



CITY COUNCIL
April 4, 2023
Civic Room 207/208 • 411 SW 9th Street

**COUNCIL
MEMBERS**

Ed Fitch
Mayor

Cat Zwicker
Council President

Tobias Colvin
Councilor

Clifford Evelyn
Councilor

John Nielsen
Councilor

Kathryn Osborne
Councilor

Shannon Wedding
Councilor

APRIL 4, 2023

SPECIAL MEETING AGENDA

6:00 PM

I. CALL TO ORDER

II. INTRODUCTIONS

III. PRESENTATIONS

- A. West Redmond Area Plan Status Update, Outreach, Next Steps (Joint Workshop with Planning Commission)
- B. Redmond Development Code Amendments Discussion (Joint Workshop with Planning Commission)
- C. NW 27th Street Connection Between NW Hemlock Avenue and NW Maple Avenue Discussion (Joint Workshop with Planning Commission)
- D. Transportation System Plan Update & Urban Growth Boundary Expansion Preliminary Discussion (Joint Workshop with Planning Commission)
- E. Redmond Police Department 2022 Year in Review

IV. ACTION ITEMS

- A. Juniper Golf Course Pond Liner Replacement Project Contract Amendment and Change Order #1 with Bar Seven A, Not to Exceed \$65,000

V. OTHER BUSINESS

VI. ADJOURN

Regular Council meetings are broadcast live on COTV11 – BendBroadband Channel 11 beginning at 6:00 p.m. on the 2nd and 4th Tuesdays of each month. Rebroadcasts are scheduled for the non-meeting Tuesdays at 6:00 p.m.

The City of Redmond encourages all citizens to participate in its programs and activities. This meeting location is accessible to people with disabilities. Requests for accommodation may include sign language interpreter service, assistive listening devices, materials in an alternate format or any other accommodation. If any accommodations are needed, please contact the ADA Coordinator at 541-504-3036 or access@ci.redmond.or.us. Requests should be made as soon as possible, but at least 3 business days prior to the scheduled meeting.

The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities



CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

STAFF REPORT

DATE: April 4, 2023
TO: City Council
THROUGH: Keith Witcosky, City Manager
John Roberts, Deputy City Manager
FROM: Kyle Roberts, Planning Director
Morgan Snyder, Long Range Planner
SUBJECT: West Redmond Area Plan Status Update, Outreach, Next Steps (Joint Workshop with Planning Commission)

Report in Brief:

This informational item is intended to be an opportunity for feedback and discussion between the City Council and the Urban Area Planning Commission regarding the WRAP. Staff will provide a status update on the planning process and next steps.

Background:

In 2006, the City of Redmond expanded its Urban Growth Boundary (UGB) and added more than 2,300 acres of "urbanizable" land along the City's western and northern boundaries. At the same time, a Framework Plan was adopted by the City as part of the expanded UGB to provide general guidance for future land uses, amenities, and the necessary public facilities and services to serve these future urbanized lands.

Using the Framework Plan as guidance, the City further refined planning for these areas by way of adopting three different Area Plans. The WRAP is the remaining plan to be developed and adopted. The purpose of an Area Plan is to holistically examine the particular and often interconnected needs of an area, and provide clarity on its future urbanization (i.e., infrastructure, connectivity, and zoning upon annexation) in a way that allows property owners, developers, City staff, and other stakeholders to make informed decisions.

An area plan is processed as an amendment to the City's Comprehensive Plan and becomes effective when it is adopted by Council and acknowledged by the Department of Land Conservation and Development (DLCD) .

Discussion:

The area plan for west Redmond encompasses 440 acres of unannexed land and is bordered by 35th Street to the east, NW Hemlock Avenue to the north, Helmholtz Way to the west, and SW Obsidian Avenue to the south.

The existing 2006 Framework Plan describes the potential for a neighborhood center that serves as the west entrance into the City and includes commercial neighborhoods, high density residential, and other mixed uses. This was reasoned primarily due to this area's proximity to a large amount of existing residential development, an east-west arterial access in the form of Highway 126, and the fact that less infrastructure would be required to be installed than in other parts of the UGB.

Extensive community engagement is needed to develop an area plan. The WRAP planning process will provide an opportunity to involve and listen to the public and other stakeholders by utilizing various community engagement strategies. Staff has identified the following three community engagement strategies:

- **Technical Advisory Committee (TAC).** This is a group of individuals who represent the stakeholders with a certain amount of jurisdiction or responsibility within the west Redmond area (e.g., the County, RAPRD, ODOT, and many others). The TAC meetings will allow these individuals to converse in one place and provide their expertise regarding limiting factors and conditions of the area. With this guidance, staff can be informed as to what type of development is possible as we coordinate with other members of the community and draft a plan.

- **Open Houses.** An Open House is a public forum event that is open to all who would like to attend. Staff will coordinate with the City's Communications Director to conduct outreach and increase attendance and provide a chance to participate for those unable to attend. The Open House will incorporate various strategies in an attempt to facilitate genuine discussion and ideas. Planning Commission members will be encouraged to attend.
- **Community Conversations.** This method is used to directly engage with stakeholders that are not part of the TAC. These conversations will be in the form of meetings held virtually, at City Hall, or at a venue the stakeholder typically uses (e.g., a Community Conversation with the Redmond Chamber of Commerce may be held at the Chamber). These community conversations will serve as an opportunity for dialogue between staff and interested parties to delve deeper into the subject matter than would ordinarily occur at a traditional open-house forum. Community conversations were received positively during the 2019 Comprehensive Plan process.

To date, staff has launched a webpage on the City's website devoted entirely to WRAP. Anyone interested in WRAP and the planning process can find information on the webpage, can sign-up for updates, and provide thoughts. Additionally, the TAC has been created and had its first meeting on March 20. The first community conversation will be April 6, 2023, and the first open house is scheduled for April 13, 2023.

Staff envisions the following WRAP workplan below. It is intended to provide guidance on how to accomplish this Comprehensive Plan Amendment within calendar year 2023, while still providing for as much coordination between stakeholders as possible. Additionally, this workplan was developed to ensure that the WRAP process will be compliant with as many of the relevant Goal 1 *Citizen Involvement* and Goal 2 *Land Use Planning and Procedures* policies of the Redmond Comprehensive Plan as possible.

1. Staff Task: Schedule Open House #2 and Community Conversations Time Period
2. Open House #1 (April 13, 2023), Seek Community Conversation Participants
3. Staff Task: Develop conceptual designs, goals, policies for the WRAP based on feedback received so far
4. TAC Meeting #2
5. Staff Task: Develop materials for and begin outreach campaign for Open House #2. Conduct community conversations. Once finished, draft WRAP
6. TAC Meeting #3
7. Planning Commission Meeting to introduce draft
8. Open House #2
9. Staff Task: Provide Public Hearing Notice to DLCD, finalize WRAP document
10. Planning Commission Public Hearing
11. City Council Public Hearing & Adoption
12. Staff Task: Send adopted WRAP to DLCD for acknowledgement

Fiscal Impact:

There is no direct fiscal impact associated with this item.

Alternative Courses of Action:

No action is being requested at this meeting.

Recommendation / Suggested Motion:

N/A



PLANNING COMMISSION 2023 WORK PROGRAM

JOINT COUNCIL/PLANNING COMMISSION MEETING: APRIL 4, 2023



TOPICS

I.

WEST REDMOND AREA PLAN (WRAP)

II.

REDMOND DEVELOPMENT CODE / RDC (CHAPTER 8)
PROPOSED AMENDMENTS

III.

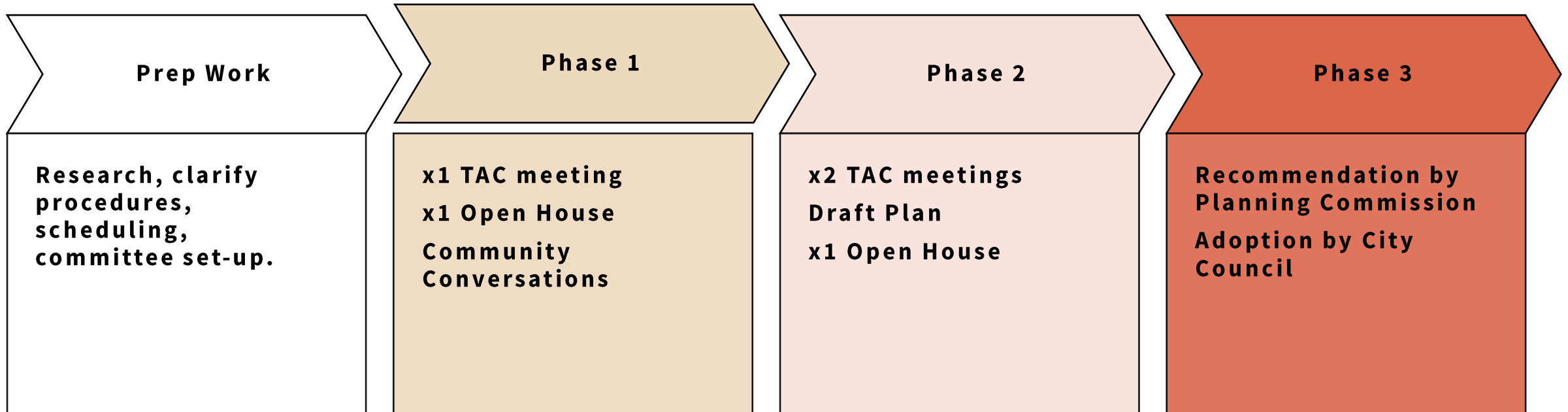
27TH STREET EXTENSION / ANNEXATIONS

IV.

TRANSPORTATION SYSTEM PLAN (TSP) /
URBAN GROWTH BOUNDARY (UGB)



WEST REDMOND AREA PLAN (WRAP)

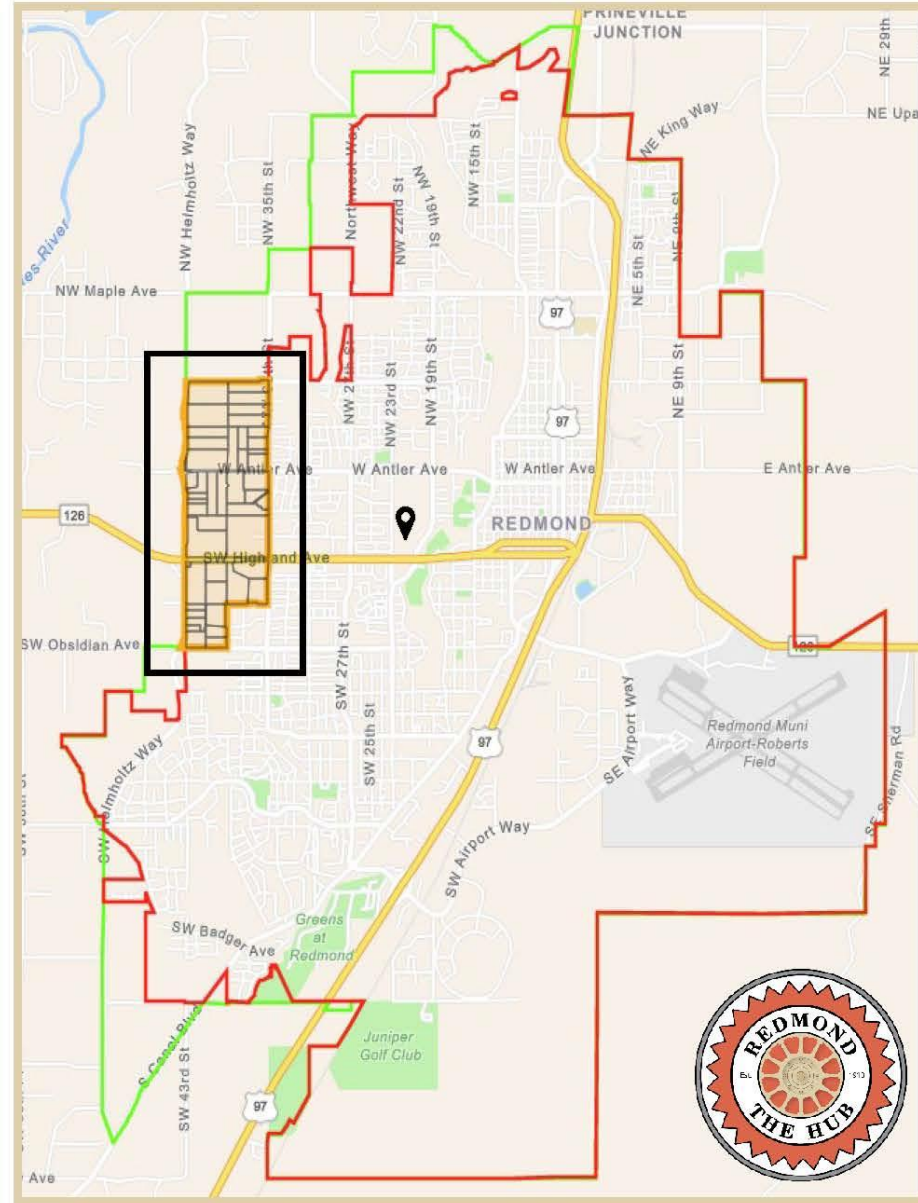




FIRST PUBLIC OPEN HOUSE (APRIL 13, 2023)

- Maximum Accessibility
- Creative Input
- Built-in Flexibility

SLIDE / 4



Redmond wants to hear from everyone,
including busy families, at the

West Redmond Area Plan (WRAP) Open House

April 13th at 6:00 – 7:00 p.m.

**The Commons @ Redmond High School
675 SW Rimrock Way, Redmond, OR 97756**

Attendees will participate in modelling and
discussing their ideas for how the City should
grow. Activities will be kid-inclusive, and food
will be provided.

Can't make it in-person?

Attend from the comfort of your home! The
Open House will be hybrid on Go-To
Meetings, join with this link:

<https://meet.goto.com/CDDPlanning/wrap>

Got other plans that day?

Visit redmondoregon.gov/WRAP to learn
more, stay up-to-date, and for other ways to
share your thoughts.





CHAPTER 8

DEV. CODE AMENDMENTS



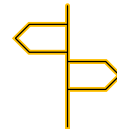
WATER CONSERVATION

Opportunities to encourage or require more efficient water use practices to extend life of City infrastructure.



COMMERCIAL USE IN MASTER PLANS

Create more complete neighborhoods; incentivize mix of retail and commercial in Master Development Plans.



SIGN ORDINANCE

Modernize sign code and comply with federal law.



HIGH DENSITY OVERLAY ZONES

Reevaluate applicability of six high density overlay zones and relationship to middle housing / neighborhoods.



UH-10 ZONE DISTRICT

Work with County to update, modernize, address siting standards and accessory dwelling units.



COTTAGE DEVELOPMENT STANDARDS

Align different standards.

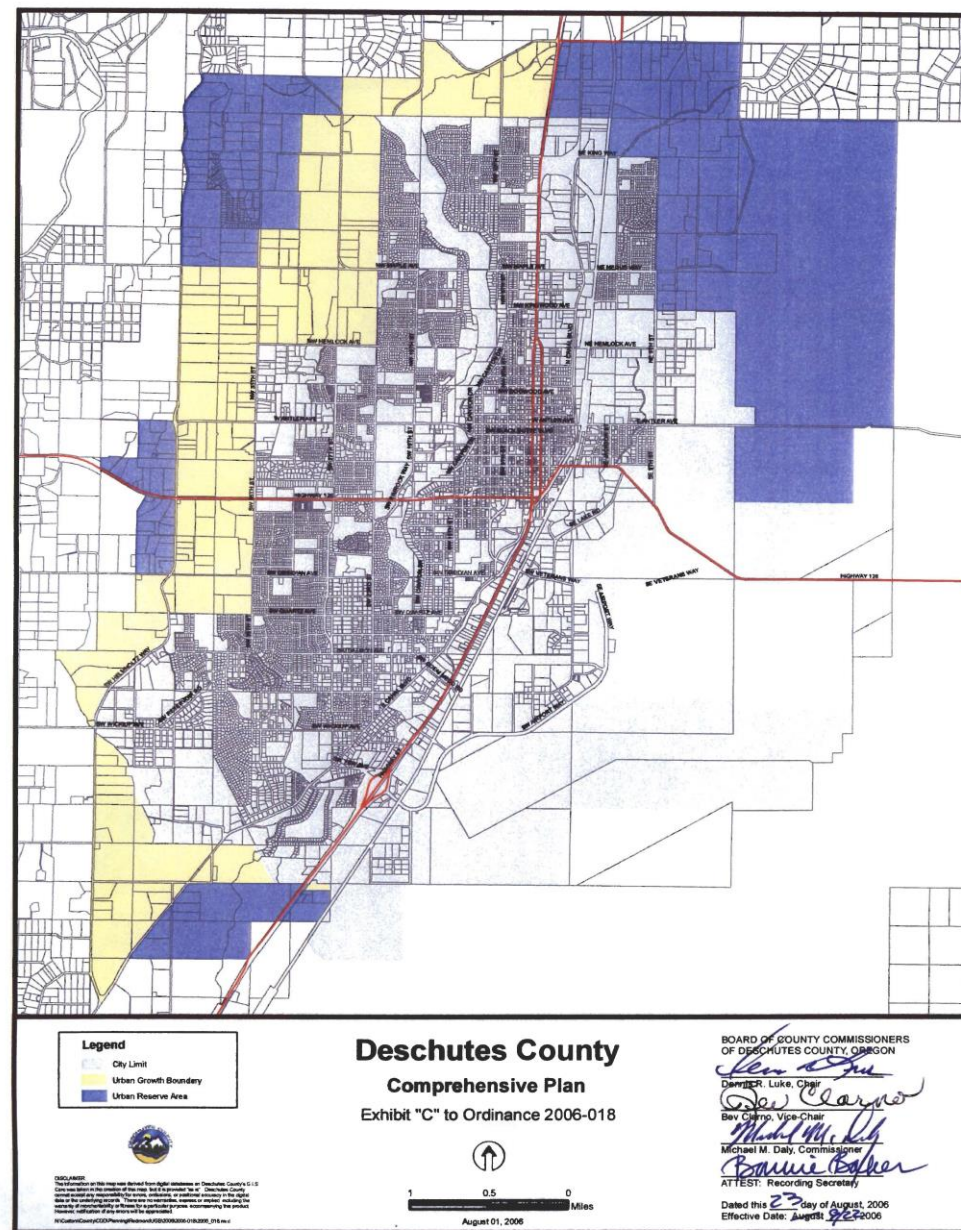


URBAN GROWTH BOUNDARY (UGB)

Redmond URA = 50 year supply of lands

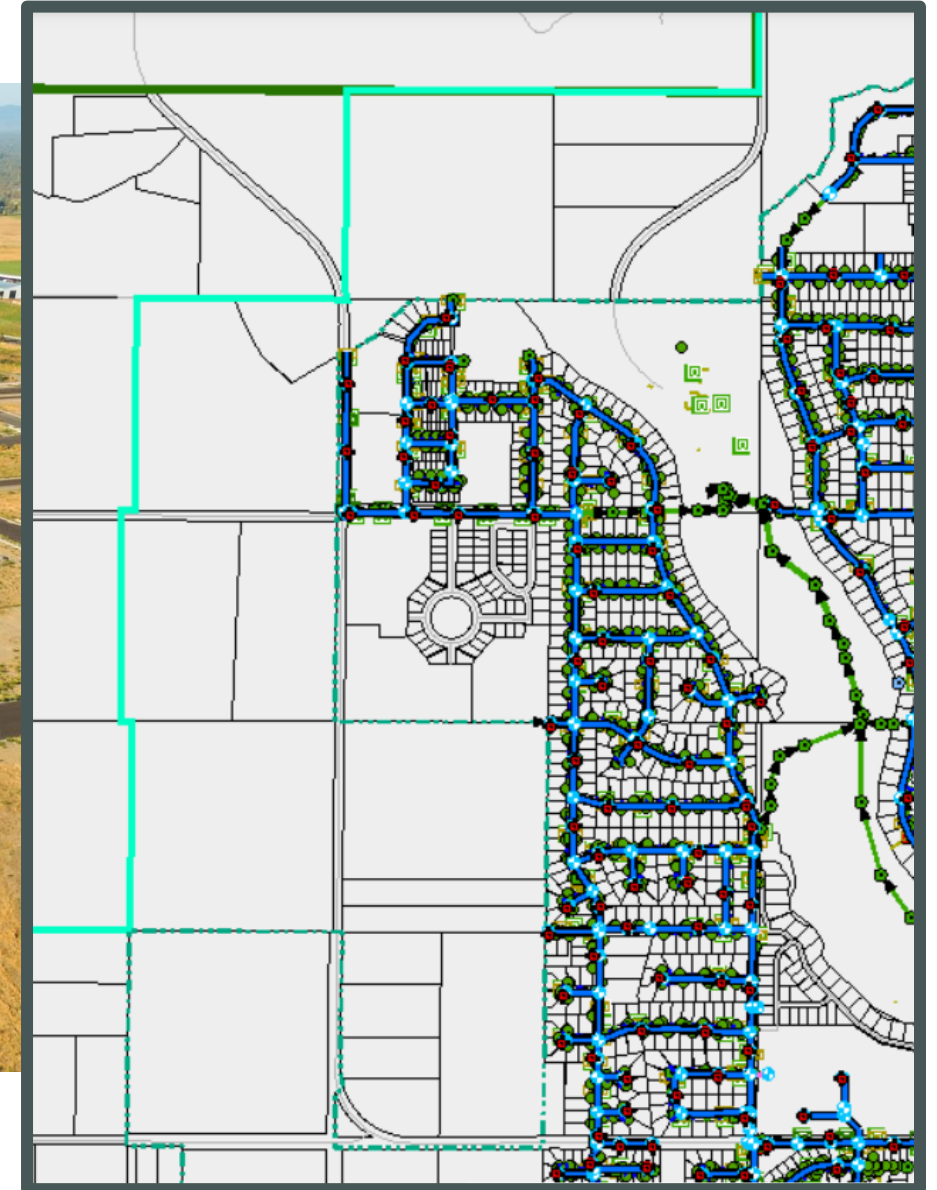
UGB = 20 year supply of lands

Many steps required to amend either boundary





Responsible growth & sustainable development serves *both* new and existing residents



DISCUSSION





CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

STAFF REPORT

DATE: April 4, 2023
TO: City Council
THROUGH: Keith Witcosky, City Manager
John Roberts, Deputy City Manager
FROM: Kyle Roberts, Planning Director
Morgan Snyder, Long Range Planner
SUBJECT: Redmond Development Code Amendments Discussion (Joint Workshop with Planning Commission)

Report in Brief:

This is an informational item intended to serve as an opportunity for feedback and discussion between the City Council and the Urban Area Planning Commission regarding Redmond Development Code (RDC) amendments. Staff will provide a list of identified code topics to be discussed.

Background:

The RDC is the primary mechanism to implement the City's Comprehensive Plan, regulate zoning, growth and development, land use activity, and other City policies related to Great Neighborhood Principles and livability.

The City Council and Planning Commission regularly update the RDC to keep current with law and to address the needed changes of a growing community. Two major Development Code updates occurred last year. The first update was needed to comply with the state-mandated House Bill (HB) 2001. This bill required many Oregon communities to accommodate middle housing within single-family neighborhoods and more housing diversity. The second update, initiated immediately following the first update, finalized tangential requirements of HB 2001 and refined other elements to improve clarity and administration of the RDC.

On the Planning Division's workplan for 2023 is another series of code amendments. Ten development code topics have been prioritized by staff. These will be workshopped with the Planning Commission and Council in the coming months. These will be assembled into a single package and presented in a public hearing to the Planning Commission in late fall, with the goal of adoption by the Council in December 2023.

Discussion:

Outlined below are brief explanations of each proposed code amendment topic followed by options or ideas to address each issue:

Water Conservation:

Interest has been expressed in finding opportunities to encourage water conservation. More specifically, examining and exploring opportunities for the City to encourage or require more efficient water-use practices to extend the life of the city's infrastructure. Updating the RDC could modernize building and landscaping regulations and policies to promote strong water conservation practices. For example, landscape plan requirements and design standards that require or encourage water efficiency and conservation (e.g., minimum percentage of vegetative coverage).

There are near-term opportunities. The updates could be coupled with related city-initiated projects via Public Works, and the Water and Parks divisions. Multiple projects have been identified by these divisions that could emulate the importance of water conservation and provide an immediate return on investment to the City. For example, strategic landscaping initiatives to convert east and west islands and a pocket park on Dry Canyon Drive to more drought tolerant landscaping. Also, there are discussions surrounding strategies to be more judicious with water at Spud Bowl that will be brought forward to the Council by the Redmond Parks Committee.

Incentivizing and incorporating Commercial Use in Master Development Plans:

A Master Development Plan (MDP) is a detailed development plan showing compliance with the applicable Great Neighborhood Planning Principles, the Redmond Urban Area Framework Plan, and adopted Area Plans on lands currently zoned Urban Holding-10 (UH-10). The MDP typically identifies proposed land uses, building locations, landscaping, potential art locations, access and internal circulation, and infrastructure for a project where the development program may be planned to occur in phases over a period of several years. MDPs may include multiple land parcels. The MDP is a required urban planning step before annexation and rezoning property.

Currently, the majority of land that is annexed into the City is zoned for residential use. However, recent changes have been made to the RDC that allow for office and retail uses in most residential zones as a conditional use in conjunction with an MDP or Planned Unit Development. Additionally, there may be policy support for small commercial rezonings within proposed MDPs. The City's latest Economic Opportunities Analysis (EOA), adopted in 2020, recommended that Redmond work with landowners on the development of commercial centers (varying in size) that allow for a mixture of retail, commercial, and residential uses, in master planned areas near new residential development. The EOA, providing the basis for commercial and industrial development policies established in the Comprehensive Plan, informed Comprehensive Plan Policy 9-4-3, which further reiterates the need to identify sites for commercial developments in or near residential developments through the master planning process. This policy will be taken into account during the planning of the West Redmond Area Plan as well.

Sign Ordinance:

Chapter 8 of the City's Code (Development Code) is comprised of five articles: Zoning Standards, Land Use Procedures, Land Division Standards, Site and Design Review Standards, and Sign Standards. The purpose of Sign Standards is to provide reasonable and necessary regulations for the development and maintenance of signs to, among other things, preserve, protect, and enhance the economic, scenic, historic, and aesthetic values and objectives of the City and its citizens.

Sign Permits are among the Planning Division's top three most issued permits. Currently, the frequently-referenced Sign Standards are contained in the 313-page Development Code, which can make locating the standards time-consuming for developers and citizens alike. Therefore, staff would propose removing the Sign Standards from RDC and placing them in their own chapter within the City Code for quicker and easier reference. In conjunction with this effort, staff would also propose modifying the Sign Standards to better comply with recent federal law and possible simplification.

Food Carts (and Service Retail Mobile Vendors):

The food cart development is a relatively recent phenomenon. Redmond, like many other jurisdictions, has experienced a steady increase in the permitting of food cart establishments. With an ever increasing number of applications the Community Development Department is receiving for food cart-related developments, the department is seeing greater variations in proposals.

The level to which food carts are regulated varies widely from jurisdiction to jurisdiction. Currently, the RDC does not have siting and design review criteria that are explicitly intended for food carts and mobile service vendors. And while the Site and Design Review article of the RDC contains comprehensive standards, very few apply to food carts. Furthermore, staff have encountered challenges in the permitting process, relating to licensing and utilities, for some of the more complex projects. And more recently, fire code requirements for these types of establishments will be changing.

Consequently, staff would propose conducting a comprehensive evaluation of the current review process and siting and design standards as they pertain to food carts and service retail mobile vendors. The intended outcome would be to propose amendments to the RDC and a permitting process that will ultimately allow for a more clear and predictable review of these types of developments.

High Density Overlay Zones:

Ordinance 2017-12, approved by City Council in December 2017, amended the Redmond Zoning and Comprehensive Plan Map by adding six Higher Density Overlay Zones over 13 taxlots around the City. The Higher Density Overlay Zones allow for densities up to 30 units per net acre. Although the RDC does not put a maximum density cap on middle housing developments (House Bill 2001 mandate), maximum densities permitted for single-family dwellings range from 5 to 8 units per net acre, depending on the zone. Furthermore, maximum densities permitted for multi-family complexes (at least five units on one lot) range from 14.5 to 17.4 units per net acre.

Maximum densities up to 30 units per net acre are appropriate for some lots and not for others. Since the creation of the Higher Density Overlay Zone, it has not been applied to additional lots, nor has it been requested. Staff would propose re-evaluating the overlay's purpose and, at a minimum, its appropriateness to the existing overlain properties.

Airport: Zoning Map & Regulatory Clarifications:

The Airport is currently working with Century West Engineering Corporation (Century West) to process a required amendment to the Deschutes County Comprehensive Plan to incorporate changes from the 2018 Redmond Municipal Airport Master Plan. During this process, an opportunity was identified to also update the RDC.

Century West is currently conducting an audit of the RDC and Zoning Map to identify needed amendments. For example:

- The definition of the Airport Compatibility Zone needs to better identify and clarify airspace, transitional surfaces, approach surfaces.
- The accuracy of the existing "Airport Overlay Zone" regulating airspace obstructions and land use compatibility.
- Rewriting Section 8.0235 to clean up some of the inconsistencies, misuse of aviation related definitions, consolidation of zoning districts, and identification of permitted and non-permitted uses that more closely follows the Oregon Department of Aviation Model Ordinance.

UH-10 Zone District:

The Urban Holding (UH-10) is a Deschutes County zoning district applied to unannexed lands that are located within the Urban Growth Boundary (UGB). The purpose of the zone is to preserve existing conditions, including existing agricultural and rural uses, until the land is ready to be developed for urban uses and is annexed into the City. Although a County zone, the zoning regulations are administered by the City per the City-County Joint Management Agreement (JMA), an agreement for the coordination of land use planning and development within the Redmond Unincorporated Urban Growth Area. As outlined in the JMA, it is the City's responsibility for initiating and processing legislative amendments to the UH-10 zone.

Staff would propose initiating a review of, and subsequent amendments to the UH-10 zone as no changes have been made to the zoning district in many years. Prompting this initiative is the need to allow for Accessory Dwelling Units (ADUs) (as well as establishing siting standards) in the UH-10 zone, per state statute. And although the County is updating their code to allow for ADUs in rural residential zoning districts as allowed by Senate Bill (SB) 391, the County is not updating the UH-10 zone as part of that effort, as SB 391 defines an area zoned for rural residential as lands not located inside UGBs. As previously stated, it is the City's responsibility to initiate amendments to the UH-10 zone.

Cottage Development Standards:

Last year, the Development Code's Planned Unit Development standards were improved to provide greater flexibility in land use regulations for those proposing innovative, well-designed developments. Additionally, a Cottage Cluster Development section was added to the RDC, as mandated by HB 2001. The two aforementioned major changes to the code have essentially diminished the purpose and utility of the code's pre-existing Cottage Development section. Having two separate, and somewhat different, cottage standards has led to confusion in the developer community. It makes sense to align the Cottage Development standards with the Cottage Cluster standards. The end result would be one section of the RDC for cottage-style development standards.

Track 1 & 2 Subdivision Provisions:

Added in 2020 were the Track 1 and Track 2 review provisions of the Development Code's subdivision standards. These two separate tracks allow the applicant the choice to have their proposed subdivision reviewed through clear and objective standards if the proposal includes 'needed housing,' or reviewed through general (discretionary) standards if the proposal does not include 'needed housing.' The intent was to essentially provide an applicant proposing needed housing, a quicker path to approval. However, state statute has since updated the definition of 'needed housing' to include nearly all housing. That said, the Development Code's subdivision review standards are in need of modernizing.

Working in conjunction with JET Planning (the consultant that provided the City with technical assistance during the HB 2001 code update), staff would propose updating the subdivision section of code to meet local development priorities and state regulatory requirements, drawing from staff and stakeholder input and policy direction from the Comprehensive Plan.

Fiscal Impact:

The City has contracted with JET Planning for \$10,000 to provide staff with assistance in updating subdivision regulations and cottage development standards. All other amendments to the RDC will be developed and processed by staff.

Alternative Courses of Action:

No action is being requested at this meeting.

Recommendation / Suggested Motion:

N/A

Isaac Reese
Central Christian Schools
2731 SW Veterans Way
Redmond, OR. 97756

7 March 2023

Mr. Roberts
City of Redmond
411 SW 9th Street
Redmond, OR. 97756

Dear Mr. Roberts:

Hello, my name is Isaac. I am 11 years old and in the 6th grade. My class is doing an energy resources unit and one of my classmate's fathers knew you. Living in Redmond, in my opinion, is very desirable.

My goal of writing to you is to make Redmond greener. If one household implemented ways of preserving energy, it would be good, right? Now imagine if an entire city became green? I did some research and came up with some ways that we could achieve this, so I would like to share them with you. Ideas that I came up with include changing light bulbs in street lights into LEDs or installing solar panels on some city buildings (that aren't historical). We could invest in greener public transportation, which could be something like rental bikes. We could make more parks, or simply plant more trees and flowers in pre-existing parks. Even if we don't do these, we could at least encourage Redmond residents to use methods of preserving energy.

I hope you consider these ideas. Thank you for taking the time to read my letter.

Sincerely,

A handwritten signature in cursive script that reads "Isaac Reese". The ink is dark and the writing is fluid.

Isaac Reese
Student, Central Christian School



CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

STAFF REPORT

DATE: April 4, 2023
TO: City Council
THROUGH: Keith Witcosky, City Manager
John Roberts, Deputy City Manager
FROM: Kyle Roberts, Planning Director
Morgan Snyder, Long Range Planner
SUBJECT: NW 27th Street Connection Between NW Hemlock Avenue and NW Maple Avenue Discussion (Joint Workshop with Planning Commission)

Report in Brief:

This is an agenda item intended to serve as an opportunity for discussion between the City Council and the Urban Area Planning Commission regarding an extension of NW 27th Street between NW Hemlock Avenue and NW Maple Avenue.

Background:

27th Street is a major north-south route through a residential part of the City. It carries high volumes of traffic and collects and distributes traffic to and from collector streets. The City's Transportation System Plan (TSP) classifies 27th Street as a minor arterial street. Moreover, it identifies NW 27th Street for the segment located north of SW Highland Avenue and Oregon Highway 126, and as SW 27th Street for the southern segment. The TSP calls for a proposed extension of NW 27th Street from its current northern terminus at NW Hemlock Avenue north to NW Maple Avenue, linking it to Northwest Way.

Discussion:

The City's 5-year Capital Improvement Program (CIP), which sets multi-year infrastructure priorities to maintain the City's assets and manage growth, has identified the extension of NW 27th Street as a priority. The extension from NW Hemlock Avenue to NW Maple Avenue is intended to improve connectivity and reduce congestion.

In order for this roadway extension to function, there are a series of projects that need to occur:

1. Traffic signal at the intersection of NW 19th Street and NW Maple Avenue
2. Roundabout at NW 27th Street and NW Maple Avenue
3. Improvements on NW Maple Avenue from NW 19th Street to NW 27th Street
4. Extension of NW 27th Street from NW Hemlock Avenue to NW Maple Avenue

The current 5-year CIP sequences the projects in the order listed above to best facilitate traffic safety and congestion during construction. The CIP, as presented to Council on February 14, 2023, programs the first two projects and design of the last two projects towards the end of the 5-year horizon, with total funding for construction uncertain within this planning period. In addition to the four projects above, additional intersection improvements at NW 27th Street and NW Hemlock Avenue and NW 27th Street and NW Antler Avenue may be warranted with increased traffic volumes on NW 27th Street. These projects are not currently included in the 5-year CIP.

While funding for the completion of all the projects listed above is not identified, there are efforts that can be taken to best position the City for future design and construction, including right-of-way (ROW) acquisition. The required ROW width for a minor arterial street is 100 feet. The entire eastern half of the required ROW for the street extension has been acquired, as well as the western half of the northern segment. The remaining roughly two-thirds of the western half of the needed ROW is located on a largely undeveloped 11-acre parcel in the County. Any future development on the property will require dedication of the western half of the ROW. Additional ROW will likely also be required for a roundabout at NW 27th Street and NW Maple Avenue.

Fiscal Impact:

The City's 5-year Capital Improvement Program has estimated the financial cost for the four projects listed above to be approximately \$10.5 million. This total estimated cost includes funding from various sources, including transportation, water, and wastewater funds. The cost confidence of these estimates is Low, based on the City's Cost Confidence guidelines (-50% / +100%).

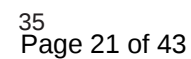
Alternative Courses of Action:

No action is being requested at this meeting.

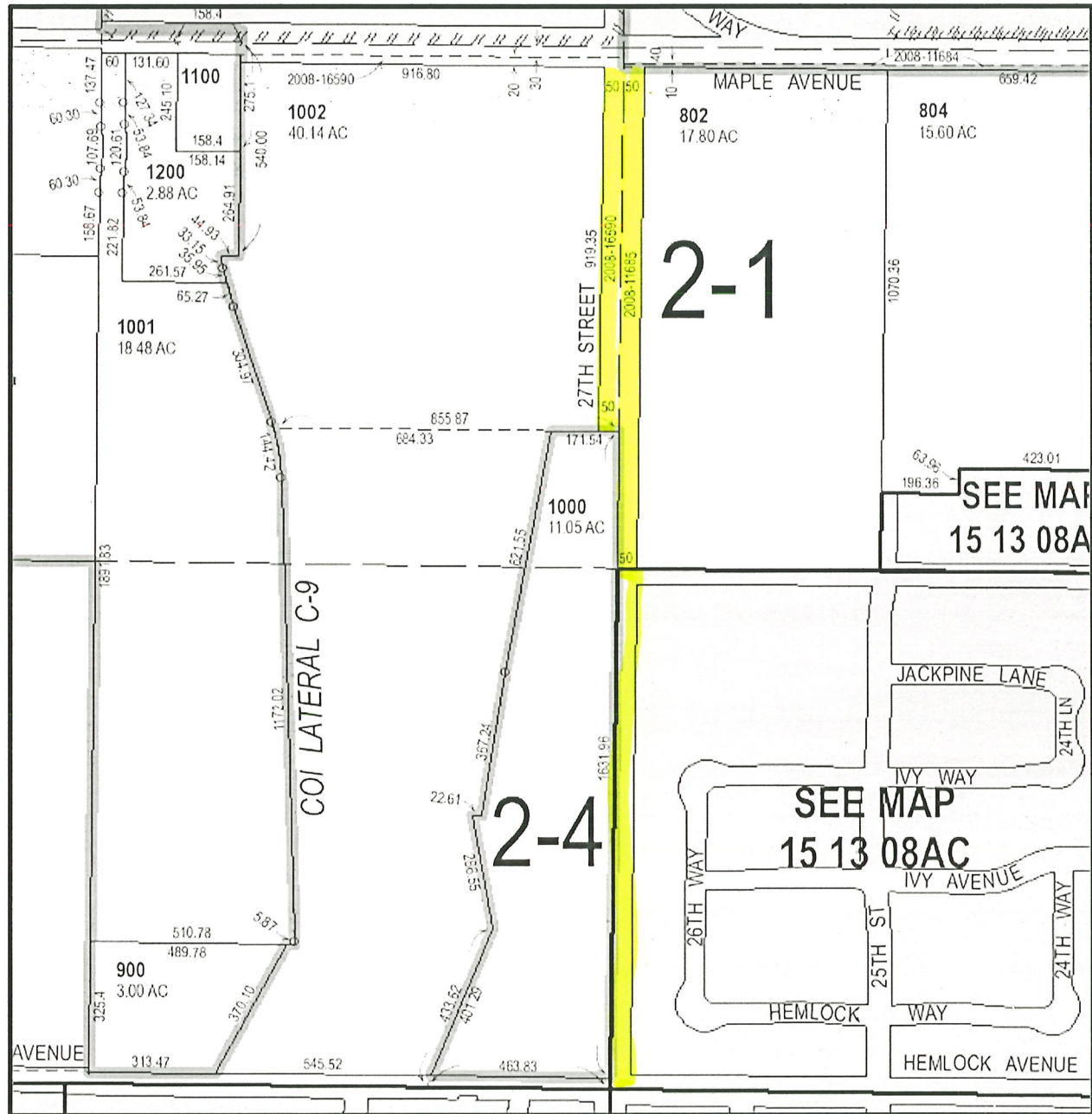
Recommendation / Suggested Motion:

N/A

Chapter 4 | Creating Multimodal Systems



EXISTING NW 27th STREET RIGHT-OF-WAY





CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

STAFF REPORT

DATE: April 4, 2023
TO: City Council
THROUGH: Keith Witcosky, City Manager
John Roberts, Deputy City Manager
FROM: Kyle Roberts, Planning Director
Morgan Snyder, Long Range Planner
SUBJECT: Transportation System Plan Update & Urban Growth Boundary Expansion Preliminary Discussion (Joint Workshop with Planning Commission)

Report in Brief:

This is an agenda item intended to serve as an opportunity for preliminary discussion between the City Council and the Urban Area Planning Commission regarding a near future need to update to the City's TSP and an expansion of the City's UGB.

Background:

The TSP, adopted in 2020, is the transportation element of the City's Comprehensive Plan. The TSP establishes a system of transportation facilities and programs to serve the City over the next 20 years. Specifically, as stated in the plan itself, the TSP "articulates City policies and priorities and provides a list of construction projects and programs to ensure that the transportation system continues to support the City's needs and visions, an economically vital, healthy, and equitable community, and conforms to state and regional policies. The TSP must remain relevant and responsive and will be revisited over time." Furthermore, priority projects identified in the TSP are fed into and budgeted for in the City's 5-year Capital Improvement Program.

Oregon's Statewide Planning Program, requires: "Urban growth boundaries [UGBs] shall be established and maintained by cities, counties and regional governments to provide land for urban development needs and to identify and separate urban and urbanizable land from rural land. Establishment and change of urban growth boundaries shall be a cooperative process among cities, counties and, where applicable, regional governments." The City's last major UGB expansion occurred in 2006 when the City added more than 2,300 acres of "urbanizable" land along the city's western and northern boundaries.

Discussion:

The TSP is a long-range planning document and, like all planning documents, it should be updated to reflect growth and change. Various circumstances can necessitate an update to the TSP. These can include unanticipated changes to the location or rate of change in population or employment; changes in the City's priorities that require a reexamination of planned facilities and services; and inconsistencies with other local, regional, or state plans or policies.

Since the adoption of the City's TSP in late 2020, Redmond has experienced an accelerated rate of population growth and the City has annexed, and is in the process of annexing, a number of sizable properties. With the need to expand the City's UGB, an update to the TSP will be essential and required. For these reasons, updates to the TSP are already being explored. A study has been commissioned to reevaluate the employment numbers and vehicle trips associated with the Large Lot industrial site, which should justify the need for an interchange at McVay or Quarry. Moreover, the 2006 North Redmond US 97 Interchange Area Manager Plan (IAMP) needs to be updated by the Oregon Department of Transportation. The IAMP is relevant to O'Neil junction and Redmond's northern connections. These are two examples of trying to keep the TSP updated. However, it is appropriate to continue to have discussions about the importance and need to completely update the 2020 TSP.

The City's major UGB expansion in 2006 was designed to provide housing and associated needs for 20 years. As we near 2026 and taking into account the rapid growth Redmond has experienced, it is time to begin discussions around evaluating the need for another major UGB expansion. Such expansion will designate where Redmond expects to grow over the next 20-year period. Next steps could include prioritizing and commissioning an urbanization study that evaluates population forecasts and buildable lands inventories. Specifically, the Housing Needs Analysis (HNA) and Economic Opportunities Analysis (EOA) to help determine the need for UGB expansion.

Public Facilities Plans are an important component to UGB discussion, to ascertain the location, availability and capacity of future infrastructure. As such, an update to the 2007 Wastewater Collections System Master Plan has been initiated, as it is the most outdated of the City's facilities plan. The update to the Collections System Master Plan will play an important role in the UGB discussion and decisions.

Fiscal Impact:

Updates to the Collections Master Plan, TSP, HNA and EOA have associated consultant costs that need to be budgeted for.

Alternative Courses of Action:

No action is being requested at this meeting.

Recommendation / Suggested Motion:

N/A



REDMOND POLICE DEPT.: 2022 ANNUAL REVIEW

REDMOND CITY COUNCIL, APRIL 4, 2023



PRESENTATION TOPICS

- **NEW PROGRAMS**, projects, and operational changes implemented
- **KEY PARTNERSHIPS** and
- **TRAINING** program/division update
- **CRIME RATE & SERVICE CALLS** statistics
- **USE OF FORCE** statistics and how RPD compares nationally
- **PERSONNEL**, updates and promotions



VISION - The Redmond Police Department's goal is to make Redmond the safest Community in Oregon.

MISSION - Service to our community through Excellence, Teamwork and Professionalism.



RPD TEAM TOTAL FTE - 48 SWORN

DIVISIONS & UNITS OVERVIEW

SLIDE / 4



PATROL 40 FTE/3 PART-TIME

911/Dispatch calls
Traffic enforcement
Community policing
Community Service
Officers (CSOs)
School Resource Officers
Airport



INVESTIGATIONS 8 FTE

Criminal investigations
Major crimes
Oregon Dept. Human
Svcs. - Cross Reports
Computer Forensics
Street Crimes Unit



ADMINISTRATION 14 FTE

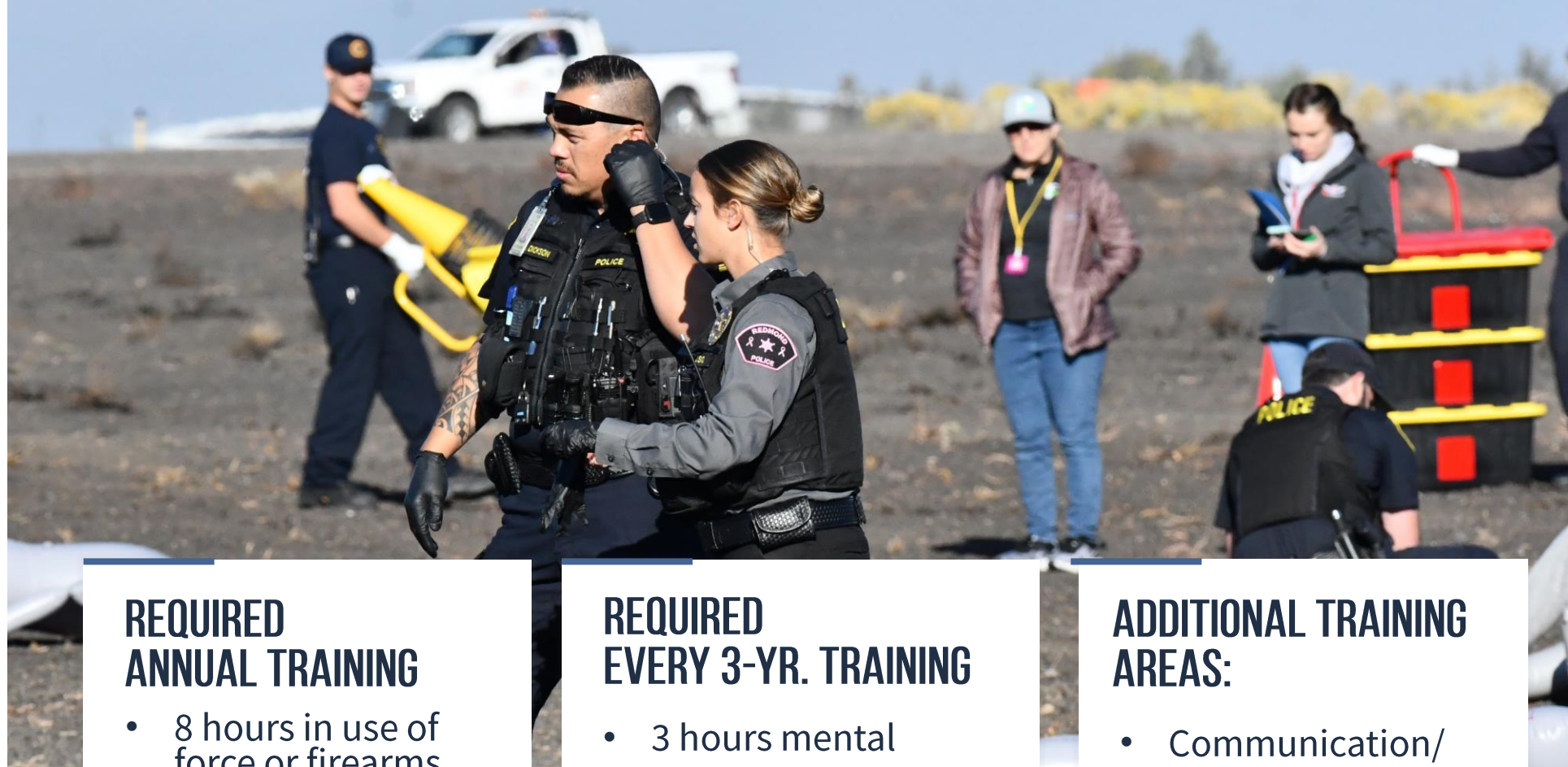
Records requests
Reports
Data entry
Lobby & Support Svcs.
Evidence
Training



100%

OF RPD OFFICERS
MEET OR EXCEED
**REQUIRED
TRAINING
STANDARDS**

SLIDE / 5



REQUIRED ANNUAL TRAINING

- 8 hours in use of force or firearms training
- 1 hour ethics training
- Must hold First Aid and CPR certification at all times

REQUIRED EVERY 3-YR. TRAINING

- 3 hours mental health/crisis intervention training
- 84 hours total training over the three-year period

ADDITIONAL TRAINING AREAS:

- Communication/De-escalation Skills (CIT)
- Leadership
- Law Updates
- DUII/Drugs



NEW IN 2022

SLIDE / 6

01

NEW POSITIONS
AND
PROMOTIONS

02

NEW PUBLIC
SAFETY
FACILITY

03

SCHOOL
SAFETY

04

OFFICER
WELLNESS



2022 HIGHLIGHTS

SLIDE / 7

Technology

- Drone program
- License Plate Reader (LPR)
- Increased efficiency through adding computers

Strong Focus on Community Partnerships

- Partnering with DCBH, MCAT and 911 to prepare for non-LE response to crisis team.
- Continued regional partnership with MIT

Community Engagement

- National Night Out
- Department tours, involvement in community events

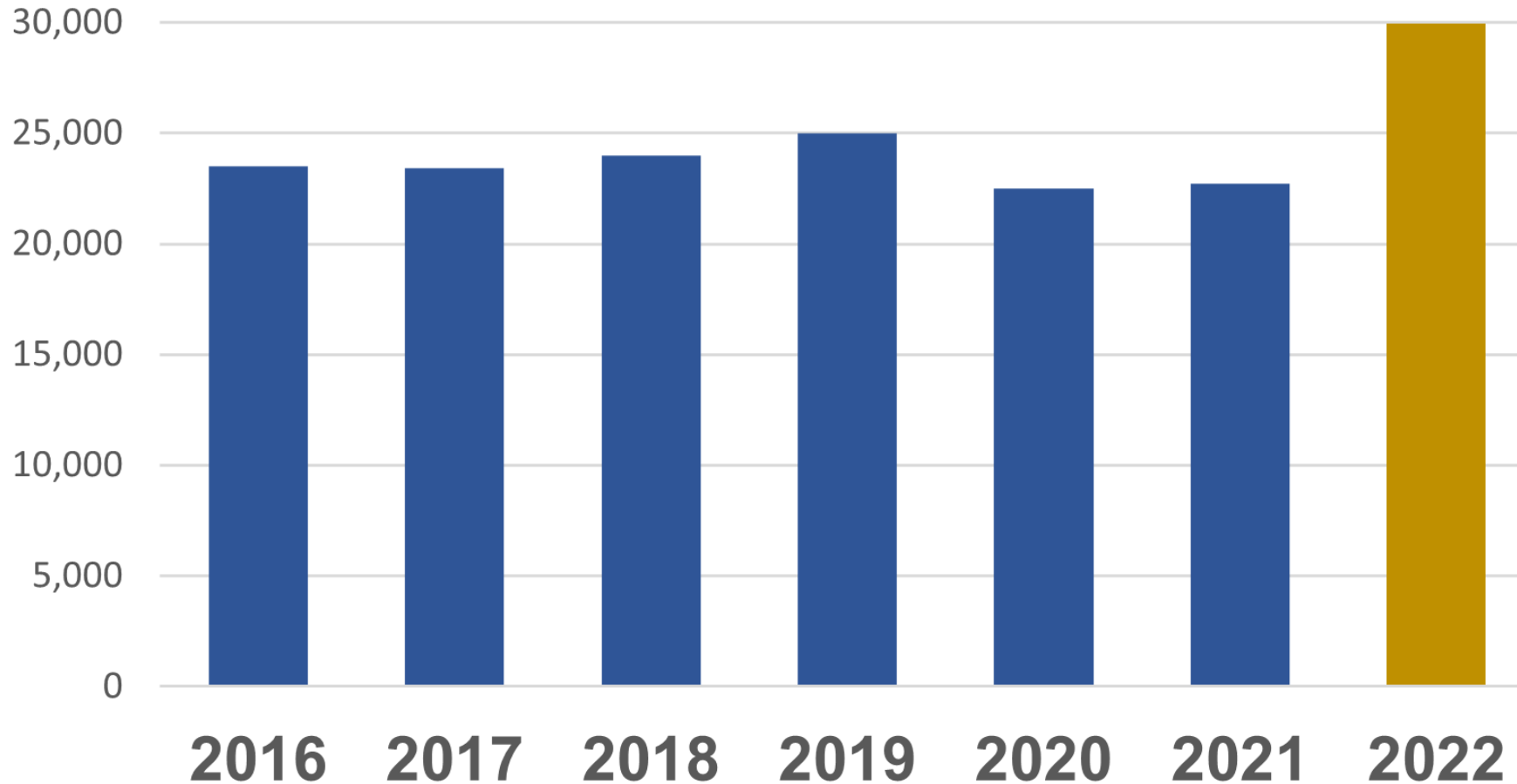
Worked with local Organizations:

- Latino Community association and Father's group.
- Safe parking and other homeless service providers





CALLS FOR SERVICE: 2016 - 2022



29,925
CALLS FOR SERVICE

24,670
911/NON-EMERGENCY

5,255
OFFICER INITIATED CALLS



TOP 10 CALL TYPES IN 2022

(% CHANGE
FROM 2021)

CALL TYPE	2022 TOTAL		PER DAY	
Traffic/Complaints, Person Stops, Parking	3788	32.4%	↑	10.3%
Suspicious Circumstances or Persons	1959	8.6%	↑	5.4%
Trespass, Unwanted Subjects, Prowlers	1456	19.7%	↑	4%
Animal Control	1350	7.0%	↑	3.7%
Welfare Checks	1063	4.9%	↑	2.9%
DHS Cross Reports	975	44.4%	↑	2.7%
Public /Officer Assists	1281	19.0%	↓	3.5%
Theft, Robbery, Burglary, Vehicle Theft	1251	2.2%	↓	3.4%
Domestic Related (DVs, ROVs, Stalking)	973	8.1%	↓	5.6%
Motor Vehicle Accidents	883	16.7%	↓	2.4%

TYPE OF FORCE	2019	2020	2021	2022
OC Spray	0	0	0	0
Joint/Control Hold	21	4	9	7
Takedowns	9	7	16	16
Taser	1	2	3	4
Focused Blows	2	1	3	3
K9 Bite	1	0	0	1
Impact Weapon	0	0	0	0
Less Lethal Projectile	0	0	1	0
Deadly Force	0	0	0	0
Total Force Responses	31	14	32	31

2020 RPD FORCE RESPONSE

Total Police/Citizen Contacts:

29,925

Total Force Responses:

31

Percent of RPD contacts
resulting in Force Response:

0.10%

Bureau of Justice Statistics
show force was used by police
nationwide in 2% of contacts

An aerial photograph of Redmond City Hall, a large brick building with a central dome. In the foreground, a large, paved plaza is filled with people, many sitting on the grass. Several blue and white tents are set up, and a large crowd is gathered. The background shows a residential neighborhood with houses and trees.

Looking ahead in 2023

- **Livability Crimes:** Traffic enforcement, property crimes, etc.
- **Police Station:** Finalizing design, breaking ground.
- **Community engagement:** Coffee with a cop, Nat'l Night Out, youth coaching, etc.
- **Officer Wellness:** Improve and develop all aspects of employee wellness
- **Expand partnerships:** Victims assistance in house



QUESTIONS



CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

STAFF REPORT

DATE: April 4, 2023
TO: City Council
THROUGH: Keith Witcosky, City Manager
Jon Skidmore, Interim Public Works Director
FROM: Maria Ramirez, Parks Planner and Project Manager
SUBJECT: Juniper Golf Course Pond Liner Replacement Project Contract Amendment and Change Order #1 with Bar Seven A, Not to Exceed \$65,000

Report in Brief:

This item requests City Council authorize a contract amendment with Bar Seven A for Change Order #1 in an amount not to exceed \$65,000.

Background:

The City-owned Juniper Golf Course was built in 2005. The expected 10-year lifespan of the geomembrane pond liner at holes 9 and 18 is past life expectancy and needs replacing. Beyond the architectural elements of the pond as it relates to the design of the golf course, this pond also serves as the course's irrigation reservoir, making this the highest priority capital maintenance project for the golf course. Over the years, the City and CourseCo extended the utility of the pond liner by conducting preventative maintenance and repairing small tears. The pond liner geomembrane has deteriorated to the point that a full replacement is needed. Pursuing the project at this time allows for the replacement during the shoulder season and to minimize business disruption.

On September 27, 2022, Council approved Contract #2022-76 with Bar Seven A in the amount of \$269,388 for the replacement of the geomembrane pond liner at holes 9 and 18. The scope of the work included demolition and erosion control of the site; removal and disposal of the old pond liner, anchors, and gunite; and installation of the new pond liners, gunite, and anchors. During demolition, it was discovered that the original pond liner, which was installed in 2005, was not removed when the pond liner was replaced in 2008.

This pond liner installation practice is typically completed on pond liners much smaller in scale with limited buildup of organic material. Standard practice on an irrigation pond liner of this size (2-acres), would be to remove all organic material, including the liner, anchors, and gunite, from the pond prior to installation of a new liner. This ensures the pond liner has a clean surface to adhere appropriately to with adequate venting systems in place. If the pond liner does not adhere appropriately to the surface, friction between surfaces creates the production of methane gases which can cause the liner to lift. This discovery duplicates the work necessary to complete the removal and disposal of both pond liners. In addition, removal of the second liner reduced the anticipated slope of the pond bank, requiring installation of reinforced mesh along the bank to ensure the new concrete can bond accordingly.

Change Order #1 is needed due to unforeseen and added costs associated with the removal and disposal of the second pond liner. If approved, Change Order #1, in an amount not to exceed \$65,000 (24% of the original contract), will increase the total contract costs to \$334,388.

Discussion:

A contract amount of \$269,388 was established for the Juniper Golf Course Pond Liner Replacement Project. The contract includes a 25-year warranty on the new geomembrane liner once installed. Change Order #1, in the not to exceed amount of \$65,000, is needed due to the significant change in the removal and disposal of the original pond liner.

Of note: The memorandum from the Contractor that is attached to this staff report was written March 22, 2023. As recently as March 30, 2023, additional work was discovered which is why this staff report requests a not to exceed amount of \$65,000, which contrasts with the March 22 memo which identifies a \$35,176 figure. Given the current status of the construction work and the level of discovery, staff is confident that a not to exceed amount of \$65,000 will be sufficient to complete the project.

Per policy, change orders which exceed \$50,000 or are greater than 10% of the original contract require Council approval. If approved, the project will be completed by April 15, 2023.

Fiscal Impact:

The Fiscal Year (FY) 2022/23 budget allocated \$269,388 for the Juniper Golf Course Pond Liner Replacement Project (JG2301). The City has budgeted \$65,000 for additional Capital Projects at Juniper Golf Course. These include:

Bunker Renovation	\$50,000
Tee Leveling	\$15,000

The difference between Change Order #1 (\$65,000) and the original contract amount (\$269,388) will be covered by resources allocated within the bunker renovation and tee leveling (\$65,000). The City will reevaluate the timing of the bunker renovation and tee leveling projects during the FY 2023/24 budget process.

Alternative Courses of Action:

1. Authorize the City Manager to sign the contract amendment for Change Order #1 in an amount not to exceed \$65,000
2. Do not approve Change Order #1.
3. Request additional information.

Recommendation / Suggested Motion:

"I move to approve the Juniper Golf Course Pond Liner Replacement Project Contract amendment and Change Order #1 with Bar Seven A, in an amount not to exceed \$65,000, for additional demolition and removal costs, and to authorize the City Manager to sign the amended contract".

Date: 3/22/2023

From: Jesse Shindle

To: Maria Ramirez

Subject: Juniper Golf Course Pond Liner Change Order



Dear Maria,

Thus far during this project the following issues have arose that need to be addressed through a change order.

- 1) It was discovered that the original pond liner that was installed during the initial construction of the golf course was not removed when it was re-lined following warrantee issues. This has doubled our work and disposal fees to removed it. Our change order will reflect a change from 13 cy to 26 cy for that item.
- 2) During bidding it was unknown at the time that the pond liner also included a layer of geotextile fabric as well. This fabric is very heavy as it is waterlogged from being in the pond. We have made all efforts to dry it out before disposal, but this will also increase our work to remove and cost of disposal. Our change order will reflect the addition of a new item for 'Geotextile Fabric Removal' to be billed by the ton or material removed.
- 3) It was also discovered that the original liner's concrete anchor was not removed either and that a second layer was simply installed on top of it. This has increased our removal, haul off and loading time since the total amount of material has doubled.
- 4) Since the job has been bid there has been an increase in the prevailing wage schedule. In order to stay compliant with the BOLI wage requirements of the contract I will submit and updated bid schedule to be reviewed. The prices that I quote for the changes mentioned above will reflect the change in the BOLI wages as well and not the original contracted amount.

If there are any questions regarding these change orders, please contact me to discuss the matter. Thank you for your time and consideration of our request.

Respectively,

Jesse Shindle

Jesse Shindle
Project Manager
Bar Seven A Companies
503-548-7346



CHANGE PROPOSAL

TO: City of Redmond
411 SW 9th St
Redmond, OR 97756

DATE : March 22, 2023

CONTRACT NO. 2022-76

ATTN: Maria Ramirez

Reference Data

Revision Control : none

SUBJECT: Juniper Golf Course Pond Liner Change Order

Drawings: none

Specifications :

CHANGE PROPOSAL NO. : CP 01

Other :

Submitted herewith is our formal change proposal for the change in work as described below:

Since the following conditions were not known at the time of bidding, we submit the change proposal requests below. The original liner and anchor were not removed, and a 2nd liner and anchor were installed on top increasing labor and disposal costs. There was also discovered to be an additional layer of geotextile fabric that needs to be disposed of as well. Additionally because of the removal of the first liner and anchor system, the slope of the pond wall it too great to successful adhere the concrete without a reinforcement structure in place and will require additional labor and material to install wire mesh prior to the installation of the anchor system.

Bid Item	Qty	Unit	Unit Price	Total	Description
Pond Liner Removal	13.00	CY	\$650.00	\$8,450.00	The removeal and disposal of the original pond liner that was not removed
Guniting Removal	188.00	CY	\$30.75	\$5,781.00	The removeal and disposal of the original concrete anchor system that was not removed
Geotextile Fabric Removal	13.00	CY	\$650.00	\$8,450.00	The removeal and disposal of the original geotextile fabric that was not removed
BOLI Wage Increases	1.00	LS	\$6,495.00	\$6,495.00	Annual BOLI wage increase that occurred between the time of bidding and the beginning of construction for laboror, truck driver, and machine operator.
Wire Mesh Reinforcement	1.00	LS	\$6,000.00	\$6,000.00	Additional labor and material to install wire mesh around the perimeter of the pond to install the concrete anchor system

Total This Change : \$ 35,176 Increase

Previous Change Orders: Additions: \$0.00

Deducts: \$0.00

Original ContractAmount: \$269,388.00

Schedule Effect : Add: 0 Working Days

New Contract Amount: \$ 304,564

New Completion Date:

The Change Proposal quotation is void if not accepted by: 04/01/2023

Your acceptance of this quotation by the return of one signed copy will constitute our authority to proceed with the changes in the work, such changes to be incorporated into a Change Order to the Contract.

By :

Jesse Shindle, Project Manager

ACCEPTED AND TO BE INCORPORATED IN CONTRACT BY CHANGE ORDER:

Maria Ramirez

Date :



JUNIPER GOLF COURSE — POND LINER REPLACEMENT PROJECT:

CHANGE ORDER #1: NOT TO EXCEED \$65,000

REDMOND CITY COUNCIL, APRIL 4, 2023



JUNIPER GOLF COURSE — POND LINER REPLACEMENT

CONTRACT AMENDMENT

Bidder	Amount
Contract 2022-76	\$269,388.00
Change Order #1	\$65,000

- **Contract Amendment:** \$334,388
- **FUNDING SOURCES:** Juniper Golf Capital Maintenance



QUESTIONS?