

Feb 2007

BUILDING SERVICES

Type of Permit	Number of Applications
BUILDING PERMIT APPLICATIONS RECEIVED	
Single Family Dwelling (SFD)	24
Residential Remodel or Alterations	4
New Commercial Buildings	6
Industrial Tennant Improvements	6
Demolitions	2
Signs	11
Total Number of Applications Received	53
BUILDING PERMITS ISSUED	
Residential Buildings	
New Single Family Dwellings	26
Alterations	1
Accessory Buildings	2
Commercial Buildings	
New Construction	5
Alterations	12
Other Permits	
Electrical Permits	111
Mechanical Permits	57
Plumbing Permits	41
Total Number of Permits Issued	255
PROPERTY VALUATION	
Residential	
New Construction	\$3,685,884
Alterations	\$30,000
Accessory Buildings	\$30,642
Commercial	
New Construction	\$1,248,730
Alterations	\$1,666,500
Total Valuation of Building Permits Issued	\$6,661,756

CURRENT PLANNING

On February 5, 2007, the Planning Commission approved a project called Townhomes at the Greens (PUD 06-03). This proposal consists of 19 units on 1.6 acres located in the Greens at Redmond. The development consists of 3 tri-plexes (as townhouses), 2 4-plexes (as townhouses), and 2 single family dwellings. The application was amendment to the original The Greens at Redmond Planned Unit Development (PUD) which called for 8-plexes on 2.5 acres, with a slightly higher overall density.

Pre-Development Applications Received

Application #	Date Received	Applicant	Description
PD 07-09	2/2/07	Cal Laughlin	Convert Stafford Apartments to a PUD, zero lot line, single family dwellings Location: 1655 N Hwy 97 Zone R-5
PD 07-10	2/5/07	Mark & Victoria Mann	Lot Line adjustment (2 lots), or Partition (3 lots) Location: 1123 NW Canyon Dr Zone R-1
PD 07-11	2/7/07	Vernon Sexton	2 ph warehouses with offices, Lot 24 Location: Airport Business Center Zone M-1

Application #	Date Received	Applicant	Description
PD 07-12	2/8/07	Gary Craven	Build new steel shop building Location: 3190 N Hwy 97 Zone C-1
PD 07-13	2/8/07	Charron Separate Trust	2 ph light industrial development, Steel & brick buildings Location: SW 19 th & SW Deerhound Zone M-1
PD 07-14	2/9/07	Clyde E Maxey	Partition lot with a variance for a 5' setback Location: 2580 SW Wickiup Zone R-3

Land Use Applications Received

Application #	Date Received	Applicant	Description
SP 07-06	2/1/07	Jeff Wellman	100,000 SF manufacturing facility w/ 2 story office (10,000SF) Location: 1550 NE Kingwood Zone M-2
MA 07-02	2/2/07	Tim Brown	New gable to existing roof line, replacement of existing window with entry door Location: 852 SW 15 St Zone C-4
SUB 07-02	2/7/07	Hayden Homes	9 lot sub for multi-family & future commercial Location: NE King Way, West of BN-Santa Fe Railroad and NE Canal Blvd Zone C-1
PA 07-01	2/8/07	Desertscape LLC	To change the comprehensive plan map and zone designation on approx 200 acres of a 250 acre piece of land (Deschutes County Assessor's map tax lot #15-13-15 00 100) from OSPR, Open Space Reserve to a combination of M-1, Light Industrial (123.6 acres), C-1, Strip Service Commercial (22.5 acres), C-4, Limited Service Commercial (20 acres) and approx 9 acres will remain in the OSPR zone for future use as a Comm. Park. Location: S. of Antler Ave; W. of 9 St; N. of Hwy126, E. of City Limits. Zone OSPR
MC07-02	2/12/07	Schertzinger & Party	Trash enclosure at Community First Bank Location: 821 SW 6 ST Zone C-2
SP 07-07, CU07-04, V07-03	2/14/07	HWDD, LLC	12,000 SF office building, Conditional Use for Office in the M-1 zone, Variance for 10ft side set back to 5 ft. Location: 641 SW Umatilla Ave Zone M-1
SP07-08, CU07-05	2/15/07	Plus Property Management	To convert house to office space and Conditional Use for the Office in R-5 Zone Location: 1005 SW Glacier Ave Zone R-5
V07-04	2/16/07	Steele Associates	Major Variance for developing the building site above 60% minimum due to being adjacent to the R5 zoning. Location: 1212 NE 5 th St Zone M-1
RMP 07-01	2/20/07	Havniar-Seaborne	2 lot partition Location: Lake Rd & Lake Ct Zone M-2
MC 07-03	2/21/07	Robertson Price	Applicant to use garage for retail. Location: 306 NW 7 th Street Zone R-5
SUB07-03	2/27/07	Steve DeSart	5 lot subdivision with 4 flag lots, Dehmc Acres Location: 487 SW 27 St Zone R-4
SP07-09	2/28/07	Steele Associates	Professional offices, retail, restaurants, & bank Location: NW 5 St & Dogwood Zone C-2

Land Use Decision

Application #	Date Finalized	Applicant	Description	Turn around time
SP06-45	2/2/07	Humane Society	Building Addition, training & event center Location: 1355 NE Hemlock Ave Zone M-2	11 Days

Application #	Date Finalized	Applicant	Description	Turn around time
SUB 06-31	2/5/07	Randy & Terri Visser	4 lot SFR subdivision "Sunset Summit" Location: 2650 SW 41 st St Zone R-2	47 Days
SP 06-54 CU 06-22	2/6/07	Desert Sun Development	Site and Design for 2 light industrial buildings (40,000sf & 15,000sf) and the conditional use for an indoor motocross Location: 2324 SW 25 th Street Zone M-1	11 Days
RMP 06-25	2/7/07	Curt McKim	2 Lot partition Location: Wickiup Ave & 32 St Zone R-2	26 Days
V06-17	2/8/07	Ana Isabel Arias	Variance for shed too close to the lot line Location: 1450 NW 19 Ct Zone R-4	50 Days
PUD 06-03	2/12/07	Shane Pielstick	Townhomes at The Greens 19 Lot townhouses and single-family houses Location: N of The Greens Blvd, E of SW Canal Blvd Zone R-4	41 Days
MA 07-02	2/16/07	Tim Brown	Add new gable to existing roof line along with replacement of existing window with entry door Location: 852 SW 15 St Zone C-4	1 Day

LONG RANGE PLANNING

Redmond Development Code (RDC) Update

- On February 26, the Planning Commission voted 3-0-1 to recommend approval to City Council of sign code amendments related to banners. The Planning Commission proposed only minor clarification revisions to the proposed banner ordinance. Chairman Clark abstained from the vote because he was undecided about the timeframe for banners to be placed on properties and size restrictions.
- On February 12, staff conducted a work session with the Planning Commission on the RDC clean up amendments. Staff will continue to work with the Commission on these amendments over the next several of months. In addition, the northwest area developer group will begin working with staff on potential amendments to the medium and high density residential zone districts (R-4 and R-5) to implement the Northwest Area Plan over the next couple of months.
- Staff is also 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 97. These amendments will be discussed at a work session with the Planning Commission on March 19, and then be formally considered at a public hearing scheduled for mid-April.

Downtown Urban Renewal

- The Downtown Urban Renewal Advisory Committee (DURAC) met with on February 12 and City Council on February 13 to review the revised draft of the Preliminary Downtown Development Plan. The draft plan was viewed favorably by both bodies. DURAC provided the comments below, which City Council supported:

Arts & Entertainment

- In the salmon colored properties on the map labeled "Retail/Commercial/Restaurant" also include "arts and entertainment" to specifically allow and promote these uses.

Open Space

- Both central parks are critical to plan's success.
- Do not wait to build the parks, the parks will spur redevelopment and attract tenants to downtown buildings.

Phases

- Do not phase the plan implementation – move forward on all phases simultaneously (except 6th St. – wait until re-route is completed)

Festival Streets

- Extend the proposed festival street on 7th St. to Forest Avenue, and extend the proposed festival street on Evergreen Avenue to 6th St.

Plan Notes

- Remove plan note #7 to provide flexibility for the mixed use commercial properties
- The Urban Renewal Board approved one loan and grant application for the Landaker Building improvements, as proposed by Ron Lusk and Rozy Arno for a unanimous recommendation of approval from the DURAC subcommittee. The loan is for \$50,000 and the grants total \$11,500. As of February 28, 2007, the Board has approved \$225,000 in loans and \$ 36,000 in grants for downtown revitalization projects.

Airport Urban Renewal

Consultant is working on an update. Staff attended a work session in Bend on daycare centers. Follow up discussions will occur over the next few months.

Northwest Area Plan/Highway Area Plan

- The third Technical and Project Advisory Committees were held in mid February. The consultant team presented and gathered feedback on the draft Northwest Area Plan (NAP) and Highway Area Plan (HAP). The plans were viewed favorably with minor revisions, such as reducing the amount of neighborhood commercial in the NAP and expanding the central park in the HAP.
- One of the key issues is that the Redmond Development Code amendments to implement these plans are not scheduled to be completed by the time the plans are finalized for several reasons. The northwest developer group does not want to proceed with development via PUD applications because they believe these applications are too time consuming and discretionary. Therefore, the group is proposing to create an overlay district for this neighborhood to establish standards (e.g., the provision of neighborhood parks) that must be met in order for them to receive density bonuses (essentially smaller single family lot sizes). Staff will work with the group on a proposed overlay district this spring, but the Planning Commission may not be prepared to recommend approval of such an ordinance concurrently with the NAP and HAP approvals.

Redmond Commission for Art in Public Places (RCAPP)

- Last year, City Council approved locating the sculpture "Air Traffic Control" in Overlook Park, adjacent to the Maple Avenue Bridge. Greg Congleton, the artist who created the sculpture, requested to relocate the sculpture, due to sight issues at Overlook Park, elsewhere in the city. At the recommendation of the Redmond Commission for Art in Public Places, Council approved locating the sculpture at the western "Y" on the Highland/Glacier couplet. Placement of the sculpture is tentatively scheduled for Memorial Day weekend 2007.
- At the recommendation of the Redmond Commission for Art in Public Places, the City Council adopted policies and guidelines for donation, acquisition, and disposition of public art acquired by the City of Redmond.

Affordable Housing

- The first Affordable Housing Task Force met on February 28. The purpose of the meeting was to provide a comprehensive background of the project to date, including the Existing Conditions and Options reports. The next meeting will focus on existing affordable housing resources provided in Redmond by the public, private, and non-profit sectors. The meeting will also begin the discussion of potential affordable housing strategies in the City.