

October 2007

**BUILDING SERVICES**

Type of Permit	Number of Applications
<b>BUILDING PERMIT APPLICATIONS RECEIVED</b>	
Single Family Dwelling (SFD)	23
Residential Remodel or Alterations	3
Residential Accessory Building	1
New Commercial Buildings	6
Commercial Remodel or Alteration	5
Change of Use	1
Demolition	8
Signs	10
Special Inspections for Final	2
<b>Total Number of Applications Received</b>	<b>59</b>
<b>BUILDING PERMITS ISSUED</b>	
<b>Residential Buildings</b>	
New Single Family Dwellings	5
Alterations	4
Accessory Buildings	3
<b>Commercial Buildings</b>	
New Construction	11
Alterations	5
Other	3
<b>Other Permits</b>	
Electrical Permits	66
Mechanical Permits	38
Manufactured Home Permits	2
Plumbing Permits	33
<b>Total Number of Permits Issued</b>	<b>170</b>
<b>PROPERTY VALUATION</b>	
<b>Residential</b>	
New Construction	\$ 857,681
Alterations	\$ 277,435
Accessory Buildings	\$ 34,444
<b>Commercial</b>	
New Construction	\$ 1,771,337
Alterations	\$ 752,000
Other	\$ 86,320
<b>Total Valuation of Building Permits Issued</b>	<b>\$3,779,217.00</b>

**CURRENT PLANNING**

The following development applications were considered by the City Council, Planning Commission and the Hearings Officer in October:

- o Miner/Terry Comprehensive Plan Map and Zone Change

On October 1, the Planning Commission voted 4-0 to recommend that City Council deny an application to change the Comprehensive Plan Map and Zoning District from R-3, Limited Residential, to R-5, High Density Residential, for two properties located at 633 and 645 SW 11<sup>th</sup> Street (immediately north of SW Glacier Ave.). The two properties are separated from Glacier Ave. by one property zoned R-5 at the corner of 11<sup>th</sup> St. and Glacier, which is 655 SW 11<sup>th</sup> St.

The applicants want to convert the existing single family residences into professional offices in the existing structures, which are allowed via a conditional use permit in the R-5 zoning district.

The Planning Commission opposed the rezoning from R-3 to R-5 in order to protect the residential character of this R-3 neighborhood.

- Conceptual Area Plan for Toscana Hills

On October 1, the Planning Commission approved a Conceptual Area Plan for Toscana Hills. Toscana Hills is a proposed 125-acre Mixed Use Development generally west of 35<sup>th</sup> Street and north of Quartz Avenue. The property is located within the Redmond Urban Growth Boundary and is zoned UH-10 (Urban Holding Area).

The Toscana Hills area plan proposes 82.9 acres of residential use, 8.0 acres of open space and parks, 0.9 acres of neighborhood commercial, and 33.2 acres of street right-of-way. A church is also proposed on 6 acres along 35<sup>th</sup> Street. The figures are approximate and subject to change during the Final Area Plan review. The plan provides a mix of housing types consisting of about 675 housing units of which 60 are proposed to be affordable housing. The area would achieve a density of about 8.0 dwelling units per acre.

There is a neighborhood commercial area near the intersection of Helmholtz Way and Obsidian Avenue in the northwest portion of Toscana Hills. The BPA power line easement (200+ feet wide) is proposed to be developed with a trail and park/open space areas. The development also includes a 30-foot wide open space buffer between neighboring properties.

- Murray and Havinear

In September, 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. 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.

Subsequently, both applications were appealed to City Council. On October 9, City Council declined to hear the appeals. The applications were then appealed to the Land Use Board of Appeals.

- Height Variances for DR Horton

The Planning Commission unanimously approved 11 variances for DR Horton to increase the height of houses from 30 ft. to 33 ft. for lots internal to the subdivision. The only lots potentially impacted by these variances are undeveloped lots also currently owned by DR Horton. The primary impact will be the down-sloping lots to allow walk-out basements – not from the uphill street side primarily 46<sup>th</sup> Ct. and 45<sup>th</sup> St. The subdivision consists of 207 total lots.

- St. Thomas

The City Council held the first public hearing for St Thomas on October 25. The application was continued until November 13, 2007. Council asked St. Thomas to hold a neighborhood meeting, which was held on November 4 at the Parrish Hall. As a result of the meeting St. Thomas officials proposed further revisions to the ordinance including; the elimination of multifamily dwellings &

townhomes, further consideration for parking and further restricting hours of operation for limited commercial uses.

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

On October 23, the City Council approved the zone change application by Desert Sun Development to change approximately 4.62 acres of property from C-1 zoning (Strip Service Commercial) to R-5 (High Density Residential) on the condition that the applicant submits a Cluster Development application within two years. The Cluster Development allows Desert Sun's proposed townhomes on the property to be subdivided and sold, and requires open space and recreational amenities.

#### Pre-Development Applications Received

Application #	Date Rec'd	Applicant	Description
PD 07-65	10/2/07	Ronald Grimes	Independent living facility <b>Location:</b> 529 NW 19 St Zone R-4
PD 07-66	10/8/07	David Sailors	For a 4-plex in the R-4 zone <b>Location:</b> 2738 SW Juniper Ave Zone R-4
PD 07-67	10/9/07	Sante Group	108 Unit Independent living facility <b>Location:</b> Spruce & Hwy 97 Zone C-1
PD 07-68	10/18/07	David De Avila	2 Lot partition <b>Location:</b> 4124 SW Umatilla Zone R-2

#### Land Use Applications Received

Application #	Date Rec'd	Applicant	Description
RMP 07-08	10/4/07	A & M Ventures	Partition one lot into three residential lots <b>Location:</b> 211 NW Greenwood Ave Zone R-5
SP 07-42	10/12/07	Eric Meade	Site and Design for a 27, 500 sf climbing wall manufacturing/ assembly building <b>Location:</b> 23 <sup>rd</sup> & Deerhound Zone M-1
RMP 07-09	10/16/07	Jeff Service	3 Lot Partition <b>Location:</b> 4019 Umatilla Ave Zone R-2
V 07-26	10/18/07	Wildflower Dev	Parking space reduction for SP 07-40 <b>Location:</b> 3231 S Hwy 97 Zone C-1
V 07-27	10/19/07	Bill Selby	Reduce building setback from 50' TO 21' <b>Location:</b> 703 SW 8 <sup>th</sup> St Zone C-2
SP 07-43	10/19/07	R & G Rental	Site & Design for 25180 sf steel bldg <b>Location:</b> 833 SE 1 <sup>st</sup> St Zone M-2
MC07-16	10/22/07	Daniel Low	704 sf addition for Bryant Emerson & Fitch <b>Location:</b> 888 SW Evergreen Zone C-2

#### Land Use Decision

Application #	Date Finalized	Applicant	Description	Turn Around
SP 07-26	10/3/07	Steve Olson	(1) 11,000 SF CMU Industrial building for light mfg & tenant flex space. <b>Location:</b> NE 5 <sup>th</sup> & Jackpine Ct Zone M-1	68 Days
SP 07-31	10/3/07	Robertson Price	Remodel residence to commercial office <b>Location:</b> 716 SW 11 St Zone C-4	26 Days
SP 07-39	10/3/07	Gary Clark	For two additional warehouse units totaling 2,520 SF <b>Location:</b> 2216 SW 2 <sup>nd</sup> Court. Zone M-1	16 Days
SP 07-29 LLA 07-16	10/4/07	Troy & Lisa Lindquist	For a new location of Premier Auto Body Repair, <b>Location:</b> NE 5 <sup>th</sup> & NE Jackpine Ct. Zone M-1	45 Days
A 07-02	10/12/07	JoAnna Painter	Multi Family Dwellings, Townhomes, Condos <b>Location:</b> 4807 SW Xero Zone R-2	42 Days

Application #	Date Finalized	Applicant	Description	Turn Around
A 07-03	10/12/07	JoAnna Painter	Multi Family Dwellings, Townhomes, Condos <b>Location:</b> 4900 SW Wickiup Ave Zone R-2	42 Days
PA 07-06	10/15/07	Whistler Development	Approval of a Conceptual Area Plan for a proposed 125ac "Toscana Hills" mixed-use development. <b>Location:</b> Quartz Ave (south) & 35th St (east). Zone UH-10	16 Days
SP 07-36	10/19/07	George & Barbara Tate	Convert to a catering kitchen w/minimal retail pickup <b>Location:</b> 1205 SW Indian Zone C-4	21 Days
SP 07-35	10/24/07	Redmond Airport	Renovation/expansion of existing airport terminal. <b>Location:</b> 2522 SE Jesse Butler Cr. Zone AP	35 Days
V 07-13 V07-16 thru V 07-25	10/24/07	D R Horton	Variance to exceed the thirty (30) foot building height by up to 3 feet due to daylight basement conditions Summit Crest Subdivision <b>Location:</b> 2968 SW Helmholtz Way Zone R-2	33 Days
LLA 07-18	10/26/07	RHL Design	Lot Line Consolidation for Rite Aide Pharmacy <b>Location:</b> 1550 SW Highland Zone C-4	41 Days
PA 07-04	10/26/07	Desert Sun Dev	Change the comprehensive plan map and zone designation from C-1 to R-5 <b>Location:</b> E. of Hwy 97 North of King Way Zone C-1	99 Days

## **LONG RANGE PLANNING**

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

- In October, the Planning Commission voted unanimously to recommend a series of Redmond Development Code update amendments to City Council for approval. Staff will conduct a work session with City Council on November 13 to present the Planning Commission's recommendations and gain feedback.

### **Annexation Agreement**

- Staff is working with the City Attorney to develop a draft annexation agreement. Staff will present the first draft of the annexation agreement to City Council on November 13, and to gain City Council and public feedback on the draft agreement.

### **Eastside Framework Plan**

Staff has solicited proposals from 4 firms to prepare the Eastside Framework Plan. Proposals from firms are due on November 2. City and county staff will select a consultant for the work the week of November 5, with the expectation that work will commence immediately and be completed by mid-winter 2008.

## **ARTS COMMISSION**

A ceremony was held on October 17, 2007 to celebrate the installation of "Western Swing" by artist Greg Congleton. The sculpture was donated by Phil and Penny Knight and is the second piece of art in the City's public arts program. Mayor Unger officiated the celebration with recognition to the artist and the Knights for their donation. The sculpture was permanently placed at the northern "Y" of 5<sup>th</sup> and 6<sup>th</sup> Streets on October 18.

The Commission formally initiated an evaluation its goals and accomplishments for the past year at its monthly meeting which was held on October 15th. Great progress was made and the effort was continued into November. The Commission anticipates completing the evaluation and establishing a formal work program for the coming year at its next meeting on November 19.

## **AFFORDABLE HOUSING**

The Affordable Housing Task Force recommended an Affordable Housing Plan to the City Council at its final meeting in October. The primary topic of discussion was whether the City should require the development of affordable housing via annexation agreements. The Committee's direction was to create an incentive-based approach rather than a mandatory inclusionary zoning requirement in the annexation agreements to encourage developers to build affordable housing in the Urban Growth Boundary (UGB). A subcommittee of the Task Force and interested parties met on October 31 to begin to develop a series of zoning and other incentives to achieve the City's affordable housing goals.

## **South US 97 CORRIDOR PLAN**

City staff and consultant Bill Adams are awaiting approval for the final scope of services from the Oregon Department of Transportation.

## **COMMUNITY DEVELOPMENT DEPARTMENT FEE STUDY**

City Council adopted the CDD Department's fee study recommendations on October 23. The new fee structure goes into effect on February 1, 2008. The new fees go into effect the same date, but only 75% of such fees will be charged between February 1 and June 30, 2008 with the exception of public hearing costs. On July 1, 100% of the fees will be charged and a cost-of-living adjustment will be included in the new fee structure.

## **URBAN RENEWAL**

### **Downtown Urban Renewal District**

- *Re-route Gateways Project* – On October 9, the Urban Renewal Agency approved a Re-route Gateways Project to design streetscape improvements, landscaping improvements and public art installations for the Highland / Glacier and Evergreen re-route gateways. A design firm has been selected and the project should be installed by July, 2008.
- *Downtown Overlay District* – DURAC has drafted a downtown overlay district meant to encourage a pedestrian-friendly downtown environment. The downtown overlay district which is currently being considered by the Urban Renewal Agency and Urban Area Planning Commission will include Development Standards (land uses, building setbacks, parking requirements, etc.), Fee In-Lieu of Parking Program, Architectural Design Standards and Signage Standards. The downtown overlay district will start a public process of Planning Commission and City Council public hearings in the near future.

### **South Airport Urban Renewal District**

Work is continuing on the analysis of need and financial feasibility of extending the maximum indebtedness of the South Airport Urban Renewal District.