

February 2008

**COMMUNITY DEVELOPMENT**

**Building Services**

<b>BUILDING PERMIT APPLICATIONS RECEIVED</b>			
<b>Application Type</b>	<b>Feb-08</b>	<b>Feb-07</b>	<b>% Change</b>
Single Family Dwelling (SFD)	17	24	-29.17%
Residential Remodel or Alteration	0	4	-100.00%
Residential Accessory Building	1	0	100.00%
New Commercial Building	3	6	-50.00%
Commercial Tennant Improvement	8	0	100.00%
Commercial Accessory Building	0	1	-100.00%
Industrial Tennant Improvement	0	6	-100.00%
Change of Use	1	0	100.00%
Demolition	2	2	0.00%
Signs	9	11	-18.18%
<b>Total Applications Received</b>	<b>41</b>	<b>54</b>	<b>-24.07%</b>
<b>BUILDING PERMITS ISSUED</b>			
<b>Permit Type</b>	<b># of Permits</b>	<b># of Permits</b>	<b>% Change</b>
<b>Residential Buildings</b>			
New Single Family Dwellings	17	27	-37.04%
Alterations	2	1	100.00%
Accessory Buildings	1	2	-50.00%
<b>Commercial Buildings</b>			
New Construction	3	5	-40.00%
Alterations	3	12	-75.00%
<b>Other Permits</b>			
Electrical Permits	85	123	-30.89%
Mechanical Permits	41	57	-28.07%
Plumbing Permits	43	41	4.88%
<b>Total Number of Permits Issued</b>	<b>195</b>	<b>268</b>	<b>-27.24%</b>
<b>PROPERTY VALUATION</b>			
<b>Residential</b>			
New Construction	\$2,376,037	\$3,963,089	-40.05%
Alterations	\$111,103	\$30,000	270.34%
Accessory Buildings	\$35,000	\$30,642	14.22%
<b>Commercial</b>			
New Construction	\$638,391	\$1,248,730	-48.88%
Alterations	\$82,000	\$1,666,500	-95.08%
<b>Total Valuation of Building Permits Issued</b>	<b>\$3,242,531</b>	<b>\$6,938,961</b>	<b>-53.27%</b>

**Current Planning**

- Neither the Planning Commission nor the Hearings Officer conducted any public hearings on current planning applications in February. However, City Council addressed the following current planning issues.

- Standing Order

The City Council reviewed and adopted Resolution No. 2008-08 on February 12, 2008. The Resolution modifies the current standing order of the Council which protects the City from a writ of mandamus if there is not enough time left in the 120-day decision making period for the City Council to hear an appeal of a land use decision. Resolution No. 2008-08 allows the City Council to review a land use decision under Redmond Code 8.1375 prior to the 7<sup>th</sup> calendar day following the mailing of a Hearing Body's decision.

- Regency Park Cluster Development

In 2003, the City approved a multi-family, over-55 adult apartment complex for 29 units through the Site and Design Review process. In 2007, the developer sold the project to Mr. Robert Childers. Mr. Childers subsequently applied to modify the project through the Site and Design Review process 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 2007, Mr. Childers applied for a Cluster Development (CLD)(a type of Planned Unit Development) to allow the project, which is under construction, to be converted to individually-owned townhomes.

On December 3 2007, 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.

On February 12, 2008, the City Council set a hearing date for the Regency Park Cluster Development appeal of the Planning Commission decision. The hearing date is scheduled for March 11, 2008.

### Pre-Development Applications Received

Application #	Date Rec'd	Applicant	Description
PD 08-06	2/11/08	Prescott	Convert a residence to office space <b>Location:</b> 2060 SW Salmon Zone R-5
PD 08-07	2/12/08	Storm Water Services	Decadent Station for drywells & catch basins <b>Location:</b> 1120 NE 11 ST Zone M-2
PD 08-08	2/12/08	Sean Minor	Interior remodel of residence to office <b>Location:</b> 708 SW 11 St Zone C-2
PD 08-09	2/15/08	Monte Murphy	Addition to existing building <b>Location:</b> 300 SW Reindeer Zone M-1

### Land Use Applications Received

Application #	Date Rec'd	Applicant	Description
V 08-03	2/6/08	Falcon Fund	Change distance between principal buildings <b>Location:</b> 275 NE King Way Zone C-1
MA 08-01	2/14/08	LB Engineering	Change Parking layout for Marks Auto Body <b>Location:</b> 1620 SW Highland Ave Zone C-4
LLA 08-02	2/22/08	Builder Center Partners	Consolidate Lots <b>Location:</b> 2127 S Hwy 97 Zone C-1
MC 08-03	2/22/08	Falcon Fund	Modify Con # 6 of SUB 07-02, Kingway

Application #	Date Rec'd	Applicant	Description
			Location: 275 NE King Way Zone C-1

### Land Use Decision

Application #	Date Finalized	Applicant	Description	Turn Around
SUB 07-08	2/4/08	Surf Pines Construction	LeeAnne Acres, 4 lot subdivision Location: 1724 SW 25 St Zone R3	33 Days
SP 07-52 V 08-01	2/8/08	Shops at the Old Fair	9000 sf commercial multi tenant retail building Location: Canal Blvd & Veterans Way Zone C2	44 Days
LLA 08-01	2/11/08	Brown/Reynolds	Lot Line Adjustment Location: 2604 SW Cascade Ave Zone R4	1 Day
LLA 07-33	2/12/08	Cayenne Investments	Adjust lot 300 & 1100 for building expansion Location: 1607 SE Veterans Way Zone M1	16 Days
RMP 07-09	2/12/08	Jeff Service	2 Lot Partition Location: 4019 Umatilla Ave Zone R2	61 Days
SP 07-54	2/12/08	Hooker Creek	7056 sf bldg, sales & rental of contractor equip. Location: 1607 SE Veterans Way Zone M1	22 Days
SP 07-45	2/25/08	Liberty Bank	New bank branch Location: 1826 N Hwy 97 Zone C-1	60 Days
SP 07-53 CU 07-16	2/26/08	Santé Group	Retirement community, Desert Peaks, 3 story, 108 units. Cond. Use for residential use in the C1 zone. Location: NW Hwy 97 & NW Spruce Zone C1	48 Days

### Long Range Planning

#### Redmond Development Code (RDC) Update

In January, a package of Redmond Development Code amendments had been remanded back to the Planning Commission to address revised townhouse design and development standards and PUD revisions. The Commission successfully addressed those issues and also proposed additional amendments related to utility improvements, and the maximum building height in the Airport Zone.

The code amendments were adopted by the City Council at a public hearing on February 12, 2008. The Council adopted the revised townhouse and PUD/CLD/Cottage standards after receiving public testimony. The code amendments take effect thirty (30) days from the date of adoption, March 13, 2008.

#### Annexations

Property owners Clyde, Sharon, Carroll, James, William, and Michael Penhollow submitted a Consent to Annex for their properties and requested that the properties be annexed. The properties are contiguous to the city limits on the east and south ends of the property and are located north of NW Hemlock Avenue and west of NW 23rd Street. On February 12, 2008 City Council approved Resolution No. 2008-06 which annexed the Penhollow property to the City of Redmond.

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

The City Council held a work session and hearing on the Scope of Work (SOW) that City staff and consultant Bill Adams coordinated with the Oregon Department of Transportation. Gary Farnsworth, ODOT, spoke in favor of the SOW and the South Highway 97 Corridor Plan. Some business owners spoke to the City Council about traffic operations on Highway 97 and several ventured the opinion that the speed limit on Highway 97 needs to be reduced. The next step is for staff and ODOT to develop an Intergovernmental Agreement (IGA) and to go ahead with the consultant selection. Several people who attended the Council meeting indicated an interest in serving on the Citizens Advisory Committee (CAC) and staff will compile a list of people for the Council to consider appointing to the CAC. It's expected that 7-15 people will serve on this committee. The State's Transportation and Growth Management program awarded the City a \$150,000 grant for this planning effort.

## **ARTS COMMISSION**

- *RFQ / RFP for Public Art at the Highland / Glacier Intersection with Highway 97* – Issued on February 13. Qualification responses are due back on March 21, 2008. Semi-finalists will be selected who will then be offered a \$250 stipend to produce a model of the proposed work for the site. A finalist will be selected by June 11, 2008.
- *Gathering for the Arts* – A forum sponsored by Redmond's Commission for Art in Public Places is scheduled for March 15, 10:00 a.m. – 2:00 p.m. at Juniper Ridge Golf Course. This forum is meant to bring all local artists together to further promote art and culture in Redmond.

## **URBAN RENEWAL**

### **Downtown Urban Renewal District**

- *5th and 6th Street Post Reroute Design* – Two design proposals were presented to the Downtown Urban Renewal Advisory Committee for feedback. Revised proposals will be presented to the public for comment in April.
- *City Hall / Centennial Park Project* – A RFQ / RFP for Design Services was noticed on February 13, 2008, with responses due back on March 14, 2008. A design firm will be selected on April 8, 2008.

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

Sixth Amendment – All property owners in the city limits were notified about a public hearing scheduled for April 8, at the City Council meeting at 7:00 p.m., to consider a Sixth Amendment to the South Airport Industrial Area Urban Renewal Plan. The Sixth Amendment proposes to increase the maximum indebtedness of the Plan and fund much needed transportation, water and sewer public infrastructure projects.