

December 2007

**BUILDING SERVICES**

Type of Permit	Number of Applications
<b>BUILDING PERMIT APPLICATIONS RECEIVED</b>	
Single Family Dwelling (SFD)	11
Residential Remodel or Alterations	1
Commercial Remodel or Alteration	6
Demolition	1
Signs	4
<b>Total Number of Applications Received</b>	<b>23</b>
<b>BUILDING PERMITS ISSUED</b>	
<b>Residential Buildings</b>	
New Single Family Dwellings	13
Alterations	2
Accessory Buildings	1
<b>Commercial Buildings</b>	
New Construction	3
Alterations	8
<b>Other Permits</b>	
Electrical Permits	81
Mechanical Permits	29
Plumbing Permits	29
<b>Total Number of Permits Issued</b>	<b>166</b>
<b>PROPERTY VALUATION</b>	
<b>Residential</b>	
New Construction	\$ 1,894,779
Alterations	\$ 144,505
Accessory Buildings	\$ 28,440
<b>Commercial</b>	
New Construction	\$ 416,248
Alterations	\$ 737,653
<b>Total Valuation of Building Permits Issued</b>	<b>\$ 3,221,625</b>

**CURRENT PLANNING**

- The following development applications were considered by the City Council, Planning Commission and the Hearings Officer in December:
  - Regency Park Cluster Development (CLD)

In 2003, the City approved a multi-family, over-55 adult apartment complex for 29 units. In 2007, the developer sold the project to Mr. Robert Childers. Mr. Childers subsequently applied to modify the project by adding parking and removing the 55-and over designation. In doing so, he removed the community center/club house from the park. In August, Mr. Childers applied for a Cluster Development (one type of PUD) to allow the project, which is under construction, to be converted to individually-owned townhomes.

On December 3, the Planning Commission reviewed the proposal and denied the CLD on a 4-1 vote because it did not meet the CLD standards for access, setbacks, and recreational

amenities. Mr. Childers appealed this decision to City Council. A hearing date for this appeal will be set on January 22, 2008.

o Northwest Area Concept Planned Unit Developments

On December 10, the Commission reviewed two concept planned unit developments on the northwest area of the urban growth boundary. One plan was a revised 70-acre PUD proposed by Pahlisch Homes/Elk Horn Land Development. The Commission recommended enhancing the plan's internal road and trail network to facilitate better connectivity, and making other adjustments.

The other was a 39-acre plan proposed by Sun Trust Homes/Hayden Homes. The Commission supported the overall plan, including the central park, mix of housing types and sizes, and street connectivity.

**Pre-Development Applications Received**

Application #	Date Rec'd	Applicant	Description
PD 07-75	12/12/07	Mike Gorman	Two story office building with hangar <b>Location:</b> 875 SE Veterans Way Zone Airport
PD 07-76	12/14/07	Isa Taylor	Vacate 30' of road <b>Location:</b> 3444 SW Umatilla Zone R-2

**Land Use Applications Received**

Application #	Date Rec'd	Applicant	Description
SP07-49	11/30/07	Mark Rossi	3960sf storage & lease space for DeLeone Mfg. <b>Location:</b> 1258 SW Lake Rd Zone M2
A 07-05	12/4/07	Porter Land Use	Appeal for PC decision on CLD 07-01 <b>Location:</b> 2055 SW Salmon Ave Zone R5
LOR 07-01	12/6/07	Tom Farruggia	Lot of record verification <b>Location:</b> 16 AA 200 Zone C2
SP 07-50	12/6/07	Tom Farruggia	Convert & improve the residence to comm. office <b>Location:</b> 227 SW 2 <sup>nd</sup> St Zone C2
SP 07-51	12/6/07	Tom Farruggia	Convert & improve the residential house to a multi-office (1400+sf) building <b>Location:</b> 154 SW 2 <sup>nd</sup> St. Zone C2
LLA 07-22-LLA 07-32	12/7/07	John Schimmoller	Development effort, street alignment <b>Location:</b> SW 23 <sup>rd</sup> St & SW Deerhound Zone M1
MC 07-20	12/10/07	High Desert EDU	1937 sf addition for archive & office storage <b>Location:</b> 1212 NE 5 <sup>th</sup> St Zone M1
SUB 07-08	12/10/07	Surf Pines Construction	LeeAnne Acres, 4 lot subdivision <b>Location:</b> 1724 SW 25 St Zone R3
SP 07-52	12/14/07	Steele Associates	9000 sf commercial multi tenant retail building <b>Location:</b> Canal Blvd & Veterans Way Zone C2
SP 07-53	12/20/07	Sante' Group	Retirement community, Desert Peaks, 3 story, 108 units. Cond. use for res. use in the C1 zone. <b>Location:</b> NW Hwy 97 & NW Spruce Zone C1
SP 07-54	12/21/07	Hooker Creek	7056 sf bldg, sales & rental of contractor equipment <b>Location:</b> 1607 SE Veterans Way Zone M1
MC 07-21	12/27/07	PCC Schlosser	Building addition and parking lot expansion <b>Location:</b> 345 NE Hemlock Ave Zone M1
LLA 07-33	12/27/07	Cayenne Investments	Adjust lot 300 & 1100 for building expansion <b>Location:</b> 1607 SE Veterans Way Zone M1

## Land Use Decision

Application #	Date Finalized	Applicant	Description	Turn Around
SP07-44	12/3/07	Cascade Natural Gas	An above ground regulator Station <b>Location:</b> SW Evergreen & SW Rimrock Zone R5	20 Days
LLA 07-21	12/3/07	Eric Meade	Adjustment to accommodate building design <b>Location:</b> SW 23 <sup>rd</sup> & SW Deerhound Zone M1	1 Day
SP 07-40 V07-26	12/5/07	Wildflower Dev.	8700 sq. ft. retail building with two tenants Variance to reduce the required parking. <b>Location:</b> Hwy 97 & SW Xero Lane Zone C1	69 Days
CLD 07-01	12/10/07	Porter Land Use	Convert apt. complex to a cluster dev 29 townhouse units on individual lots. Variance for a 15 ft setback on a Collector (21 <sup>st</sup> ) from 20 ft. <b>Location:</b> 2055 SW Salmon Ave Zone R5	88 Days
MC 07-18	12/10/07	Falcon Fund	Revised tentative plan for partitioning lots 1100 and 1300 of the existing site area into 9 lots <b>Location:</b> NE King Way & BNSF RR Zone C1	14 Days
SP 07-34	12/14/07	RHL Design Group	For approx 17,000 SF Rite Aid Pharmacy with drive through. Variance for the off street parking reduction. <b>Location:</b> 1514 & 1550 SW Highland Zone C4	86 Days
SP 07-42	12/17/07	Eric Meade	EntrePrises climbing walls mfg & assembly warehouse <b>Location:</b> 23 <sup>rd</sup> & Deerhound Zone M1	38 Days
SUB 07-05	12/20/07	Watson Family LP	Autumn Glen, 16 lot residential subdivision <b>Location:</b> 3000 NW 10 <sup>th</sup> St Zone R3	170 Days
SP 07-33	12/21/07	Dickerhoff Real Estate	26,265 SF retail bldg <b>Location:</b> south of 2795 S Hwy 97 Zone C1	98 Days
CU 07-15	12/21/07	River of Life Church	To operate a church in the C-2 zone <b>Location:</b> 411 SW Cascade Ave Zone C2	15 Days
LLA 07-22- LLA 07-32	12/28/07	John Schimoller	Development effort, street alignment <b>Location:</b> SW 23 <sup>rd</sup> St & SW Deerhound Zone M1	1 Day

## LONG RANGE PLANNING

### Redmond Development Code (RDC) Update

- In December, the Planning Commission recommended a set of townhouse design and development standards to City Council to be included in the overall RDC clean-up amendments. City Council conducted a public hearing on the RDC clean-up amendments. However, based on public and Commissioner input, City Council remanded the amendments back to the Planning Commission for additional work. The Commission has scheduled a public hearing for January 7 to consider a revised set of recommendations.

### Annexation Agreement

- On December 18, City Council adopted an annexation agreement to serve as a model for the Northwest Area and other areas of the UGB.

### Eastside Framework Plan

In December, the City's planning consultant Otak conducted a series of stakeholder interviews with state and local agencies, and Deschutes County on a variety of issues to be addressed in this Plan. Subsequently, the consultant began preparing a series of plan alternatives to be presented to Deschutes County and the City of Redmond in January for consideration and selection. The deadline for the draft plan is January 31, 2008.

## **ARTS COMMISSION**

At the December 17 meeting Redmond Commission for Art in Public Places (RCAPP) considered a draft RFP for future public art projects. The Commission will re-evaluate the RFP with input from the RCAPP Program Subcommittee and make a recommendation to Council in January.

The Commission also agreed to recommend the purchase of "Dignity" to Council. Dignity is a ¾ life-size bronze sculpture of a woman carrying a basket and was created by Central Oregon native, Rodd Ambrosen.

## **S. US 97 CORRIDOR PLAN**

City staff and consultant Bill Adams continue to wait for final approval of the revised scope of services from the Oregon Department of Transportation.

## **URBAN RENEWAL**

### **Downtown Urban Renewal District**

Downtown Loan and Grant Program – In December, Kevin Groshang unveiled the new façade of Paulina Springs Books located at 422 SW 6<sup>th</sup> Street. Amonté Salon opened up with new façade improvements at 652 SW 6<sup>th</sup> Street. Additionally architects are working with six new minor façade projects.

SW 5<sup>th</sup> and 6<sup>th</sup> Street Post Reroute Design – A committee of city staff and community stakeholders are developing three design options for the public to consider in April. All three design options balance the need for wider sidewalks to allow café / restaurant seating as well as convenient parking and north-south local transportation ease.

### **South Airport Urban Renewal District**

In December, Tashman Johnson LLC, the City's Urban Renewal Consultant, started drafting an amendment to the South Airport Urban Renewal Plan that will be considered during a public process in February and March, 2008.