

**Redmond City Council
Workshop Minutes**

April 13, 2026

Executive Conference Room & Remote Video Conferencing
<https://www.redmondoregon.gov/city-council>

Present: Ed Fitch, John Nielsen, Kathryn Osborne (via phone), Jay Patrick, Shannon Wedding (via phone), Cat Zwicker (arrived at 3:05 p.m.)

Excused: Clifford Evelyn

Staff Present: City Manager Keith Witcosky; 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; Finance Director James Wood; Police Chief Devin Lewis; Planning Director Kyle Roberts; Long-Range Planner Cory Murray; Long-Range Planner Landon Stevens; Billing & Collection Manager Valerie Taylor; Public Works Operations Manager Joshua Wedding; Human Resources Director Jason Bavuso

Media Present: Ian Raupt, Redmond Spokesman

CALL TO ORDER

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

PRESENTATIONS

E-bike Policy Discussion

City Attorney Leitz presented an ordinance prohibiting motorcycles and e-bikes without pedals from operating in City parks. The ordinance defines prohibited vehicles as self-propelled vehicles without pedals under state law, and allows bicycles with pedals, including pedal-assist e-bikes. If the Council agrees with the approach, the ordinance would be posted and brought forward for first and second readings.

City Manager Witcosky stated that staff is coordinating on improved signage to clearly identify what is allowed and prohibited in the Dry Canyon and other areas, and that enforcement would involve focused operations as officers are available rather than continuous police presence.

Councilor Zwicker arrived at this point in the workshop.

A. Continued Housing Discussion from April 7, 2026, City Council Meeting

Mayor Fitch noted that Council previously indicated strong support for a 20-foot townhouse setback and discussed a potential exception allowing a garage with an adjacent 20-foot parking area.

The Council and staff discussed the proposed Code amendment related to townhouse setback requirements, referencing a floor plan submitted by Hayden Homes. Staff clarified that alley access is only required for townhomes fronting arterial or collector streets, and that the proposed Code change would ensure a 20-foot, off-street parking length for both front- and rear-loaded units. The Council expressed concerns about the Hayden Homes proposal, noting that additional hard surface for parking would reduce usable yard space, that a 5-foot garage apron could create vehicle maneuvering difficulties in alleys, and that the proposed garage dimensions may not adequately accommodate larger vehicles. The Council discussed alternatives, including Planned Unit Development exceptions, noting that flexibility should extend to both developers and the City.

A majority of the Council supported staff and the Housing Accountability Production Office's proposal for a 20-foot setback, though one Councilor supported the Hayden Homes approach, citing greater design flexibility and affordability.

Planning Director Kyle Roberts stated the proposal will proceed to the Urban Area Planning Commission and then return to the Council sometime in May.

B. Water Curtailment Plans and Tiered Rate Structure Next Steps

Staff requested direction on how to present the impacts of a tiered water rate program during the informal discussion scheduled with Council next week. Water usage at the Council's individual homes was reviewed during the last year to compare prior years' usage, estimate cost impacts, and identify potential improvements.

The Council and staff discussed barriers and strategies for reducing residential water use, noting that high upfront costs and limited short-term financial returns make landscape conversions impractical. Contractor availability for small projects was a significant barrier, so group or block-level contracting was suggested to improve cost efficiencies for both contractors and homeowners. Expanding the use of the AquaHawk monitoring tool and offering incentives to offset plumber costs for leak repairs was suggested; however, outdoor irrigation remains the primary driver of summer water demand.

Discussion continued about implementing a tiered water rate system given the Oregon Water Resources Department's recommendation to incorporate methods used by southwestern U.S. cities to drive down per capita water use. Showing residents how the tiered water rate would impact their bills could prompt better conservation efforts and open opportunities for conversations about the rate changes. Water conservation resources and tips are on the City's website and can be added to the City's monthly newsletter. The City should emphasize residents' implementing voluntary water conservation measures, including proper watering times and efficient watering practices.

At Monday's meeting, staff will reshare data gathered from overlaying the four-tiered water rate structure on all residential accounts in 2024-2025, which showed smaller, high-density homes and town homes were not impacted with some actually having reduced water bills. Larger lots, such as R1 lots with bigger irrigated areas experienced the greatest cost impacts.

Public Works Director/City Engineer Jessica MacClanahan highlighted the five curtailment stages of the City's water curtailment plan, which would be used during emergencies, governor-directed conservation requirements, or source contamination resulting in a well needing to be offline.

Mayor Fitch noted that a meeting with the Oregon Water Resources Department is scheduled for April 30, 2026, to review the piping project and its potential impacts on the aquifer and recharge. The City has requested a written analysis from the State but has not yet received a response.

C. Miscellaneous Items

Mayor Fitch reported meeting with County Commissioners regarding the Desert Rise process and reaffirmed that the City is not stopping the project. The County stated it would not allow relocation to County property, citing a City breach of the Desert Rise agreement. A Managed Camp meeting is scheduled next week, and an operator is expected by May.

City Manager Keith Witcosky stated that a weekly coordination meeting is held with the City, County, and partners to discuss Managed Camp operations and noted that discussions with the County have been positive. He noted a Council Executive Session is scheduled for 5:30 pm with another Council meeting tomorrow at 6:00 pm.

