

September 2007

BUILDING SERVICES

Type of Permit	Number of Applications
BUILDING PERMIT APPLICATIONS RECEIVED	
Single Family Dwelling (SFD)	11
Mother-in-law Units	3
Manufactured Homes	2
Residential Remodel or Alterations	9
Residential Accessory Building	5
Commercial Accessory Building	1
Commercial Tenant Improvement	11
New Industrial	1
Demolition	2
Signs	14
Total Number of Applications Received	59
BUILDING PERMITS ISSUED	
Residential Buildings	
New Single Family Dwellings	9
Alterations	3
Accessory Buildings	3
Commercial Buildings	
New Construction	3
Alterations	6
Other	3
Other Permits	
Electrical Permits	59
Mechanical Permits	33
Plumbing Permits	27
Total Number of Permits Issued	146
PROPERTY VALUATION	
Residential	
New Construction	\$1,298,025
Alterations	\$76,075
Accessory Buildings	\$42,119
Commercial	
New Construction	\$6,444,788
Alterations	\$1,404,155
Other	\$28,580
Total Valuation of Building Permits Issued	\$9,293,742

CURRENT PLANNING

- The following development applications were considered by the City Council, Planning Commission and Hearings Officer in September:
 - Badger Planned Unit Development (PUD)

On September 10, the Planning Commission unanimously approved the Badger PUD by a vote of 4-0, a mixed use development proposed for properties located south of SW Badger Ave and West of South Canal Boulevard. The three Commissioners not in attendance at the meeting had expressed their support for the project with revisions at the public hearing on August 6. The continued public hearing on September 10 allowed the applicant to present the revisions requested by the Commission. This mixed use development incorporates 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, horse shoe area, and chess and checkers area and 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 when the Redmond Development Code Amendments took 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. The appeal deadline is October 1, 2007.

○ Conceptual Planned Unit Development for Woodhill Crossing in the Northwest Area Plan Boundaries

On September 10, the Planning Commission considered a conceptual Planned Unit Development for a mixed use development in the Northwest Area Plan boundaries in the area designated for neighborhood commercial, high density housing, and civic uses south of Maple Ave. and east of the extended 27th St. Specifically, Woodhill Homes proposed its Woodhill Crossing Conceptual Plan, which would include 384 dwelling units on 30 acres (12.8 dwelling units per gross acre), approximately 100,750 sq. ft. of retail uses on 8.8 acres, 1.8 acres for civic uses, and 1.33 acres of parks and village green space. The applicant is also considering participating in Housing Works’ Home Quest program to provide approximately 10% of the neighborhood as affordable housing. The current proposed housing units include: 52 single family units on 49’ by 60’ lots; 128 townhouse units; and 204 apartments.

The only issue to be addressed is the alignment of NW 22nd Street through this property and north of Maple Avenue. Commissioners strongly supported all aspects of the concept plan and encouraged the applicant to move forward with the development plan.

- Murray and Havinear

On September 11, Hearings Officer Karen Green approved two applications for site plan and conditional use approval for multi-family developments in the R2 Limited Residential Zoning District. Both applications were submitted prior to the date the new code went into effect (November 9, 2006) prohibiting such developments in the R2 District. In addition, both applications have been appealed.

Havnip Investment LLC requested a site plan and conditional use approval to establish a 62-unit multi-family residential development to be called “Wickiup Landing” on a 6.26-acre parcel zoned R-2 and located at the southeast corner of the intersection of S.W. Wickiup Avenue and S.W. Helmholtz Way in Redmond.

The Johnnie Murray Trust applied for a site plan and conditional use approval to establish 37 multi-family dwelling units on a 3.99-acre parcel zoned R-2, Limited Residential and located north of S.W. Xero Avenue and southeast of the intersection of S.W. Wickiup Avenue and Helmholtz Way.

Both properties are adjacent to one another. On October 9, City Council will be asked whether it wants to hear the appeals or forward them to the State’s Land Use Board of Appeals.

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

On September 11, the City Council continued a public hearing to consider 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, which is the applicant’s desire. In August, the Planning Commission recommended approval of this zone change to the City Council.

- King Way Retail and Residential Community Concept Plan

On September 17, the Planning Commission considered a concept plan for a mixed use neighborhood proposed by Hayden Watson. The 28.86 acre property is located northwest of the new re-route interchange on property zoned C1 Strip Service Commercial. Specifically, the proposal is for 394 multi-family dwelling units, 7 commercial buildings along King Way, and open space and park areas.

Mr. Watson stated the units are targeted for first time homebuyers and renters, and will provide real affordable housing for the community in close proximity to shopping areas, including The Home Depot.

Multi-family complexes and commercial are outright permitted uses in this section of the C-1 Zone District. The review procedure will be Site and Design for the multi-family complexes and commercial buildings, but the applicant will also request a variance to the building separation standards in an effort to provide larger common open spaces.

The Planning Commission supported the concept plan but stated that the neighborhood commercial buildings should be oriented into the neighborhood's dwelling units and contain better connections to the housing units. The concept plan proposed to only orient the buildings to King Way with parking located between the buildings and the street.

o Tuscan Village Call-Up

On September 25, the City Council upheld the Planning Commission's Site and Design Approval for the Tuscan Village commercial development proposed behind the Comfort Suites on Yew Avenue, but overturned two conditions of approval. Specifically, the Planning Commission required access to the site from Yew Avenue to be limited to right-in/right-out and a secondary access to Canal Boulevard. City Council removed these conditions of approval because of the adverse impact to Comfort Suites, and because these conditions should only be imposed in the future if traffic conditions warrant such measures or the applicant proposes a second phase for the project that generates higher traffic volumes.

Pre-Development Applications Received

Application #	Date Rec'd	Applicant	Description
PD 07-59	9/7/07	Larry Wilson	2 Lot partition Location: 2662 SW 27 St Zone R-3
PD 07-60	9/7/07	PCC Schlosser	Remodel Office, addition Location: 345 NE Hemlock Zone M-1, M-2
PD 07-61	9/7/07	Shay Kahl	Additional development potential of existing lot Location: 3521 SW Salmon Ct Zone R-4
PD 07-62		John McClean	Conceptual residential layout of duplex and single family units on five existing lots Location: Lots 22,23,24,25,26, Six Peaks, 27 th St. NW & Obsidian Zone R-4
PD 07-63	9/27/07	GARY GILBERT	Retail Development Location: 1830 N Hwy 97 Zone C-1
PD 07-64	9/28/07	David Evans	PUD w/ Child Care facility & Parks Location: 5 th & Negus Way Zone R-4

Land Use Applications Received

Application #	Date Rec'd	Applicant	Description
SP 07-39	9/5/07	Gary Clark	2 unit Warehouse/ Office Location: 2216 SW 2 Ct Zone M-1
CU 07-11	9/11/07	Redmond Rod & Gun	relocation and construction of the rifle range Location: 2555 Hwy 126 East. Zone OSPR
RMP 07-07	9/19/07	Mark & Kay. Schultz	2 lot partition Location: 1547 SW 26 St Zone R-3

Application #	Date Rec'd	Applicant	Description
SP07-40	9/19/07	Wildflower Dev	For one 8700 sf retail building with two tenants. Location: Hwy 97 & SW Xero Lane Zone C-1
A 07-02	9/21/07	Joanna Painter	Appeal of Decision for SP 06-46, CU 06-16, Multifamily in R-2 zone, Murray Location: 4807 SW Xero Zone R-2
A07-03	9/21/07	Joanna Painter	Appeal of Decision for SP 06-47, CU 06-17, Multifamily in R-2 zone, Havniear Location: 4900 SW Wickiup Ave Zone R-2
SP 07-41	9/25/07	Bill Selby	To move house onto a commercial lot and improve for commercial office use. Location: 703 SW 8 th St Zone C-4
CU 07-14	9/27/07	Ty Koskela	Detached shop & RV storage to provide screening for the neighboring properties. Location: 2395 SW Cascade Ave Zone R-4

Land Use Decision

Application #	Date Finalized	Applicant	Description	Turn Around
SP 06-46 CU 06-16	9/11/07	Johnnie Murray	For Multi Family Housing in the R-2 Zone Location: 30 00 905 Zone R-2	101 Days
SP 06-47 CU 06-17	9/11/07	Larry Havniear	For Multi Family Housing in the R-2 Zone Location: 30 00 902 Zone R-2	101 Days
SP07-37	9/12/07	Gary Giacci	For "The Original Pancake House" Restaurant Location: 3030 SW 6 th St Zone M-1	1 Day
SP 07-27	9/15/07	John Williams	For a 2-story multi use building (commercial office/ residential) Location: 247/249 SW 8 St. Zone C-2	30 Days
CU 07-12	9/21/07	City of Redmond	Public water reservoir and distribution facility in the M-2 zone. Location: 450 NE 11 th Street Zone M-2	78 Days
LLA 07-20	9/21/07	Pacificorp	To consolidate 3 lots totaling 2.73 acres for the construction of the Yew Avenue Substation. Location: Badger and SE 23 rd Zone M-1	1 Day
SP 07-11	9/21/07	City of Redmond	Municipal water supply well, public utility, 24 hr operation (unmanned) for Phase 1, construction of a 3.6 MG reservoir for Phase 2 Location: 1097 NE 11 St Zone M-2	78 Days
LLA 07-19	9/26/07	George & Barbara Tate	Consolidation for a parking lot & catering kitchen Location: 1205 SW Indian Ave Zone C-4	1 Day
MC 07-12	9/26/07	Desert Sun	Modifications to realign the layout of Building 2, remove loading docks, and add 7 parking spaces. Location: Airport Way & 13 th St Zone M-1	50 Days
SP 07-28	9/26/07	Howard Etter	To convert a residential house to professional office. Location: 715 NW Kingwood Ave Zone C-1	33 Days
SP 07-32	9/26/07	Samuel De Leone	Site & design review (SP04-33) for a 17,000 sf	13 Days

AFFORDABLE HOUSING

The Affordable Housing Task Force did not meet in September. The City's affordable housing consultant continued to prepare the first draft of the Affordable Housing Plan, identify funding sources, and meet with task force members about draft work plans for action items identified in the plan.

S. US 97 CORRIDOR PLAN

City staff and consultant Bill Adams revised 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 October.

COMMUNITY DEVELOPMENT DEPARTMENT FEE STUDY

Staff met with the Central Oregon Home Builders Association twice and conducted an open house at City Hall to present and gain feedback on the draft Fee Study. City Council is scheduled to consider the fee study at a public hearing on October 9. The study recommends establishing a new fee structure based on square footage rather than valuation, significantly increasing planning fees, increasing and creating new fees for engineering services, and maintaining building fees.