



MEMORANDUM

TO: Deschutes County Board of Commissioners (Board)

FROM: Haleigh King, Associate Planner

DATE: October 30, 2024

SUBJECT: Consideration of First Reading of Ordinance 2024-011- CORE3 Comprehensive Plan Amendment, Zone Change, and UGB Expansion

The Board will consider a first reading of Ordinance 2024-011 on November 4, 2024, for 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.

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 applications before the City. The County’s initial hearing before a Hearing’s Officer was held on August 8, 2024. The Board is the final local review body for the applications before the County.

The Board held a public hearing on October 16, 2024. The Board closed the public hearing and moved to deliberations. The Board unanimously approved the application requests on October 16, 2024.

II. NEXT STEPS / SECOND READING

The Board is scheduled to conduct the second reading of Ordinance 2024-011 on November 18, 2024, fourteen (14) days following the first reading.

ATTACHMENTS:

1. Draft Ordinance 2024-011 and Exhibits

Exhibit A: Legal Description

Exhibit B: Proposed Plan Amendment Map

Exhibit C: Proposed Zone Change Map

Exhibit D: Comprehensive Plan Section 23.01.010, Introduction

Exhibit E: Comprehensive Plan Section 5.12, Legislative History

Exhibit F: Hearings Officer Recommendation