

**OCTOBER 2008 - COMMUNITY DEVELOPMENT
BUILDING SERVICES**

BUILDING PERMIT APPLICATIONS RECEIVED			
APPLICATION TYPE	Oct-08	Oct-07	% Change
Residential			
Single Family Dwelling (SFD)	9	23	-60.87%
Residential Remodel or Alteration	2	3	-33.33%
Residential Accessory Building	2	1	100.00%
Duplex	1	0	n/a
Commercial			
New Commercial Building	1	6	-83.33%
Commercial Remodel or Alteration	0	5	-100.00%
Commercial Tennant Improvement	7	0	n/a
Other			
Change of Use	0	1	-100.00%
Demolition	1	8	-87.50%
Signs	8	10	-20.00%
Special Inspection for Final	0	2	-100.00%
Total Applications Received	31	59	-47.46%
BUILDING PERMITS ISSUED			
PERMIT TYPE	# of Permits	# of Permits	% Change
Residential Buildings			
New Single Family Dwellings	9	5	80.00%
Duplex Family Dwellings	1	0	n/a
Alterations	5	4	25.00%
Accessory Buildings	2	3	-33.33%
Commercial Buildings			
New Construction	2	11	-81.82%
Alterations	8	5	60.00%
Other	0	3	-100.00%
Other Permits			
Electrical Permits	69	66	4.55%
Mechanical Permits	40	38	5.26%
Manufactured Home Permits	0	2	-100.00%
Plumbing Permits	27	33	-18.18%
Total Number of Permits Issued	163	170	-4.12%
PROPERTY VALUATION			
PROPERTY TYPE	Total \$	Total \$	% Change
Residential			
New Construction	\$1,341,473	\$857,681	56.41%
Alterations	\$70,397	\$277,435	-74.63%
Accessory Buildings	\$45,376	\$34,444	31.74%
Commercial			
New Construction	\$10,740	\$1,771,337	-99.39%
Alterations	\$1,142,507	\$752,000	51.93%
Other	\$0	\$86,320	-100.00%
Total Valuation of Building Permits Issued	\$2,610,493	\$3,779,217	-30.93%

CURRENT PLANNING

Billboard Relocations

On October 28, City Council approved five ordinances, four of which were 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 fifth amendment was a text amendment to the Redmond Development Code to allow billboards on public or private properties, including right-of-ways.

SP 08-14, North Watson Retail Center

On October 20, the Redmond Urban Area Planning Commission approved by a 3-1 vote the North Watson Retail Center Site and Design Review application 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 project is proposed for the site north of the new US 97 interchange between Canal Boulevard and US 97. 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 Oregon Department of Transportation has appealed the decision based on inadequate site access from Canal Blvd.

Pre-Development Applications Received

Application #	Date Rec'd	Applicant	Description
PD 08-30	10/06/08	RAPRD	Location: Zone R-2
PD 08-31	10/16/08	Paul Hansen	Add drive-thru to existing Location: 655 NW Greenwood Ave Zone C-2
PD 08-32	10/29/08	Whistle Development	Master Planned Devel. Location: 3670 SW Obsidian Ave Zone UH-10
PD 08-33	10/31/08	CSC Redmond LLC	240 Unit Multi-family dwellings Location: Zone R-4

Land Use Applications Received

Application #	Date Rec'd	Applicant	Description
SP 08-24	10/03/08	Fuzzy's Micro Mart	518 SF Drive Thru mini-mart Location: 736 NW 5 th St Zone: C-2
SP 08-25	10/08/08	Panda Express Rest.	2,448 SF Restaurant Location: NW Oak Tree Lane Zone: C-1
MA 08-07	10/09/08	Larry Havniear	Removal of walkway bridge Location: 1847 N Hwy 97 Zone: C-1
S 08-79	10/14/08	Impact Graphix	Sign permit for new Canyons restaurant Location: 1857 N Hwy 97 Zone: C-1
FPA 08-16	10/16/08	George & Janet Waters	2 Lot Partition Location: 2790 SW 23 rd St Zone: R-5
PFP 08-17	10/16/08	Chad Weiler	Preliminary Final Plat Location: 1380 SW CANAL BLVD Zone R-5
S 08-80	10/16/08	Top Cuts	Slight repositioning of current sign. Location: 253 SW 2nd St. Zone C-2
MC 0813	10/20/08	City of Redmond	Modular office relocation for Wastewater Div. Staff Location: 3100 NW 19 TH St. Zone R-3 & OSPR
S 08-81	10/20/08	Carlson Sign / Ron's Oil	Sign Application - Withdrawn Location: 2337 S Hwy 97 Zone C-1
S 08-82	10/20/08	Carlson Sign / Sonic	Sign Application Location: 500 NW Oak Tree Ln. Zone C-1
S 08-83	10/22/08	Doorn Sign / Ameritech Mfg	Sign Application Location: 833 SE 1st ST Zone M-1
S 08-84	10/23/08	Carlson Sign / Izzy's Pizza	Wall Sign Location: 810 SW 11 TH St Zone C-2

Application #	Date Rec'd	Applicant	Description
PFP 08-18	10/24/08	Duane Balcom	Preliminary Final Plat Location: 1475 SW 35 TH St Zone UH-10
S 08-85	10/24/08	Carlson Sign / Hooker Creek	Sign Application Location: 1607 SW Veterans Way Zone M-1
S 08-86	10/27/08	Sunwest Builders	Shops at the Old Fair District Signage Location: 1380 SW Canal Blvd Zone C-2
S 08-87	10/29/08	Carson Sign /Straw Hat Pizza	Sign Application Location: 3853 SW 21 ST St Zone C-1
TA 08-10	10/30/08	City of Redmond	Eastside Framework Plan Location: Zone HS & PF

LONG RANGE PLANNING

Eastside Framework Plan

On October 6, the Redmond Urban Area Planning Commission recommended approval of a modified Eastside Framework Plan by a vote of 4-0. 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).

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.

City Council conducted a work session on October 21, 2008 in preparation for a public hearing on the plan scheduled for November 12, 2008.

S. US 97 Corridor Plan

The City and State have agreed upon the final Work Order Contract (WOC) for the Plan's Scope of Services, and an Intergovernmental Agreement (IGA). In addition, the City has provided its required share of the matching grant (\$23,500) to the state. The Transportation and Growth Management (TGM) Program is expected to issue a Notice to Proceed to the selected consultant team by late November. The project is expected to kick off in December 2008.

Redmond Development Code Text Amendments

Billboards

Billboards are regulated by the City of Redmond's Development Code, Article V, Sign Standards, Sections 8.4240-8.4245. Following the completion of the reroute of State Highway 97 away from Redmond's downtown core, the Planning Division received multiple applications to relocate existing billboards. The Redmond Development Code provides a process by which a billboard owner may relocate a billboard. The current code includes a list of specific tax lot numbers which identify the 15 billboards permitted within city limits. An applicant who wishes to relocate an existing billboard must apply for a text amendment (TA)

to the Development Code's to change the tax lot on which the billboard is located. This process requires public hearings before the Planning Commission and City Council.

The Planning Commission and City Council directed staff to revisit the billboard section of the Sign Standards to streamline the relocation process as well as to evaluate the standards for billboard relocations. The Planning Commission has conducted three work sessions on the billboard amendments and City Council has conducted one work session. The Planning Commission will conduct a public hearing on these amendments on November 17.

In addition, on October 28, 2008, City Council adopted a text amendment to Section 8.4240(4) to allow billboards to be located on public or private property, and removed the requirement that billboards be located outside of public right-of-ways as defined by the Development Code.

Mixed Use Neighborhood Zone

The Planning Commission will conduct a public hearing on November 17 to consider a new zoning district for the City of Redmond, the Mixed Use Neighborhood (MUN) zone.

The MUN zoning district was drafted as a tool to implement the Northwest and Highway Area Plans, as well as a potential zoning option for areas in the existing city limits or in other relevant parts of the Urban Growth Boundary (UGB) or Urban Reserve Area (URA).

ARTS COMMISSION

The arts commission is thrilled to celebrate the installation of 'Dignity' at 2:00 PM on November 29th in front of the Chamber of Commerce. Dignity is a ¾ life size bronze sculpture by artist Rodd Ambrosion. Rodd, who currently lives in Joseph, Oregon, is a Redmond High graduate. The installation will launch the Holiday Walk the Art Beat event which goes until 5:00 PM. The community truly showed its support in donating funds for the purchase of 'Dignity'. Thank you Redmond!

URBAN RENEWAL

Downtown Urban Renewal District:

Centennial Park: Redmond's new City Hall and Centennial Park have been submitted for Site & Design Review.

Property Assistance Program: Diego's, a new restaurant at 447 SW 6th Street, was approved for a façade improvement grant.

Business Development Services: The Redmond Urban Renewal Agency elected to terminate its contract with the Redmond Downtown Partnership for Business Development Services due to budgetary constraints. Holly Howell was transferred into an Assistant Economic Planner position to staff the Business Development Services program on October 15, 2008.