

June 2007

**BUILDING SERVICES**

Type of Permit	Number of Applications
<b>BUILDING PERMIT APPLICATIONS RECEIVED</b>	
Single Family Dwelling (SFD)	27
Residential Remodel or Alterations	14
Residential Accessory Building	7
New Commercial Buildings	3
New Industrial	4
Industrial Tennant Improvements	3
Demolition	1
Signs	6
<b>Total Number of Applications Received</b>	<b>65</b>
<b>BUILDING PERMITS ISSUED</b>	
<b>Residential Buildings</b>	
New Single Family Dwellings	16
Alterations	12
Accessory Buildings	4
<b>Commercial Buildings</b>	
New Construction	4
Alterations	5
Other	1
<b>Other Permits</b>	
Electrical Permits	73
Mechanical Permits	59
Manufactured Home Permits	2
Plumbing Permits	43
<b>Total Number of Permits Issued</b>	<b>219</b>
<b>PROPERTY VALUATION</b>	
<b>Residential</b>	
New Construction	2,508,768\$
Alterations	452,529\$
Accessory Buildings	84,947\$
<b>Commercial</b>	
New Construction	10,502,000\$
Alterations	1,316,195\$
Other	6034\$
<b>Total Valuation of Building Permits Issued</b>	<b>14,870,473\$</b>

**CURRENT PLANNING**

- The Planning Commission considered two large developments in June:
  - Tuscan Village

On June 4, the Commission considered a 68,484-square foot mixed use retail/office development with 361 parking spaces and multiple buildings on a 5.53 acre lot in the C-1 Strip Service Commercial Zone located on the northwest side of the Yew Avenue interchange behind the Comfort Suites hotel. The Commission, staff and public comments all strongly supported the architectural character and amenities proposed within the

development. However, the Commission expressed serious concerns about inadequate site access onto Yew Avenue and traffic circulation to adjacent properties via access easements. The Commission continued the public hearing to July 9 in an effort to allow the applicant, Terry Anderson, to propose site access and traffic circulation alternatives to address their concerns.

o Elm Park PUD

On June 18, the Planning Commission approved by a 5-1 vote a Cluster Planned Development for 30 town home units on a 2.74 acre parcel immediately north of Elm Street at the northern end of the 29<sup>th</sup> Street right-of-way. Site amenities include a swimming pool, hot tub, exercise building, and trail along the COID canal that borders the eastern edge of the site. Residents in the adjacent Fieldstone Crossing neighborhood strongly opposed the development, but did not file an appeal by the July 3 deadline.

**Pre-Development Applications Received**

<b>Application #</b>	<b>Date Rec'd</b>	<b>Applicant</b>	<b>Description</b>
PD 07-36	6/1/07	Eric Knirk	4 acre parcel at 1908 NW Canal <b>Location:</b> 1908 NW Canal Blvd Zone C-1
PD 07-37	6/5/07	Jason Kendall	Construction of a 55 x 65 concrete containment structure to house 3 - 18,000 gal used oil storage tanks and 2 - 10,000 gal used <b>Location:</b> 601 E Antler Ave. Zone M-2
PD 07-38	6/6/07	Kathryn A Cooper	Proposed partition of a property (23,620) SF into 2 lots with easements for water/sewer access in the future for 2797 SW 34th & 2810 SW 35th St. <b>Location:</b> 2797 SW 34th Street Zone R-2
PD 07-39	6/6/07	Robertson Price LLC	Remodel house and convert into office space <b>Location:</b> 716 SW 11th Street Zone:C-2
PD 07-40	6/8/07	Redmond Assembly	(20) lot residential subdivision <b>Location:</b> 1699 Antler Ave. Zone R-2, R-4
PD 07-41	6/8/07	Eric Knirk	New restaurant/ retail site <b>Location:</b> 1133 NW 6th Street Zone C-1
PD 07-42	6/11/07	Peter Wilson	Change existing 8 duplex lots into zero lot line <b>Location:</b> 4280 SW Reindeer Ave. Zone R-4
PD 07-43	6/12/07	Ameritech Machine	25000 SF building <b>Location:</b> 833 SE 1st St Zone M-2
PD 07-44	6/27/07	Gene Hoskin	10 unit multi-family complex <b>Location:</b> 23rd between Umatilla & Volcano Zone R-5
PD 07-45	6/29/07	Richard Eberhard	Parking stalls for 3900 SF commercial bldg on neighbor property <b>Location:</b> E of Intersect SW Salmon & Canal Zone C-1
PD 07-46	6/29/07	Gary Giacci	3672 SF Restaurant <b>Location:</b> 3030 SW 6th St Zone M-1

**Land Use Applications Received**

<b>Application #</b>	<b>Date Rec'd</b>	<b>Applicant</b>	<b>Description</b>
CU 07-12	6/5/07	City of Redmond	For a public water reservoir and distribution facility <b>Location:</b> 450 NE 11th St Zone M-2
E 07-01	6/20/07	Dan & Angie Richartz	2 yr extension for RMP 05-09 (2) lot partition <b>Location:</b> 3297 SW Volcano Ave Zone R-2
LLA 07-14	6/13/07	Babler Bros Inc	Lot line adjustment to allow access to back lot. <b>Location:</b> 833 SE 1st Street Zone M-2

Application #	Date Rec'd	Applicant	Description
MC 07-11	6/19/07	Peggy Klepper	For reduced rear yard setback; 12 ft from 15 ft to allow for addition to existing residence. <b>Location:</b> 4318 SW Tommy Armour Ct Zone R-4
MC 07-12	6/7/07	Desert Sun Development	To realign the layout of Building 2, remove loading docks, and add 7 parking spaces. <b>Location:</b> Located north of the intersection of Airport Way and 13th Street Zone M-1
MC 07-13	6/26/07	JB Demaris	For the addition of one portable classroom modular. <b>Location:</b> 209 NW 10th Street Zone PF
MC 07-14	6/26/07	JB Demaris	For the addition of one portable office unit. <b>Location:</b> 145 SE Salmon Drive Zone M-1
NC 07-01	6/29/07	Kori Krakenberg	An extensive remodel. <b>Location:</b> 522 SW 11th Street Zone R-4
SP 07-25	6/22/07	Pahlisch Homes Inc	Site plan and design review approval per Condition of Approval #19 for PUD 03-02, SP03-02 & CU03-26, Fieldstone Crossing for zero lot line housing. <b>Location:</b> NW Cedar and NW 30 St Zone R-4
SP 07-26	6/27/07	Steve Olson Steele Assoc.	Light manufacturing <b>Location:</b> Jackpine & NE 5th St Zone M-1
SUB 07-04	6/7/07	Suzanna Clarke	4 lot residential subdivision on a 0.92 acre parcel <b>Location:</b> SW 21st St and Umatilla Ave Zone R-5
SUB 07-05	6/14/07	Watson Family Ltd. Partnership	16 lot residential subdivision <b>Location:</b> 3000 NW 10th St Zone R-3
TA 07-03	6/8/07	D.R. Horton	Text Amendment Redmond Development Code Section 8.0700 to authorize Height Variance Applications.
V 07-10	6/11/07	Wildflower Development LTD	To reduce the E setback along HWY 97 from 50ft to 37.5 feet/ required retail parking from 41 to 36 spaces. <b>Location:</b> 3231 S. HWY 97 Zone C-1
A 07-01	6/25/07	Desert Sun Development	Appeal of the Conditions of Approval for Falcon Fund (Hayden Homes) SUB 07-02. <b>Location:</b> NE King Way Zone C-1

#### Land Use Decision

Application #	Date Finalized	Applicant	Description	Turn Around
PUD07-02 SP 07-22 CU 07-10	6/22/07	Integra Homes Inc	Planned Unit Development for 30 Lots <b>Location:</b> 29th and Elm Street Zone R-4	23 days
SP 07-13 CU 07-11 V 07-06	6/29/07	Air Group LLC	(3) Warehouse/office/storage buildings and (3) 2 story buildings with offices on the second floor, Variance to reduce the required parking spaces from 33 to 32 spaces. <b>Location:</b> 2950 SW 6 St Zone M-1	71 days
SP 07-04 CU 07-02	6/18/07	Pacificorps, Pacific Power	For a 115 kV electrical distribution substation <b>Location:</b> 23 Street & Badger Ave Zone M-1	115 days
SP 07-14 V 07-07 CU 07-09	6/14/07	Otter Run Development	(2) warehouse/office/storage buildings and one 2 story building with offices on the second floor, Variance to reduce the 10 ft landscape setback to 7.5 ft on lot 7, Airport Business Center <b>Location:</b> 2545 SW 4 St Zone M-1	28 days
LLA 07-13	6/1/07	5th Street Properties	Lot line consolidation for development <b>Location:</b> 429 NW Cedar Ave Zone C-2	1 day
LLA 07-15	6/26/07	Brandt, Gregg & Amy	To decrease lot #1200 and increase lot # 4323 by 0.36 acres within a BPA transmission line easement. <b>Location:</b> 4005 SW Wickiup Ct Zone R-2	1 day
MA 07-05	6/22/07	Dixon Ward, Pioneer Business Park	MA to change lot widths in Phase 2 of the Master Plan <b>Location:</b> E Canal Blvd between Kingwood Avenue & Hemlock Zone M-2	1 day
MC 07-07	6/13/07	McCoy Electric	Installation of an emergency generator with enclosure in the	29 days

Application #	Date Finalized	Applicant	Description	Turn Around
			SE corner of the existing parking lot. <b>Location:</b> 313 SW 6 St Zone C-2	
MC 07-08	6/4/07	Apple AB Enterprises	Removal of Condition No. 4 (d), sidewalks along Highway 97 Franks Landing due to ODOT opposition. <b>Location:</b> 3807 SW 21 St Zone C-1	1 day
MC 07-09	6/4/07	Concourse 97 Frank's Landing	Removal of Condition No. 4 (d), sidewalks along Highway 97 Franks Landing due to ODOT opposition. <b>Location:</b> 3807 SW 21 St Zone C-1	1 day
SP 07-10	6/18/07	Foss Project Masten	Site and Design for a machine shop, 12,000 sf building <b>Location:</b> 1097 NE 11 St Zone M-2	66 days
SP 07-18	6/29/07	Brown, Daniel	Site and Design for industrial building. <b>Location:</b> 245 SW Pumice Zone M-1	46 days

## **LONG RANGE PLANNING**

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

- The Planning Commission conducted work sessions on a proposal to create an Overlay District for the R-4 and R-5 medium/high density zoning districts to implement the Northwest Area Plan (NAP) on June 4 and 11, and July 2. The Commission directed staff to work with the Northwest Area Development Group to create an overlay district using the Angelo Planning Group's (APG) recommended zoning amendments. The next work session is scheduled for July 16.

### **Downtown Urban Renewal**

- On June 4, DURAC met to discuss downtown zoning at the Planning Commission's request. Specifically, the Commission sought DURAC's recommendations on whether the R-5 High Density Residential Zoning District should be amended or a draft Mixed-Use Neighborhood (MUN) zoning district should be considered to spur the revitalization of a neighborhood on the immediate east/northeast side of downtown. DURAC recommended the MUN designation be considered because it would provide more incentives through flexible regulations (land uses, dimensional standards, etc.) that would be necessary to encourage private investment in this neighborhood.

### **Airport Urban Renewal**

- There is no update at this time.

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

- On June 25, the City Council and Planning Commission conducted a joint work session to discuss and gain public input on the draft Northwest and Highway Area Plans as amendments to the City's comprehensive plan prior to the public hearings. Several key issues were discussed at the meeting. The issue that generated the greatest amount of discussion and public input was the need to identify and/or secure necessary school sites to serve the area's projected school age population. Since the work session, city staff has continued to meet with the Northwest Area Development Group (NADG) and Redmond School District to address this issue. The issue has not yet been resolved.
- The public hearing schedule for the NAP and HAP is as follows:
  - July 23: Planning Commission Public Hearing & Recommendation
  - August 28: City Council Public Hearing ("evidentiary public hearing") & Adoption

## **Arts Commission**

- RCAPP met on June 11<sup>th</sup> to discuss various ongoing projects and goals. Among the items discussed were the plans for the placement and celebration of the “Western Swing” sculpture. The group still hopes to have the sculpture placed in conjunction with the Deschutes County Fair the first week of August. Also a priority for the Commission is working toward the establishment of a long term funding mechanism to perpetuate public art within the City. A presentation will be made to City Council on July 10<sup>th</sup> regarding funding for RCAPP.

## **Affordable Housing**

- The fifth Affordable Housing Task Force meeting was conducted in May. The Task Force revised a set of draft affordable housing goals, objectives and policies and recommended them to City Council for approval. The Task Force also continued its discussion and evaluation of a series of strategies to create or preserve affordable housing in Redmond. Staff will conduct a community meeting on July 11 at the Historic Redmond Church from 6-8 p.m. to present and discuss the affordable housing planning process to date, a summary of the work completed, and gather public input on the draft goals, objectives, policies and strategies.