

May 2007

BUILDING SERVICES

Type of Permit	Number of Applications
BUILDING PERMIT APPLICATIONS RECEIVED	
Single Family Dwelling (SFD)	17
Residential Accessory Buildings	5
Residential Remodel or Alterations	10
Change of Use – Residential to Commercial	2
Industrial Buildings	1
Commercial Tenant Improvements	7
Demolitions – Residential	2
Signs	9
Total Number of Applications Received	53
BUILDING PERMITS ISSUED	
Residential Buildings	
New Single Family Dwellings	40
Alterations	4
Accessory Buildings	6
Commercial Buildings	
New Construction	4
Alterations	2
Other Permits	
Electrical Permits	130
Mechanical Permits	65
Manufactured Home Permits	1
Plumbing Permits	56
Total Number of Permits Issued	308
PROPERTY VALUATION	
Residential	
New Construction	\$6,375,076
Alterations	\$113,534
Accessory Buildings	\$34,236
Commercial	
New Construction	\$4,125,008
Alterations	\$435,514
Total Valuation of Building Permits Issued	\$11,083,368

CURRENT PLANNING

- The Planning Commission approved two large developments and recommended approval of a third in May.
 - Redmond Water park

On May 7, the Commission unanimously recommended approval of a zone change from Light Industrial M-1 Zone District to Tourist Commercial C-5 for the Redmond Water Park. This zone change is proposed as a contractual zone change based on the development of a water park. The only issue that remains to be addressed is the number of automobile trips that will be capped from this 39 acre rezoning for the PM peak hour. City and ODOT staff recommend a trip cap of 500 trips and the applicant and Planning Commission support a trip cap of 729. The City Council public hearing for this rezoning application is scheduled for June 12. If approved, the applicant will proceed with creating a Site and Design application for the Water Park.

- Lowe's Home Improvement

On May 21, the Commission approved a Site and Design application for the Lowe's Home Improvement Store to be located on the old fairgrounds property immediately south of Fred Meyer by a vote of 4-2. The 119,327 square foot building with a 27,265 square foot garden center will include high quality architecture and landscaping and provide an attractive gateway to the City's downtown.

- Topaz Industrial Park

The Commission unanimously approved a 60-acre, 24-lot industrial subdivision on the City's near east side. The development also includes a 150-foot right-of-way for a future Phase 2 of the re-route. The only key issue that remains to be addressed is a separated grade crossing at Quartz Avenue and the railroad. Staff finds this grade crossing is not feasible and continues to work with ODOT on this issue.

Pre-Development Applications Received

Application #	Date Received	Applicant	Description
PD 07-34	5/11/07	Anthony Jones	9800 sq ft industrial building Location: 411 SE Evergreen Zone M-2
PD 07-35	5/18/07	Chet Antonsen	Proposed medical building Location: 655 NW Jackpine Zone C-1

Land Use Applications Received

Application #	Date Received	Applicant	Description
MC 07-08	5/1/07	Applebee's	Modify Site plan, no sidewalk per ODOT Location: 3807 SW 21 ST Zone C-1
MC 07-09	5/3/07	Concourse 97	Modify Site plan, no sidewalk per ODOT Location: 3807 SW 21 ST Zone C-1
SP 07-19 V 07-09	5/8/07	Kokanee Holdings	2 warehouses, office/storage buildings, Variance to reduce 10' side yard setback to 5', lot 24, Airport Business Center Location: 2545 SW 6 St Zone M-1
SP 07-20	5/9/07	Dallon Miles	For office & warehouse for Pappy's Pizza Parlor Location: 1655 N Hwy 97 Zone C-1
MTS 07-2	5/11/07	Hayden Watson	Measure 37 claim against IAMP, ODOT interchange Location: 04 AA 600 Zone C-1
MTS 07-03	5/11/07	Suntrust Land	Measure 37 claim against IAMP, ODOT interchange Location: 04 AA 700 Zone C-1
MTS 07-04	5/11/07	St Thomas Church	Measure 37 claim to remove zone restrictions Location: 1114 SW Evergreen Zone R-3
SP 07-21	5/14/07	Tim Westcott	for a beauty salon. "The Salon Renaissance" Location: 725 SW 8 St Zone C-4
PUD 07-02 SP 07-22 CU 07-10	5/15/07	Integra Homes	30 lot upscale Planned Unit Development, Elm Park, Site & Design and Conditional Use Location: 29 th and Elm Street Zone R-4
CU 07-11	5/15/07	Airgroup LLC	Warehouse, office use operating at normal business hours Location: 2950 SW 6 St Zone M-1
SP 07-23	5/15/07	Steve O'Malley	To add a 24 hour Car Wash and coffee stand drive through Location: Hwy 97 & Jackpine Zone C-1
MC 07-10	5/16/07	Father Jim Logan	To add 38,806 sf Parish Hall addition to the church building. Location: 1720 NW 19 th St Zone R-1
SP 07-24	5/16/07	American Energy	For a 24 hour card lock fuel station with maintenance building Lot 5, Pioneer Business Park

Application #	Date Received	Applicant	Description
			Location: 7 Street and Jackpine Zone M-2
LLA 07-13	5/18/07	5 th Street Properties	Lot line consolidation for development Location: 429 NW Cedar Ave Zone C-2
MC 07-04	5/22/07	Dixon Ward	Modify Ph 2 of Pioneer Business park, change lot size Location: 775 NE Hemlock Zone M-1

Land Use Decision

Application #	Date Finalized	Applicant	Description	Turn around time
SP 06-59	5/1/07	Woody Dow	Site and Design to add a 3268 sf bldg Location: 2775 SW 17 th Pl Zone C-1	125 Days
MC 07-03	5/2/07	Dick Robertson	Applicant is modifying the approved site design by using the garage as retail use. Location: 306 NW 7 th St Zone R-5	1 Day
SUB 07-01	5/2/07	Mark Pacheco	"Anaconda" 27 lot single family subdivision Location: 3861 SW Reservoir Dr Zone R-4	62 Days
DR 07-02	5/11/07	St. Thomas Church	Declaratory Ruling to determine if R-3 zoned property can be developed for limited commercial use as office space, restaurant and restaurant-related activities including an art center or theater. Location: 1114 SW Evergreen Zone R-3	1 Day
PA 07-02	5/14/07	City of Redmond	IAMP, North Interchange for ODOT reroute Location: between Canal & Hwy 97 area	91 Days
TA 07-02	5/14/07	City of Redmond	IAMP, North Interchange for ODOT reroute Location: between Canal & Hwy 97 area	91 Days
LLA 07-11	5/15/07	High Desert Redmond	Lot line adjustment Location: 875 NE Kingwood Ave Zone M-1	1 Day
SP 07-07 CU 07-04 V 07-03	5/16/07	HWDD LLC	For 12,000 sf office building, CU for Office use in the M-1 zone and Variance for 10ft side set back to 5 ft. Location: 641 SW Umatilla Ave Zone M-1	64 Days
MA 07-04	5/17/07	Crystal Park Construction	Name change for SUB 06-10 Aspen Glen to Alder Glen Location: Umatilla Ave & 32 nd Zone R-2	1 Day
MC 07-04	5/21/07	Desert Meadows	Modification to approved site plan to allow a manager's residence in lieu of a clubhouse Location: 520 NE Shoshone Dr Zone R-4	41 Days
V 07-02	5/23/07	Mitch Wilcox	Minor Variance to split one 19.87 parcel into 2 parcels in the UH-10 zone. Location: 3443 NW 19 Street Zone UH-10	82 Days

LONG RANGE PLANNING

Redmond Development Code (RDC) Update

- The Planning Commission conducted its second and third work sessions on a proposal to create an Overlay District for the R-4 and R-5 medium/high density zoning districts on May 7 and 21. The Commission directed staff to use the Angelo Planning Group's (APG) recommended zoning amendments included in the Northwest Area Plan (NAP) as a starting point for the development of code revisions to implement the NAP. The Commission will conduct work sessions on this topic on June 4 and 11, and July 2 and 16.

Downtown Urban Renewal

- At the May 14 DURAC meeting, staff presented a revised version of the draft downtown sign standards to be included in the Downtown Architectural Design Standards. The revisions were

based on input staff received from local sign companies. Staff will proceed with conducting public meetings in mid-summer on the draft standards before proceeding with a formal amendment to adopt the standards.

- DURAC expressed support for creating a downtown awards program for a variety of new and redevelopment projects. This program may be conducted in conjunction with the Redmond Downtown Partnership (RDP). Staff will begin to development this program over the next several months through such efforts as defining the award categories and criteria.
- In June, DURAC will meet on June 4 to consider revisions to the High Density Residential R-5 Zone District properties that abut the downtown at the Planning Commission's request.
- The Urban Renewal Board extended the timeframe for the Ehret Bros. building improvements to be completed from December 31, 2007 to September 30, 2008.

Airport Urban Renewal

- There is no update at this time.

Northwest Area Plan/Highway Area Plan

- Staff continued to meet with the Northwest Area Development Group (NADG) and Redmond School District to identify locations for a 30-acre school site to accommodate an elementary and middle school. This significant issue has not yet been resolved.
- Staff coordinated with the Angelo Planning Group to develop a Comprehensive Plan amendment and findings to adopt the Northwest and Highway Area Plans. The follow is a tentative schedule for the adoption process:
 - June 25: Joint City Council/Planning Commission Work Session (staff presentations, council/commissioners comments and questions, etc.) on Draft Comprehensive Plan Amendments and Findings (location TBD but likely Historic Redmond Church; planning staff to take meeting minutes)
 - July 23: Planning Commission Public Hearing & Recommendation
 - August 14: City Council Public Hearing ("evidentiary public hearing") & Adoption

This is a "best case scenario" schedule and assumes the Redmond School District will successful secure a property in the northwest area for its schools. Failure to secure a property may result in a delay of the plan adoption.

Arts Commission

May was a landmark month for RCAPP. The Commission celebrated the placement of its first piece of public art, "Air Traffic Control", on May 18th. There was a ribbon cutting ceremony to commemorate the event, which was very well attended by various City staff as well as Chamber of Commerce employees and members from a variety of other commissions.

The Commission is working on plans for the installation and celebration of its second piece of public art, "Western Swing", with hopes of placing the sculpture the week of the Deschutes County Fair.

Affordable Housing

- The fourth Affordable Housing Task Force meeting was conducted in May. The Task Force reviewed and revised a set of draft recommended affordable housing goals, objectives and policies. It also discussed and evaluated a series of strategies to create or preserve affordable housing in Redmond. The Task Force will continue its evaluation of the strategies in June. Staff will conduct a community meeting in July to present and discuss the affordable housing planning process to date, a summary of the work completed, and gather public input on the draft goals, objectives, policies and strategies.