

Redmond City Council

Special Workshop Minutes

Executive Conference Room & Remote Video Conferencing

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

September 15, 2025

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

Excused: Shannon Wedding

Staff Present: City Manager Keith Witcosky; Deputy City Manager Steve Ashworth; City Recorder Kelly Morse; Airport Director Zachary Bass; City Attorney Keith Leitz; Deputy City Manager/Chief Financial Officer Jason Neff; Public Works Director/City Engineer Jessica MacClanahan; Economic Development/ Urban Renewal Program Manager Chuck Arnold; Urban Renewal Program Analyst Meghan Gassner; Finance Director James Wood; Police Chief Devin Lewis; Planning Director Kyle Roberts

Others Present: Tobias Colvin, Urban Area Planning Commission Chair

Media Present: None

CALL TO ORDER / ESTABLISH A QUORUM

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

PRESENTATIONS

A. Great Neighborhood Principles Next Steps

Planning Director Kyle Roberts presented neighborhood-oriented Code Amendments with the goal of the Council adopting a proposed amendment package by the end of the calendar year. He reviewed the priority Code topics of alley standards, townhouse setbacks, useable open space, fire evacuation routes, and planter strip landscaping.

The Council expressed concerns about 15-ft setbacks for townhouses, noting they will not fit a standard 19-foot vehicle and suggesting 20-foot setbacks. For useable open spaces, a percentage for a walking path/bike route and for a play place was encouraged. For fire evacuation routes and points of access, the number of units or the size of the development should be considered. Future developments should not have grass in planter strips in order to conserve water, and ways to incentivize homeowner associations to allow their communities to remove grass in planter strips should be discussed.

The Council agreed the priority Code topics presented cover the issues discussed in recent months regarding master development plans and discussed how large subdivision conditions of approval should require that the commercial development be done before Phase 3 or 4 is completed.

Urban Area Planning Commission Chair Tobias Colvin suggested reviewing area plans as development moves northwest past the West Redmond Area Plan, noting the potential to zone the area mostly commercial to create another hub.

B. Approach to the Airport Terminal Concession Contract

Airport Director Zachary Bass presented an update on Redmond Airport concessions programming, highlighting the Request for Proposal (RFP) process, current and future concessions areas, and the highest and best uses identified as travel essential/cafe and a food hall. Financial and contract elements, including lease terms, local incentives, and grading criteria, were shared. Next steps will include two master concessions opportunities.

The Council recommended tying in Redmond's destination marketing branding with the concessions then shared feedback to update the Airport's website to ensure ADA compliance.

C. Urban Renewal Update: 5th and Forest Housing Project

Economic Development/Urban Renewal Program Manager Chuck Arnold and Urban Renewal Program Analyst Meghan Gassner provided the Council with an update on Timbre Lofts. The Council approved a \$275,000 System Development Charge (SDC) buy-down for a 26-unit, four-story building; however, the project will now be reduced to two stories, while maintaining 26 units: one one-bedroom and the remainder studios. The change is due to higher-than-expected bids, and the commercial portion will be significantly reduced. The Planning Division will conduct a minor alteration review, and SDCs are expected to remain the same or lower than the original project.

The Council discussed that the project concept had changed significantly from the original mix of one-bedroom, two-bedroom, and studio units. Some Councilors opined that studios do not foster a home or community, though others were not opposed if there is demand for small units downtown. Concerns were raised about the unit-type ratio and the reduced retail space affecting economic benefits. Some Councilors indicated support for an updated SDC buy-down proportional to the reduction in living units.

The Council directed staff to provide additional information on unit sizes, a revised SDC estimate, and other outstanding questions.

Neighbor Tree Conflicts

The Council discussed an email Councilor Patrick received from a resident regarding a neighbor's trees. It was noted that City Code already addresses trees in public spaces, and Council does not wish to intervene in private disputes.

Public Works Director/City Engineer Jessica MacClanahan reported staff are considering raising sidewalk tree heights from 8 feet to 14 feet, potentially managed through an Urban Forestry Management Plan, which could be discussed during next year's budgeting.

The Council consented to review tree heights on sidewalks and streets and agreed Councilor Patrick will respond to the email.

Councilor Osborne noted that many states are moving toward prohibiting municipal involvement in private tree disputes.

ADJOURNMENT

The meeting adjourned at 4:01 p.m.

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

APPROVED by the City Council and SIGNED by the Mayor this 14th day of October 2025.

/s/ Shannon Wedding
Shannon Wedding, Council President

ATTEST:

/s/ Kelly Morse
Kelly Morse, City Recorder