

January 2008

COMMUNITY DEVELOPMENT

Building Services

BUILDING PERMIT APPLICATIONS RECEIVED			
Application Type	Jan-08	Jan-07	% Change
Single Family Dwelling (SFD)	11	14	-21.43%
Master Plan Review for Residential	0	2	-100.00%
Residential Remodel or Alterations	1	0	n/a
Residential Accessory Building	0	2	-100.00%
Manufactured Home	0	1	-100.00%
Commercial Remodel or Alteration	6	0	n/a
Change of Use	0	1	-100.00%
Industrial Tennant Improvements	0	11	-100.00%
Demolition	1	5	-80.00%
Signs	4	6	-33.33%
Commercial Accessory Buildings	0	1	-100.00%
Total Applications Received	23	43	-46.51%
BUILDING PERMITS ISSUED			
Permit Type	# of Permits	# of Permits	% Change
Residential Buildings			
New Single Family Dwellings	13	23	-43.48%
Alterations	4	0	n/a
Accessory Buildings	1	2	-50.00%
Commercial Buildings			
			n/a
New Construction	1	4	-75.00%
Alterations	3	3	0.00%
Other	1	1	0.00%
Other Permits			
Electrical Permits	88	124	-29.03%
Mechanical Permits	34	36	-5.56%
Manufactured Home Permits	0	1	-100.00%
Plumbing Permits	37	38	-2.63%
Total Number of Permits Issued	182	343	-46.94%
PROPERTY VALUATION			
Residential			
New Construction	\$ 1,894,779.00	\$ 3,891,948.00	-51.32%
Alterations	\$ 144,505.00		n/a
Accessory Buildings	\$ 28,440.00	\$ 20,487.00	38.82%
Commercial			
New Construction	\$ 416,248.00	\$ 2,432,558.00	-82.89%
Alterations	\$ 737,653.00	\$ 482,620.00	52.84%
Other		\$ 10,000.00	-100.00%
Total Valuation of Building Permits Issued	\$ 3,221,625.00	\$ 6,837,613.00	-52.88%

Current Planning

- Neither the Planning Commission nor the Hearings Officer conducted any public hearings on Current Planning applications in January. However, City Council addressed the following Current Planning issues.
- PacifiCorp Appeal
The City Council approved PacifiCorp's appeal of Hearing Officer's approval and modified several Conditions of Approval, including parking, occupancy permits and fencing. The Council found that PacifiCorp met the City's requirement for Site Design approval by undergrounding the distribution and communication lines on the power poles. PacifiCorp agreed to underground the electrical distribution (12.5kv) and communication lines and to lower the power poles from 85 feet to 73 feet. Five (5) power poles are allowed to remain at the 85 foot height to allow for crossing the Burlington Northern Santa Fe railroad line and the future Elkhorn crossing. The Council's decision followed the private Settlement Agreement between PacifiCorp and BGJJ, LLC.
- Standing Order
The City Council discussed the existing Standing Order at their morning workshop held on January 29, 2008. The Council asked staff to develop additional language that may allow Council to hear an appeal even though there is less than 34 days remaining in the decision-making period from the date that the decision is issued. The City Attorney has provided some suggested language for the Council to consider and this issue will again be before City Council for discussion on February 12, 2008.
- Regency Park Cluster Development (CLD)
On January 22, 2008 City Council considered setting a hearing date for the Regency Park Cluster Development (CLD) appeal of the Planning Commission decision. Council did not make a decision on this issue, but will again consider setting a hearing date on February 12, 2008.

In 2003, the City approved a multi-family, over-55 adult apartment complex for 29 units through a Site and Design Review. In 2007, the developer sold the project to Mr. Robert Childers. Mr. Childers subsequently applied to modify the project through the Site and Design Review process by adding parking and removing the over-55 designation. In doing so, he removed the community center/club house from the park. In August, Mr. Childers applied for a Cluster Development to allow the project, which is under construction, to be converted to individually-owned townhomes.

On December 3, 2007, the Planning Commission reviewed the proposal and denied the CLD on a 4-1 vote because it did not meet the CLD standards for access, setbacks, and recreational amenities. Mr. Childers appealed this decision to City Council.

Pre-Development Applications Received

Application #	Date Rec'd	Applicant	Description
PD 08-01	1/4/08	Kent Neumann	Car Wash Tunnel with Vacuum Island Location: 1830 N Hwy 97 Zone C-1
PD 08-02	1/11/08	Thomas Fallon	Tenant improvement, change business to deli Location: 635 SW Highland Zone C-2
PD 08-03	1/18/08	John Schimmoller	4 Spec light industrial metal buildings Location: 9 th & Kimberly Zone M-1
PD 08-04	1/25/08	Rob Trout	Partition with removal of structures Location: 2594 SW 21 St Zone R-5
PD 08-05	1/25/08	George Hale Dev.	40 acre mixed use PUD Location: 2680 NW Maple Ave Zone UH-10

Land Use Applications Received

Application #	Date Rec'd	Applicant	Description
SP 08-01	1/23/08	Doug Alley	14,000 sf addition to Comm Presbyterian Church and parking lot Location: 529 19 St Zone R-4
SP 08-02	1/25/08	John Williams	Convert from Residential to Office space Location: 253 SW 8 St Zone C-2
SP 08-03	1/29/08	Strategic Properties	Convert from residential use to office for denturist Location: 639 NW Elm. Zone C-2
CU 08-01	1/30/08	Jack & Carol Nelson	Cond. Use for a 2-story accessory dwelling Location: 111 NW 8 St Zone R-3
MC 08-01	1/30/08	Pete Wilson	Modification of SUB 04-04 Cascade View Es. Ph 10 Location: 2900 Cascade Vista Dr Zone R-2
SP 08-04	1/30/08	Calvary Chapel	Wood Frame Church in Fairhaven, 10,000 +/- sf Location: Corner of NW Elm & 25 St Zone R-4
SP 08-05	1/30/08	Don Tompos	City of Redmond Public Works Building Location: Antler & 11 St Zone M-2
LLA 08-01	1/31/08	Robert C. Brown	Lot Line Adjustment Location: 2604 SW Cascade Ave Zone R-4
MC 08-02	1/31/08	Steve Dorn	Remodel of existing facility Location: 2795 S Hwy 97 Zone C-1
PA 08-1	1/31/08	David Weigant	Zone change approx 6 acres UH-10 to R-4 to build church Location: Obsidian & 35 St Zone UH-10
RMP 08-01	1/31/08	David Weigant	2 lot partition Location: Obsidian & 35 St Zone UH-10
SP 08-06	1/31/08	Kent Neumann	Car Wash Tunnel with Vacuum Island Location: 1830 N Hwy 97 Zone C-1
SP 08-07 CU 08-02	1/31/08	David Weigant	Methodist Church, Conditional Use for Church Location: Obsidian & 35 St Zone UH-10
SP08-08	1/31/08	Redmond Comm. Church	Add 3,314 sf 2-story addition to the church Location: 936 NW Birch Zone R-3
SP 08-09 V08-2	1/31/08	Casper Development	Spec light industrial metal buildings Location: 9 th & Kimberly Zone M-1

Land Use Decision

Application #	Date Finalized	Applicant	Description	Turn Around
RMP 07-11	1/4/08	David Bishop	3 lot partition, single family / residential Location: 2667 SW 41 st St Zone R-2	23 Days
SP 07-48	1/4/08	David Shurtleff	Convert apartments into two commercial spaces Location: 811 SW 13th Zone C-4	36 Days
LOR 07-01	1/4/08	Tom Farruggia	Lot of Record verification Location: 16 AA 200 Zone C-2	1 Day
PA 07-05	1/7/08	Sean & Kathy Minor	Zone change from R-3 to R-5 Location: 645 SW 11 St Zone R-2	117 Days
SP 07-43	1/10/08	Ameritech	For 25,180 sf steel bldg Location: 833 SE 1 st St Zone M-2	52 Days
MC 07-20	1/10/08	High Desert Education	1,937 sf addition for archive & office storage Location: 1212 NE 5 th St Zone M-1	1 Day
MA 07-10	1/24/08	Rod Tomcho	Change lot sizes in Ph. 8 due to market conditions Location: 19th & Kingwood Zone R-2	47 Days
SP 07-49	1/30/08	Mark Rossi	3960sf storage & lease space for DeLeone Mfg. Location: 1258 SW Lake Rd Zone M-2	49 Days

Long Range Planning

Redmond Development Code (RDC) Update

In January, the Planning Commission conducted two public hearings on the “clean up” RDC amendments. On January 28, 2008 the Commission unanimously recommended approval of the amendments to City Council. Last month, the package of amendments was remanded to the Planning Commission to address revised townhouse design and development standards and PUD revisions. The Commission successfully addressed these issues with public input and addressed other issues that were raised by the public. Furthermore, the Commission proposed additional amendments related to utility improvements, and the maximum building height in the Airport Zone. The amendments will be considered by City Council at a public hearing on February 12, 2008.

Annexation

In January, the City received three petitions for annexation, only of which was complete and ready for City Council consideration in February. In addition, City Council conducted a work session on the City’s annexation processes and procedures. City Council provided the following direction to staff:

- City Council concurred with staff on a proposed timeline for the City’s accepting and reviewing annexation applications, and establishing a regular schedule for City Council to consider such application at their first meeting each month from February thru August 2008.
- Annexations should be placed under “Action Items” on City Council’s meeting agendas.
- The first annexations should not be limited to the Northwest Area of the Urban Growth Boundary (UGB), but rather all areas in the UGB will be considered for annexation.
- City Council will prohibit/avoid “island” annexations to ensure orderly development, the logical expansion of infrastructure and avoid future forced annexations.
- City Council will consider annexations for areas with or without an approved Area Plan. However, areas without an approved Area Plan will be subject to the following conditions: (1) an annexation agreement will be required; (2) the annexation agreement will, among other things, require the preparation and adoption of Area Plan at the property owner’s expense; and (3) the property will be zoned Urban Holding-10 (UH-10).
- Small property owner annexation (10 acres or less) will be allowed, however, they will be required to prepare and propose Comprehensive Plan and Zoning Map amendments at their own cost.

Subsequently, staff conducted two informational meetings with property owners and developers on January 29 and 30 regarding the annexation processes, procedures and timelines. Approximately 30 people attended the meetings.

Eastside Framework Plan

On January 29, 2008 City Council, the Planning Commission and Board of County Commissioners conducted a work session on the draft alternatives of the Eastside Framework Plan. The City’s planning consultant, Otak, presented three (3) options that reflected the results of a series of stakeholder interviews with state and local agencies, and Deschutes County on a variety of issues. Based on input from the Council, Planning Commission and County Commissioners, Otak will prepare a final draft alternative by February 11, 2008. The City and County will then begin to develop a revised plan, along with partner organizations and property owners, such as the Central Oregon Irrigation District, and will aim to complete the plan by May 2008.

ARTS COMMISSION

Acquisition of "Dignity"

At their January 22, 2008 meeting RCAPP voted to recommend the acquisition of a bronze sculpture entitled "Dignity" produced by local artist Rodd Ambrosion to the City Council. RCAPP committed to raising the funds (\$15,000) for the sculpture, independent of the committed funds from the City. City Council approved the fund-raising efforts for the acquisition of "Dignity" on January 22, 2008.

RFQ / RFP for Public Art at Highland / Glacier Reroute Gateway

RCAPP voted to recommend the distribution of a RFQ / RFP for a public art piece to be installed at the intersection of Highland / Glacier and the Reroute (Eastern Y) as a gateway landmark for the City of Redmond. Funds for this acquisition are from the earmarked funds set aside by City Council in the 2007/2008 budget. The City Council will review the RFQ / RFP for distribution at their City Council meeting on February 12, 2008.

S. US 97 CORRIDOR PLAN

City staff and consultant Bill Adams are coordinating with the Oregon Department of Transportation (ODOT) on the final revisions to the Scope of Work (SOW) for the South US 97 Corridor Plan. City staff expects the SOW to be completed by the end of February and will then conduct a work session with City Council on this project. In 2007, ODOT's Transportation and Growth Management program awarded the City a \$150,000 grant for this planning effort.

URBAN RENEWAL

Downtown Urban Renewal District

SW 5th and SW 6th Street: A committee of City staff and community stakeholders are making progress on the proposed right-of-way redesign for SW 5th and SW 6th Streets. Three options will be presented to the Downtown Urban Renewal Advisory Committee (DURAC) on February 25, 2008.

Reroute Gateway Project: Construction documents for the sidewalk improvements at the Highland / Glacier and Evergreen Reroute intersections have been developed and presented to ODOT for implementation. Concept landscaping plans for the interior parcels of land are currently being drafted for consideration by the Urban Renewal Board.

City Hall / Centennial Park Project: Plans for the new City Hall / Centennial Park project are moving forward with the project recently being prioritized by both City Council and DURAC as a priority project for 2008. Urban renewal funds will be used to develop Centennial Park, a city center park of approximately 35,000 square feet.

South Airport Urban Renewal District

Sixth Amendment – Extending the Maximum Indebtedness: A draft Sixth Amendment to the South Airport Industrial Area Urban Renewal Plan (SAURP) and associated Report has been developed and will be distributed for public comment in March. The Amendment will add approximately nine projects to the plan to be implemented in the next fifteen years, and extend the maximum indebtedness of the Plan to \$25,350,053. All of the projects identified are public infrastructure improvements (transportation, water and sewer) to encourage future development and investment in the South Airport Industrial Urban Renewal Area.

Public notice will be mailed out to all City of Redmond residents and property owners on February 25, notifying them of the content of the SAURP Sixth Amendment and the schedule of public hearings. A Planning Commission public hearing has been scheduled for March 17 to consider

recommending the Sixth Amendment to the Urban Renewal Board, and a City Council public hearing has been scheduled for April 8 to consider adoption of the Amendment. City staff will consult with impacted taxing districts February 25 – March 17.