

April 2007

**BUILDING SERVICES**

Type of Permit	Number of Applications
<b>BUILDING PERMIT APPLICATIONS RECEIVED</b>	
Single Family Dwelling (SFD)	51
Manufactured Homes	2
Residential Remodel or Alterations	7
Commercial Alterations	4
Industrial Buildings	4
Commercial - Residential Apartment Buildings	4
Commercial Accessory Buildings	1
Commercial Tennant Improvements	3
Demolitions	3
Signs	5
<b>Total Number of Applications Received</b>	<b>53</b>
<b>BUILDING PERMITS ISSUED</b>	
<b>Residential Buildings</b>	
New Single Family Dwellings	29
Alterations	5
Accessory Buildings	2
<b>Commercial Buildings</b>	
New Construction	7
Alterations	3
Other	2
<b>Other Permits</b>	
Electrical Permits	121
Mechanical Permits	54
Manufactured Home Permits	1
Plumbing Permits	53
<b>Total Number of Permits Issued</b>	<b>255</b>
<b>PROPERTY VALUATION</b>	
<b>Residential</b>	
New Construction	\$4,593,618
Alterations	\$132,815
Accessory Buildings	\$48,891
<b>Commercial</b>	
New Construction	\$3,025,966
Alterations	\$528,000
Other	\$88,500
<b>Total Valuation of Building Permits Issued</b>	<b>\$8,417,790</b>

**CURRENT PLANNING**

- The Planning Commission considered the following two Conceptual Planned Unit Developments (PUD) in April:
  - King Way Gardens Cluster Development

Desert Sun Development, represented by Eric Porter, proposed a 42-unit cluster PUD on a 4.6 acre property in the C-1 zone immediately east of the proposed new interchange and north of King Way. Since PUD's are not allowed in commercial zones, Desert Sun

Development is also requesting a zone change from C-1 Strip Service Commercial to R-5 High Density Residential. Under current C-1 zoning, the applicant could develop the site with multifamily buildings as an outright use; however, individual ownership of the proposed townhomes and townhome lots would require a PUD. Staff expressed concern that the property is entirely surrounded by C-1 zoned property, but the proposed high density use is compatible with the mixed use developments surrounding it. The Planning Commission supported the Conceptual PUD. Amenities proposed within this development include an 18,306 square foot playground with picnic tables, a gazebo, a playground structure, a walking path, horseshoe pits and a water feature. The Planning Commission provided several suggestions for improving the proposal, including: decreasing the density of housing units and increasing accessible open space; increasing the size of the park area to make it more usable; separating the drainage area from the usable open space; and providing a pedestrian pathway within the COID easement.

o Elm Park Townhome Community

Integra Homes, represented by Scott Jennings, proposed a 30-unit cluster PUD on a 2.74 acre property in the R-4 zone immediately west of Fieldstone Crossing/Fairhaven on the extension of 29<sup>th</sup> Street and Elm Avenue. The proposal for Elm Park Townhome Community includes a swimming pool, hot tub, enclosed exercise building and a pedestrian pathway within the COID canal easement. At the concept plan meeting the Planning Commission generally supported this proposal, citing the quality of amenities in particular. The Planning Commission provided several suggestions for improving the proposal, including: taking steps to ensure a clear drive aisle for emergency and garbage collection vehicles; increasing and/or highlighting usable open space; and separating usable open space from drainage areas.

- The Planning Commission considered an informal proposal by Ron Lusk to develop the corner property at the southeast corner of Highland Avenue (Highway 126) and Rimrock Way across from the Nolan Town Center and immediately adjacent to the recently approved American Legion Park with a commercial use. The property is currently zoned Open Space Park Reserve (OSPR). The Commission unanimously stated that the property should be incorporated into the American Legion Park design and purchased by the City for park use when funds are available. The Commission does not support any commercial use of this property.
- The City's Hearing Officer, Karen Green, issued one decision in April. She approved cellular antennas to be located on the roof of Ray's Market in the Nolan Town Center. This application has been approved by the Hearing's Officer.

**Pre-Development Applications Received**

Application #	Date Received	Applicant	Description
PD 07-31	3/30/07	David Sailors	Variance for site & design in the R-4 Zone to build a TriPlex <b>Location:</b> 2738 SW Juniper Ave      Zone R-4
PD 07-32	4/6/07	Steven O'Malley	Construct car wash & Coffee Drive Through <b>Location:</b> Jackpine Ave      Zone C-1
PD 07-33	4/20/07	AJ Design	Remodel & Addition for use as a catering kitchen, storage, office & retail <b>Location:</b> 1205 SW Indian      Zone C-4

### Land Use Applications Received

Application #	Date Received	Applicant	Description
LLA07-10	4/5/07	Mark Carrell	Lot consolidation to correct new development over lot lines <b>Location:</b> 1620 Highland Ave. Zone C-4
V07-08	4/10/07	Stonecreek Devel.	Minor Variance to reduce the front yard setback from 15 ft to 13 ft. Megan Park Lot 2 <b>Location:</b> 2347 NW Hazelwood Ave Zone R-4
MC 07-06	4/12/07	Tri County Builders	Remove community building and "over 55" reference in decision. Add parking and landscaping. <b>Location:</b> 2055 SW Salmon Zone R-5
PUD 07-01	4/12/07	St Thomas Parish	Mixed use PUD, restaurant, town homes <b>Location:</b> 1114 SW Evergreen Zone R-3
SP 07-17	4/13/07	John Chambers	Site and Design for a light industrial building with paved parking & landscaping <b>Location:</b> 19 & Deerhound Zone M-1
MC 07-07	4/20/07	McCoy Electric	Installation of an emergency generator with enclosure in the SE corner of the existing parking lot. <b>Location:</b> 313 SW 6 St Zone C-2
MTS 07-01	4/20/07	Brian & April Tovar	Build a duplex in the R-3 Zone <b>Location:</b> 27St , 20 AB 3600 & 3602 Zone R-3
SP07-18	4/20/07	Daniel Brown	Site and Design for industrial building. <b>Location:</b> 245 SW Pumice Zone M-1
CU07-07	4/24/07	Lowe's HIW, Inc	Conditional Use for Outdoor Merchandise Displays (non-storage related, for retail sales) in the C-2 Zone <b>Location:</b> Veteran's Way & SW Kalama Ave Zone C-2
CU 07-08	4/30/07	Pacific Corp	115 KV electrical line for a new substation <b>Location:</b> Yew Ave to Airport Way Zone R-4
RMP 07-03	4/30/07	Pacland	Create an outlot for future sales / development <b>Location:</b> US 97 & Oak Tree Lane Zone C-1

### Land Use Decision

Application #	Date Finalized	Applicant	Description	Turn around time
CU 07-06	3/26/07	Baseball & More	To allow batting cages & sports use in the M-2, Heavy Industrial zone <b>Location:</b> 335 SE Jackson St Zone M-2	18 Days
MC 07-05	3/29/07	Mark Carrell	Modify Site Design to fit paint booth <b>Location:</b> 1620 Highland Ave Zone C-4	1 Day
SP 07-02	3/29/07	Carrie Novick	New admin building to replace existing facility that will be demolished <b>Location:</b> 1730 SE Ochoco Way Airport Zone	44 Days
MC 07-02	3/30/07	Schertzinger & Party	Add trash enclosure to the Community First Bank master plan.	18 Days

Application #	Date Finalized	Applicant	Description	Turn around time
			<b>Location:</b> 821 SW 6 St Zone C-2	
SP06-50 CU06-18	4/3/07	Terri Visser	Turn residence into store for retail sales <b>Location:</b> 307 NW 7 <sup>th</sup> St Zone R-3	140 Days
SP07-05	4/3/07	Lisa Lee Harold Ohler	Remodeling a home office <b>Location:</b> 1707 Parkway Dr Zone C-4	29 Days
CU 07-01, MC 07-01	4/10/07	RCC Atlantic	Conditional Use permit to attach a Wireless Antenna on the roof of Ray's Food Place, Modification of Conditions for the addition of the antenna to the Nolan Center Master Plan <b>Location:</b> 2116 SW Highland Zone C-4	56 Days
SUB07-03	4/19/07	Steve DeSart	"Dehmc Acre" 4 Lot subdivision with variance for shared driveways <b>Location:</b> 487 SW 27 St Zone R-4	34 Days
MC06-10	4/19/07	W & H Pacific	Modification of allowance for roof drainage to drywell in Municipal Well #1, 2 year travel buffer zone <b>Location:</b> 413&433 NW Larch Ave Zone C-3	113 Days
LLA 07-02	4/5/07	High Lakes Properties	Lot line adjustment to adjust property line between "asbuilt" locations of the water meter boxes <b>Location:</b> 1100 & 1122 NW Sprucewood Ct Zone R-3	1 Day
LLA 07-08	4/5/07	High Lakes Properties	Lot line adjustment to adjust property line between "asbuilt" locations of the water meter boxes <b>Location:</b> 1100 & 1122 NW Sprucewood Ct Zone R-3	1 Day
LLA 07-09	4/5/07	High Lakes Properties	Lot line adjustment to adjust property line between "asbuilt" locations of the water meter boxes <b>Location:</b> 1100 & 1122 NW Sprucewood Ct Zone R-3	1 Day
RMP 07-01	4/9/07	Havniar-Seaborne	2 lot partition <b>Location:</b> off Lake Road end of Lake Ct. Zone M-2	24 Days
CU 07-03	4/10/07	AKS Engineering	To allow office use in the M-1 zone <b>Location:</b> 1810 SE First St, Zone M-1	56 Days
MA 07-03	4/17/07	Rod Tomcho	Change lot size 177-181, lots 185-190 and lots 196-207. <b>Location:</b> Rimrock Dr & 13 St, Zone R-2	1 Day
SP 07-08 CU 07-05	4/20/07	Plus Property Management	Modifying current single family residence into office space, Conditional Use permit for the office in the R-5 zone. <b>Location:</b> 1005 SW Glacier Ave Zone R-5	38 Days
DR 07-01	4/24/07	City of Redmond	To determine where the point on the curb is when measuring building heights	30 Days

Application #	Date Finalized	Applicant	Description	Turn around time
			<b>Location:</b> City wide	All zones

## **LONG RANGE PLANNING**

### **Redmond Development Code (RDC) Update**

- Staff conducted a work session with the Planning Commission on the RDC clean up amendments. The topic discussed at the April 23 work session included revisions to the recently adopted Planned Unit Development (PUD) provisions of the code. Specifically, applicants, the general public and staff have found the newly adopted PUD text to be confusing and complex. The Commission directed staff to separate the PUD text into three (3) separate sections: Planned Unit Development (allows a mix of uses), Cluster Planned Unit Development (allows a single residential use development with 30% open space), and Cottage Planned Unit Development. This framework should simplify the Code for all users. Staff will then conduct a work session with the Commission on the draft amendments and discuss whether the PUD standards should be amended. Public/developer testimony at the work session stated that the open space provisions are too high and should be reduced. Based on the Planning Commission's direction, staff proposes to continue the public hearing on the text amendments to July 16, 2007 with time to conduct additional work sessions on the final amendments in May and June.
- The Planning Commission unanimously recommended approval of the 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 are scheduled for a public hearing before City Council on May 8, 2007.
- Staff will conduct the second work session with the Planning Commission on a draft Overlay Zoning District for the R-4 and R-5 high density zoning districts with members from the Northwest Area Development Group on May 7, 2007 immediately prior to the regularly scheduled Planning Commission meeting.

### **Downtown Urban Renewal**

- The SERA Architects-led consultant team presented and delivered the final Preliminary Downtown Development Plan.
- At the April 9<sup>th</sup> DURAC meeting, staff proposed an amendment to the Downtown Architectural Design Standards to include signage standards. The draft standards were prepared to match the format of the existing standards with a variety of options for implementation. In addition, existing signs would not be required to comply with the new standards. The new standards would be applied at the time a property or sign structure (not a sign face/insert) is proposed to be replaced.

The intent of the standards is "to preserve and enhance the unique downtown image and identity through the use of unique signage, to orient signage to pedestrians and slow moving automobiles, to increase the visibility and economic success of downtown businesses, and to ensure the safety and function of public streets and traffic flow." Historic signs are exempt from the standards. Staff has met with the local sign companies to discuss the draft standards and the companies' representatives proposed good revisions to accomplish the City's intent and provide flexibility to property/business owners. The revisions will be presented to DURAC in May.

## **Airport Urban Renewal**

- No action – Consultant is working on update.

## **Northwest Area Plan/Highway Area Plan**

- The final Project Advisory Committee (PAC) meeting was conducted in April. PAC members in attendance expressed support for the final plans. Remaining/outstanding issues that need to be addressed are the designations of park and school sites within the 580 acre Northwest Area Plan (NAP) boundaries. Staff has directed Angelo Planning Group to begin preparing the Comprehensive Plan amendments and findings to support the amendments. The Public Hearing for the NAP and Highway Area Plan (HAP) comprehensive plan amendments are tentatively scheduled for June 25, 2007. Conducting the public hearings will depend on the Angelo Planning Group's ability to complete the amendments and findings in a timely manner to meet all notification requirements and agreement by property owners on the plan designations for their properties, including the school and park sites.

## **Arts Commission**

- RCAPP met on April 9<sup>th</sup> and discussed the donation of "Western Swing" sculpture at the northern "Y" of 5<sup>th</sup> and 6<sup>th</sup> Streets. There was unanimous recommendation for acceptance of the sculpture. Council took action on the April 23<sup>rd</sup> accepting the donation.
- The commission is sponsored a public forum, "Art at the Intersection", on April 19<sup>th</sup> from 5-7 p.m. at the Historic Redmond Church. They received extensive public input on the desires of the community regarding public art in Redmond. The commission will use this information to further develop their goals and work program for the coming year.

## **Affordable Housing**

- The third Affordable Housing Task Force meeting was conducted in late April. This meeting focused on the gaps in services currently provided/offered for affordable housing, consisted of a facilitated discussion of the Task Force's priorities for affordable housing, and identified potential strategies to preserve/provide housing in the community.
- Staff and affordable housing consultant Laura Fritz conducted an affordable housing strategy exercise following a brainstorming session on the group's priorities. A list of strategies were displayed around the room and task force members were given five stickers to place next to the strategies they deemed best reflected the objectives that were discussed. Votes for particular strategies signified interest in exploring those strategies first for the city of Redmond.

The breakdown of strategy priorities were as follows:

- |  |         |
|--|---------|
| • Land banking                                   | 9 votes |
| • Zoning initiatives                             | 9 votes |
| • First-time homebuyer programs                  | 9 votes |
| • Incentives for developers                      | 8 votes |
| • Rental assistance                              | 7 votes |
| • Employer assisted housing                      | 5 votes |
| • *Other strategies: Long-term rental assistance | 4 votes |
| • Affordable housing trust fund                  | 3 votes |
| • Preservation programs                          | 3 votes |
| • Community land trust                           | 2 votes |
| • Asset building initiatives                     | 2 votes |
| • Regional consortium                            | 2 votes |

- Voluntary inclusionary housing 1 votes
- Mobile home policies 1 vote

*\*Suggestion added by task force members.*

The affordable housing strategy list will be displayed at the next meeting so that task force members may have another opportunity to look at the strategies and write comments and/or recast their votes.

The next meeting will be held on Wednesday, May 23<sup>rd</sup> in the Community First Bank training room.

- Upcoming local affordable housing event:

WHAT: "Inclusionary Housing" Audio/Conference

TIME: 1-2:30 p.m.

LOCATION: City Hall: Conference Room A

COST: Free

DATE: Wednesday, May 23, 2007