

**Redmond City Council
Workshop Minutes**

January 6, 2025

Executive Conference Room & Remote Video Conferencing
www.redmondoregon.gov/government/city-council

CALL TO ORDER

Mayor Fitch called the meeting to order at 3:00 pm.

Present: Clifford Evelyn, Ed Fitch, John Nielsen, Kathryn Osborne, Jay Patrick, Shannon Wedding, Cat Zwicker

Excused: None

Staff Present: City Manager Keith Witcosky, City Attorney Keith Leitz, Deputy City Manager Steve Ashworth, City Recorder Kelly Morse, Public Works Director/City Engineer Jessica MacClanahan, Chief Financial Officer/Deputy City Manager Jason Neff, Finance Director James Wood, Planning Director Kyle Roberts, Police Chief Devin Lewis, Housing Program Analyst Linda Cline, Airport Director Zachary Bass, Assistant City Engineer Lindsey Crowsigt, Human Resource Director Jason Bavuso, Communications Director Heather Cassaro

Media Present: None

PRESENTATIONS

A. Annexations: Coordinating Impacts on Deschutes County Streets to Assure Safety and Other Impacts

Public Works Director/City Engineer Jessica MacClanahan, Planning Director Kyle Roberts, and Assistant City Engineer Lindsey Crowsigt presented an overview of the transportation impacts of annexation areas. They highlighted shaping growth with Council policy opportunities, infrastructure planning for growth, requirements to annex, the annexation process and timeline, traffic impact analysis, transportation infrastructure funding, and coordination with Deschutes County.

The Council discussed its frustration with the limited criteria for annexations. One possibility is reviewing the annexation request and the corresponding master plan development at the same time, to consider at all the impacts instead of speculating. The dual track may save developers time. A concern is annexing property already zoned R-4 and R-5 because the Council does not have the opportunity to allow mixed-use development without zoning and Comprehensive Plan amendments.

Hayden Homes' Representative addressed whether it made sense to review the annexation and master plan development simultaneously, noting there are pros and cons. Asking the developer to do a traffic impact analysis without knowing whether the property will be annexed results in a lot of outlay and cost with no confidence in the ability of the property to be annexed.

The Council discussed concerns about adding new homes near the intersection at NW 10th Street and Pershall Way, the possibility of Deschutes County giving the City jurisdiction of Pershall, and options for and potential funding of improvements on Pershall.

Staff explained the City was working with two different developers for the southwest and southeast properties using Pershall as the east-west corridor and studying the intersection. Once annexed into the city, the City will own up to the northern boundary of Pershall, which will allow the City to make the improvements.

Further comments from the Council noted transportation and funding issues. Opportunities for joint maintenance to make City and County road corridors safer should be investigated. If Deschutes County

gives the City jurisdiction of Pershall, perhaps what Deschutes County saves on maintenance could help with some improvements, as finding money is always a challenge. Part would be funded by private developers, but they could not fund it all and there is still a large gap even with System Development Charges, proportionate share, and private development.

B. Follow Up on Safe Parking Research Questions

Mountain View Community Development (MVCD) Executive Director Rick Russell provided a brief recap of the Safe Parking program, explained their main request to use micro-shelter units at safe parking sites, and described the approximately \$450,000 remaining of the \$1.1 million from the Governor's Office allocated for the purchase of the units and necessary site improvements. Mr. Russell explained the City would apply for the funding, which would also open up other operating revenue for the program including emergency services grants. Safe parking is ineligible for federal funds, as the Department of Housing and Urban Development (HUD) does not consider vehicles to be shelter. An ordinance change would be necessary to apply for/receive funding, allow micro-shelter units in Safe Parking areas. Owners of businesses on Highway 97 had mixed opinions about the impacts of allowing these shelters.

Mr. Russell addressed questions from December 9, 2024, regarding concerns such as the cost and ownership of the micro-shelter units, funding for a trial period, the duration of the trial period, how many units allowed at each site, and ensuring units are safely constructed

The Council and staff discussed the importance of public outreach and ideas on ways to educate the public to avoid misinformation, a trial period and the possibility of trying the shelters on private property to gather data and prove success, as well as the existing Codes and the desired Code changes. Although the Council and MVCD's preference was to allow micro-shelters in places operating as religious institutions, commercial entities, and non-residential use before allowing them on public property, the funding deadline poses challenges and the need for the micro-shelters is definite.

C. Northpoint Strategy Session

deChase Miksis Principal Mark Miksis and Edlen & Co. Co-Founder Jill Sherman presented a progress update on the Northpoint Vista affordable housing project. Key highlights included the site plan with the target of 459 dwelling units; the parks concept plan; an overview of entitlements; Phase 1 infrastructure and schedule, and a Request for Proposal (RFP) for the sale of properties.

Councilor Patrick shared why he is pushing for fully owned tiny houses, asking what people can afford and noting that many people do not have the money to buy houses.

Following a brief discussion, the Council consented to proceeding with the RFP to sell some of the market rate parcels to help raise additional funds to support other aspects of the project.

City Manager Witcosky reported the Council goals will be brought to the January 14, 2025, Council meeting, all of the Councilors will receive laptops this month, and that the Council stipend approved as part of the Budget Committee is effective this month with \$500 for Councilors and \$900 for the Mayor.

Communications Director Cassaro reported that on January 7, 2025, Watson Creative and the Tourism Committee will update the Council on the branding process. She explained next steps including receiving feedback from the Council.

ADJOURNMENT

The meeting adjourned at 4:54 pm.

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

APPROVED by the City Council and SIGNED by the Mayor this 25th day of February.

/s/ Ed Fitch
Ed Fitch, Mayor

ATTEST:

/s/ Kayla Duddy
Kayla Duddy, Deputy City Recorder