

April 2008 - Community Development

Building Services

BUILDING PERMIT APPLICATIONS RECEIVED			
Application Type	Apr-08	Apr-07	% Change
Single Family Dwelling (SFD)	14	51	-72.55%
Residential Remodel or Alteration	2	7	-71.43%
Residential Accessory Building	6	0	n/a
Manufactured Home	3	2	50.00%
New Commercial Building	4	0	n/a
Commercial Remodel or Alteration	2	4	-50.00%
Commercial Tennant Improvement	1	3	-66.67%
Commercial Accessory Building	0	1	-100.00%
New Industrial	0	4	-100.00%
New Public Building	1	0	n/a
Change of Use	2	0	n/a
Demolition	0	3	-100.00%
Signs	8	5	60.00%
Total Applications Received	43	80	-46.25%
BUILDING PERMITS ISSUED			
Permit Type	# of Permits	# of Permits	% Change
Residential Buildings			
New Single Family Dwellings	10	29	-65.52%
Alterations	3	5	-40.00%
Accessory Buildings	4	2	100.00%
Commercial Buildings			
New Construction	4	7	-42.86%
Alterations	3	3	0.00%
Other	1	2	-50.00%
Other Permits			
Electrical Permits	75	121	-38.02%
Mechanical Permits	35	54	-35.19%
Manufactured Home Permits	1	1	0.00%
Plumbing Permits	34	53	-35.85%
Total Number of Permits Issued	170	343	-50.44%
PROPERTY VALUATION			
Residential			
New Construction	\$1,371,969	\$4,593,618	-70.13%
Alterations	\$120,094	\$132,815	-9.58%
Accessory Buildings	\$73,346	\$48,891	50.02%
Commercial			
New Construction	\$2,057,000	\$3,025,966	-32.02%
Alterations	\$314,000	\$528,000	-40.53%
Other	\$100,000	\$88,500	12.99%
Total Valuation of Building Permits Issued	\$4,036,409	\$8,417,790	-52.05%

Current Planning

The Planning Commission held three public hearings on April 21, 2008 at their regularly scheduled hearing.

- The Planning Commission reviewed a request by Carlson Sign to relocate a billboard from the west side of N. Highway 97 (tax lot 15-13-04-AO-00604) to a location northeast of the intersection of Maple Avenue and North Highway 97. After hearing the staff report, the Planning Commission voted to continue the hearing to May 5, 2008, to hear from Carlson Sign Company. This is a Text Amendment to the Redmond Development Code and the Planning Commission will make a formal recommendation to the Redmond City Council.
- The Planning Commission heard SP 07-47, the King Way Retail and Residential Community, a Site and Design application for approval of 406 multi-family residential units and five commercial buildings in the north part of Redmond. The site is east of the Highway 97 Re-route project and west of the Burlington Northern Santa Fe railroad in the immediate vicinity of King Way. This project is in the C-1 Strip Commercial Zone. The Commission heard the staff report and took public testimony from the applicant, Hayden Watson, and his representatives. The Commission then voted to continue the hearing to May 5, 2008, to allow the applicant more time to answer some of the Commission's questions relating to the need for a Major Variance.
- The Planning Commission heard the applications of the Free Methodist Church for a Zone Change / Plan Amendment (PA 08-01) to change the zone of 5.8 acres of property from UH-10 to R-4, General Residential. The change would allow approval of a Conditional Use permit allowing for a church in the R-4 zone (CU 08-02) and Site Design Review (SP 08-07) for a 22,000 square foot church building with landscaping and parking. Additionally, the Commission reviewed a partition request to separate the 5.8 acre property from another parcel which will be owned by Hayden Watson. The Commission forwarded a recommendation to the City Council that the Zone Change be approved. The Commission approved the Partition, Conditional Use and Site Design applications subject to the City Council's approval of the zone change and plan amendment, which is scheduled for a hearing before Council on May 27, 2008.

Pre-Development Applications Received

Application #	Date Rec'd	Applicant	Description
PD 08-15	4/1/08	WRG Design	North Watson Commercial Development Location: NW Canal Blvd Zone C-1
PD 08-16	4/4/08	Robert Childers	6- 4 plexes and apartment complex in Deer Crossing Phase II Location: Antler & 31 Zone R-4
PD 08-17	4/7/08	Suntrust Land Co	Residential Planned Unit Development Location: 2511 NW Hemlock Ave Zone R4/R5
PD 08-18	4/11/08	Redmond Real Estate	Conversion of SFD to Commercial Use Location: 1508 NW 8 Street Zone C-1
PD 08-19	4/18/08	Pamela Fisher	Dance studio with onsite apartments Location: 4626 SW 21 Place Zone M-1

Land Use Applications Received

Application #	Date Rec'd	Applicant	Description
SP 08-10	4/7/08	Sean Minor	Convert existing house to commercial use Location: 708 SW 11 St Zone C-4

Application #	Date Rec'd	Applicant	Description
MC 08-06	4/8/08	Gene Hoskin	Modify lots 1,2,4,5 for zero lot line in a duplex subdivision SUB 06-21 Location: SW 24 & 25 & Salmon Zone R-4
SP 08-11	4/29/08	Mick Howard	Convert existing house to commercial use Location: 153 SW 3 St Zone C-2

Land Use Decision

Application #	Date Finalized	Applicant	Description	Turn Around
MC08-02	4/1/08	Steve Dorn	Modify original site & design Location: 2795 S Hwy 97 Zone C-1	31 Days
SP 08-06	4/2/08	1830 N Hwy 97, LLC	S & D for a Car Wash Tunnel with Vacuum Island Location: 1830 N Hwy 97 Zone C-1	35 Days
CU 08-03	4/3/08	DBH Properties	Cond. Use for a health Studio in the M-1 zone Location: 2804 SW 6 St Zone M-1	15 Days
LLA 08-03	4/4/08	Peter Manley	Lot Line Adjustment Location: 2015 NW Canal Blvd Zone C-1	1 Day
MC08-04	4/18/08	Redmond High School	Addition of a portable classroom to address the overcrowding issue Location: 675 SW Rimrock Zone PF	1 Day
RMP06-17	4/24/08	City of Redmond	2 Lot partition to construct a municipal well with pump station and water storage reservoir Location: 10 D 1100 Zone M-2	287 Days
RMP 08-01	4/25/08	Free Methodist Church	2 lot partition Location: Obsidian & 35 St Zone UH-10	53 Days
SP 08-07, CU 08-02	4/25/08	Free Methodist Church	S&D for the Methodist Church, Cond. Use for Church Location: Obsidian & 35 St Zone UH-10	53 Days

Long Range Planning

Redmond Development Code (RDC) Amendments

- The Planning Commission and staff conducted a workshop on the proposed Mixed Use Employment (MUE) and Mixed Use Neighborhood (MUN) zones on April 28, 2008. Several developers and consultants attended the meeting and offered oral and written testimony to the Commission on the MUE/MUN zone districts. The Commission discussed the zones with the audience and continued the hearing noting that the Commissioners needed time to absorb all the information that was offered. At which time, the Commissioners need to reach a consensus before moving on with the Ordinance amendments. There will be a minimum of two more hearings on the MUN and MUE zones before this goes to the City Council.

Public Facility Plan (PFP) Recommendation

- The Public Works Director Chris Doty and Planning Staff presented the highly anticipated Public Facility Plan (PFP) and the associated Master Plans to the Planning Commission on April 7, 2008. The PFP is supported by the Transportation System Master Plan Update, the Parks Master Plan Update, the Water Master Plan Update and the Wastewater Master Plan Update and these are incorporated into the PFP by reference. Director Doty presented a detailed PowerPoint presentation to the Commission and explained the rationale for the System Development Charge methodology and how that was determined. No one from the public testified at this hearing. At the close of the hearing, the Commissioners voted to

recommend that the City Council adopt both the PFP and the recommended System Development Charges. The PFP goes to the City Council for a public hearing on May 13, 2008.

ARTS COMMISSION

- The Redmond Commission for Art in Public Places launched its fund-raising campaign for the purchase of “Dignity”, a ¾ life-sized bronze sculpture by Rodd Ambroson, on Friday, April 25, at Redmond’s “Walk the Art” event. The goal is to raise \$15,000 for the purchase of “Dignity” by June 30, 2008.

URBAN RENEWAL

Downtown Urban Renewal District

- City Hall / Centennial Park Project – On April 8, 2008, the City of Redmond and Redmond’s Urban Renewal Agency contracted with BBT Architects and Walker Macy to design the City Hall / Centennial Park Project. Downtown Urban Renewal funds will pay for the Centennial Park and public parking components of the project.
- C-2 Central Business District Zone Amendments – On April 16, 2008, the City of Redmond and the Urban Renewal Agency hosted a public open house to discuss the proposed C-2 Central Business District Zone code amendments that have been in development over the past three years as the City of Redmond positions itself for the completion of the Highway 97 Re-route.

South Airport Urban Renewal District

- Sixth Amendment – The City of Redmond adopted Ordinance # 2008-05 approving the Sixth Amendment to the South Airport Urban Renewal District on April 22, 2008. This amendment increases the maximum indebtedness of the South Airport Urban Renewal District to \$24,675,196.