



MEMORANDUM

TO: Deschutes County Board of Commissioners (Board)

FROM: Tarik Rawlings, Senior Transportation Planner

DATE: February 14, 2024

SUBJECT: Continued Public Hearing – Redmond Airport Master Plan (RAMP) Update Text Amendment

The Board of County Commissioners (Board) is conducting a continued public hearing on February 21, 2024. The continued public hearing follows an initial public hearing held on January 31, 2024¹ concerning 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. This will be the second of two required public hearing processes and will be conducted in-person, electronically, and by phone.

Attached to this memorandum are the proposed text amendments, Hearings Officer Recommendation, and original application materials which have not changed since the Board's work session on January 29, 2024. Within the proposed amendments, removed text is shown in ~~strikethrough~~ and newly-added text is shown in underline.

The record is available for inspection on the project website:

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

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

¹ <https://www.deschutes.org/bcc/page/board-county-commissioners-meeting-149>

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 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, 2023². Following the Hearings Officer's public hearing, a recommendation for approval was mailed to relevant parties on December 15, 2023.

II. PUBLIC COMMENT AND HEARINGS OFFICER RECOMMENDATION

Staff received two (2) public comments. The first public comment was from Central Oregon Irrigation District (COID) expressing that they have no facilities or water rights on the airport's property. The second public comment, received during the public hearing process, was from a private citizen stating opposition to the proposal based on general concerns with airport operations, potential impacts to surrounding properties, and adequacy of public notice.

The initial public hearing was held on November 7, 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.

III. BOARD CONSIDERATION

The Board conducted a work session on January 29, 2024³ followed by an initial public hearing on January 31, 2024⁴. Any new comments or materials received between January 31, 2024 and February 21, 2024 will be incorporated into record and presented to the Board during the continued public hearing on February 21, 2024.

As the airport's surrounding properties include lands designated for agricultural use, Deschutes County Code 22.28.030(C) requires the application to be heard de novo before the Board, regardless

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

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

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

of the determination of the Hearings Officer. Per DCC Section 22.20.040(D), the review of the 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 is 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>. Moreover, the complete record will be available at the public hearing.

IV. NEXT STEPS

The Board will hold a continued public hearing concerning the subject proposal on February 21, 2024.

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.

ATTACHMENTS:

1. Notice of Continued Public Hearing
2. Draft Ordinance 2024-002 and Exhibits
 - Exhibit C: Proposed Text Amendments
 - Exhibit D: Hearings Officer Recommendation

FORTHCOMING ATTACHMENTS:

1. Exhibit A: Legal Description
2. Exhibit B: Proposed Zone Change Map