

July 2008 - Community Development

Building Services

BUILDING PERMIT APPLICATIONS RECEIVED			
APPLICATION TYPE	Jul-08	Jul-07	% Change
Residential			
Single Family Dwelling (SFD)	10	28	-64.29%
Residential Remodel or Alteration	3	4	-25.00%
Residential Accessory Building	0	3	-100.00%
Duplex / Triplex	0	1	-100.00%
4 or More Unit Complex	0	6	-100.00%
Commercial			
New Commercial Building	1	3	-66.67%
Commercial Tennant Improvement	5	9	-44.44%
Other			
Change of Use	3	0	n/a
Signs	11	7	57.14%
Total Applications Received	33	61	-45.90%
BUILDING PERMITS ISSUED			
PERMIT TYPE	# of Permits	# of Permits	% Change
Residential Buildings			
New Single Family Dwellings	12	18	-33.33%
Alterations	1	3	-66.67%
Accessory Buildings	0	4	-100.00%
Foundation Only	0	1	-100.00%
Commercial Buildings			
New Construction	3	5	-40.00%
Alterations	2	7	-71.43%
Other	3	1	200.00%
Other Permits			
Electrical Permits	72	129	-44.19%
Mechanical Permits	31	66	-53.03%
Manufactured Home Permits	0	3	-100.00%
Plumbing Permits	41	53	-22.64%
Total Number of Permits Issued	165	290	-43.10%
PROPERTY VALUATION			
PROPERTY TYPE	Total \$	Total \$	% Change
Residential			
New Construction	\$1,913,991	\$2,506,118	-23.63%
Alterations	\$2,000	\$233,496	-99.14%
Accessory Buildings	\$0	\$56,880	-100.00%
Commercial			
New Construction	\$2,029,000	\$4,034,153	-49.70%
Alterations	\$74,000	\$2,179,535	-96.60%
Other	\$0	\$275,000	-100.00%
Total Valuation of Building Permits Issued	\$4,018,991	\$9,290,182	-56.74%

CURRENT PLANNING

Woodhill Crossing - The Redmond Planning Commission held a public hearing regarding the Woodhill Homes "Woodhill Crossing" applications on July 28, 2008. Woodhill Crossing consists of approximately 80 acres of property that is located southeast of the intersection of Maple Avenue and NW 27th Street and proposes 342 residential units along with land zoned for public facility and future commercial use. The applications consist of a Zoning Map Amendment (ZMA 08-01) and a Planned Unit Development (PUD 08-01). After holding the public hearing, the Commission voted 5 to 0 to forward a recommendation of approval for the Zoning Map Amendment to the Redmond City Council. The Commission continued the PUD public hearing to August 25, 2008, to allow time for the applicant's Engineers to meet with the City Engineer to resolve some differences regarding a proposed PM Peak Hour Vehicle Trip Cap and to look at the extension of a water line needed to serve the project.

Potential Zone Change - Planning Consultant Jon Skidmore made a presentation to the Planning Commission about a possible zone change / map amendment for property that is currently zoned R-3 and is located west of Highway 97 and east of 10th Street in the north part of Redmond. The Commission said that they would need more information about the proposal before they could respond to Mr. Skidmore's proposal.

Pre-Development Applications Received

Application #	Date Rec'd	Applicant	Description
PD 08-24	7/11/08	Scott Reiter	2,448 SF Restaurant / drive through: Panda Express Location: North of Oak Tree Lane Zone C1
PD 08-25	7/15/08	Shannon Hall	Convert residence to office space Location: 732 SW Black Butte Zone C2
PD 08-26	7/24/08	Tim Moor	3 lot partition, variance to reduce flag lot to 19 ft Location: 1027 SW 15 Street Zone R5

Land Use Applications Received

Application #	Date Rec'd	Applicant	Description
PA 08-03	7/11/08	City of Redmond	Rezone City Hall block to C2 zone Location: 716 SW Evergreen Zone PF
MC 08-07 CU 08-08	7/14/08	RCC Atlantic	2 -Cell antennas on roof of Black Bear Square Location: 345 NW 4 th St Zone C2
SP 08-21	7/16/08	Ken's Ice Company	10898 SF industrial building, Ice making company Location: 667 NE Jackpine Zone M2
E 08-08	7/18/08	Greg Anderson	Extension request for SP 06-18 site and design Location: 252 SW Pumice Ave Zone M2
MC 08-08	7/24/08	White Sands Properties	1423 SF addition to existing 3000 SF law office Location: 439 SW Umatilla Ave Zone M1
CU 08-09	7/25/08	Pape' Kenworth	Heavy truck sales and service Location: 252 SW Pumice Ave Zone M2
SP 08-22	7/31/08	SFP-C Ltd Partnership	Private Airport hangar Location: West of Butler Aircraft Zone Airport

Land Use Decision

Application #	Date Finalized	Applicant	Description	Turn Around
MC 08-03	7/7/08	Falcon Fund	Modify Con # 6 of SUB 07-02, Kingway Location: 275 NE King Way Zone C-1	119 Days
SP08-13 CU08-04	7/8/08	Prescott Construction	Place res. house onto foundation, convert to office Location: 2060 SW Salmon Zone R-5	34 Days
MA08-06	7/10/08	Mark Margo / State Farm	Minor Alteration to add 33 sf to building Location: 123 SW 5 ST Zone C2	1 Day

Application #	Date Finalized	Applicant	Description	Turn Around
SP08-01	7/10/08	Doug Alley	Site and Design for a 14,000 sf addition to the Community Presbyterian Church and parking. Location: 529 19 St Zone R-4	107 Days
SP 08-15	7/16/08	Heritage Propane	Sales and Service of Propane Location: 799 NE Jackpine Court Zone M-1	29 Days
RMP 08-03	7/18/08	BE, T.I.C.	3 parcel partition, for the Shops at the Old Fair Location: 1380 SW Canal Blvd Zone C2	24 Days
E 08-08	7/29/08	Greg Anderson	Extension request for SP 06-18 site and design Location: 252 SW Pumice Ave Zone M2	1 Day
SP 08-04	7/29/08	Calvary Chapel	Wood Frame Church in Fairhaven, 10,000 +/- sf Location: Corner of NW Elm & 25 St Zone R4	166 Days

LONG RANGE PLANNING

No update at this time.

REDMOND COMMISSION FOR ART IN PUBLIC PLACES

Highland / Glacier Reroute Public Art Commission – Four models provided by three artists chosen as semi-finalists were installed at the Redmond Library for public input in July. The comments received will be considered by the Redmond Commission for Art in Public Places for a final recommendation to the Redmond City Council for contract award.

Dignity – Fundraising – Margie Sellers, the owner of Dawson Station, WineStyles and Mustard Seed Café donated \$1,000 challenging other local businesses to match her efforts with the commission’s efforts to raise funds for the purchase of “Dignity” a ¾ life-sized bronze statue by Redmond High Graduate Rodd Ambrosen.

URBAN RENEWAL

Downtown Urban Renewal District – Reroute Sidewalks Improvement Project – On July 22, 2008, the Urban Renewal Agency approved a contract award for one of the final phases of the Highway 97 Reroute project. The award is for installing sidewalks per downtown sidewalk standards with light poles, pavers, banners, and street trees at the intersections of the Reroute and Evergreen Avenue and Highland and Glacier Avenues. In addition, this project will provide landscaping and signage at these intersections as gateways into the City Center.

Downtown Urban Renewal District – Reroute Gateway Triangle Improvements Project – On July 22, 2008, the Urban Renewal Agency directed agency staff to prepare construction documents to solicit bids on landscaping and improving the 35,000 s.f. parcel created at the juncture of Highland and Glacier Avenues with the Highway 97 Reroute. This project will serve as a gateway to the City Center.

Downtown Urban Renewal District – 5th & 6th Street Improvements Project – The Urban Renewal Agency mailed out over 2000 surveys soliciting input on four proposed right-of-way designs for 5th & 6th Street. The deadline for returning the surveys is August 22, 2008.

Downtown Urban Renewal District – Business Development Services – On July 8, 2008, the Urban Renewal Agency voted to contract with Redmond Downtown Partnership to provide business development services as outlined in the 2006 Downtown Action Plan Update for FY 2008/09.