

REGULAR CITY COUNCIL MEETING OF THE CITY OF REDMOND WAS HELD OCTOBER 11, 2022, IN COUNCIL CHAMBERS.

COUNCIL MEMBERS PRESENT: Krisanna Clark-Endicott – George Endicott – Clifford Evelyn – Ed Fitch – Jay Patrick – Cat Zwicker

COUNCIL MEMBERS EXCUSED: Shannon Wedding

STAFF PRESENT: City Manager Keith Witcosky – City Attorney Keith Leitz – Deputy City Manager John Roberts – Assistant Planner Sarah Vowell – Communications Director Heather Cassaro – City Recorder Kelly Morse – Housing Programs Analyst Linda Cline – Accounting & Financial Reporting Director Brooks Slyter – Chief Financial Officer Jason Neff – Associate Planner Megan Jacob – IT Specialist Christian Armatas – Deputy City Recorder Kayla Duddy – Planning Manager Kyle Roberts

MEDIA PRESENT: None

Mayor Endicott called the meeting to order at 6:00 p.m. A quorum was established.

BLESSING

Pastor Rick Russell of Mountain View Fellowship led the blessing.

PLEDGE OF ALLEGIANCE

Councilor Fitch led the Pledge of Allegiance.

COMMENTS FROM CITIZENS AT THE MEETING

Donna Abelein addressed the Council regarding lawlessness in Redmond.

Rose Swidon-Perea addressed the Council over her concerns with safety and alleged mismanagement and inappropriate behavior by the manager of the Cline Falls Mobile Home Park.

Ron Osmundson addressed the Council regarding an expansion of the Urban Growth Boundary (UGB).

ACTIONS ITEMS

- A. Resolution #2022-33: A resolution of the Redmond City Council supporting the Capital Bond Measure and Operating Levy from the Redmond Area Park and Recreation District for a new recreation center.**

Mayor Endicott noted that in accordance with Oregon Revised Statutes pertaining to restrictions on political campaigning by public employees, Resolution #2022-33 was prepared by Councilor Fitch without staff's assistance.

Councilor Fitch moved, seconded by Councilor Patrick, to adopt Resolution #2022-33, motion passed. (Clark-Endicott-yes, Endicott-yes, Evelyn-yes, Fitch-yes, Patrick-yes, Wedding-absent, Zwicker-yes)

Councilor Fitch read the resolution.

Redmond Recreation Political Action Committee Treasurer Kevin Palmer thanked Council for approving the resolution to the support the bond.

Councilor Clark Endicott stated that while property taxes will increase for taxpayers if the measures pass, the value of their property will increase as well.

PRESENTATIONS

A. Depot Update, Tanney Staffenson

Redmond Depot owner Tanney Staffenson presented the Council with a five-year update on the depot. He thanked the Council for trusting his team and supporting his plans for the building. He thanked the various staff people he worked with throughout the process.

The Council thanked Mr. Staffenson for the remodel work done to the building's interior, while keeping it a historic landmark the City wants to preserve.

B. Discussion of proposed Amendments to various sections of the Redmond Development Code (Chapter 8).

Deputy City Manager John Roberts provided the Council with background of the Chapter 8 amendments adopted in June 2022, noting this discussion is a follow up to their request that staff explore additional amendments. Mr. Roberts reviewed the proposed Redmond Development Code Chapter 8 amendments.

Councilor Fitch recommended the use of a diagram to accompany language regarding setbacks. Councilor Zwicker recommended adding actual visuals of existing structures in neighboring cities for the lot sizes and setbacks being proposed.

Housing Program Analyst Linda Cline discussed modifications to affordable and workforce housing that includes:

- Definitions that are consistent with other cities including Bend and with the Department of Housing and Urban Development. It is good for Redmond to stay consistent with Bend because they have the same builders who build affordable and workforce housing
- Concepts and terms of area median income (AMI), measure of affordability which is 30 percent of income, and workforce housing
- Additions to the code of affordable housing rental threshold of 60 percent AMI and affordable housing ownership threshold of 80 percent AMI
- Proposal of a 30-year affordability deed restriction, pending Council approval

Ms. Cline and Mr. Roberts addressed Council's questions regarding M-1.5, the impact of interest rates, deed restrictions, private investments, affordability in Redmond, public investments, and community land trust models. City Manager Keith Witcosky suggested bringing the Council a visual example of a standard, privately financed rental/ownership project versus a project that has a number of public tools to help create the affordability level the City wants.

Mr. Roberts discussed the off-street parking in-lieu fee proposal and the expansion of the Downtown Overlay District. He explained that the proposed changes are an attempt to catch up to the City's existing engineering standards, to give developers more tools, and to create more vibrancy in the downtown core. He explained that the parking in-lieu fee for the fee schedule has never been inserted into the code and explained that adopting this fee does not mean it will be used, but it would provide more leverage to Urban Renewal and developers as a tool when negotiating developments in downtown. Staff proposed expanding the Downtown Overlay District to the north because it would create vibrancy by promoting more streetscape development.

Planning Manager Kyle Roberts discussed residential zone setbacks, specifically rear setbacks for attached garages and accessory dwelling units (ADUs). Staff proposed increasing the attached garage setback, on an alley, from five feet to 20 feet. He addressed Council's questions regarding front yard setbacks. Councilor Zwicker suggested moving the setback forward to allow for parking space and yard

space. Mr. Kyle Roberts shared statistics pertaining to the permitting of ADUs from 2016 to present. He discussed the current ADU rear setbacks with 20 different setback scenarios.

Staff addressed questions regarding ADUs over attached and detached garages, screening requirements for lots without an alley, shading of two-story ADUs, and rear yard ADU setbacks. Staff proposed changing the ADU rear setbacks because the current code is too restrictive. Staff provided details on next steps regarding the Urban Area Planning Commission (UAPC).

UAPC Chair Teri Jansen shared that the UAPC concurred with Council on not changing the density table.

Councilor Fitch would like the following discussed before the next work session:

- Middle housing – What 80 percent of the maximum net density is, why does it require the Planning Department or Commission to decide within 63 days and how are appeals taken?
- Planned Unit Developments (PUD) – what does it mean when you have 120 percent of the maximum density for affordable housing and workforce housing on the land and what does that look like?
- Does the City require garages for cottages?
- Pocket parks – does the City want to require one half be returf, in a drought situation or is it desert lands?
- RV Park – an RV park is defined as two or more RVs, does that make safe parking an RV park or does an exception need delineated for such programs?

Staff will get more clarity on the above items.

MAYOR'S COMMENTS

Mayor Endicott reported on two fires at Bridge Builders off 17th Street and thanked the crew from York Bros. who were on site and put the fires out as Redmond Fire & Rescue was responding. He discussed the UGB process explaining that the City would need to exhaust the current land inventory before the Department of Land Conservation and Development (DLCD) would grant more. He opined it seems reasonable to revisit the discussion every few years rather than wait and start the whole process again. Councilor Fitch stated that he and Councilors Wedding and Zwicker met with the new DLCD director about a month ago and discussed the UGB and having more flexibility for Redmond.

Mayor Endicott discussed attending the League of Oregon Cities Annual Conference where he was given the Mark O. Hatfield Statesmanship Award and the Longevity Award. He explained that the Mark O. Hatfield Statesmanship Award has only been awarded 10 times with the last time being five years ago when former Pendleton Mayor Phil Houk received the award. He thanked staff and the community of Redmond for their support and for helping make him look good.

COUNCIL COMMENTS

A. Councilor Fitch's Written Comments

Councilor Clark-Endicott discussed Mayor Endicott receiving the Mark O. Hatfield Award and explained that the award is special because it is a statesmanship award and means the recipient has served not their community, but the state and federal governments as well. She stated she was a speaker at the recent League of Oregon Cities Conference and thanked Communications Director Heather Cassaro for her assistance with the presentation. She announced that there are new opportunities for people to join a City committee and commission.

Councilor Evelyn thanked the Council, City Staff, and citizens who plan on voting for the new Redmond Area Park and Recreation (RAPRD) recreation center. He opined it is needed for the community's children, senior citizens, and adults and is long overdue.

Councilor Fitch attended the City Council debate and stated that it was refreshing to hear all the prospective Councilors speak. He added that they were all engaging, had great answers, and showed remarkable enthusiasm for getting involved with the City to make a difference in the community.

Councilor Patrick encouraged citizens to vote for the RAPRD Bond because it is important for the community. He congratulated Mayor Endicott on his award.

Councilor Zwicker congratulated the Mayor on his award. She shared details from the Realtors Conference in Seaside Oregon as well as the League of Oregon Cities Conference in Bend. She missed Councilor Clark-Endicott's class but was able to tour the wildfire base and meet with a lot of different leadership from around Oregon. She said that talking with different City Administrators, different Council members gives one the ability to have different ideas to bring back to their cities and to lead and work with their team. Councilor Zwicker stated that she supports the RAPRD recreation center, the bond and levy.

CITY MANAGER COMMENTS

City Manager Keith Witcosky congratulated Mayor Endicott on his award and shared a story about an experience he had with Senator Hatfield. He said it is an unbelievable honor to receive an award named after the senator. He reported that a Request for Proposal (RFP) was issued for the design of the Public Safety Facility, and it is already generating interest. He announced that there was a pre-application conference with Deschutes County today on the Redmond Wetlands Complex and shared that the 60 percent design is almost done and will come back to Council soon. Mr. Witcosky recognized and thanked staff for their help at the Wastewater Facility and for helping out at the fire adding that the City is lucky to have employees that go above and beyond.

ADDITIONAL COMMENTS FROM CITIZENS AT THE MEETING

There were no additional comments from citizens at the meeting.

There being no further business, the meeting was adjourned at 8:03 p.m.

Prepared by ABC Transcription Services
Reviewed by Kelly Morse, City Recorder

APPROVED by the City Council and SIGNED by the Mayor this 15th day of November 2022.

/S/ George Endicott
George Endicott, Mayor

ATTEST:

/S/ Kelly Morse
Kelly Morse, City Recorder