

May 2008 - Community Development

Building Services

BUILDING PERMIT APPLICATIONS RECEIVED			
APPLICATION TYPE	May-08	May-07	% Change
Residential			
Single Family Dwelling (SFD)	24	17	41.18%
Residential Remodel or Alteration	2	10	-80.00%
Residential Accessory Building	2	5	-60.00%
Commercial			
New Commercial Building	2	0	n/a
Commercial Tennant Improvement	9	7	28.57%
Commercial Accessory Building	2	0	n/a
Commercial Foundation Only	2	0	n/a
Industrial			
New Industrial	0	1	-100.00%
Other			
Change of Use	0	2	-100.00%
Demolition	0	2	-100.00%
Signs	0	9	-100.00%
Total Applications Received	43	53	-18.87%
BUILDING PERMITS ISSUED			
PERMIT TYPE	# of Permits	# of Permits	% Change
Residential Buildings			
New Single Family Dwellings	22	40	-45.00%
Alterations	5	4	25.00%
Foundation Only	1	0	n/a
Accessory Buildings	3	6	-50.00%
Commercial Buildings			
New Construction	2	4	-50.00%
Alterations	3	2	50.00%
Other	1	0	n/a
Other Permits			
Electrical Permits	104	130	-20.00%
Mechanical Permits	60	65	-7.69%
Manufactured Home Permits	2	1	100.00%
Plumbing Permits	55	56	-1.79%
Total Number of Permits Issued	258	308	-16.23%
PROPERTY VALUATION			
PROPERTY TYPE	Total \$	Total \$	% Change
Residential			
New Construction	\$2,889,603	\$6,375,076	-54.67%
Alterations	\$166,966	\$113,534	47.06%
Accessory Buildings	\$14,546	\$34,236	-57.51%
Foundation Only	\$15,045	\$0	n/a
Commercial			
New Construction	\$100,000	\$4,125,008	-97.58%
Alterations	\$613,000	\$435,514	40.75%
Other	\$7,000	\$0	n/a
Total Valuation of Building Permits Issued	\$3,806,160	\$11,083,368	-65.66%

CURRENT PLANNING

The Planning Commission conducted public hearings on the following current planning applications in the month of May:

- SP 07-47, King Way Retail & Residential Community - The Planning Commission approved a multi-family residential and commercial development on a 30.84 acre property in northeast Redmond. There are 406 residential units and 29,315 square feet for retail and commercial buildings in this development. The property is located at 275 NE King Way, east of North Canal Boulevard and west of the Burlington Northern Santa Fe railroad.
- TA 08-05, Text Amendment to Redmond Development Code, section 8.4245
Relocation of existing billboard: The Planning Commission heard this application on May 5, 2008 and they voted 2 to 2 on a motion to recommend approval of the Ordinance. Therefore, the Planning Commission made no recommendation to the City Council on the billboard relocation.
- Regency Park Cluster Development: Tri-County Builder's (Robert Childers) attorney, Kristen Williams, has requested that the City Council schedule this appeal hearing for August 11, 2008. This is an appeal of the Planning Commission's decision to deny a Cluster Development of 29 townhouses known as Regency Park.

Pre-Development Applications Received

Application #	Date Rec'd	Applicant	Description
PD 08-20	5/14/08	LB Engineering	Proposed Hangar at Airport Location: Butler Circle behind PW bldg Zone AP
PD 08-21	5/16/08	Pape Kenworth	Kenworth Truck Sales & Service Facility Location: 838 NW 5 th St Zone C1/R5

Land Use Applications Received

Application #	Date Rec'd	Applicant	Description
RMP08-02	5/1/08	Hayden Homes	2 Lot partition, adjust lot line between lot 83 & 84 Location: 223 & 263 SW 33 DR Zone R-4
NC 08-01	5/7/08	Eberhard Creamery	Office addition for non-conforming lot Location: 235 SW Evergreen Zone C-2
MA08-03	5/9/08	Dennis Collins	To allow construction and use of storm water decant station Location: 1120 NE 11 St Zone M-2
E08-04	5/9/08	Gary Knox	2 year extension for SUB 06-02, Summerhaven Location: 3972 SW Salmon Ave Zone R-4
MA 08-04	5/13/08	Mark Hansen/DEQ	Install and operate a permanent ambient air monitor station on the Campus of John Tuck Ele. Location: 209 NW 10 St Zone PF
SP 08-12	5/16/08	Redmond Real Estate	Conversion of SFD to Commercial Use Location: 1508 NW 8 Street Zone C-1
SP 08-13 CU08-4	5/16/08	Prescott Construction	Put residential house on foundation, convert to office Location: 2060 SW Salmon Zone R-5
PUD08-01	5/16/08	George Hale Construction	40 acre mixed use PUD, Woodhill Homes Location: 2680 NW Maple Ave Zone UH-10
CU08-05	5/19/08	Judy Dillman	Hardship home on same parcel as existing house Location: 4087 SW Obsidian Zone UH-10
E 08-03	5/20/08	DesertScape	Extension for RMP 06-05 Location: HWY 126 & 9 Street Zone OSPR
LLA 08-04	5/21/08	Hayden Watson	Lot line adjustment for retail center Location: 2983 NW Canal Blvd Zone C-1

Application #	Date Rec'd	Applicant	Description
SP 08-14	5/21/08	Hayden Watson	North Watson Retail Center Location: 2983 NW Canal Blvd Zone C-1
CU 08-06	5/23/08	Redmond Athletic Club	CU for personal fitness, small group in the M2 zone Location: 555 NE Hemlock Zone M-2
SP 08-15	5/28/08	Heritage Propane	Sales and Service of Propane Location: 799 NE Jackpine Court Zone M-1

Land Use Decision

Application #	Date Finalized	Applicant	Description	Turn Around
CU07-13	5/1/08	Redmond Rod and Gun	Relocation and construction of rifle range Location: 2555 Hwy 126 E Zone OSPR	30 Days
SP 07-50	5/5/08	Bella Development	Convert/improve residence to commercial office Location: 227 SW 2 nd St Zone C2	33 Days
MC 08-05	5/6/08	Payase Development	Reduce subdivision SUB 06-23 by 1 lot, Hammerstone Industrial Park Location: Off Lake Rd Zone M-1	18 Days
MA 08-02	5/9/08	Sunwest Builders	Alter Site Plan to add a monument sign Location: 655 NW Greenwood Zone C-2	17 Days
SP 07-46	5/9/08	Builder Center Partners	Commercial retail & office building, 40,025 sf. Location: 2127 S Hwy 97 Zone C-1	103 Days
SP 08-10	5/14/08	Sean & Kathryn Minor	Convert existing house to Commercial Use Location: 708 SW 11 St Zone C-4	21 Days
SP 08-05	5/16/08	Public Works	City of Redmond Public Works Building Location: Antler & 11 St Zone M-2	74 Days
MC 08-06	5/23/08	Gene Hoskin	Modify lots 1,2,4,5 to zero lot line in duplex subdivision SUB 06-21 Location: SW 24 & 25 & Salmon Zone R-4	15 Days

LONG RANGE PLANNING

Redmond Development Code (RDC) Amendments

- The Mixed Use Neighborhood (MUN) and Mixed Use Employment (MUE) zoning districts were posted on the City's website and passed out to Central Oregon Builders Association (COBA), land use consultants and developers for public comments. A public workshop on the MUN / MUE zones was held by the Redmond Planning Commission on May 19, 2008. At that time, the Commissioners reviewed the proposed MUN / MUE standards and heard comments from developers and consultants on the proposed zone. The Commission continued the workshop to their next meeting which will be June 23, 2008.

2020 Greater Redmond Area Comprehensive Plan and Zone Map

- Ordinance No. 2008-09, Redmond Free Methodist Church: The City Council approved an ordinance amending the 2020 Greater Redmond Area Comprehensive Plan and Zone Map by changing the zoning of 5.8 acres of property from **UH-10, Urban Holding** zone to **R-4, General Residential** zone. This zone change will allow the Redmond Free Methodist Church to construct a 22,000 square foot church building on the property. This property had previously been annexed into the City.

ARTS COMMISSION

- **Highland / Glacier Reroute Public Art Project – *Semi-finalists Selection*** – Three artists were selected as semi-finalists from the Highland / Glacier Reroute Public Art RFQ. Stuart Jacobson, Steve Jensen and Jerry Werner were all asked to develop a model proposal for Redmond's Eastern Y Gateway. These models are due to the City of Redmond by July 16 and will be on display in the Redmond Public Library from July 21 – July 28 for public comment. Then the selection committee will select a finalist to recommend to the City Council for contract award.
- **Dignity – Fundraising** – In late April the commission kicked off its fund-raising efforts for the purchase of a ¾ life-size bronze statute, entitled "Dignity". "Dignity" was created by Rodd Ambroson, a Redmond High School graduate currently living in Joseph, Oregon. These fundraising efforts met with terrific public response throughout the month of May. The Commission is encouraged by this positive response and continues to press ahead with further fundraising plans.

URBAN RENEWAL

Downtown Urban Renewal District

- *1% Percent for Public Art Program* – On May 12, 2008, the Downtown Urban Renewal Advisory Committee voted to recommend the adoption of a 1% Percent for Public Art Program for Downtown Urban Renewal Capital Improvement Projects. The public art set aside would be project-specific and built into the existing project budget of any project with \$50,000 or more Downtown Urban Renewal Funds. This program will be presented to the Urban Renewal Agency for consideration in July.

South Airport Urban Renewal District

- No update at this time.