



**MEMORANDUM**

**TO:** Deschutes County Board of Commissioners

**FROM:** Haleigh King, AICP, Associate Planner

**DATE:** October 8, 2024

**SUBJECT:** CORE3 Plan Amendment and Zone Change – Work Session

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The Board of County Commissioners (“Board”) will conduct a work session on October 14, 2024, in preparation for a public hearing on October 16, 2024, to consider a Comprehensive Plan Amendment to change the designation of a portion the subject property, approximately 228 acres, from Agricultural (AG) to Redmond Urban Growth Area (RUGA) and a corresponding Urban Growth Boundary (UGB) expansion. The applicant also requests a corresponding Zone Change to rezone the subject property from Exclusive Farm Use (EFU) to Urban Holding (UH-10) (County File Nos. 247-23-000543-PA, 544-ZC).

**I. BACKGROUND**

The purpose of these applications is to allow for the development of the Central Oregon Ready, Responsive, Resilient (CORE3) facility. The CORE3 facility will address a need for both a centralized public safety training facility and a coordination center for emergency response operations.

Regional emergency management agencies have been discussing the concept of the CORE3 facility for well over ten years. Organizing efforts culminated in a June 2018 report prepared by the University of Oregon’s Partnership for Disaster Resilience that found a strong need for an emergency services center for regional agencies in Central Oregon. The October 2020 Central Plan assessed current training facilities and programming needs, conducted a financial assessment for the project, developed a list of site layout considerations, and identified the City of Redmond as the optimal location for this facility.

The applicant has provided findings within the burden of proof that demonstrate compliance with state and local requirements and policies.

Pursuant to the Joint Management Agreement between the City of Redmond (“City”) and Deschutes County, these applications are reviewed jointly by the respective local agencies. The initial public hearings were held before a County Hearings Officer and the Redmond Urban Area Planning Commission (RUAPC) for their respective applications. The RUAPC held a public hearing on April 24,

2024, that was continued to May 1, 2024, where they recommended approval of the application to the Redmond City Council. The Redmond City Council held a public hearing on July 23, 2024, and approved the application package before the City. The County's initial hearing before a Hearing's Officer was held on August 8, 2024. The Deschutes County Board of Commissioners is the final local review body for the applications before the County.

## **II. PUBLIC COMMENTS**

Staff received one (1) public comment from a neighbor prior to the Hearing's Officer hearing. The Hearing's Officer recommendation addressed the public comment.

## **III. HEARINGS OFFICER RECOMMENDATION**

Aside from the applicant's team, there was no other testimony, oral or written, from nearby property owners or neighbors in conjunction with the initial hearing.

On August 30, 2024, the Hearings Officer issued a recommendation of approval for the proposed Plan Amendment and Zone Change.

## **IV. BOARD CONSIDERATION**

As the property includes lands designated for agricultural use, Deschutes County Code 22.28.030(C) requires the application to be heard *de novo* before the Board, regardless of the determination of the Hearings Officer. The record is available for inspection at the following link: [www.deschutes.org/CORE3](http://www.deschutes.org/CORE3)

## **V. NEXT STEPS**

The Board will conduct a public hearing on this matter on October 16, 2024.

### **ATTACHMENT(S):**

1. Area Map
2. Hearing's Officer Recommendation