

COMMUNITY DEVELOPMENT

BUILDING PERMIT APPLICATIONS RECEIVED			
APPLICATION TYPE	Sep-08	Sep-07	% Change
Residential			
Single Family Dwelling (SFD)	6	11	-45.45%
Mother-in-Law Unit	0	3	-100.00%
Residential Remodel or Alteration	2	9	-77.78%
Residential Accessory Building	1	5	-80.00%
Manufactured Home	0	2	-100.00%
Commercial			
New Commercial Building	1	0	n/a
Commercial Tennant Improvement	11	11	0.00%
Commercial Accessory Building	0	1	-100.00%
Industrial			
New Industrial	0	1	-100.00%
Other			
Demolition	3	2	50.00%
Signs	5	14	-64.29%
Total Applications Received	29	59	-50.85%
BUILDING PERMITS ISSUED			
PERMIT TYPE	# of Permits	# of Permits	% Change
Residential Buildings			
New Single Family Dwellings	4	9	-55.56%
Alterations	2	3	-33.33%
Accessory Buildings	4	3	33.33%
Commercial Buildings			
New Construction	4	3	33.33%
Alterations	7	6	16.67%
Other	2	3	-33.33%
Other Permits			
Electrical Permits	58	59	-1.69%
Mechanical Permits	23	33	-30.30%
Manufactured Home Permits	1	0	n/a
Plumbing Permits	13	27	-51.85%
Total Number of Permits Issued	118	146	-19.18%
PROPERTY VALUATION			
PROPERTY TYPE	Total \$	Total \$	% Change
Residential			
New Construction	\$536,610	\$1,298,025	-58.66%
Alterations	\$22,359	\$76,075	-70.61%
Accessory Buildings	\$112,580	\$42,119	167.29%
Commercial			
New Construction	\$2,570,250	\$6,444,788	-60.12%
Alterations	\$1,216,000	\$1,404,155	-13.40%
Other	\$6,484	\$28,580	-77.31%
Total Valuation of Building Permits Issued	\$4,464,283	\$9,293,742	-51.96%

CURRENT PLANNING

Billboards

On September 23, City Council conducted a public hearing on proposals to relocate four (4) billboards from locations along existing US 97 to other properties on US 97 or in close proximity to US 97. The public hearing was continued to October 14, 2008 to determine whether two of the billboards may be located on property owned by the Central Oregon Irrigation District, and the proposed location of a third billboard along US 97 at the intersection with Highland and Glacier Avenues. Relocating the fourth billboard is contingent on one of the above billboard's successful relocation because billboards may not be closer than 500 feet from one another.

Pre-Development Applications Received

Application #	Date Rec'd	Applicant	Description
PD08-28	9/15/08	Brian Tovar	Requirement for connecting to City Water Location: SW 27 th Pl Zone R3
PD08-29	9/28/08	Taylor Made Building	New Industrial Building Location: E Antler & 8 th St Zone M1

Land Use Applications Received

Application #	Date Rec'd	Applicant	Description
E08-12	9/3/08	Joel Gisler	2 yr extension for Kian West Subdivision Location: Umatilla Ave & 33 St. Zone R2
E08-13	9/17/08	Tim Vezie	2 yr extension for Forked Horn Location: W of 43 rd & S of Wickiup Zone R2
E08-14	9/23/08	Fairhaven Associates	2 yr extension for Fairhaven Cottages Location: corner of Elm & 27 th St. Zone R4
MC08-11	9/18/08	Greg Strausbaugh	Modification for SP06-16 Location: 1260 NE Hemlock Ave. Zone M2
TA08-08	9/23/08	City of Redmond	Text Amendment to Article 5 - Billboards
TA08-09	9/23/08	City of Redmond	Text Amendment for MUN Zone
MC08-12	9/30/08	Payase Development	Modify conditions for Hammerstone Subdivision Location: between Lake & Hwy 126 Zone M2
E08-15	9/30/08	Babcock Bros. Inc.	2 yr extension for Quail Meadow Location: SE corner of NW Hemlock & 35 Zone R4

Land Use Decision

Application #	Date Finalized	Applicant	Description	Turn Around
MC08-07 CU08-08	9/3/08	RCC Atlantic	2 -Cell antennas on roof of Black Bear Square Location: 345 NW 4 th St Zone C2	23 Days
SP 07-51	9/12/08	Tom Farruggia	Convert & improve the residential house to a multi-office (1400+sf) building Location: 154 SW 2 nd St Zone C2	163 Days
E08-12	9/15/08	Joel Gisler	2 yr extension for Kian West Subdivision Location: Umatilla Ave & 33 St. Zone R2	12 Days
MC08-08	9/18/08	White Sands Properties	1423 sf Addition to existing law office Location: 439 SW Umatilla Ave. Zone M1	55 Days
E08-11	9/30/08	Sun Ridge Construction	1 yr extension for Vista Meadows Phase 4 Location: NW Canyon & Upas Ave. Zone R3	35 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 with the goal of preparing 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 276 acres of County land located in the City Limits north of Highway 126 is zoned Open Space Park Reserve (OSPR).

The Planning Commission has conducted three public hearings on this plan, one in August and two in September. On September 22, the Commission continued the public hearing for a final time to October 6.

Commissioners raised several issues about the Plan and directed staff to revise the Plan in the following ways:

- Relocate the transfer station out of the residential neighborhood in its current location to an area in the southeastern part of the plan boundaries near Highway 126.
- Show the areas identified as "public space" to also include "schools."
- Provide a greater street connectivity throughout the plan.
- Re-write the plan text to reflect the changes above.

Commissioners are expected to recommend approval of the revised plan on October 6. A work session with City Council is scheduled for October 21.

Redmond Development Code Text Amendments

Billboards

Planning Commissioners conducted their first work session on a set of amendments to Article V Signage of the Redmond Development Code. The primary purpose of the amendments is to eliminate the requirement for a code text amendment each time a billboard is proposed to be relocated within the City while also achieving other city and state relocation goals and standards. The second work session is proposed for October 20. A work session is scheduled with City Council on November 4 to discuss the draft code amendments, followed by a public hearing at the Planning Commission on November 17.

Mixed Use Neighborhood Zone

The Planning Commission conducted a work session on a new zoning district for the City of Redmond, the Mixed Use Neighborhood (MUN) zone. This was the first work session on this issue since last spring. Commissioners made minor revisions to the revised draft zone, and a public hearing is scheduled on it for November 17.

ARTS COMMISSION

- No update at this time.

URBAN RENEWAL

Centennial Park: Final schematic design concepts were approved for submittal for Site and Design Review for the Centennial Park project, with an anticipated ground-breaking event in early spring, 2008.

Property Assistance Program: Several grants were approved for exterior façade improvement projects, including those for Cent-Wise Hardware, One Street Down Café and Ford Cleaners.

6th Street Improvement Project: Survey results were reviewed and presented to the Urban Renewal Board for direction on moving forward with the 6th Street Improvement Project. The Urban Renewal Board directed staff to prepare design documents that would allow some flexibility in the uses of the parking strips, taking into account concerns that have been raised regarding on-street parking, downtown street trees, and construction management.