

DESCHUTES COUNTY ZONING MAP AND TEXT AMENDMENT(S) NOTICE OF PROPOSED LAND USE REGULATION

You have received this mailing to notify you that an applicant, City of Redmond, has proposed a zoning map and text amendment that may affect the permissible uses of your property and other properties in the affected zone, and may change the value of your property.

Although this notice has been mailed to landowners whose land lies under the Airport Safety Overlay Zone or are within the 55DNL noise contour boundaries of the Redmond Airport Master Plan, any interested person may attend, be represented by counsel, or submit written signed comments (testimony).

PROPOSAL

The applicant, City of Redmond, has applied for a Text Amendment to the Airport Safety (AS) Combining Zone (DCC 18.80.030) to update the Runway and Approach information and 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.

View Proposed Text and Map Amendments at:

<https://www.deschutescounty.gov/cd/page/247-23-000252-ta-redmond-airport-master-plan-ramp-text-amendment>

Deschutes County Community Development Department
[117 NW Lafayette Ave, Bend, OR 97703](#)

For questions concerning the proposed amendments please contact Tarik Rawlings, Senior Transportation Planner: Tarik.rawlings@deschutes.org / 541-317-3148

BACKGROUND

The purpose of the County's Airport Safety (AS) Combining Zone is to prevent incompatible types or heights of land uses from being built in certain mapped areas within the AS zone. The mapped noise contour ensures mitigation occurs for structures built within noise-sensitive uses subject to the 55 DNL noise contour boundary where the property owner provides proof of noise mitigation to the County. The Redmond Airport Master Plan (RAMP) was last updated in 2018. The current proposal's planned changes to the length of the primary runway and future parallel runway affect the mapped location of the imaginary surfaces for Approaches, Conical surfaces, Runway Protection Zones (RPZ), and the 55 DNL noise contour. DCC 18.80.030 describes the physical dimensions of the runways.

If approved, this amendment would affect approximately 125 properties that would now be included in the newly-adjusted AS Zone and/or the 55 DNL noise contour. Depending on distance from the runway, certain height limits will apply to prevent structures from penetrating the imaginary surfaces of the AS Combining Zone. Within the noise contour, certain noise mitigations would be required for new noise-sensitive construction or additions with applicants providing a letter from an acoustical engineer verifying that sound levels will comply with required decibel limits.

PUBLIC HEARING

On **November 7th, 2023, at 6:00pm, a Hearings Officer** will hold a hybrid public hearing regarding adoption of the proposed text amendment. The meeting will take place at the **Deschutes Services Center, Barnes & Sawyer Rooms (first floor) at 1300 Wall Street, Bend, OR 97703.**

Remote attendance information can be found at [deschutes.org/meetings](https://www.deschutes.org/meetings)

PROPOSED CODE AMENDMENTS

- Title 18 - Airport Safety Combining Zone (Chapter 18.80.030 - Airport Safety Combining Zone (AS))
- Zoning Map, overlay for AS imaginary surfaces and 55 DBL noise contours

Deschutes County encourages persons with disabilities to participate in all programs and activities. This event/location is accessible to people with disabilities. If you need accommodations to make participation possible, please contact Brenda Fritsvold at 541-388-6572 / Brenda.fritsvold@deschutes.org



This notice contains specific language contained in ORS 215.503 so that the County complies with the requirements of ORS 215.503 as enacted by Ballot Measure #56 approved by the Oregon voters in November 1998. The full text of that statute may be found at: https://www.oregonlegislature.gov/bills_laws/ors/ors215.html. Notice to mortgagee, lienholder, vendor, or seller: ORS Chapter 215 requires that if you receive this notice, it must promptly be forwarded to the purchaser.