



**MEMORANDUM**

**TO:** Deschutes County Board of Commissioners (Board)

**FROM:** Tarik Rawlings, Senior Transportation Planner

**DATE:** June 18, 2024

**SUBJECT:** Consideration of Second Reading of Ordinance 2024-002 – Redmond Airport Master Plan (RAMP) Update Text Amendment

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The Board of County Commissioners (Board) will consider a second reading of Ordinance 2024-002 on June 26, 2024, related to a request for an applicant-initiated Legislative Text Amendment to the Airport Safety (AS) Combining Zone (DCC 18.80.030) associated with the Redmond Municipal Airport, submitted by the City of Redmond and Airport representatives. The second reading of Ordinance 2024-002 follows the conclusion of Board deliberations on February 21, 2024 and the Board’s first reading on June 12, 2024<sup>1</sup>.

**I. BACKGROUND**

The applicant, City of Redmond and Redmond Municipal Airport, is requesting a Legislative Text Amendment to the AS Combining Zone (DCC 18.80.030) imaginary surfaces and noise contour boundaries. The Oregon Department of Aviation defines aviation-related imaginary surfaces as “imaginary areas in space and on the ground that are established in relation to the airport and its runways”. These imaginary surfaces allow for specific aviation uses and actions within them regarding travel to, from, or around a given airport. The noise contour boundary indicates the distance from the airport at which certain noise decibel-ratings could be disturbing to residential properties and land uses. The subject proposal would update the Runway and Approach information and include a corresponding update amending the AS map to reflect the new zoning boundaries for imaginary surfaces and the new 55 DNL (Average Day-Night Sound Level) noise contour boundaries associated with the Redmond Municipal Airport. The subject Text Amendment would bring the descriptions of imaginary surfaces contained in DCC 18.80.030 into alignment with the Airport’s approved 2018 Master Plan update.

Staff submitted a 35-day Post-Acknowledgement Plan Amendment (PAPA) notice to the Department of Land Conservation and Development on September 18, 2023. Agency notice was sent to relevant agency partners on September 19, 2023. One generic agency comment was received from the County Building Safety Division stating that, if structural development is involved with the project, to

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<sup>1</sup> <https://www.deschutes.org/bcc/page/board-county-commissioners-meeting-170>

coordinate with Deschutes County for permitting requirements. The second agency comment was from the Oregon Department of Aviation (ODAV) expressing no specific comments other than their support for approval of the application. Notice of the proposal was sent to all property owners within Deschutes County whose property would be affected by the newly-adjusted imaginary surfaces and 55 DNL noise contour boundaries on September 20, 2023. The Notice explained the scope of the proposal, provided a project-specific website related to the application, and gave meeting information for the initial Hearings Officer public hearing held on November 7, 2023<sup>2</sup>. Following the Hearings Officer’s public hearing, a recommendation for approval was mailed to relevant parties on December 15, 2023. On December 15, 2023, the Deschutes County Hearings Officer issued a recommendation evaluating compliance with all applicable review criteria and ultimately recommending approval of the proposed Text Amendment.

The Board conducted a work session on January 29, 2024<sup>3</sup> followed by an initial public hearing on January 31, 2024<sup>4</sup>. During the initial public hearing, the Board voted to continue the public hearing until February 21, 2024<sup>5</sup>. At the conclusion of the continued public hearing, the Board deliberated on the matter and voted unanimously to approve the proposal as drafted.

These relevant dates and events are outlined in Table 1, below.

**Table 1 – RAMP Review Timeline**

<b>Date</b>	<b>Event</b>
September 18, 2023	Notice provided to DLCD
September 19, 2023	Notice of Application sent to agency partners
September 20, 2023	Notice of proposal sent to all property owners affected by the new surfaces
November 7, 2023	Hearings Officer Public hearing
December 15, 2023	Hearings Officer issued recommendation of approval for the proposal
December 30, 2023	Notice of Public Hearing published in the Bulletin newspaper
January 29, 2024	Board work session in anticipation of public hearing
January 31, 2024	Initial public hearing before the Board
February 4, 2024	Notice of Continued Public Hearing published in the Bulletin newspaper
February 21, 2024	Continued public hearing before the Board, deliberations, and vote of approval

**II. PROCESS AND RECORD MATERIALS**

As the airport’s surrounding properties include lands designated for agricultural use, Deschutes County Code 22.28.030(C) required the application to be heard de novo before the Board, regardless of the determination of the Hearings Officer. Per DCC Section 22.20.040(D), the review of the

<sup>2</sup> <https://www.youtube.com/watch?v=7-LpibIJ5EA>

<sup>3</sup> <https://www.deschutes.org/bcc/page/board-county-commissioners-meeting-153>

<sup>4</sup> <https://www.deschutes.org/bcc/page/board-county-commissioners-meeting-149>

<sup>5</sup> <https://www.deschutes.org/bcc/page/board-county-commissioners-meeting-155>

proposed Text Amendment (reflecting quasi-judicial aspects of the proposal) is not subject to the 150-day review period typically associated with land use decisions.

The record continues to be available for inspection at the Planning Division and at the following link: <https://www.deschutescounty.gov/cd/page/247-23-000252-ta-redmond-airport-master-plan-ramp-text-amendment>.

### **III. SECOND READING**

The Board is scheduled to conduct the second reading of Ordinance 2024-002 on June 26, 2024, fourteen (14) days following the first reading.

#### **ATTACHMENTS:**

1. Draft Ordinance 2024-002 and Exhibits
  - Exhibit A: Legal Description
  - Exhibit B: Proposed Zoning Map Changes (Figure 1-4)
  - Exhibit C: Proposed Text Amendments
  - Exhibit D: Hearings Officer Recommendation