

March 2007

BUILDING SERVICES

Type of Permit	Number of Applications
BUILDING PERMIT APPLICATIONS RECEIVED	
Single Family Dwelling (SFD)	32
Residential Accessory Structure	3
Residential Remodel or Alterations	2
Industrial Buildings	3
Commercial Buildings – Mixed Use	1
Commercial/Residential Building	1
Indoor Motocross Building	1
Commercial Tennant Improvements	6
Demolitions	3
Signs	10
Total Number of Applications Received	62
BUILDING PERMITS ISSUED	
Residential Buildings	
New Single Family Dwellings	36
Alterations	3
Accessory Buildings	5
Commercial Buildings	
New Construction	3
Alterations	5
Other Permits	
Electrical Permits	135
Mechanical Permits	54
Manufactured Home Permits	1
Plumbing Permits	55
Total Number of Permits Issued	297
PROPERTY VALUATION	
Residential	
New Construction	\$4,843,110
Alterations	\$75,477
Accessory Buildings	\$203,286
Commercial	
New Construction	\$646,267
Alterations	\$528,000
Total Valuation of Building Permits Issued	\$6,296,140

CURRENT PLANNING

- The Planning Commission approved the American Legion Park project in the Dry Canyon south of Highland Avenue by a vote of 5-0.
- The City’s Hearings Officer, Karen Green, approved of the Visser application to allow a commercial use for a property at 7th and Cedar in an R-3, Limited Residential Zone District. The public hearing was conducted in February, and the decision issued on March 30, 2007.
- The City’s Hearings Officer, Karen Green, also conducted two additional public hearings in March with decisions expected in April.

- o Mitch Wilcox, a landowner in the Dry Canyon, applied for a variance to the 10-acre lot size for his 19.9 acre parcel to create two parcels. The property is in the UGB, but in Deschutes County.
- o The second application was for cellular antennas to be located on the roof of Ray's Market in the Nolan Town Center. This application has been approved by the Hearing's Officer.

Pre-Development Applications Received

Application #	Date Received	Applicant	Description
PD 07-25	3/6/07	Howard & Lisa Etter	Convert residence to office in C-1 zone Location: 715 NW Kingwood Ave Zone C-1
PD 07-26	3/16/07	Mark Bailey	2 lot Partition Location: 3950 SW Wickiup Ave Zone R-2
PD 07-27	3/21/07	Jim & Donna Ossenkop	6 Lot subdivision Location: 4455 SW Yew Ave Zone R-2
PD 07-28	3/22/07	Tim Carvallio	Future duplex from shop Location: 107 NW Cedar Ave Zone R-5
PD 07-29	3/22/07	RHG Design	Rite Aid Drug Store Location: SW Highland & 15 St Zone C-4
PD 07-30	3/23/07	Robert Sailors	Convert Residence to Commercial Use Location: 833 SW 12 St Zone C-4

Land Use Applications Received

Application #	Date Received	Applicant	Description
SP 07-10	3/6/07	Masten Contracting	Construct 12,090 Machine Shop Building Location: 1097 NE 11 St Zone M-2
MC 07-04	3/7/07	Arthur Wright	Convert clubhouse to manager's residence in Desert Meadows Location: 520 NE Shoshone Dr Zone R-4
SP07-11	3/8/07	City of Redmond	Ph 1, Water Well Supply Pump Station, Ph2, Reservoir Location: 450 NE 11 St Zone M-2
RMP07-02	3/12/07	Timber View Condo's	To convert apartments into condos Location: 2610 SW 23 St Zone R-5
LLA 07-05	3/14/07	GOI, LLC	Lot line adjustment Location: 2215 SW 21 St Zone R-5
SP07-12	3/14/07	Lowe's HIW	Lowe's Home Improvement Store & Garden Ctr. Location: SE corner of Veteran's Way and SW Kalama Ave Zone C-2
MA 07-03	3/15/07	Rod Tomcho	Canyon Rim Planned Unit Development Location: Rimrock Dr & 13 St Zone R-2
LLA 07-06	3/19/07	Highland Marketplace	Consolidate lots for development Location: 1695 SW Juniper Ave Zone C-4
SP 07-13 V07-06	3/19/07	Air Group LLC	Three warehouse/office/storage buildings, three 2 story buildings with offices on second floor, Reduce parking spaces from 33 to 32 spaces. Location: 2950 SW 6 St Zone M-1

Application #	Date Received	Applicant	Description
SP 07-14 V07-07	3/19/07	Otter Run Dev	2 warehouse/office/storage buildings and one 2 story building with offices on second floor, Variance to reduce the 10 ft landscape setback to 7.5 ft Location: 2545 SW 4 St Zone M-1
LLA 07-07	3/23/07	Gary Goodwin	Consolidate Lots for development Location: 245 SW Pumice Ave Zone M-1
SP 07-15	3/23/07	Eric Meade	Climbing wall manufacturing/ assembly buildings for Entre Prises Location: 23 rd & Deerhound Zone M-1
SP 07-16	3/23/07	Eric Meade	One 2-story office building for Entre Prises Location: 23 rd & Deerhound Zone M-1
LLA 07-08	3/26/07	High Lakes Properties	Between "asbuilt" locations of water meter boxes Location: 4 BD 301 & 214 Zone R-3
LLA 07-09	3/26/07	High Lakes Properties	Between "asbuilt" locations of water meter boxes Location: 4 BD 204 & 301 Zone R-3

Land Use Decision

Application #	Date Finalized	Applicant	Description	Turn around time
LLA 07-01	3/8/07	KLD Construction	Lot Line Adjustment Location: 1890 SW Salmon Ave Zone R-5	27 Days
SP 06-61	3/12/07	AM-PM towing	Towing Impound Yard Location: 1260 NE Hemlock Zone M-2	31 Days
SUB 06-26	3/13/07	Home Depot	5 lot subdivision for the Home Depot Store Location: 300 NW Quince Zone C-1	104 Days
LLA 07-03	3/14/07	Richard Borgman	Consolidate 2 lots for Celtic Car Wash Location: Jackpine Ave & Hwy 97 Zone C-1	1 Day
SP 07-03 V07-04	3/15/07	Steele Associates	Ferguson Plumbing Sup. building, Variance for industrial bldg near residential Zone Location: 1212 NE 5 th St Zone M-1	20 Days
SP07-06	3/16/07	Jeff Wellman	Aircraft Rubber Manufacturing plant Location: 1550 NW Kingwood Ave Zone M-2	16 Days
LLA 07-05	3/23/07	GOI LLC	Increase Lot 7, Torryn's Addition Location: 2215 SW 21 St & 2055 SW Salmon Ave Zone R-5	1 Day
SP 07-01	3/26/07	GGL Architecture	2 light industrial buildings for Vision Industrial Location: Lots 1 & 7, Pioneer Industrial Park Zone M-2	52 Days
SP06-60 V06-24 CU06-24	3/26/07	RedBendLLC	Office building, Var. for parking on southern property boundary, Cond. Use for a com. office in the M-1 zone Location: 2659 SW 4 th Ave Zone M-1	68 Days
MA 06-12	3/28/07	Neighbor Impact	Addition to the site plan SP 02-32 to add a concrete pad for an outdoor walk-in refrigerator/freezer with compressors. Location: 2303 SW 1 st Street Zone M-1	71 Days

LONG RANGE PLANNING

Redmond Development Code (RDC) Update

- Staff conducted a work session with the Planning Commission on the RDC clean up amendments. Staff is continuing to work with the Commission on these amendments and expects to conduct a public hearing for the first set of clean-up code amendments on May 7, 2007, and then will continue to work on additional clean-up code amendments over the next several of months.
- Staff conducted a work session with the Planning Commission on the draft RDC amendments to implement the Interchange Access Management Plan (IAMP) as required by ODOT to restrict access to private properties from US 97. These amendments are scheduled for a public hearing on April 16, 2007.
- Staff conducted the first work session with the Planning Commission on a draft Overlay Zoning District for the R-4 and R-5 high density zoning districts with members from the Northwest Area Development Group. The overlay zoning district would establish clear and objective standards to allow higher density development while also implementing the City's Great Neighborhood principles. Staff and Northwest Area Development Group members will conduct a second work session on this proposal in May.

Downtown Urban Renewal

- The SERA Architects-led consultant team completed the first full draft of the Preliminary Downtown Development Plan, and then presented this draft to the Urban Renewal Board and Downtown Urban Renewal Advisory Committee in early April.
- At the March 12 DURAC meeting, committee members directed staff to revise the downtown revitalization loan program's repayment measures to include interest-only payments for years 0-5 of the repayment period, and the interest and principal for years 6-10. In addition, committee members directed staff to prepare a first draft of Downtown Signage Standards for inclusion into the Downtown Architectural Design Standards. Staff subsequently prepared the standards and presented the first draft to DURAC in April.

Airport Urban Renewal

There is no update at this time.

Northwest Area Plan/Highway Area Plan

- On March 15, the second Community Meeting was conducted to present revised draft plans and gain public input on several plan components. The meeting was extremely well attended with over 100 people attending.
- Staff continued to work with the Northwest Area Development Group on a series of issues to implement the Northwest Area Plan, including infrastructure costs and improvements, parks and schools locations, development code amendments, and more.

Arts Commission

- RCAPP met on March 19th and discussed the possibility of "Air Traffic Control" being put in place on May 18th to coincide with the Art-Walk-Explore event. Plans are underway for an event celebrating the placement of this, the city's first piece of public art.

- A second sculpture donation, “Western Swing”, has been proposed by Phil and Penny Knight. RCAPP has accepted the donation and details are currently being worked out for the sculpture’s placement. “Western Swing” is a bronze, hero-sized sculpture of a cutting horse and rider working a calf.
- The commission is sponsoring a public forum, “Art at the Intersection”, on April 19th from 5-7 p.m. at the Historic Redmond Church. Their hope is to get community input and involvement on how they would like public art to look.

Affordable Housing

- The second Affordable Housing Task Force met in mid March. The purpose of this second meeting was to focus on existing affordable housing resources provided in Redmond by the public, private, and non-profit sectors. Specifically, resource providers and the development community presented their existing programs and services, and then the group identified gaps in services, services that do not and cannot meet existing demand, and/or groups (e.g., workforce) that are currently ineligible to receive benefits. The next meeting is scheduled for April 25 from 4-6 p.m. at Community First Bank. That meeting will begin to address the issue of who the targeted populations are for the City’s affordable housing efforts (e.g., workforce and low income), and to what degree each need/population should be met.
- The next City Club of Central Oregon luncheon will focus on affordable housing in the region. The luncheon is scheduled for April 19 from 11:30-1:00 p.m.