

January 2007

BUILDING SERVICES

Type of Permit	Number of Applications
BUILDING PERMIT APPLICATIONS RECEIVED	
Single Family Dwelling (SFD)	14
Master Plan Review for Residential	2
Residential Accessory Building	2
Mobile Home Placement	1
Change of Use	1
Industrial Tennant Improvements	11
Demolition	5
Signs	6
Commercial Accessory Buildings	1
Total Number of Applications Received	43
BUILDING PERMITS ISSUED	
Residential Buildings	
New Single Family Dwellings	23
Accessory Buildings	2
Commercial Buildings	
New Construction	4
Alterations	3
Other	1
Other Permits	
Electrical Permits	124
Mechanical Permits	36
Manufactured Home Permits	1
Plumbing Permits	38
Total Number of Permits Issued	232
PROPERTY VALUATION	
Residential	
New Construction	\$3,891,948
Accessory Buildings	\$20,487
Commercial	
New Construction	\$2,432,558
Alterations	\$482,620
Other	\$10,000
Total Valuation of Building Permits Issued	\$6,837,613

CURRENT PLANNING

On January 22, the Planning Commission considered the first preliminary conceptual area (master) plan for 126 acres in the UGB, called Toscana Hills. The properties are owned by several property owners including John Pewther, David Sailors, Woodhill Homes, and Hayden Homes. Approximately 80 acres are located between Obsidian and Quartz Avenues, and 35th Street and Helmholtz Way. The remaining 46 acres are generally located north of Obsidian Avenue approximately up to Indian Avenue, and between 35th Street and the BPA power lines.

The area plan illustrates how the City's Great Neighborhood principles would be incorporated into the neighborhood through elements such as a diverse mix of housing types and densities, a regional trail and park system along the BPA easements, a part of a neighborhood commercial center near the intersection of Helmholtz and Obsidian, interconnected streets within and beyond neighborhood, and public art in roundabouts. The proposed plan was well received by the Planning Commission. The Commission and staff concur that this area plan should not proceed for formal review and approval before the Northwest Area and Highway Area Plans (NAP

and HAP) are completed. The NAP and HAP are intended to establish and serve as models for the process and plan contents for all neighborhood plans.

The Planning Commission considered the first two cottage Planned Unit Developments on January 29. Both are infill projects that will be approximately 10 units per acre. Both PUD's are proposed in the southwest part of Redmond. One Cottage PUD would be located in the R-3 district and the other in the R-5 district.

Pre-Development Applications Received

Application #	Date Rec'd	Applicant	Description
PD 07-01	1/3/07	Bob Simpson	Minor partition Location: 2102 SW Reindeer; Zone R-5
PD 07-02	1/16/07	Dan Root	44 lot duplex subdivision Location: 3437 NW Elm Ave; Zone R-4
PD 07-03	1/17/07	Jeff Korish	4 lot subdivision; 2 triplex, 2 duplex Location: 20 DB 2500; Zone R-3
PD 07-04	1/19/07	Randy Moss	Finish commercial card lock Location: 2005 S Hwy 97; Zone C-1
PD 07-05	1/23/07	Johnnie Murray	Conditional Use for multi-unit dwelling Location: 4807 SW Xero Ave; Zone R-2
PD 07-06	1/24/07	Robert Duncan	10 unit building Location: 1890 SW Salmon Ave.; Zone R-5
PD 07-07	1/26/07	Tom Farruggin	Remodel into small office space Location: 154 SW 2 nd St; Zone C-2
PD 07-08	1/30/07	Dallon Miles	Office & storage warehouse for Papa's Pizza Location: 1655 N Hwy 97; Zone C-1

Land Use Applications Received

Application #	Date Rec'd	Applicant	Description
PA 06-05	12/28/06	BGJJ, LLC	Change the Comp Plan map and zone designation on approx. 40 acres of land (Deschutes County Assessor's map tax lot 151329D01100) from M-1, Light Industrial to C-5, Tourist Commercial Location: SE side of Hwy 97 and N of Elkhorn Ave (future road); Zone M-1
SP 07-01	1/5/07	GGL Architecture	Construction of 2 light industrial buildings Location: 850 NE 5 th St; Zone M-1
CU 07-01, MC 07-01	1/5/07	RCC Atlantic	Conditional Use permit to attach Wireless Antenna on the roof of Ray's Food Place, Modification of Conditions for the addition of antenna to the Nolan Center Master Plan Location: 2116 SW Highland Ave; Zone C-4
LLA 07-01	1/9/07	KLD Construction	Site and Design for a new administration building to replace existing facility that will be demolished Location: 1886 SW Salmon Ave.; Zone PF
V 07-01	1/11/07	Michael Gallagher	Minor variance to reduce 15' side yard setback Location: 1681 NW Larch Tree Ct.; Zone R-4
SP 07-02	1/12/07	City of Redmond	New admin bldg to replace existing facility that will be demolished Location: 1740 SE Ochoco Way; Airport Zone
MA 07-01	1/19/07	Redmond School Dist.	Concession & storage building Location: 1200 NW Upas Ave.; Zone PF
SP 07-03	1/19/07	Steel Associates	Bldg/warehouse for Ferguson Plumbing Supply Location: 1212 NE 5 th St.; Zone M-1
V 07-02	1/22/07	Mitchell Wilcox	2 lot partition, variance for acreage less than minimum Location: 3443 NW 19 th St.; Zone UH-10
LLA 07-02	1/23/07	High Lake Properties	Adjust property line between "asbuilt" locations of the water meter boxes Location: 1100 NW Sprucewood Ct.; Zone R-3

Application #	Date Rec'd	Applicant	Description
SP 07-04, CU 07-02	1/23/07	Pacific Corp	115 kv electrical distribution substation Location: 29 D 300, 403 & 404; Zone M-1
CU 07-03	1/25/07	AKS Engineering	Engineering office use in light industrial Location: 1810 SE 1 st St.; Zone M-1
SP 07-05	1/30/07	Lisa Lee, Harold Ohler	Remodel residence for home office Location: 1707 SW Parkway Dr.; Zone C-4
SUB 07-01	1/30/07	Mark Pacheo	27 Lot Residential Subdivision, Anaconda Location: 3861 SW Reservoir Dr.; Zone R-4

Land Use Decision

Application #	Date Finalized	Applicant	Description	Turn Around
SP 06-43	1/4/07	Bar 7 A	Replace modular with new office building Location: 1060 SE Lake Rd.; Zone M-2	68 Days
SUB 06-29	1/4/07	Scott Christiansen	7 lot sfd subdivision, "Timber Wood" Location: 2153 SW Timber Ave.; Zone R-5	34 Days
SUB 06-24	1/5/07	Jill & Vance Armstrong	16 lot duplex subdivision, "Antler Crossing" Location: 2903 W Antler Ave.; Zone R-4	75 Days
SP 06-52	1/5/07	St Thomas Catholic Church	Review for 30,009 sf single level parish hall with partial basement Location: 1720 NW 19 th St.; Zone R-1	24 Days
MC 06-12	1/8/07	Redmond Swim Center	Construct a storage bldg on the W side of the Swim Center Location: 465 SW Rimrock Way; Zone PF	24 Days
RMP 06-24	1/9/07	Big Sky Partners	2 lot partition Location: 3732 SW 21 st Pl.; Zone C-1	34 Days
LLA 06-34	1/10/07	Linda Swearingen	Lot line adjustment, adjoining property owner is buying a portion of tax lot 1400 Location: 4022 SW Wickiup Ct.; Zone R-2	6 Days
LOR 06-02	1/12/07	Victoria Mann	Confirm legal lot of record Location: 1123 NW Canyon Dr.; Zone R-1	35 Days
SUB 06-30	1/12/07	William Hastings	5 lot SFD subdivision, "Hastings Park" Location: 2665 SW 23 rd St.; Zone R-3	42 Days
SUB 06-28 V 06-22	1/23/07	Monica Endsley	21 lot SFD subdivision, "Mckenzie Rim" Variance for a cul-de-sac 10% Location: 2411 NW 19 th St.; Zone R-1	41 Days
RMP 06-21	1/27/07	Cleve Brock	Lot 902 with 0 lot line to separate Phase 1 & 2 buildings into separate parcels Location: 1000 SW Indian Ave.; Zone C-1	67 Days
MA 06-11	1/27/07	BJ Soper	Lighting plan in regards to the complaint filed with the City of Redmond Location: 2121 SW Umatilla Ave.; Zone R-5	24 Days
SP 06-55	1/27/07	Steve Dorn	3000 sq ft steel building Location: 3000 S Hwy 97; Zone C-1	43 Days
SP 06-53 CU 06-20	1/27/07	Mark & Sue Ravera	Site and Design to add 835 sq ft addition to duplex and Conditional Use for the change to multi-family Location: 2324 SW 25 th St.; Zone R-3	44 Days
SP 06-51, CU 06-19 & V 06-20	1/30/07	Hank Elliott	Site and Design for construction office; Conditional Use for office in R-5 residential zone; Variance for 4" from the 5' setback for parking on NW Birch Location: 148 NW 2 nd St.; Zone R-5	48 Days
RP 06-02	1/30/07	Jean Wood	Replat of SUB 97-05, to divide lots 22 & 23 into 8 lots due to property market demands Location: 2442 SW 6 th St.; Zone M-1	41 Days

In January, staff conducted two work sessions with the Planning Commission to discuss revisions to the banner provisions in the City's Sign Code. Commissioners did not propose any significant changes but appear to support staff's recommended revisions. The public hearing for the revisions will occur on February 26 before the Planning Commission.

Staff did not conduct a work session with the Planning Commission on the RDC clean up amendments in January. However, staff is preparing the first set of revisions for the Commission to consider at a work session on February 12.

Staff is preparing a series of RDC amendments to implement the Interchange Access Management Plan (IAMP) as required by ODOT to restrict access to private properties from US Highway 97. These amendments will be discussed at a work session with the Commission in February or March, and then be formally considered at a public hearing in April.

Downtown Urban Renewal

DURAC met on January 8 to discuss the roles and responsibilities for DURAC and its partner organizations – the Redmond Downtown Partnership, Chamber of Commerce, Redmond Economic Development, and others. All organizations were represented and participated in the meeting.

- DURAC directed staff to prepare a revision to the Downtown Architectural Design Standards to include a new separate set of standards for signage.
- DURAC concurred with staff's recommendation to conduct a public forum at the beginning of the process to create a Downtown Design Overlay District. This district would codify and implement the Downtown Architectural Design Standards and consider revising other standard C-2, Central Business District, standards for downtown properties, such as building height, parking, etc. Staff will conduct this public forum as soon as the Urban Renewal Planner position is filled.
- DURAC discussed the status report on the Preliminary Downtown Development Plan. The Committee believes that a new City Hall will not be the catalyst for revitalizing Downtown, but will be an important part of the plan. They also stated that Downtown needs to be pedestrian-oriented with streets and buildings designed and constructed primarily for pedestrian use, and that a new significant public gathering space needs to be included in the civic center (west side of 6th Street).

Staff, downtown property owners and developers met with the SERA Architects-led downtown consultant team to discuss revisions to the Preliminary Downtown Development Plan. The purpose of the meeting was to discuss how to revise the plan to:

- Revitalize the civic center (5 blocks on the west side of 6th Street);
- Keep Evergreen open;
- Provide flexibility in the final location for a new City Hall; and
- Identify a centrally located public gathering space near/around Evergreen and in the heart of the civic center.

The consultant team will provide the revised plan to staff on February 9. Staff will then present and discuss the revised plan with DURAC on February 12 and City Council on February 13. Based on the outcome of these two meetings, staff will direct the consultant team to (1) revise the plan based on City Council's feedback, (2) prepare illustrations and graphics to depict the desired character of the development in the plan, and (3) create an implementation strategy to make the plan become a reality.

The Urban Renewal Board approved loan and grant applications for Jean Wood's building on Evergreen, and for the historic Ehret Brothers building on 6th Street. To date, the Board has approved \$175,000 in loans and \$24,500 in grants for downtown revitalization projects.

Airport Urban Renewal

Consultants are in the process of working on updating the South Airport Urban Renewal Plan. Staff is expected to receive the report in spring 2007.

Northwest Area Plan/Highway Area Plan

Staff continued to work with the consultant team and northwest development consortium on these plans. The next Project Advisory Committee (PAC) meeting is scheduled for February 20, followed by a community meeting on March 15. Staff and the consultants are aiming to complete this project with a formal presentation to the PAC, City Council, Planning Commission, and general public during the first week of April. The date has not yet been determined.

Redmond Commission for Art in Public Places

The Commission approved the Guidelines for Art Acquisition, Maintenance, Deaccession and Donations and will present them to City Council in February for approval. Discussions were made in regards to holding a Public Forum this spring. The forum would include a presentation on what art could be within the community and would also include break-out sessions. Election of officers was conducted in January, which resulted in Tricia Harding elected as Chairperson and Rozy Arno elected as Vice-chairperson. The Commission will be potentially considering another location for the "Air Traffic Control" eagle sculpture to be placed, instead of at the park near the Maple Avenue Bridge.

Affordable Housing

In January, City Council approved a 12-member task force to develop a set of recommendations to preserve and/or expand Redmond's supply of affordable housing. Individuals who were selected to serve on this committee were chosen because they have a stake in the outcome of this plan, they can serve as both a representative and liaison to a particular industry or group, and they will contribute positively to the development of affordable housing strategies. Task force members will be expected to work together to find solutions that will require both creative thinking and compromise.

The Affordable Housing Task Force will meet once a month for the next 6-12 months. The committee will oversee two public meetings during this period to keep the community apprised of its progress. At the conclusion of the Task Force's work, it is expected that the task force will provide the Redmond City Council with a comprehensive set of *prioritized* recommendations on strategies, programs and policies that the city could adopt. The recommendations should include how the strategies will be implemented (e.g. what steps and resources will be needed); what and how other organizations and individuals should participate in the effort(s); and how the programs/strategies will be funded. This will require exploration of a broad range of funding sources, including local, state and federal sources.

The first Task Force meeting is expected to occur in the third or fourth week of February; the date will be determined by February 5.