

November 2008 - COMMUNITY DEVELOPMENT
Building Services

BUILDING PERMIT APPLICATIONS RECEIVED			
APPLICATION TYPE	Nov-08	Nov-07	% Change
Residential			
Single Family Dwelling (SFD)	3	12	-75.00%
Mother-in-Law Unit	0	0	n/a
Master Plan Review for Residential	0	0	n/a
Residential Remodel or Alteration	4	4	0.00%
Residential Accessory Building	3	5	-40.00%
Commercial			
New Commercial Building	0	3	-100.00%
Commercial Tennant Improvement	3	9	-66.67%
Commercial Accessory Building	1	0	n/a
Industrial			
NONE	0	0	n/a
Other			
Change of Use	1	0	n/a
Demolition	2	0	n/a
Signs	11	7	57.14%
Special Inspection for Final	1	0	n/a
Total Applications Received	29	40	-27.50%
BUILDING PERMITS ISSUED			
PERMIT TYPE	# of Permits	# of Permits	% Change
Residential Buildings			
New Single Family Dwellings	3	21	-85.71%
Alterations	1	3	-66.67%
Accessory Buildings	3	4	-25.00%
Commercial Buildings			
New Construction	0	2	-100.00%
Alterations	3	4	-25.00%
Other Permits			
Electrical Permits	31	80	-61.25%
Mechanical Permits	13	44	-70.45%
Manufactured Home Permits	0	1	-100.00%
Plumbing Permits	16	52	-69.23%
Total Number of Permits Issued	70	211	-66.82%
PROPERTY VALUATION			
PROPERTY TYPE	Total \$	Total \$	% Change
Residential			
New Construction	\$437,829	\$3,301,064	-86.74%
Alterations	\$11,000	\$208,539	-94.73%
Accessory Buildings	\$63,100	\$96,544	-34.64%
Commercial			
New Construction	\$0	\$950,000	-100.00%
Alterations	\$188,600	\$207,016	-8.90%
Total Valuation of Building Permits Issued	\$700,529	\$4,763,163	-85.29%

CURRENT PLANNING

SP 08-14, North Watson Retail Center

On November 3, the Oregon Department of Transportation appealed SP 08-14, a Planning Commission approved Site and Design Review application for the North Watson Retail Center. The development includes 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 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). On November 25, City Council agreed to hear the appeal. However, ODOT subsequently withdrew its appeal. Therefore, the Planning Commission's decision stands as the City's final decision on this application.

Pre-Development Applications Received

Application #	Date Rec'd	Applicant	Description
PD 08-34	11/14/08	Phyllis Kosante	Create separate ownership of each duplex unit Location: 2460 SW 26 th Street Zone R-3
PD 0834	11/14/08	Ken Streater	To build large comm. garage on end of exist Bldg. Location: 337 W. Antler Zone R-5
PD 08-36	11/18/08	CSC Redmond, LLC	Multi-family development of 240 units in (3) phases Location: 151303 CC 00100 Zone R-4
PD 08-37	11/21/08	Jason Mendell	Change from sfd into office Location: 787 NW 7 th St. Zone R-5
PD 08-38	11/24/08	Charlie Rowles / Polar Bear Gas & Wash	New 1520 sf convenience store w/1520 sf 2nd story for storage, staff break-room & office space Location: 722 NW 6 th St. Zone C-2

Land Use Applications Received

Application #	Date Rec'd	Applicant	Description
A 08-01	11/03/08	James Bryant / ODOT	Appeal to SP 08-14 Location: 205 SW Black Butte Blvd Zone C-2
SP 08-27	11/04/08	Greg S. Brown	Demo existing building, build new medical offices Location: 1007 SW 6 th St. Zone C-1
FPA 08-17	11/07/08	City of Redmond	Final Mylar for Stack Park Location: 1185 NW Canyon Dr Zone R-1 / OSPR
TA 08-11	11/14/08	City of Redmond	Create a Mixed Use Neighborhood Zone District Location: 716 SW Evergreen Ave Zone HS / PF
TA 08-12	11/14/08	City of Redmond	Amendment to Dev. Code Article V - Sign Standards Sections 8.4240-8.4245 concerning Billboards Location: N/A Zone PF
CU 08-10	11/17/08	Jeff Colantino / AT&T Mobility	Replace BPA power poles w/ Location: 4010 SW Wickiup Ct. Zone R-2
CU 08-11	11/17/08	Jeff Colantino / AT&T Mobility	Install new unmanned communication facilities Location: 2551 SW 6 th St Zone M-1 / Park
SP 08-28	11/17/08	City of Redmond	Site & Design for new City Hall and Centennial Park Location: 455 SW 7 th & 716 SW Evergreen Zone C-2

LONG RANGE PLANNING

Eastside Framework Plan

City Council conducted the first public hearing on the Urban Area Planning Commission's recommended Eastside Framework Plan on November 12. City Council continued the public hearing to December 9 to allow time to discuss issues raised by Deschutes County, the largest land owner in the plan boundaries.

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 key issues raised by Deschutes County include:

- The location of the Negus Transfer Station;
- Retain the general "public space" designation, rather than specifically including "schools"; and
- Providing only one general housing designation rather than 3 designations (low-, medium- and high-density).

City Council and the Deschutes County Board of Commissioners discussed these issues at a joint work session on November 13, 2008.

S. US 97 Corridor Plan

The Oregon Department of Transportation issued the Notice to Proceed for this Transportation and Growth Management (TGM) project. The Citizen Advisory Committee (CAC) will convene for the first time to kick off this project in January 2009.

Redmond Development Code Text Amendments

Billboards

On November 17, the Planning Commission unanimously recommended approval of a package of Redmond Development Code text amendments regulating the relocation of billboards. Billboards are regulated by 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 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 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 recommended a new relocation process via a Conditional Use Permit that would allow administrative (staff) review, but may be "called-up" by the Planning Commission or appealed by an applicant. However, public hearings would not be required to relocate a billboard. In addition, the Commission recommended new relocation standards, including standards in compliance with state law and Deschutes County's dark skies ordinance. City Council is scheduled to hear the recommended amendments on December 9.

Mixed Use Neighborhood Zone

The Planning Commission conducted a public hearing on November 17 to consider a new zoning district for the City of Redmond, the Mixed Use Neighborhood (MUN) zone. Commissioners raised several issues to be addressed, and continued the public hearing to December 15. In addition, Commissioners scheduled a work session to review the proposed zoning district on December 1.

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).

Public Facility Zoning District Amendments

The Planning Commission conducted a work session on draft amendments to the Public Facility zoning district on December 1. The amendments would allow other typical public uses not currently allowed in the PF Zone as well as accessory commercial uses. In addition, Commissioners discussed revising dimensional requirements (e.g., setbacks, maximum building height adjacent to residential zones) for structures in this zoning district.

Commissioners also discussed amending the Fairgrounds zoning district to allow RV Parks as an outright allowed use. Currently, there is an RV Park in the FG zone (it was approved as an accessory use), and this amendment would allow the use as a primary use.

REDMOND COMMISSION FOR ART IN PUBLIC PLACES

Dignity Installation: RCAPP celebrated the installation of “Dignity”, a ¾ life-sized bronze statue by Redmond native Rodd Ambroson, on November 29. The sculpture was installed and unveiled in front of the Redmond Chamber of Commerce.

URBAN RENEWAL

Downtown Urban Renewal District –

Centennial Park: Redmond’s new City Hall and Centennial Park are scheduled for Planning Commission public hearing on December 15, 2008.

Business Development Services: The URA partnered with the Redmond Chamber of Commerce to promote downtown Redmond during the holiday season with a marketing campaign, Redmond Downtown Dollars and holiday events, such as the Starlight Parade and Tree-Lighting Ceremony.