

August 2008 - Community Development

Building Services

BUILDING PERMIT APPLICATIONS RECEIVED			
APPLICATION TYPE	Aug-08	Aug-07	% Change
Residential			
Single Family Dwelling (SFD)	0	12	-100.00%
Residential Remodel or Alteration	0	6	-100.00%
Residential Accessory Building	0	2	-100.00%
Duplex	1	0	n/a
Manufactured Home	1	1	0.00%
Foundation Only	0	0	n/a
Commercial			
New Commercial Building	0	1	-100.00%
Commercial Remodel or Alteration	2	0	n/a
Commercial Tenant Improvement	6	5	20.00%
Commercial Accessory Building	0	1	-100.00%
Other			
Signs	3	7	-57.14%
Total Applications Received	13	35	-62.86%
BUILDING PERMITS ISSUED			
PERMIT TYPE	# of Permits	# of Permits	% Change
Residential Buildings			
New Single Family Dwellings	3	15	-80.00%
New 3 & 4 Plex Family Dwellings	0	5	-100.00%
New Apartments	0	5	-100.00%
Alterations	5	9	-44.44%
Accessory Buildings	2	3	-33.33%
Commercial Buildings			
New Construction	3	10	-70.00%
Alterations	10	8	25.00%
Other Permits			
Electrical Permits	59	97	-39.18%
Mechanical Permits	33	58	-43.10%
Manufactured Home Permits	0	2	-100.00%
Plumbing Permits	25	61	-59.02%
Total Number of Permits Issued	140	273	-48.72%
PROPERTY VALUATION			
PROPERTY TYPE	Total \$	Total \$	% Change
Residential			
New Construction	\$1,894,779	\$8,035,656	-76.42%
Alterations	\$144,505	\$237,685	-39.20%
Accessory Buildings	\$28,440	\$56,406	-49.58%
Commercial			
New Construction	\$416,248	\$10,750,721	-96.13%
Alterations	\$737,653	\$297,868	147.64%
Total Valuation of Building Permits Issued	\$3,221,625	\$19,378,336	-83.38%

CURRENT PLANNING

PUD 08-01, Woodhill Crossing:

On August 25, 2008, the Planning Commission approved a 38-acre Planned Unit Development (PUD), known as Woodhill Crossing. This project is the first mixed-use project which is part of the adopted Northwest Area Plan in the Urban Growth Boundary. This development includes a total of 342 residential units (25.1 acres) shown as single-family residential units, townhouses, cluster homes, and multi-family units. It also utilizes 2.5 acres for park and recreational space including a swimming pool and a recreational building. This project has a future commercial/mixed-use land component (8.6 acres) and a future civic land component (1.75 acres).

SP 08-14, North Watson Retail Center:

The applicant is seeking Site and Design approval for the development of an 87,000 square foot commercial retail center on an 8-acre site in the C-1 Strip Service Commercial Zone. The development will include a large retail anchor (54,800 square foot), plus three smaller flex retail units (between 6,000 and 8,000 square feet). The Planning Commission continued the public hearing for this project to September 15, 2008 to allow time for the applicant to address access and other related issues. The applicant has since requested an additional continuance to October 20, 2008.

Billboards

On August 25, the Planning Commission approved relocating four billboards from locations along existing US 97 to other properties on US 97 or in close proximity to US 97. Specifically, Meadowbrook Outdoor Advertising had two billboards located in north Redmond, on the east side of Highway 97. With the construction of the Highway 97 Reroute project, the billboards were removed by the Oregon Department of Transportation in 2007. Meadowbrook Outdoor Advertising is requesting to relocate these two billboards.

Billboard A, proposed location: 561 SW 1st Street (T15 R13 S16 AD lot 00100)

Billboard B, proposed location: 1707 N HWY 97 (T15 R13 S04DC lot 00500)

In addition, Carlson Sign Company is requesting to change the location of a billboard relocation recently approved by the City Council on May 27, 2008. The company is also requesting the relocation of another existing billboard. Both proposed billboard relocations are adjacent to the Highway 97 Reroute, and on COID property.

Billboard A: Relocation of this billboard was approved on May 27, near the intersection of NW Maple Avenue and N HWY 97 (TA 08-05) T15 R13 S04DD lot 00502. Carlson Sign Company is now requesting to place the billboard at a different location, at T15 R13 04AD, west of tax lot 101, near Home Depot.

Billboard B: This existing billboard is located near the intersection of NW 6th Street and Jackpine Avenue (T15 R13 S09A0 lot 01400). Carlson Sign Company is requesting to relocate this billboard to 1100 SW Canal Blvd, near Kalama Avenue, between Fred Meyer and Lowes.

In addition, the Planning Commission and City Council have directed staff to draft Redmond Development Code Amendments to change the relocation procedures for billboards so that each time a billboard is proposed to be relocated, a code amendment is not required but important factors determine the appropriate location for such signs. Staff has scheduled the first work session to discuss this issue with the Planning Commission on September 22, 2008.

Pre-Development Applications Received

Application #	Date Rec'd	Applicant	Description
PD 08-27	8/26/08	Powell Butte Excavation	Rock Crushing, recycling yard for resale and job sites Lot 4, Vista LaMonte Industrial Park Location: NE 9 th Street south of HTS Zone M2

Land Use Applications Received

Application #	Date Rec'd	Applicant	Description
SP08-23 V08-06	8/7/08	Eberhard	3,104 sf Comm. Office bldg on existing vacant site Location: East of Canal N of SW Salmon Zone C1
LLA 08-06	8/11/08	Tom & Sarah Nelson	Lot Line Consolidation for house addition Location: 3131 SW Wickiup Zone R2
MC 08-09	8/20/08	Central Christian Schools	Extension of Time Location: 2234 SE 6 Street Zone Airport
E 08-11	8/26/08	Sun Ridge Construction	Extension of SUB 02-07 Vista Meadows Location: Upas Ave & 15 Street Zone R3
MC 08-10	8/29/08	Dave Standerwick	Addition to Polar Bear Carwash Location: 722 NW 6 Street Zone C2

Land Use Decision

Application #	Date Finalized	Applicant	Description	Turn Around
LLA 08-04	8/7/08	Watson Development	Lot line adjustment for retail center Location: 2983 NW Canal Blvd Zone C-1	69 Days
SUB08-02 V 08-04	8/12/08	Childers Townhomes	Subdivision of a multifamily residence, Variance for setbacks "Regency Park" Location: 2250 SW 21 St Zone R5	36 Days
SP 08-17 V 08-05	8/12/08	Childers Townhomes	Conversion of a multifamily residence to town homes, variance for setbacks Location: 2250 SW 21 St Zone R5	36 Days
CU 08-09	8/21/08	Papé Kenworth	Heavy truck sales and service Location: 252 SW Pumice Ave Zone M2	13 Days
MC 08-09	8/25/08	Central Christian Schools	Extension of Time Location: 2234 SE 6 Street Zone Airport	1 Day
SP08-18	8/26/08	Monte & Linda Murphy	For a 5,000 sf Industrial building Location: 300 SW Reindeer Zone M1	26 Days
LLA 08-06	8/27/08	Tom & Sarah Nelson	Lot Line Consolidation for house addition Location: 3131 SW Wickiup Zone R2	1 Day
PUD 08-01	8/28/08	George Hale	40 acre mixed use PUD, Woodhill Homes Location: 2680 NW Maple Ave Zone UH-10	71 Days

LONG RANGE PLANNING

Eastside Framework Plan

A Framework Plan is a long term vision for property identified for future urban development in the City of Redmond. The Eastside Framework Planning process began in November, 2007 to prepare a plan for approximately 1800 acres of property primarily owned by Deschutes County and the Central Oregon Irrigation District (COID). The land is located within the City's Urban Reserve Area (URA) except for 276 acres which are located inside the City limits. The 266 acres of County land located in the City Limits north of Highway 126 is zoned Open Space Park Reserve (OSPR).

In January 2008, the City Council and the Deschutes County Board of Commissioners jointly agreed on a preferred plan alternative to the City's Eastside Framework Plan, referred to as the "Hybrid Option". It was also agreed that this plan should be coordinated with the Central Oregon Irrigation District's (COID) conceptual master plan. COID owns approximately 250 acres of OSPR zoned property that is located north of Highway 126, west of the County property and east of 19th Street. Since then Deschutes County retained a planning consultant to work with City and County Staff, COID, the Redmond School District and others to refine the Eastside Framework Plan and to resolve

some remaining issues that the County had regarding the Negus Transfer Station, the resolution of the shooting ranges, the road alignments (i.e. Highway 126), and future zoning.

On August 25, 2008 the Planning Commission conducted the first public hearing on the Eastside Framework Plan, and continued the public hearing to September 15, 2008. Commissioners raised several issues about the Plan. One of the most discussed issues was the proposal to retain the Negus Transfer Station in its current location surrounded by proposed future residential neighborhoods. In response, the County has provided an explanation for the rationale for maintaining the station in its current location (e.g., cost of moving the facility) and has revised the map to show a significantly larger buffer area between the facility and the neighborhoods.

In addition, all the Eastside Framework Plan stakeholders are working toward solutions to rezone the County and COID properties inside the City limits from Open Space Park Reserve (OSPR) to industrial or commercial zones.

ARTS COMMISSION

Purchase of Dignity: City Council approved the purchase of a ¾ life-sized bronze statue, entitled “Dignity” by Redmond native Rodd Ambrosen for \$15,000.

Purchase of Vertical Ascent: City Council approved the purchase of “Vertical Ascent” for the new Eastern Y at the intersection of Highland / Glacier Avenues and the Highway 97 Reroute.

URBAN RENEWAL

Downtown Urban Renewal District:

Amended the Downtown Urban Renewal Plan to add two new projects, “Business Development Services” for \$110,000 to contract with Redmond Downtown Partnership, and “Redevelopment Opportunities” for \$2,700,000 to purchase downtown property for redevelopment and new development.