes it an attractive option for growth in many traded sector industries. Additionally, Central Oregon economic development efforts have been negatively impacted by a lack of readily available large-lot industrial sites. Major employers in traded sector industries (export industries) are the primary drivers of economic growth, providing the impetus for net growth in the regional economy and supporting a wide range of support industries. At the state and local level, policy makers understand the importance that large-scale employers can have on the local economy. In 2007 Central Oregon was home to three firms with 1,000 or more employees and an additional five with at least 500.

In a structural sense, globalization has changed the way manufacturers conduct business. Cost and efficiency are the central tenants of an increasingly competitive market. Firms are increasingly pressured to develop more capital intense production models, placing a greater emphasis on economies of scale, as well as production efficiency and flexibility. Time-to-market for firms has become an even more crucial factor as they make decisions to locate new plants and facilities. The result has been the emergence of a clear real estate trend, creating a global demand for large development ready industrial sites, with the immediacy of utility services (both public and private sector) of critical importance.

In cooperation with Deschutes County and the other jurisdictions of Central Oregon, Redmond's choice to pursue a regional short-term supply of large-lot industrial employment sites as a jurisdictionally coordinated effort is also consistent with Central Oregon's Comprehensive Economic Development Strategy (CEDS). According to this report, two of Central Oregon's Long-Term Priority Goals are:

- * Goal XIII: Sufficient supply of land affordable for commercial, industrial and residential development.
- * Goal XVI: Ongoing regional planning is in place to preserve and enhance the region's economic appeal and effect orderly economic development.

One of Central Oregon Community Investment Board's short-term priorities promotes:

- * Structures and processes of public and private organizations to effectively create, adapt, foster and sustain economic development in Central Oregon.

Through the CEDS planning process, past regional needs and issues processes, the 2007 infrastructure needs inventory, and through other methods of economic analysis, the following projects, programs and activities have been identified for focus over the next six years:

- * Support of industry clusters.
- * Assist in the retention, expansion and recruitment of secondary wood products, aerospace production and parts, targeted sectors including apparel and sporting goods, aerospace including information technology, renewable energy, light industrial and manufacturing, and research and development.

As noted in the CEDS, new traded sector and investment is critical for building a strong regional economy. A strategy that increases prosperity for all Central Oregon residents in rural and urban communities by balancing, diversifying and developing the region’s economy has been promoted by economic development theorists and practitioners as a critical underpinning of a health community or regional economy. Three objectives promote:

1. Facilitating new job creation and economic diversification through recruitment of diverse new traded-sector companies across all industries that offer family-wage employment;
2. Facilitating new job creation through expansion of existing traded-sector companies across all industries that offer family-wage employment; and
3. Supporting retention of existing traded-sector companies across all industries that offer family-wage employment.

Local trends documenting large lot recruiters visiting Central Oregon are also quite noteworthy. The following list cites this evidence:

Conclusion: Based on the findings addressing Code amendment criterion 1, the proposed Development Code text amendment conforms to applicable State statutes.

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

Finding: The proposed amendments do not directly implement a comprehensive planning requirement of the Statewide Planning Goals, State Statutes or Administrative Rules – they do not include provisions that are directly applicable to the substantive “land use” elements of the Goals, but do fall within the “procedural” Statewide Planning Goal requirements applicable to the development of land. Thus, the applicable Statewide Planning Goals are Goal 1 (Citizen Involvement), 2 (Land Use Planning), and 3 (Economic Development). All the listed Goals are addressed below.

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 Urban Area Planning Commission serves as the City's formal citizen advisory committee to fulfill Goal 1, and is made up of Redmond area residents. The City conducted public meetings (Planning Commission work sessions and a public hearing over the past few months regarding the proposal.

Public notices and agendas for Planning Commission meetings where the proposed amendments were discussed were provided. All documents were available for the public review. Further, public notice advertising the public hearing was published in the local newspaper, the Redmond Spokesman.

The City continually provided extensive public review and involvement opportunities during public work sessions and public hearings both at the Planning Commission level and City Council level as deemed necessary by such bodies. 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: Through the course of review, the staff, the Redmond Urban Area Planning Commission and the Redmond City Council has received input from other City staff and residents of the community. Based on this input, there have been amendments made to represent that input. 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: Land Use Planning.

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: Based on the conclusions of fact supplied in the Analysis, there is a need for nine large lot sites in the Central Oregon region. Only six sites shall be available at any given time.

At least one of the sites must be 200+ acres in size. Two of the sites must be 100-200 acres in size. The remaining sites must be 50-100 acres in size. The sites must be distributed throughout the region in at least three different jurisdictions. At least one site, preferably the largest shall be located in the population and employment center of the region at either the north end of Bend or the southern end of Redmond. No jurisdiction shall be allowed to add a site under these provisions unless it signs the Intergovernmental Agreement (IGA) administered by COIC to fairly distribute these sites throughout the region. If one of the six sites is occupied by a bona fide industrial user it may be replaced by a site of like size pursuant to the criteria in the IGA administered by COIC. The facts available in the Analysis only provide sufficient evidence to replace up to three sites. This Large Lot Industrial Zone will allow the City of Redmond to participate in the program.

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 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. The Planning Commission is formally recognized through City Code and was appointed by the City Council. Thus, the Planning Commission is the appropriate public review and recommendation body to the City to meet this Comprehensive Plan policy.

The City, through the Planning Commission, has conducted initial public meetings, and a public hearing over the past few months regarding the proposed amendments. Public notices and agendas for Planning Commission meetings where the proposed amendments were discussed were provided. All documents were available for the public review. Further, a notice of the public hearing was published in the local newspaper, the Bend Bulletin. The City has continually provided extensive public review and involvement opportunities during public work sessions and public hearings both at the Planning Commission and City Council levels as deemed necessary by such bodies.

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 Planning Commission, City Council, and staff have provided opportunities for and have received public input throughout the review process. Based on this input, the City Council finds that the proposed amendments are necessary to implement Chapters 1 and 2 of the City of Redmond’s Comprehensive Plan, specifically, and other Chapters. 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.

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

1. ***Expand, improve and diversify the economy of the Redmond Urban Growth Boundary area while maintaining Redmond's quality of life.***
2. ***Provide family wage employment opportunities for area residents.***
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. ***The City and County shall continue to work cooperatively with the State and Federal government and economic development agencies to implement economic development within the Redmond Urban Growth Boundary.***
5. ***Maintain Redmond's favorable employment to housing ratio by taking affirmative steps to ensure that economic development and employment growth keeps pace with population growth, especially for industrial employment.***

GOALS

12. ***To build a strong and thriving regional economy by coordinating public investments, policies and regulations to support regional and state economic development objectives in Central Oregon as determined through the Central Oregon Large Lot Industrial Land Need Analysis.***

Policies:

45. ***The City supports a multi-jurisdictional cooperative effort to pursue a regional approach to establish a short-term supply of sites particularly designed to address out-of-region industries that may locate in Central Oregon.***
46. ***The City recognizes the importance of maintaining a large-lot industrial land supply that is readily developable in Central Oregon.***

47. ***The Central Oregon Regional Large Lot Industrial Land Need Analysis (“Analysis”, dated November 20, 2012), adopted by Ordinance 2013-15 is incorporated by reference herein.***
48. ***Within 6 months of the adoption of Ordinance 2013-15, in coordination with the participating local governments in Central Oregon, the City of Redmond will participate in an intergovernmental agreement (“IGA”) with the Central Oregon Intergovernmental Council (“COIC”) that specifies the process of allocation of large lot industrial sites among the participating local governments.***
49. ***The City supports Economic Development of Central Oregon (“EDCO”), a non-profit organization facilitating new job creation and capital investment to monitor and advocate for the region’s efforts of maintaining an inventory of appropriate sized and located industrial lots available to the market.***
50. ***The City will continue to collaborate with regional public and private representatives to engage the Oregon Legislature and state agencies and their commissions to address public facility, transportation and urbanization issues that hinder economic development opportunities in Central Oregon.***

Finding: The proposed amendments will implement the City of Redmond Comprehensive Plan through the adoption of the development code amendments providing for the regulatory provisions of a large lot industrial zone. Based on these findings, the proposed amendments are in conformance with Chapter 9 of the Redmond Comprehensive Plan.

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 within the City.

CONCLUSION:

The above findings demonstrate that the proposed Development Code Text Amendments to Section 8.0186 and Section 8.0195 meets Section 8.0760 Criteria for Amendments to the Redmond Development Code.