

March 2008

COMMUNITY DEVELOPMENT

Building Services

BUILDING PERMIT APPLICATIONS RECEIVED			
Application Type	Mar-08	Mar-07	% Change
Single Family Dwelling (SFD)	6	32	-81.25%
Residential Remodel or Alteration	2	2	0.00%
Residential Accessory Building	2	3	-33.33%
Duplex	1	0	n/a
New Commercial Building	0	2	-100.00%
Commercial Tennant Improvement	4	6	-33.33%
Commercial Accessory Building	0	1	-100.00%
New Industrial	0	3	-100.00%
Demolition	1	3	-66.67%
Signs	5	10	-50.00%
Total Applications Received	21	62	-66.13%
BUILDING PERMITS ISSUED			
Permit Type	# of Permits	# of Permits	% Change
Residential Buildings			
New Single Family Dwellings	22	36	-38.89%
Duplex	1	0	n/a
Alterations	3	3	0.00%
Accessory Buildings	4	5	-20.00%
Commercial Buildings			
New Construction	0	3	-100.00%
Alterations	3	5	-40.00%
Other Permits			
Electrical Permits	95	135	-29.63%
Mechanical Permits	38	54	-29.63%
Manufactured Home Permits	1	1	0.00%
Plumbing Permits	48	55	-12.73%
Total Number of Permits Issued	215	297	-27.61%
PROPERTY VALUATION			
Residential			
New Construction	\$3,454,280.00	\$4,843,110.00	-28.68%
Alterations	\$61,786.00	\$75,477.00	-18.14%
Accessory Buildings	\$30,430.00	\$203,286.00	-85.03%
Commercial			
New Construction	\$0.00	\$646,267.00	-100.00%
Alterations	\$121,900.00	\$528,000.00	-76.91%
Total Valuation of Building Permits Issued	\$3,221,625.00	\$6,296,140.00	-48.83%

Current Planning

- The Planning Commission conducted public hearings on the following current planning applications in March.
 - MC 08-01, Modification of Conditions, Cascade View Estates, Phase 10
The Planning Commission approved a change to a Condition of Approval that allows Pete Wilson and Pacific Northwest Development to extend the time for subdivision approval. Without the change to the condition, the subdivision approval would have expired.
 - PA 07-07, Hix/Reubenstein Plan Amendment and Zone Change
The Planning Commission forwarded a recommendation to the Redmond City Council that the zone change / plan amendment to develop the old Juniper Golf Course be approved. The zone change results in 38.6 acres of C-5 land, a decrease of 32.8 acres; 103.8 acres of M-1 land, an increase of 72.5 acres; 101.1 acres of OSPR land, a decrease of 30.5 acres and 8.4 acres of Airport land, a decrease of 9.3 acres. The application will now be scheduled for a hearing before the City Council.
- The Planning Commission and the Downtown Urban Renewal Advisory Committee received ethics training provided by Attorneys Steve Bryant and Lisa Klemp on March 31, 2008. After the ethics training, the Commission and Committee reviewed the Downtown Overlay District and the proposed standards.
- Regency Park Cluster Development
Tri-County Builders' (Robert Childers) attorney, Liz Fancher, has requested that the City Council schedule this appeal hearing for June 10, 2008 to accommodate her client's schedule. This is an appeal of the Planning Commission's decision to deny a Cluster Development of 29 townhouses known as Regency Park.

Pre-Development Applications Received

Application #	Date Rec'd	Applicant	Description
PD 08-10	2/28/08	Mitchell Howard	Convert a residence to office space Location: 153 SW 3 St. Zone C-2
PD 08-11	3/7/08	John Hire	Fuzzy's Micro Mart, Drive thru grocery store Location: 736 NW 5 St. Zone C-1
PD 08-12	3/10/08	Hayden Homes	2 Lot partition, adjust lot line between lot 83 & 84 Location: 223 & 263 SW 33 Dr. Zone R-4
PD 08-13	3/21/08	Gary Laursen	6300 SF Software facility Location: 2615 SW 4 St. Zone M-1
PD 08-14	3/31/08	Dave Standerwick	Remodel of Polar Bear Car Wash Location: 722 NW 6 St. Zone C-2

Land Use Applications Received

Application #	Date Rec'd	Applicant	Description
CU 08-03	3/5/08	DBH Properties	Cond. Use for a health Studio in the M-1 zone Location: 2804 SW 6th St. Zone M-1
E08-02	3/7/08	Dana Bratton	Extension for Phase 2, commercial building Location: 470 NW Fir Ave. Zone C-2
MA 08-02	3/10/08	Sunwest Builders	Alter site plan to add a monument sign Location: 655 NW Greenwood Ave. Zone C-2
MC 08-04	3/17/08	JB Demaris	Add a portable classroom to Redmond High School Location: 675 SW Rimrock Way Zone PF

Application #	Date Rec'd	Applicant	Description
MC 08-05	3/21/08	Payase Development	Reduce subdivision SUB 06-23 by 1 lot, Hammerstone Industrial Park Location: Off Lake Rd. Zone M-1
LLA 08-03	3/25/08	Peter Manley	Lot Line Adjustment Location: 2015 NW Canal Blvd. Zone C-1
TA 08-04	3/25/08	Heather Richards	Downtown Overlay District Location: Downtown Core Zone C-2

Land Use Decision

Application #	Date Finalized	Applicant	Description	Turn Around
SUB 07-07, V 07-28	3/5/08	Megan Marie LLC	8 lot res. subdivision, Variance for a cul-de sac that exceeds 10% "Orchard Knoll" Location: 895 NW Quince Ave. Zone R-3	100 Days
LLA 08-02	3/7/08	Builder Center Partners	Lot Consolidation Location: 2127 S Hwy 97 Zone C-1	1 Day
MA08-01	3/14/08	LB Engineering	Realign parking spaces for Mark's Autobody Location: 1620 SW Highland Ave. Zone C-4	1 Day
CU 08-01	3/18/08	Jack Nelson	CU for a 2-story accessory dwelling Location: 111 NW 8 St. Zone R-3	19 Days
MC 08-01	3/28/08	Pete Wilson	Modification of SUB 04-04 Cascade View Es Phase 10 Location: 2900 Cascade Vista Dr. Zone R-2	21 Days
SP 08-08	3/28/08	Redmond Comm Church	S & D to add 3314 sf 2-story addition to the church Location: 936 NW Birch Ave. Zone R-3	11 Days

Long Range Planning

Redmond Development Code (RDC) Update

The Mixed Use Neighborhood (MUN) and Mixed Use Employment (MUE) zoning districts were posted on the City's website and passed out to COBA, land use consultants and developers for public comments. A public hearing on the MUN / MUE zones is scheduled before the Redmond Planning Commission for April 28, 2008.

Eastside Framework Plan

The Board of County Commissioners and the City Council met on March 26, 2008 to discuss the Eastside Framework Plan. It was decided that City and County staff along with COID, the school district, Tigertail and Desert Scape should work to refine the Plan and bring it back to the City Council and Board of County Commissioners at a future joint meeting.

Annexations

The City Council discussed island annexations at a workshop on April 1, 2008. The Council's policy has been to discourage island annexations when annexing land in the UGB; however, the Council decided that each annexation that would create an island (i.e. unincorporated territory surrounded by land in the City) should be reviewed on a case-by-case basis.

ARTS COMMISSION

- RFQ / RFP for Public Art at the Highland / Glacier Intersection with Highway 97 – Redmond Commission for Art in Public Places (RCAPP) issued an artist call for qualifications in anticipation of locating a piece of a public art at the intersection of Highland / Glacier and the Reroute. Five responses were received and reviewed by the selection committee. Although the committee felt confident that at least two of the respondents would be a good match for the City of Redmond, they elected to reissue the RFQ due to the small response. This will be reissued on April 14, 2008.

URBAN RENEWAL

Downtown Urban Renewal District

- City Hall / Centennial Park Project – The City of Redmond received eight responses to the RFQ / RFP for Design Services. A selection committee reviewed and evaluated the responses and put together a recommendation for City Council to award the design services contract to the team of BBT Architects / Walker Macy. This will be considered by City Council at its meeting on April 8, 2008.

South Airport Urban Renewal District

- Sixth Amendment – A public hearing was conducted at the Urban Area Planning Commission on March 17, 2008 to consider whether or not the Sixth Amendment to the South Airport Industrial Area Urban Renewal Plan conformed with the Comprehensive Plan 2020 for a recommendation to City Council. A motion to recommend the Sixth Amendment to the City Council failed on a vote of 2-3-1. No other motion was offered.