

August 2007

BUILDING SERVICES

Type of Permit	Number of Applications
BUILDING PERMIT APPLICATIONS RECEIVED	
Single Family Dwelling (SFD)	12
Residential Remodel or Alteration	6
Residential Accessory Building	2
New Commercial Building	1
Commercial Accessory Buildings	1
Commercial Tennant Improvement	5
Manufactured Home	1
Signs	7
Total Number of Applications Received	35
BUILDING PERMITS ISSUED	
Residential Buildings	
New Single Family Dwellings	15
New 3 & 4 Plex Family Dwelling	5
New Apartments	5
Alterations	9
Accessory Buildings	3
Commercial Buildings	
New Construction	10
Alterations	8
Other Permits	
Electrical Permits	97
Mechanical Permits	58
Manufactured Home Permits	2
Plumbing Permits	61
Total Number of Permits Issued	273
PROPERTY VALUATION	
Residential	
New Construction	\$8,035,656
Alterations	\$237,685
Accessory Buildings	\$56,406
Commercial	
New Construction	\$10,750,721
Alterations	\$297,868
Total Valuation of Building Permits Issued	\$19,378,336

CURRENT PLANNING

- The Planning Commission considered the following developments in August:
 - Badger Planned Unit Development (PUD)

On August 6, the Commission conducted a public hearing on the Badger PUD, a mixed use development proposed for properties located south of SW Badger Ave and West of South Canal Boulevard. The Commission indicated they will approve the PUD, but continued to

the public hearing to September 10, 2007, to consider the revised CC&Rs. If approved, this mixed use development will incorporate a number of “new urbanism” principles, including a mix of housing units, parks and trails, and neighborhood commercial. Specifically, the proposal includes:

- **119 single-family units:** 99 single-family detached units, lots ranging from 4,099 to 11,049 square feet (avg. size is 6,423 sq. ft.); 20 single-family attached units (townhouses on individual lots- avg. size is 2,242 sq. ft.);
- **133 multi-family units** (2-bedroom condominiums);
- **27,346 square feet of commercial spaces with parking;** and
- **4.4 acres of green space including a central park (2.7 acres) including a playground, a gazebo & BBQ area, horseshoe area, a chess and checkers area and an interconnected trail system (1.7 acres).**

The property is zoned R-2, Limited Residential. The applicant applied for this PUD in the R-2 zone district prior to the Redmond Development Code Amendments taking effect on November 9, 2006 prohibiting PUD’s in this zoning district. Residents surrounding the property raised a number of concerns about the development, including traffic issues on Badger Avenue and the impacts on the Badger/Canal intersection. Some residents also expressed concerns about it becoming a rental neighborhood that would diminish their property values and area. In response, the applicant agreed to require 70% home ownership via the developments CC&Rs.

o Zone Change: C-1 Strip Service Commercial to R-5 High Density Residential

Also on August 6, the Commission recommended approval of a zone change application by Desert Sun Development to change approximately 4.62 acres of property from **C-1 (Strip Service Commercial)** to **R-5 (High Density Residential)** Zone. The property is located northeast of the new US 97 interchange with US 97 and the re-route between US 97 and the railroad, and north of King Way. The applicant is proposing to develop a Cluster Planned Development to consist of townhomes and a central park. Multi-family dwellings and complexes are allowed in the C-1 district, but Cluster PUDs are only allowed in the R-4 and R-5 zoning districts. The applicant also proposed a conceptual PUD for the property, which received Commission support, but no decision will be issued until the application is submitted and reviewed.

o Conceptual Cluster Planned Development in Northwest Area Plan Boundaries

On August 27, Desert Sun Development proposed a 97-lot townhome Cluster Planned Development for a 10-acre parcel in the Northwest Planning Boundaries at the corner of Maple Avenue and 35th Street (north side). This development also includes a central park with a variety of amenities. The Planning Commission generally supported the concept plan, but provided comments on minor revisions they would like to see incorporated. The applicant will not proceed with a development application until the property is annexed into the City; the property is in area identified for the first 400-acre annexation boundary.

Pre-Development Applications Received

Application #	Date Rec'd	Applicant	Description
PD 07-54	8/7/07	Kenneth Krieser	Retirement building / town homes Location: 3015 NW Greenwood Zone R-4
PD 07-55	8/7/07	Darren Dickerhoof	Retail Shopping Center Location: 2795 S Hwy 97 Zone C-1

Application #	Date Rec'd	Applicant	Description
PD 07-56	8/13/07	Erica & Ted Waldbilig	2 lot partition Location: 1915 SW 23 St Zone R-3
PD 07-57	8/17/07	Roger Neal Cross	Remodel the Deli Rose Location: 124 SW 7 th Zone C-2
PD 07-58	8/24/07	Jim Bornstedt	JT Animal Bedding Location: 2162 SE 1 st St Zone M-1

Land Use Applications Received

Application #	Date Rec'd	Applicant	Description
SP 07-30	8/3/07	Higbee/ Sunwest Bldr	For an addition to the Higbee Dental Office. Location: 1765 SW Parkway Drive Zone C-2
SP 07-31	8/8/07	Robertson Price LLC	For remodel of residence to a commercial office. Location: 716 SW 11 St Zone C-4
SP 07-32	8/13/07	Samuel A DeLeone Trust	Reapplication for site & design review (SP04-33) and Enterprise Zone redesignation for an addition to a labeling manufacturing plant. Location: 1258 SW Lake Rd Zone M-2
CLD 07-01 V07-14	8/13/07	Porter Land Use Consultants	Convert approved apartment complex to a cluster development, 29 townhouse units on individual lots. A minor variance for a 15 ft setback on a Collector street (21 st) from 20 ft. Location: 2055 SW Salmon Ave Zone R-5
MA 07-09	8/14/07	Karl Johnson Opportunity Foundation	To construct 36x36 garage for storage. No new access will be needed from Evergreen Ave. Location: 19 th & Kingwood Zone R-4
SP07-33	8/15/07	Darren Dickerhoof	Site & Design for a retail center Location: 2795 S Hwy 97 Zone C-1
LLA 07-18	8/15/07	RHL Design Group	Lot consolidation – for approx 17,000 sf pharmacy with drive through. Location: 1514 & 1550 SW Highland Ave Zone C-4
SP 07-34 V07-15	8/15/07	RHL Design Group	For approx 17,000 SF Rite Aide Pharmacy with drive through. Variance for off street parking reduction. Location: 1514 & 1550 SW Highland Ave Zone C-4
MC 07-15	8/17/07	Neel Management Team	Addition of one 16x17 unattached shop/storage bldg on concrete slab. Wintergreen Apartments Location: 2050 Timbers Ave Zone R-5
SP 07-35	8/20/07	Redmond Airport	120,000 SF renovation/ expansion of the existing Redmond Municipal Airport terminal. Location: 2522 SE Jesse Butler Cir Airport Zone
SUB 07-06	8/20/07	Cameo Homes LLC	G-Co Centre, 18 lot industrial subdivision. Zone M-1 Location: SW 21 St between BNSF railway & Hwy 97
LLA 07-19	8/22/07	George & Barbara Tate	Lot Line consolidation for parking & catering kitchen Location: 1205 SW Indian Ave Zone C-4
SP 07-36	8/22/07	George & Barbara Tate	Catering kitchen and minimal retail pickup. Kitchen hours 7am-7pm, retail hours 9am-6pm Location: 1205 SW Indian Ave Zone C-4
SP 07-37	8/23/07	Gary Giacci	For "The Original Pancake House" Location: 3030 SW 6 th St. Zone M-1
SP 07-38	8/23/07	Jivanjee Architect	3 story motel w/ 71 rooms and pool (Sleep Inn). 2 story bldg & patio w/restaurant (Canyons) on 1 st floor and conference center on 2 nd floor. Location: 1847 N Hwy 97 Zone C-1

Application #	Date Rec'd	Applicant	Description
V07-16 thru V 07-25	8/23/07	D R Horton	Variations to exceed thirty (30) foot building height by up to 3 feet due to daylight basement conditions. Summit Crest Subdivision. Location: 2968 SW Helmholtz Way Zone R-2
LLA 07-20	8/30/07	PacifiCorp	Lot line consolidation to build the Yew substation Location: Yew Ave Zone M-1

Land Use Decision

Application #	Date Finalized	Applicant	Description	Turn Around
SP 06-49	8/3/07	CIDA, Inc	Two phase commercial project, Tuscan Village Location: Yew Ave & Hwy 97 Zone C-1	248 Days
MC 07-13	8/8/07	JB Demaris	For the addition of one portable classroom modular. Location: 209 NW 10 th Street Zone PF	27 Days
MC 07-14	8/8/07	JB Demaris	For the addition of one portable office unit. Location: 145 SE Salmon Drive Zone M-1	27 Days
RMP 07-04	8/9/07	Wilcox	To create two 9.93 acre lots in the Urban Growth Boundary (UGB) outside the city limits. Location: 3443 NW 19 th Street Zone UH-10	20 Days
V 07-10	8/9/07	Wildflower Dev	Minor Variance to reduce the east setback along Hwy 97 from 50ft to 37.5 feet; reduce required retail parking from 41 to 36 spaces. Location: 3231 S. HWY 97 Zone C-1	28 Days
MA 07-06	8/10/07	Gary Davis	To add 10 additional 8x12 storage units. Location: 244 SW Rimrock Way Zone R-5	10 Days
RMP07-05	8/10/07	Parr Lumber	2 lot partition within the Urban Growth Boundary (UGB); outside the City limits. Location: SW Helmholtz & Highland Ave Zone UH-10	15 Days
V07-12	8/10/07	Peggye Klepper and The Greens, Redmond	Request: Variance for a reduced rear yard setback of 12 ft from 15 ft to allow for an addition to existing residence. The rear yard backs up to the golf course. Location: 4318 SW Tommy Armour Ct Zone R-4	1 Day
SP 07-19 V07-09	8/14/07	Kokanee Holdings	2 warehouse/office/storage bldgs totaling 13,672 sf w/ parking and walkways. Variance - reduce 10 ft side yard setback to 5.0 ft on lot 24, Airport Business Ctr. Location: 2545 SW 6 St Zone M-1	68 Days
SUB07-04	8/15/07	Suzanna Clarke	Clarke's Commons, 4 lot subdivision Location: 2140 SW Umatilla Ave Zone R-5	48 Days
SP 07-25	8/23/07	Pahlisch Homes	Approval per Condition of Approval #19 for PUD 03-02, SP03-02 & CU03-26, Fieldstone Crossing for zero lot line housing. Location: NW Cedar & NW 30 St Zone R-4	38 Days
RMP 07-06	8/30/07	City of Redmond	To allow for the acquisition of the Easterly parcel by the City of Redmond for public park purposes. Location: Canyon Dr & Kingwood Zone R-1	3 Days
MA 07-08	8/31/07	Rod Tomcho	Canyon Rim Phase 8 line adjustment Location: 19 th & Kingwood Zone R-4, R-2	5 Days
NC 07-01	8/31/07	Kori Krakenberg	Extensive remodel. Location: 522 SW 11 th Street Zone R-4	39 Days
SP 07-23	8/31/07	Steve O Malley	Add 24 hour Car Wash w/coffee stand drive through Location: Hwy 97 and Jackpine Zone C-1	115 Days

LONG RANGE PLANNING

REDMOND DEVELOPMENT CODE (RDC) UPDATE

- On August 27, the Planning Commission conducted a public hearing on the clean-up RDC amendments. The Commission supported a majority of the amendments but, based on public comments, continued the public hearing to October 1, 2007, with a work session scheduled for September 17, to address some of the issues raised at the public hearing. For example, Otak planner Duncan Brown proposed significant revisions to the PUD ordinances.

The Commission also considered revising the new parking requirements for 9' X 20' size parking stalls from 80% to 50% for all parking in a commercial development (the remaining 20% could be the former parking stall size standard of 8' X 18') based on a letter submitted by commercial real estate broker Lauren DeBell on behalf of many commercial developers in the Redmond area. However, the motion to revise this standard 80%/20% to 50%/50% failed on a 2-2 vote with 2 Commissioners abstaining. Commissioners also supported allowing variances to nearly all code standards, except land uses.

NORTHWEST AREA PLAN/HIGHWAY AREA PLAN

- On August 28, City Council adopted the Northwest and Highway Area Plans as amendments to the City's Comprehensive Plan. The vote followed the Redmond School District's securing a 39-acre parcel immediately adjacent to the NAP boundaries. The first step to implementing these plans will be to prepare annexation agreements to ensure property owners and developers commit to following the plans, among other requirements. Staff has scheduled a work session with City Council for September 11 to discuss the contents of the annexation agreements.

COUNTY MASTER/FRAMEWORK PLAN

Staff has asked SERA Architects to develop a draft scope of services, budget and timeline to create a master/framework plan for the County's properties in the Urban Reserve Area and City limits on the east side of town. SERA Architects developed the City's existing Framework Plan, adopted in August 2006, and is currently working with the South Redmond Collaborative on a similar plan for the Division of State Lands' properties south of the fairgrounds and Juniper Golf Course.

ARTS COMMISSION

"Western Swing" is the second sculpture donated by Phil and Penny Knight. The sculpture was tentatively scheduled for installation in late August, however has been delayed due to technical issues at the casting foundry. Upon completion of the sculpture a public event will be scheduled for the installation.

Council held discussions with RCAPP on funding for the city's public arts program. The program calls for up to two sculptures and support for a mural program. Council agreed to provide an initial \$25,000 with an additional \$25,000 based upon private donations supplementing City funds.

AFFORDABLE HOUSING

The Affordable Housing Task Force did not meet in August. The City's affordable housing consultant spent the month preparing the first draft of the Affordable Housing Plan, which will be presented and discussed at September's meeting.

SOUTH US 97 CORRIDOR PLAN

City staff and consultant Bill Adams completed the first draft of a scope of work for the S. US 97 Corridor Plan, which will be primarily funded by at State of Oregon Transportation and Growth Management Grant (TGM) in the amount of \$150,000. Staff and ODOT officials will continue working to finalize the scope of work in September and October before issuing a Request for Proposals to begin the project.

URBAN RENEWAL

Downtown Urban Renewal District

The Downtown Urban Renewal Advisory Committee met on August 13, 2007 and made the following motions:

- Recommend to Urban Renewal Board to dedicate \$730,000 to the Property Assistance Project, including expanding the Façade Loan and Grant Program to include a Small Projects Grant Program and Free Design Assistance Program for the downtown core area in order to encourage property owners and business owners to improve their awnings, signage and exterior facades prior to the completion of the reroute.
- Appointed a subcommittee to develop streetscape options for SW 5th and SW 6th Street in collaboration with city staff in preparation for the completion of the reroute.
- Voted to move forward the downtown Civic Core RFQ / RFP requesting developer design / finance / build concepts for a new City Hall, Urban Park, Private Development and associated Parking.

South Airport Urban Renewal District

Still in review for Extension.