

November 2007

BUILDING SERVICES

| Type of Permit | Number of Applications |
|---------------------------------------------------|------------------------|
| BUILDING PERMIT APPLICATIONS RECEIVED | |
| Single Family Dwelling (SFD) | 12 |
| Residential Remodel or Alterations | 4 |
| Residential Accessory Building | 5 |
| New Commercial Buildings | 3 |
| Commercial Tennant Improvements | 9 |
| Signs | 7 |
| Total Number of Applications Received | 40 |
| BUILDING PERMITS ISSUED | |
| Residential Buildings | |
| New Single Family Dwellings | 21 |
| Alterations | 3 |
| Accessory Buildings | 4 |
| Commercial Buildings | |
| New Construction | 2 |
| Alterations | 4 |
| Other Permits | |
| Electrical Permits | 80 |
| Mechanical Permits | 44 |
| Manufactured Home Permits | 1 |
| Plumbing Permits | 52 |
| Total Number of Permits Issued | 211 |
| PROPERTY VALUATION | |
| Residential | |
| New Construction | \$ 3,301,064 |
| Alterations | \$ 208,539 |
| Accessory Buildings | \$ 96,544 |
| Commercial | |
| New Construction | \$ 950,000 |
| Alterations | \$ 207,016 |
| Total Valuation of Building Permits Issued | \$ 4,763,163 |

CURRENT PLANNING

- The following development applications were considered by the City Council, Planning Commission and the Hearings Officer in November:
 - Miner/Terry Comprehensive Plan Map and Zone Change

On November 27, City Council conducted a public hearing on 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 11th 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 11th St. and Glacier, which is 655 SW 11th 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 recommended denial of this application. However, the applicants have proposed conditions of approval to effectively “conditionally re-zone” this property R-5 to address the Planning Commission’s concerns. Specifically, the applicants are proposing conditions to restrict the lots from being consolidated to maintain the 30-foot maximum height limit for the structures on these lots to preserve the neighborhood’s character. City Council continued the public hearing to December 18, 2007.

o St. Thomas Church

On November 27, City Council approved a change to the Comprehensive Plan Map and Zoning District for the St. Thomas Church property. Specifically, City Council approved a new zoning district, R-3A, which allows the existing R-3 Limited Residential uses as well as limited commercial uses. Future development or redevelopment, change in use to any residential or commercial use, will be subject to development review such as conditional use permits and/or site and design review. These changes were in response to the Church’s approved Measure 37 claim.

Pre-Development Applications Received

| Application # | Date Rec'd | Applicant | Description |
|---------------|------------|----------------------|-----------------------------------------------------------------------------------------------------------------|
| PD 07-69 | 10/30/07 | Craig Olsen | 2 Story 18,000 sf Medical Office Building Location: 440 NW Maple Zone C-3 |
| PD 07-70 | 11/3/07 | Havnear Construction | Wash Bay for Detroit Diesel Location: 1180 SW Lake Rd # 201 Zone M-2 |
| PD 07-71 | 11/16/07 | Bob Martin | New Addition, 1726 sf for High Desert Education Location: 1212 NE 5 th St Zone M-1 |
| PD 07-72 | 11/19/07 | David Weigant | 2 lot Partition for the Free Methodist Church Location: 35 th St & Obsidian Ave Zone UH-10 |
| PD 07-73 | 11/28/07 | Doug Alley | 15,000 sf multi-use addition to existing church Location: 529 19 th St Zone R-4 |
| PD 07-74 | 11/30/07 | Roger Neal Cross | Add a drive thru to café for espresso service Location: 124 SW 7 St Zone C-2 |

Land Use Applications Received

| Application # | Date Rec'd | Applicant | Description |
|-----------------------|------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| RMP07-10 | 11/1/07 | Thomas Farruggia | 2 Lot Partition Location: 154 SW 2 nd St Zone C-2 |
| SP 07-44 | 11/1/07 | Cascade Natural Gas | Site & Design for an above ground regulator station, Location: SW Evergreen & SW Rimrock Zone R-5 |
| MA 07-10 | 11/8/07 | Rod Tomcho | Change lot sizes in Ph. 8 due to market conditions Location: 19th & Kingwood Zone R-2 |
| SUB 07-07, V 07-28 | 11/8/07 | Megan Marie LLC | 8 lot subdivision - variance for a cul-de sac that exceeds 10% “Orchard Knoll” Location: 895 NW Quince Ave. Zone R-3 |
| A 07-04 | 11/13/07 | Laura Craska Cooper | Pacific Power Conditional Use CU 07-08 Location: 29 D 1100 Zone R-4/M-1 |
| MC 07-18 | 11/13/07 | Falcon Fund | Revised plan & approval for partitioning lots 1100 and 1300 of the existing site area into 9 lots Location: NE King Way Zone C-1 |
| MC 07-19 | 11/13/07 | Burgess Meadows LLC | Rename subdivision to Highland Vista Location: 2460 SW Helmholtz Way Zone R-2 |
| LLA 07-21 | 11/16/07 | Gritstone Properties | Adjustment to better accommodate building design Location: SW 23 rd St & SW Deerhound Zone M-1 |

| Application # | Date Rec'd | Applicant | Description |
|---------------|------------|--------------------------|------------------------------------------------------------------------------------------------------|
| CU 07-15 | 11/19/07 | River of Life Church | To operate a church in the C-2 zone Location: 411 SW Cascade Ave Zone C-2 |
| RMP 07-11 | 11/20/07 | David J Bishop | 3 lot partition, single family/ residential Location: 2667 SW 41 st St Zone R-2 |
| PA 07-07 | 11/21/07 | Hix/ Rubenstein | Zone Change for old Juniper Golf Course Location: 139 SE Veterans Way Zone OSPR |
| SP 07-45 | 11/21/07 | Liberty Bank | North Redmond Branch, 4480 sf building Location: 1826 N Hwy 97 Zone C-1 |
| SP 07-46 | 11/27/07 | Builder Central Partners | Commercial retail & office building, 40,025 sf. Location: 2127 S Hwy 97 Zone C-1 |
| SP 07-47 | 11/28/07 | Falcon Fund | Multifamily(Condos, Apartments) and Retail Space Location: 275 NW King Way Zone C-1 |
| SP 07-48 | 11/28/07 | David Shurtleff | Convert apartments into two commercial spaces Location: 811 SW 13th Zone C-4 |

Land Use Decision

| Application # | Date Finalized | Applicant | Description | Turn Around |
|---------------------|----------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------|
| CU07-14 | 11/2/07 | Ty Koskela | Conditional Use for a RV Structure, 2880 sf Location: 2395 SW Cascade Ave Zone R-4 | 17 Days |
| SP 07-41 V 07-27 | 11/5/07 | Bill Selby | Relocate house to commercial lot, improve for commercial office use. Location: 703 SW 8 th St Zone C-4 | 28 Days |
| RMP 07-08 | 11/9/07 | A & M Ventures | 3 lot partition Location: 723 NW Canal Zone R-5 | 17 Days |
| SP 07-38 | 11/13/07 | Jivanjee Architecture | Sleep Inn & Canyons Restaurant Location: 1847 N Hwy 97 Zone C-1 | 71 Days |
| MC07-17 | 11/27/07 | JTS Animal Bedding | Install a wood hydration system Location: 2162 SE 1 st St Zone M-1 | 25 Days |
| MC 07-16 | 11/28/07 | Daniel Low | 704 SF Addition to the Bryant, Emerson & Fitch bldg Location: 888 SW Evergreen Zone C-2 | 21 Days |
| SP 07-33 | 11/29/07 | Dickerhoof Retail | Retail Center, Sonic Restaurant, other retail Location: S. Hwy 97, Redmond Retail Park Zone C-1 | 77 Days |

LONG RANGE PLANNING

Redmond Development Code (RDC) Update

- In November, staff presented the Planning Commission's recommended RDC Clean-Up Code Amendments to City Council at a work session. These amendments will be considered by City Council at a public hearing on December 18, 2007.

Annexation Agreement

- On November 13, City Council conducted a public hearing on the first draft of an annexation agreement that will be required for future City annexations of property in the urban growth boundary. Subsequently, staff worked with the City Attorney, developers and property owners on revisions to the agreement. The revised agreement will be considered by City Council on December 18, 2007.

Eastside Framework Plan

In November, the City selected the planning and engineering firm, Otak, to prepare the Eastside Framework Plan. Otak kicked off the project by meeting with stakeholders, City Council and the Planning Commission to discuss the project's components and timeline, and to discuss important issues that must be addressed during the process. The deadline for the draft plan is January 31, 2008. The consultants will conduct stakeholder interviews in early December; prepare plan concepts in late December and early January; and then present those concepts to the stakeholders, City Council and Planning Commission by mid-January. Based on the feedback and selected plan alternatives at those meetings, Otak will prepare a draft plan by the end of January.

ARTS COMMISSION

At their November 19 meeting the Commission approved proceeding with a Request for Proposal (RFP) for an art piece to be located at the Highland / Glacier entrance to the reroute. City Council had previously approved RCAPP proceeding with an initial public art project. The RFP will go to Council in January for approval. They also discussed the possibility of acquiring the Rodd Ambrosion sculpture "Dignity". Further research will occur on the price and availability of Dignity before coming to a recommendation which will then be forwarded to Council. This sculpture would be partially funded through private contributions.

AFFORDABLE HOUSING

City Council adopted the Redmond Affordable Housing Plan on November 27.

S. US 97 CORRIDOR PLAN

City staff and consultant Bill Adams continue to wait for final approval of the revised scope of services from the Oregon Department of Transportation.

URBAN RENEWAL

Downtown Urban Renewal District

In November, DURAC worked with the Urban Area Planning Commission on a draft downtown overlay district proposal comprising development standards, architectural design standards and signage standards for the downtown core. The Planning Commission and City Council will host public hearings regarding the proposal before determining whether or not to adopt the proposal and amend the Redmond Development Code and Comprehensive Plan and Zoning Map.

DURAC, along with city staff, also initiated the Post Reroute Design Process of SW 5th and SW 6th Streets in an effort to unveil a design for a demonstration project in June, 2008. In the next six months there will be a series of public open houses to discuss three different design options and gain feedback from the community and downtown stakeholders on the future of SW 5th and SW 6th Streets.

At its meeting on November 6, 2007, the Redmond Urban Renewal Board amended the Downtown Urban Renewal Plan to increase the budgeted allocation for the Property Assistance Project from \$277,000 to \$730,000. This action will provide more funds for the successful downtown loan and grant program, and provide an opportunity for two additional property assistance programs – free design assistance and small improvements grant fund.

South Airport Urban Renewal District

In November, the City, as advised by the South Airport Urban Renewal Advisory Committee and the Redmond Urban Renewal Board, authorized Tashman Consultants to move forward with a draft

amendment to the South Airport Urban Renewal Plan to extend the maximum indebtedness and fund some additional projects critical to the continued revitalization of the urban renewal area.