



MEMORANDUM

TO: Deschutes County Board of Commissioners

FROM: Haleigh King, AICP, Associate Planner

DATE: October 8, 2024

SUBJECT: CORE3 Comprehensive Plan Amendment and Zone Change – Public Hearing

The Board of County Commissioners (“Board”) will conduct 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 at the following link: www.deschutes.org/CORE3

Per DCC Section 22.20.040(D), the review of the proposed quasi-judicial Plan Amendment and Zone Change is not subject to the 150-day review period typically associated with land use decisions.

V. NEXT STEPS

At the conclusion of the public hearing, the Board can choose one of the following options:

- Continue the hearing to a date and time certain;
- Close the oral portion of the hearing and leave the written record open to a date and time certain;
- Close the hearing and commence deliberations; or
- Close the hearing and schedule deliberations for a date and time to be determined.

ATTACHMENT(S):

1. Area Map
2. Hearing's Officer Recommendation