

Redmond City Council

August 19, 2024

Workshop Minutes

Executive Conference Room & Remote Video Conferencing

<https://www.redmondoregon.gov/government/city-council>

Present: Tobias Colvin, Clifford Evelyn, Ed Fitch, John Nielsen, Kathryn Osborne, Shannon Wedding, Cat Zwicker (arrived at 3:10 pm)

Excused: None

Staff Present: City Manager Keith Witcosky, Deputy City Manager/Chief Financial Officer Jason Neff, City Attorney Keith Leitz, Interim CDD Director Kyle Roberts, City Recorder Kelly Morse, Finance Director James Wood, Public Works Director/City Engineer Jessica MacClanahan, Principal Engineer Jake Sherman, Associate Planner Sarah Vowell

Media Present: KTVZ

CALL TO ORDER

Mayor Fitch called the meeting to order at 3:00 pm. and noted that an item regarding RootedHomes is being added to the agenda.

At this point in the meeting, the Council proceeded to Presentations & Discussions, Item B.

PRESENTATIONS & DISCUSSIONS

A. League of Oregon Cities 2025 Legislative Priorities

This item was discussed while technical difficulties were addressed during Item E, RootedHomes.

After discussing the League of Oregon Cities' list of legislative priorities, the consensus of the Council was to identify infrastructure funding, shelter and homelessness, employment land readiness, and full funding for the alignment of housing as Redmond's top choices. Other top priorities included transportation, affordable housing, and phased water planning.

The Council returned to the RootedHomes discussion, at this point the meeting.

B. Eastside Arterial Project Update

Public Works Director/City Engineer Jessica MacClanahan provided an overview and status update on the Eastside Arterial Project in advance of larger construction items coming before the Council in the next several months. Key highlights included the segments and breakdown of the project, early concepts of how the project will ultimately look, the schedule, budget, and drone footage.

The Council discussed concerns on whether infrastructure can support larger vehicles with heavy loads, the safety of a bike path and multi-use path, and access for industrial vehicles. Further concerns centered on roundabouts, pedestrian safety, and drivers being able to see cars coming from the opposite direction when the roundabout has art, landscaping, or other feature in the middle.

C. Home Based Businesses Policy Discussion

City Manager Keith Witcosky and Interim CDD Director Kyle Roberts shared details regarding complaints on home-based businesses. It was determined that further review is needed, and staff will come back to Council in the fall with information on which types of home-based businesses created the most types of concerns. Staff further reported on the citations and letter, sent to the auto repair home business owner, stating the City's intent to revoke their business license.

Staff researched how other cities issue home occupation business licenses with explicitly prohibited businesses like auto repair shops and others relying on performance standards.

Following discussion of whether to prohibit certain types of uses as home occupations, code enforcement, and not wanting to preclude good actors, the Council directed Staff to enhance the City's performance standards and code compliance, noting the language used by the City of Walla Walla was helpful. The Council requested to see language added to the Code that states if a business was in violation and held up with the hearings officer, the City still had the right to revoke the permit.

D. Council Business: Proclamation Requests; Labor Ordinance Request, Water Update, Ballot Measures

The Council discussed the upcoming Anniversary of 9/11, Patriot Month, POW/MIA Awareness Day, Suicide Prevention Month, Constitution Week, and Honor Flight proclamations and whether to include them on the August 27, 2024, meeting agenda. The Council also discussed whether to read the proclamations and whether to reach out to the Veterans of Foreign Wars Deschutes Post 4108 about language. A few minutes of public comment on each proclamation was suggested. The Council directed staff to place the proclamations on the August 27, 2024, agenda with the exception of the two requested for September which were Constitution Week and Honor Flight.

Mayor Fitch reported on the City's meeting with representatives from the Carpenter's Union who alleged that workers are being exploited in Central Oregon, particularly in Redmond on the Housing Works Spencer Court project. The Council suggested talking with Housing Works Executive Director David Brandt as a first step to see if they have been approached about the matter. The Council was not in a position to consider an ordinance and recommended the matter be referred to the District Attorney's Office.

Mayor Fitch reported the Oregon Water Resources Department will adopt a new water rule in September and that they informed the City and Representative Emerson Levy it was looking to prioritize municipalities for water in the future, which was a change from their stance of a year ago.

Regarding Council support of local ballot measures, the consensus of the Council was to endorse them individually rather than as a body.

Mayor Fitch stated that some Golf Committee members believe the CourseCo contract has an automatic renewal; however, only the City had the right to renew the contract. The Council discussed whether it would reserve the City's right to go out for a Request for Proposal (RFP) and whether the Golf Committee should work on the contract. Concerns were noted about the quality of CourseCo's service; the City's responsibility, as trustees of public funds, to go out for an RFP; improving contract metrics and performance standards; the golf course's revenue over the last four years; and the importance of a junior golf program. As the Golf Committee Liaison Councilor Colvin relayed the Committee's concerns that golf course staff are being mistreated by course members. The Council agreed with staff's recommendation to have a discussion with a consultant that can help identify who might help with the contract, manage the RFP process, and include the Golf Committee so that the Council can decide on a direction.

E. Request for Discretionary Review- RootedHomes

Mr. Roberts explained that RootedHomes requested a discretionary review of whether or not they have to construct garages as part of the duplexes proposed on W Antler Avenue due to constraints and other reasons.

The Council discussed concerns of buyers wanting a garage when purchasing a house, alternative parking for multiple-vehicle families, and where residents would store their belongings.

Due to technical issues, the Council moved to item A and would continue with the RootedHomes discussion once resolved.

Associate Planner Sarah Vowell noted RootedHomes proposed a parking lot instead of garages on the four proposed duplexes, and part of their reasoning is wanting equity across the communities they build in Central Oregon. The development technically meets City Code for parking spaces on a 60-foot right-of-way street, and RootedHomes would improve 17th Street.

The Council's concerns with parking located so far away from the units included different ideas of community and design standards, bringing in groceries, being accompanied by children, and ADA compliance. It was suggested to move the buildings farther apart and put the parking spots in between.

Staff suggested to RootedHomes putting in one garage per residential structure where every other unit would get a driveway, but again, RootedHomes brought up equity and how to make the decision.

The consensus of the Council was to talk to RootedHomes directly next Monday.

ADJOURNMENT

The meeting adjourned at 4:34 pm.

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

APPROVED by the City Council and SIGNED by the Mayor this 22nd day of October 2024.

/s/ Ed Fitch
Ed Fitch, Mayor

ATTEST:

/s/ Kelly Morse
Kelly Morse, City Recorder