



Oregon

Theodore R. Kubongoski, Governor

Department of Land Conservation and Development
635 Capitol Street, Suite 150
Salem, OR 97301-2540
(503) 373-0050
Fax (503) 378-5518
www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

12/23/2013

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Redmond Plan Amendment
DLCD File Number 008-13

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Thursday, January 02, 2014

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Sean Cook, City of Redmond
Gordon Howard, DLCD Urban Planning Specialist

Thomas Hogue, DLCD Economic Development Policy Analyst
Gary Fish, DLCD Transportation Planner

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NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE

File No.:

008-13(2008)
[17714]

Received:

12-16-13

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See OAR 660-018-0040). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use Form 4 for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use Form 5 for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use Form 6 with submittal of an adopted periodic review task.

Jurisdiction: City of Redmond

Local file no.: PA 13-01

Date of adoption: 12/10/13 Date sent: 12/11/13

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

☒ Yes: Date (use the date of last revision if a revised Form 1 was submitted): 9/30/13☐ NoIs the adopted change different from what was described in the Notice of Proposed Change? ☒ Yes ☐ No

If yes, describe how the adoption differs from the proposal:

The acreage for rezoning is slightly different. The project size is 465 acres. Eight (8) acres of this property will remain as OSPR. The remaining acreage (457 acres) will be changed from OSPR to 361 acres of M-1, 50 acres of M-2, and 46 acres of C-4A. This project will implement Senate Bill 1544.

Local contact (name and title): Sean Cook, Senior Planner

Phone: 541-923-7722 E-mail: seanc@ci.redmond.or.us

Street address: 716 SW Evergreen City: Redmond, OR Zip: 97756-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from OSPR to M-1. 361 acres. ☐ A goal exception was required for this change.

Change from OSPR to M-2. 50 acres. ☐ A goal exception was required for this change.

Change from OSPR to C-4A. 46 acres. ☐ A goal exception was required for this change.

Change from _____ to _____ acres. ☐ A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address): 151315, TL 100,101, & 102 & 151300 TL 103 in Sec 14 in City.

☒ The subject property is entirely within an urban growth boundary☐ The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from OSPR to M-1. Acres: 361

Change from OSPR to M-2. Acres: 50

Change from OSPR to C-4A. Acres: 46

Change from to . Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation: . Acres added: . Acres removed:

Location of affected property (T, R, Sec., TL and address): 151315, TL 100,101, & 102 & 151300 TL 103 in Sec 14 in City.

List affected state or federal agencies, local governments and special districts: City of Redmond & ODOT

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

NOTICE OF ADOPTED CHANGE – SUBMITTAL INSTRUCTIONS

1. A Notice of Adopted Change must be received by DLCD no later than 20 days after the ordinance(s) implementing the change has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) as provided in ORS 197.615 and OAR 660-018-0040.

2. A Notice of Adopted Change must be submitted by a local government (city, county, or metropolitan service district). DLCD will not accept a Notice of Adopted Change submitted by an individual or private firm or organization.

3. **Hard-copy submittal:** When submitting a Notice of Adopted Change on paper, via the US Postal Service or hand-delivery, print a completed copy of this Form 2 on light green paper if available. Submit **one copy** of the proposed change, including this form and other required materials to:

Attention: Plan Amendment Specialist
Dept. of Land Conservation and Development
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540

This form is available here:

<http://www.oregon.gov/LCD/forms.shtml>

4. **Electronic submittals** of up to 20MB may be sent via e-mail. Address e-mails to plan.amendments@state.or.us with the subject line "Notice of Adopted Amendment."

Submittals may also be uploaded to DLCD's FTP site at http://www.oregon.gov/LCD/Pages/papa_submittal.aspx.

E-mails with attachments that exceed 20MB will not be received, and therefore FTP must be used for these electronic submittals. **The FTP site must be used for all .zip files** regardless of size. The maximum file size for uploading via FTP is 150MB.

Include this Form 2 as the first pages of a combined file or as a separate file.

5. **File format:** When submitting a Notice of Adopted Change via e-mail or FTP, or on a digital disc, attach all materials in one of the following formats: Adobe .pdf (preferred); Microsoft Office (for example, Word .doc or docx or Excel .xls or .xlsx); or ESRI .mxd, .gdb, or .mpk. For other file formats, please contact the plan amendment specialist at 503-934-0017 or plan.amendments@state.or.us.

6. **Content:** An administrative rule lists required content of a submittal of an adopted change (OAR 660-018-0040(3)). By completing this form and including the materials listed in the checklist below, the notice will include the required contents.

Where the amendments or new land use regulations, including supplementary materials, exceed 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

7. Remember to notify persons who participated in the local proceedings and requested notice of the final decision. (ORS 197.615)

If you have any questions or would like assistance, please contact your DLCD regional representative or the DLCD Salem office at 503-934-0017 or e-mail plan.amendments@state.or.us.

Notice checklist. Include all that apply:

- ☐ Completed Form 2
- ☐ A copy of the final decision (including the signed ordinance(s)). This must include city *and* county decisions for UGB and urban reserve adoptions
- ☐ The findings and the text of the change to the comprehensive plan or land use regulation
- ☐ If a comprehensive plan map or zoning map is created or altered by the proposed change:
 - ☐ A map showing the area changed and applicable designations, and
 - ☐ Electronic files containing geospatial data showing the area changed, as specified in OAR 660-018-0040(5), if applicable
- ☐ Any supplemental information that may be useful to inform DLCD or members of the public of the effect of the actual change

**CITY OF REDMOND
ORDINANCE NO. 2013-16**

AN ORDINANCE AMENDING THE CITY OF REDMOND'S COMPREHENSIVE PLAN MAP AND ZONING MAP TO REZONE 465 ACRES KNOWN AS THE EAST REDMOND INDUSTRIAL SITE TO INDUSTRIAL AND SERVICE COMMERCIAL ZONING.

WHEREAS, Deschutes County, Redmond School District, and Central Oregon Irrigation District have jointly applied for a Comprehensive Plan Map and Zoning Map amendment for a 465-acre property in the city limits of Redmond, known as the East Redmond Industrial site; and

WHEREAS, the Oregon Legislature passed Senate Bill 1544 (SB1544) in 2012 to support the rezone of the East Redmond Industrial Site to industrial and service commercial zoning; and

WHEREAS, SB 1544 identified the need for this site is of statewide strategic economic development importance; and

WHEREAS, SB 1544 identified that the development on this site contributes so significantly to the state's economy, job base and ability to provide services that focused regulatory relief is a wise investment; and

WHEREAS, SB 1544 identified that the East Redmond Industrial Site is an opportunity site for high-value employment due to its site characteristics and that this site could be leveraged for regional, national and global recruitment opportunities; and

WHEREAS, 8 acres of this property will remain as OSPR (Open Space Park Reserve), and the remaining acreage (457 acres) will be rezoned from OSPR to 361 acres of M-1 (Light Industrial), 50 acres of M-2 (Heavy Industrial) and 46 acres of C-4A (Limited Service Commercial) as described in **Exhibit "A"**, which is attached hereto; and

WHEREAS, this project is intended to implement Senate Bill 1544; and

WHEREAS, the City of Redmond's Comprehensive Plan Chapter 9 (Economic Development) Goal 8 states "Protect industrial lands... while allowing limited service commercial uses that directly support industrial areas"; and

WHEREAS, the City of Redmond's Comprehensive Plan Chapter 9 (Economic Development) Goal 10 states "The City and County shall continue to work cooperatively with State and Federal government and economic development agencies to implement economic development within the Redmond Urban Growth Boundary."

WHEREAS, the proposed project will add new economic (mainly industrial) lands to the city; and

WHEREAS, the Urban Area Planning Commission held a public hearing on November 5, 2013 and, after reviewing the application, evidence and gathering testimony, voted unanimously to recommend that the City Council *approve* the requested Comprehensive Plan Map and Zoning Map amendment; and,

WHEREAS, the Redmond City Council held a public hearing on December 10, 2013 to consider the recommendation of the Urban Area Planning Commission, review the existing record and gather additional evidence and testimony; and

WHEREAS, the City Council has determined that the application has fully addressed state law, the applicable Statewide Planning Goals and the City of Redmond's criteria for a comprehensive plan map and zoning map amendment ; and

WHEREAS, the City Council determined that the evidence and testimony given in support of the requested amendments complies with all City of Redmond standards and criteria;


NOW, THEREFORE, THE CITY OF REDMOND ORDAINS AS FOLLOWS:

SECTION ONE: The City of Redmond hereby amends the City of Redmond's 2020 Greater Redmond Area Comprehensive Plan Map and Zoning Map to reflect the identified changes described on the attached "**Exhibit A**".

SECTION TWO: In support of the map amendments in Section One, the City of Redmond hereby adopts the Findings which are attached hereto as "**Exhibit B**" which were prepared by City staff, reviewed by the Planning Commission, and demonstrate compliance with the Redmond Development Code, Section 8.0760 – Criteria for Amendments, the City's Comprehensive Plan, and the applicable Statewide Planning Goals and Statutes.

SECTION THREE: SEVERABILITY. The provisions of this Ordinance are severable. The invalidity of any section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance which can be given without such invalid part or parts.

PASSED by the City Council and **APPROVED** by the Mayor this 10th day of December, 2013.


George Endicott, Mayor

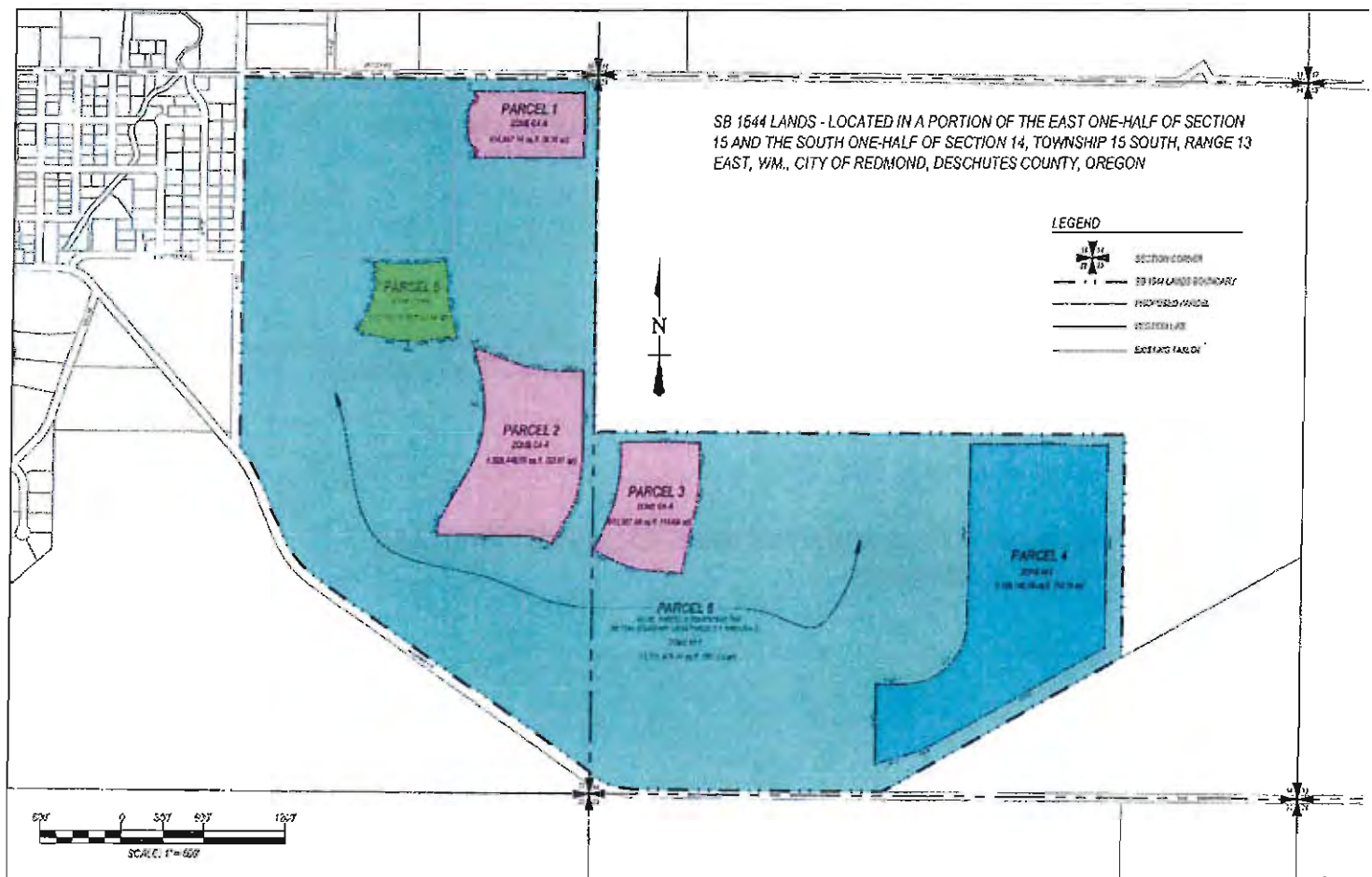
ATTEST:


Kelly Morse, City Recorder

Exhibit "A" - Proposed Comprehensive Plan Map and Zoning Map
Exhibit "B" - Findings Document

EXHIBIT A:

Proposed Comprehensive Plan ./ Zone Map Amendment



**EXHIBIT B: FINDINGS OF THE REDMOND CITY COUNCIL
REGARDING PA 13-01, SENATE BILL 1544
CITY OF REDMOND ORDINANCE # 2013-16**

**A COMPREHENSIVE PLAN MAP AMENDMENT AND ZONE CHANGE -
(465 ACRES)**

FILE NO. PA 13-01

REQUEST: An amendment to the City of Redmond's Comprehensive Plan Map and Zoning Map. The project size is 465 acres. Eight (8) acres of this property will remain as OSPR (Open Space Park Reserve). The remaining acreage (457 acres) will be changed from OSPR to 361 acres of M-1 (Light Industrial), 50 acres of M-2 (Heavy Industrial) and 46 acres of C-4A (Limited Commercial). This project is intended to implement Senate Bill 1544.

**APPLICANTS/
OWNERS:** Deschutes County
c/o Susan Ross
1300 NW Wall Street
Bend, OR 97701

Central Oregon Irrigation District
c/o Liz Dickson – Hurley-Re PC
Steve Johnson, District Manager
1055 SW Lake Court
Redmond, OR 97756

Redmond School District 2J
c/o Sharon R. Smith – Bryant Lovlien & Jarvis, PC
591 SW Mill View Way
Bend, OR 97702

LOCATION: North of Hwy 126, east of SE 9th Street in Redmond. It is also identified as 151315 TL 100, 101& 102 and 151300 TL 103 (within City Limits) on the Deschutes County Tax Assessors Map.

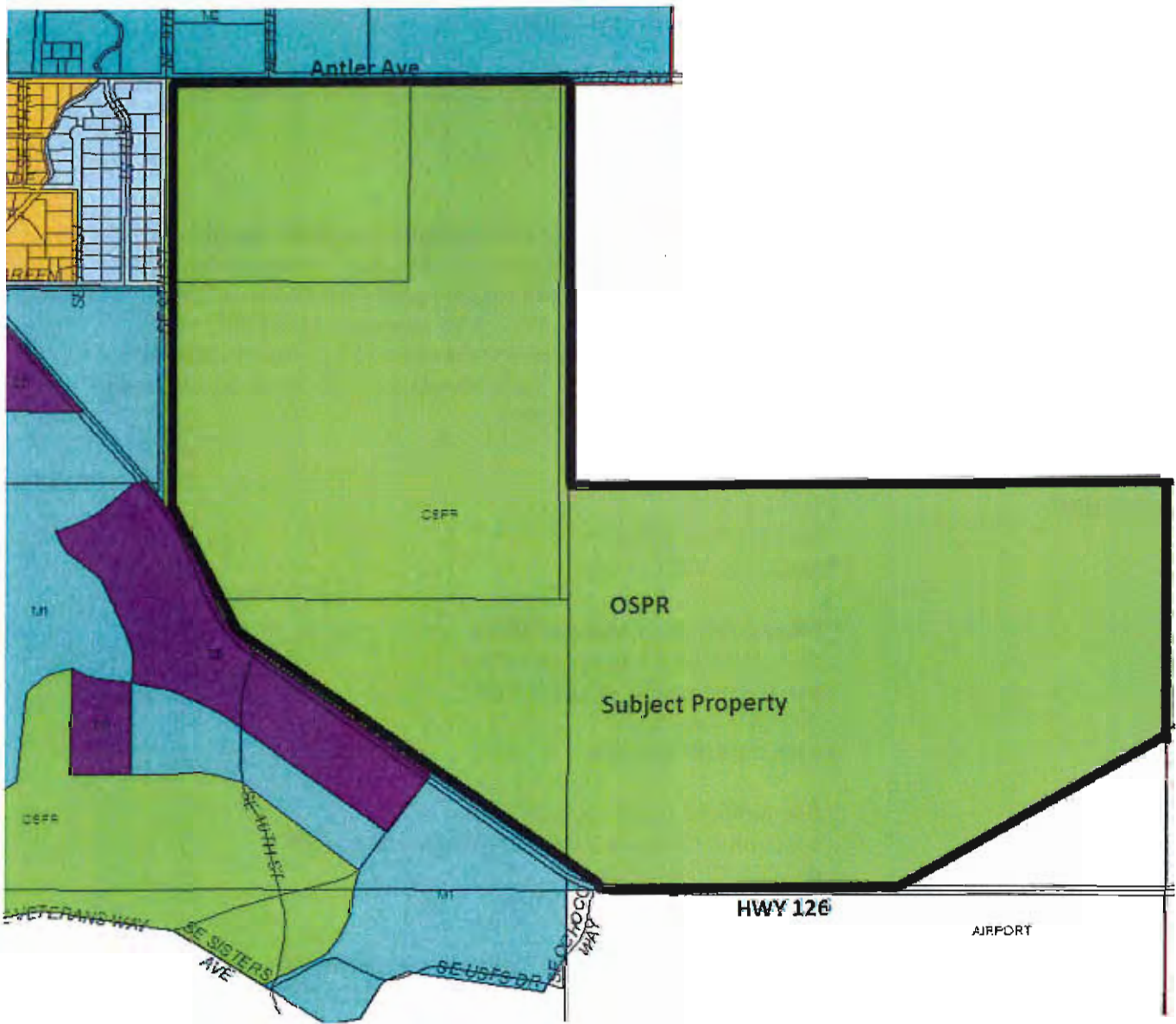
STAFF: Sean Cook, Senior Planner
Heather Richards, Community Development Director

**HEARINGS
BODY:** Redmond Urban Area Planning Commission
Redmond City Council

DATE& TIME: Planning Commission - November 5, 2013 at 6:30 p.m.
City Council – December 10, 2013 at 7:00 p.m.

LOCATION: City Council Chambers, 777 Deschutes Avenue, Redmond, Or.

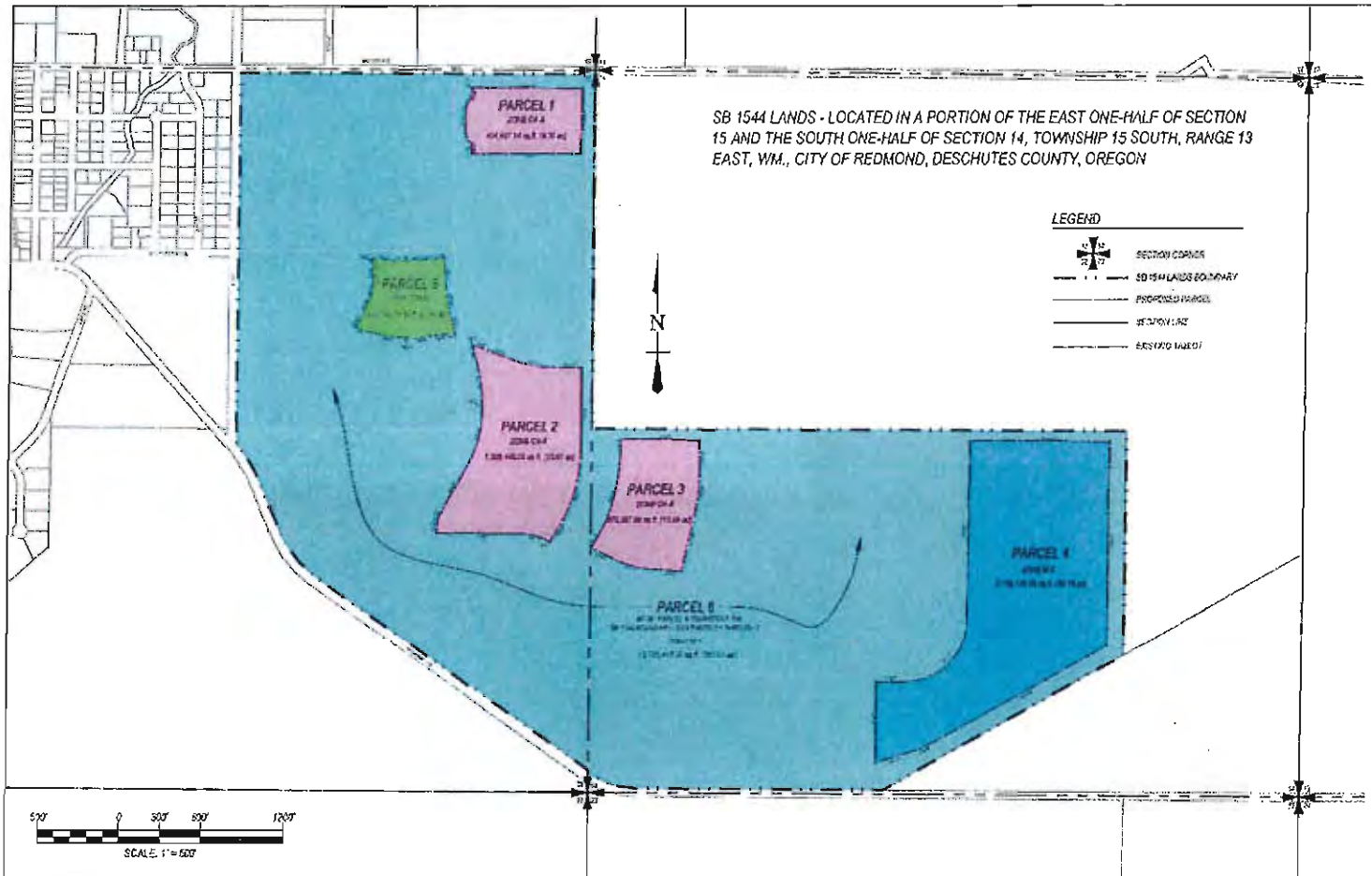
Zoning Map (Current)



Aerial Map



Proposed Comprehensive Plan ./ Zone Map Amendment



I. APPLICABLE CRITERIA:

Redmond Development Code, Chapter 8:

Article I - Zoning Standards

Section 8.0166 Limited Service Commercial C-4A Zone

Section 8.0180, Light Industrial M-1 Zone

Section 8.0185, Heavy Industrial M-2 Zone

Section 8.0205, Park Reserve-Open Space (OSPR Zone)

Section 8.0750 - 8.0775; Amendments

Article II - Land Use Procedures

-Section 8.1300 et. seq., Land Use Actions

The Redmond Urban Area Comprehensive Plan, including:

Chapter 1, Citizen Involvement

Chapter 2, Land Use Planning

Chapter 5, Open Spaces, Scenic and Historic Areas, and Natural Resources

Chapter 8, Recreational Needs

Chapter 9, Economic Development

Chapter 11, Public Facilities and Services

Chapter 12, Transportation

Redmond Transportation System Plan (TSP), revised 2008.

Oregon Revised Statutes (ORS) 2005 Edition.

Oregon Administrative Rules (OAR) Chapter 660-12, Transportation Planning Rule (TPR).

Senate Bill 1544 provisions as enacted by Chapter 105, Oregon Laws 2012

II. BACKGROUND & HISTORY:

1. According to the zoning map adopted on September 23rd, 1980, the subject property was zoned Open Space Park Reserve. The reason for this zoning was to provide a site for the potential placement of the Deschutes County Fairgrounds. However, in the 1990s, the fairgrounds were permanently established *elsewhere* on a site just south of the Redmond Airport (present-day location). Since the current location is well-established, the basis for this application is that there is no need for the subject property to retain the Open Space Park Reserve designation as a future fairgrounds location.

Since the time of the establishment of the fairgrounds on its current property, the subject property was left in a state of limbo with regard to its development potential for years until the city adoption of the Eastside Framework Plan (EFP) on December 9, 2008. This plan promotes an industrial/economic use concept for the subject property.

2. Subsequent to the EFP adoption, the Oregon Legislature adopted Senate Bill 1544. The Legislature recognized that the City was not able to rezone the subject property to support economic development opportunities because of constraints associated with the ability to fund transportation system improvements identified through compliance with OAR 660-12, the Transportation Planning Rule (TPR) and other transportation-related regulations. The City and the Legislature also recognized that subject property is a unique site previously reserved for industrial opportunities and the subject property could be leveraged for regional, national, and global recruitment economic development opportunities. The City worked with the legislature to find a solution via the approval of Senate Bill 1544, which allows City to adopt changes to the Redmond Comprehensive Plan and Zoning Map without determining whether the change will have a significant effect on existing or planned transportation facilities ordinarily required by state law. This action was accomplished with an Intergovernmental Agreement with ODOT regarding the identification and timing of necessary mitigations. The City will continue to address transportation needs as it develops, but the senate bill provides the flexibility to look at creative solutions and continue to address Redmond's economic goals.

III. PROPOSAL: Amendment to the City of Redmond's Comprehensive Plan Map and Zoning Map. The project size is 465 acres. Eight (8) acres of this property will remain as OSPR (Open Space Park Reserve). The remaining acreage (457 acres) will be changed from OSPR to 361 acres of M-1 (Light Industrial), 50 acres of M-2 (Heavy Industrial) and 46 acres of C-4A (Limited Commercial). This project is intended to implement Senate Bill 1544. The subject property is located inside the City Limits and Urban Growth Boundary (UGB) of Redmond.

IV. **EXHIBITS:** The following exhibits make up the record in this matter and are on file with the City:

1. Senate Bill 1544
2. Intergovernmental Agreement (IGA) Redmond Eastside Industrial Zone Change No. 28621, city-date stamped October 10, 2013
3. Application, applicant's burden of proof, legal description, plan sets, etc. submitted by the applicant.
4. Agency and departmental comments with the Planning Division.
5. Property owner notification of Public Hearings
6. Land use posting affidavits
7. Notice of Public Hearings in Spokesman (Planning Commission and City Council)
8. Planning Commission Public Hearing information and Staff Reports
9. City Council Public Hearing information and Staff Reports

V. **SUMMARY**

1. The applicant is requesting an amendment to the City of Redmond's Comprehensive Plan Map and Zoning Map. The project size is 465 acres. Eight (8) acres of this property will remain as OSPR (Open Space Park Reserve). The remaining acreage (457 acres) will be changed from OSPR to 361 acres of M-1 (Light Industrial), 50 acres of M-2 (Heavy Industrial) and 46 acres of C-4A (Limited Commercial). **This project is intended to implement Senate Bill 1544.** The subject property is owned by Deschutes County, the Redmond School District, and Central Oregon Irrigation District (COID).

2. The applicant has submitted a burden of proof, along with supporting materials, which demonstrate that the proposed plan amendment and zone change would be consistent with the State's Planning Goals and Redmond's Comprehensive Plan and other policies. The Hearings Body will adopt findings showing compliance with Statewide Planning Goals & Comprehensive Plan Goals and Policies: 1 (Citizen Involvement), 2 (Land Use Planning), 5 (Open Spaces, Scenic and Historic Areas, and Natural Resources), 8 (Recreational Needs), 9 (Economic Development), 11 (Public Facilities and Services), and 12 (Transportation).

3. The applicant's burden of proof (on-file) addresses the four criteria set forth in RDC Section 8.0760 (*Criteria for Amendments*), as well as the direction of Senate Bill 1544 regarding implementation of the EFP and the IGA with ODOT.

(PA 13-01): FINDINGS & CONCLUSIONS

A. REDMOND DEVELOPMENT CODE (RDC), Chapter 8, Sections 8.0750 through 8.0775 (Amendments) sets forth the procedure and standards for an amendment to the text of the Code or to the adopted zoning and plan map. Specifically, Section 8.0760 - Criteria for Amendments, sets forth the four (4) criteria that the applicant must meet to gain approval of change to the 2020 Greater Redmond Area Comprehensive Plan and Zone Map. The applicant shall show the proposed change is:

1. *In conformity with all applicable State statutes.*

FINDING: The State statutes that directly apply to this application include ORS 197.610, *Local Government Notice of Amendment or New Regulation*; ORS 197.250, *Compliance with Goals Required*, and ORS 197.763, *Conduct of Local Quasi-Judicial Land Use Hearings; Notice Requirements*.

The applicable Code standards (sections 8.0750 to 8.0775, *Amendment Procedures and Notice Requirements*), were developed in compliance with the applicable State statutes. Notice of the proposed amendment has been provided to DLCD. The applicant has made a number of findings regarding the decision criteria for plan amendments / zone changes and those findings are incorporated herein by reference as if fully set forth. The City's plan and zoning ordinance has been acknowledged by the State as being in compliance with State law. The proposal is also in conformance with Senate Bill 1544, which specifically addresses the subject property. Staff finds that the applicant has complied with the above standard.

2. *In conformity with the Statewide planning goals whenever they are determined to be applicable.*

FINDING: The City of Redmond has an acknowledged Comprehensive Plan implementing the Statewide Goals at the local level (City of Redmond 2020 Comprehensive Plan, adopted May 22, 2001, and amended on August 22, 2006 and June 8, 2007) Therefore, this proposal will be determined to be consistent with the adopted goals, objectives and policies set forth in the Comprehensive Plan, including the Addendum, Comprehensive Plan/Zoning Map.

Because the Comprehensive Plan incorporates the Statewide Planning Goals, this document discusses compliance with the Comprehensive Plan herein under Criterion #3 below. The proposal fully complies with the Redmond Comprehensive Plan's requirements and policies and is, therefore, in conformance with all applicable Statewide Planning Goals.

3. *In conformity with the Redmond Comprehensive Plan, land use requirements, and policies.*

FINDING: The applicable Comprehensive Plan Goals and Policies are as follows: 1 (Citizen Involvement), 2 (Land Use Planning), 5 (Open Spaces, Scenic and Historic Areas, and Natural

Resources), 8 (Recreational Needs), 9 (Economic Development), 11 (Public Facilities and Services), and 12 (Transportation).

Chapter 1 - Citizen Involvement.

GOAL: To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

FINDING: The Redmond Development Code provides a process for citizen involvement in the zone change and comprehensive plan amendment process through its land use procedures set forth in Chapter 8, Section 8.0750-08775. These procedures provide for citizen involvement through public notice and hearings. The process includes mailing notice of the proposed change to property owners, posting a land use poster announcing the hearing date and publishing notice in the local newspaper according to the procedures set forth in the Redmond Development Code. The opportunity to appeal the decision on this zone change proposal is provided to all parties. Thus, compliance with this Goal is satisfied by adhering to the applicable land use procedures set forth in the Redmond Development Code. Proper notice requirements were fulfilled as a part of this process and application. The proposal is in compliance with this Goal.

Chapter 2 -Land Use Planning.

GOAL: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

POLICIES:

- 5. To provide a sound basis for orderly and efficient urbanization by establishing proper relationships between residential, commercial, industrial, public and open land uses, and transportation uses.**
- 6. To provide for a close correlation between the provision of urban services and urban development in order to bring about a more orderly and efficient development pattern, and thereby avoid unnecessary tax burdens and excessive utility costs normally associated with scattered, unrelated development.**
- 7. To provide a safe, coordinated, efficient, and effective transportation system to bring about the best relationship between places where people live, work, shop and play.**

FINDING: The Redmond Development Code is designed to comply with statewide planning procedures. The Comprehensive Plan and Development Code provide a policy framework as the basis for all land use decisions and will assure an adequate factual basis for the decision on this zone change/plan amendment proposal, as well as all development proposed within the City of Redmond. Therefore, adherence to the Development Code and Comprehensive Plan (since they have been acknowledged by the Land Conservation and Development Commission and therefore

implement the Statewide Planning Goals) will result in compliance with Chapter 2. This application is being processed with adherence to all established land use procedures. The proposal is in compliance with the above stated Goal and Policies.

Chapter 5- Open Spaces, Scenic and Historic Areas and Natural Resources.

GOALS:

- 1. To conserve open space and protect natural and scenic resources.**
- 2. To preserve and retain historic structures, areas, sites and cultural resources throughout the city.**

FINDING: The goals and policies of this section of the Comprehensive Plan are very specific and are almost exclusively directed at the City of Redmond's Dry Canyon. Policies 1 through 30 are Dry Canyon specific. The remaining policies are directed toward the Redmond Caves, trail systems and various historical and cultural policies.

There are no designated Goal 5 resources on the subject property that have been planned for by the City of Redmond specifically for Goal 5 compliance at the state level. The subject property is undeveloped and does not contain buildings or structures or other objects of historical or cultural significance. Further, there are no designated wildlife areas or other natural resources that have been identified.

It is evident that the primary purpose of the OSPR zone is to provide protection for the Dry Canyon as it runs through Redmond. The subject property is not located in the Dry Canyon. Therefore, these sections do not affect and do not apply to the request for the proposed rezoning and plan amendment as a part of this application. Further evidence of this is the fact that when the City updated its Comprehensive Plan in 2000-2001, there were no specific policies related to the OSPR designation in this location being necessary for the fairgrounds.

Additionally, this proposal is leaving an 8-acre area of OSPR land enacted for future potential development of an open space area (likely a park) that would support the new surrounding industrial lands.

It is interesting to note the history of this property to ascertain why it was zoned OSPR at all. Historical research has shown us that the property was zoned OSPR (used as Fairgrounds Reserve) in the 1980's to be a place holder for the potential placement of the Deschutes County Fairgrounds. Later in the 1990's, the County established that the Deschutes County Fairgrounds would be located *elsewhere* in south Redmond (near the Redmond Airport). Since the subject property is no longer needed to be reserved to become the fairgrounds, the proposal to rezone the property to an industrial/ economic nature makes sense.

Chapter 8- Recreational Needs.

GOALS: The Redmond Urban Growth Boundary park system should enhance the livability in the Redmond UGB by:

1. **Providing quality green spaces, natural areas, and recreation sites for passive and active recreation through public and private park land throughout the community**

POLICY:

12. **The planning for future parks and schools should be done in cooperation with the School District and Central Oregon Parks and Recreation District to maximize the use of recreation facilities.**

FINDING: The proposed project follows the general guidelines of the City's Eastside Framework Plan (EFP), which includes an element for planning for future parks (public spaces). This plan is in place and was approved by the City Council (December 9, 2008) and lays a practical foundation for the future planning of parks (public spaces) on the subject property. This proposal is leaving an 8-acre area of OSPR land enacted for future potential development of an open space area (likely a park) that would support the new surrounding industrial lands. As such, the proposal complies with Goal 1. The Redmond Development Code classifies parks as an outright permitted use in all commercial and industrial zones. Therefore, the proposal will not impact the practicality of creating parks. The City of Redmond completed a Comprehensive Plan Update in 2000-2001. No specific goals and policies were established addressing the subject property, even though the property was zoned OSPR. It is clear that no specific goals and policies were needed for this property, since the subject property was not going to be utilized as the fairgrounds at this point. The Redmond School District is one of the applicants of this project, which assists in the coordination efforts in regards to future school planning. As such, the recommendation in Policy 12 is addressed.

Chapter 9- Economic Development.

GOALS:

3. **Retain or create industrial... jobs through expansion and retention of existing businesses and recruitment of new businesses.**

FINDING: The proposal would result in the creation of 400+ acres of employment lands primarily for industrial as well as limited service commercial uses. This property will offer the opportunity for existing businesses in the area to expand their operations so they may remain in the community. It will also provide opportunities for businesses outside of the area to move into Redmond, especially those seeking large parcels. Thus, the proposal shows compliance with Goal 3.

8. Protect industrial lands from being converted to commercial uses, while allowing limited service commercial uses that directly support industrial areas.

FINDING: The proposed rezoning and plan amendment would *create* 400+ gross acres of industrial lands (M-1 & M-2) from OSPR land. The proposal is not converting any industrial land to commercial. Additionally, the proposal is providing C-4A land (46 acres), which is limited service commercial. The C-4A zone is a strongly designed supportive commercial zone, not a general commercial zone. Thus, the proposal shows compliance with Goal 8.

10. The City and County shall continue to work cooperatively with State and Federal government and economic development agencies to implement economic development within the Redmond Urban Growth Boundary.

FINDING: This goal is the exact intent and purpose for Senate Bill 1544 and this application. The proposed rezoning/plan amendment is within the UGB, and its explicit intent is to attract and/or retain businesses and jobs that will create economic benefits in the UGB and to provide for future industrial uses in this area. The passage of Senate Bill 1554 is evidence of cooperation with the State, the City, and the County (co-applicant). Therefore, the proposal shows compliance with Goal 10.

POLICIES:

Industrial Development

- 1. Sufficient vacant industrial lands with a diversity of sizes, types and service levels for future industrial development shall be designated on the comprehensive plan/zoning map.**
- 3. Industrial areas should be set aside primarily for industrial activities. Other supporting uses, including some retail uses, may be allowed if limited to sizes and locations intended to serve the primary uses and the needs of people working or living in the immediate industrial areas.**

FINDING: The amount of industrial land that is proposed with this application will allow for large lot development including at least one designated site to be retained at 50 acres of M-2 land. The rest of the subject property will initially be left in large tracts to accommodate future users and future economic development projects. This initial design and flexibility will provide an opportunity for a diversity of industrial land sizes within the existing UGB. The proposal includes some C-4A limited commercial land, which is specifically intended as support for basic service needs of the workers in the larger industrial area. At the time of this report, no lands in the City of Redmond are zoned C-4A. C-4A was created to provide a specific kind of limited commercial land, which is different than traditional general commercial or other types of commercial zoning. The proposal supports the industrial zoning and future activities, while providing smaller amounts of supportive limited commercial uses. Therefore, the proposal shows compliance with Policies 1 and 3.

Chapter 11- Public Facilities and Services

GOALS:

1. To provide for a close correlation between the provisions of urban services and urban development in order to bring about a more orderly and efficient development pattern, and thereby avoid unnecessary tax burdens and excessive utility costs normally associated with scattered, unrelated development.
6. The level of community facilities and services that can be provided shall be a principal factor in planning for various development densities.

POLICIES:

4. Development within the Redmond UGB shall be subsequent to or concurrent with the provision of an adequate level of public facilities and services.
5. All developments shall comply with utility and facility plans intended to serve the area.
9. The City shall require all future development, within the City limits, to be served by the City's sewer system.
10. The City should continue to implement the Water and Sewer Master Plan for the City of Redmond.
11. The City shall continue to develop, operate and maintain a water system, including wells, pumps and reservoirs, capable of serving all urban development within the UGB.

FINDING: The subject property is already included within the Redmond UGB/City Limits, the 2008 Public Facilities Plan and the TSP. The property is accessed and bounded by a system of arterial and collector streets and a State Highway.

The City of Redmond's Engineering Department (a division of Public Works) has responsibility governing public facilities and utilities (streets, water, sewer, etc.). The following comments have been provided from them concerning this application:

TO: Redmond Planning Division

FROM: DAVID PILLING, *Development Manager/Engineering Division*

DATE: October 22, 2013

SUBJECT: **PA13-01, Zone Change, Deschutes County/Redmond School District/COID**

LOCATION: Tax Lot 15-13-00-103 and 15-13-15-100, 101 & 102

The proposed zone change of subject property is in conformance with the City's current Public Facilities Plan, Water and Wastewater Master Plans and Transportation System Plan including the planned street network shown in the Eastside Framework Plan. Furthermore, the Intergovernmental Agreement for the Redmond Eastside Industrial Zone Change approved by the City of Redmond and the State of Oregon that references Senate Bill 1554 and establishes a transportation mitigation plan, is acknowledged and accepted.

As such, the proposal is in compliance with the above listed Goals and Policies for this section (Public Facilities and Services).

Chapter 12- Transportation

GOALS: Within the Redmond Urban Growth Boundary an urban area transportation system will be developed which enhances the livability of Redmond and accommodates growth and development through careful planning and management of existing and future transportation facilities.

- 3. Identify roadway system needs to serve undeveloped areas so that steps can be taken to preserve right-of-ways and maintain traffic circulation.**

FINDING: The subject property is already included within the Redmond UGB/City Limits and is planned for in the 2008 Public Facilities Plan and the TSP. The property is accessed and bounded by a system of arterial and collector streets and a State Highway.

The Transportation element of this project has been significantly reviewed and addressed by the passage of Senate Bill 1544. Compliance with City and State rules has been achieved through the multi-jurisdictional effort shown in the passage of the Bill. The development of the intergovernmental agreement between the City and ODOT provides the necessary Transportation Planning Rule (TPR) compliance and implements the mitigation described in the transportation analysis including the development of the future alternative mobility standards.

As such, the proposal shows compliance with above listed Transportation Goal and the implementation of the Senate Bill. The City's Engineering Division concurs with this analysis as previously described in their comments in the Public Facilities (Chapter 11) section of this report.

4. *That there is a change of circumstances or further studies justifying the amendment or mistake in the original zoning.*

FINDING: The change of circumstances justifying this proposed amendment can be summarized in two parts. The first is the passage of Senate Bill 1544. Senate Bill 1544 demonstrates a significant change in the ability of the City to provide lands for economic development for the community. The Senate Bill 1544 passage is specific to the subject property. The second part is the change of locations of the Deschutes County Fairgrounds. The subject property was originally zoned OSPR for that use. Since that time, the Deschutes County Fairgrounds has been well-established in southern Redmond and shall continue to grow and thrive in its current location. The subject property no longer needs this designation (OSPR). Both of these significant changes justify the proposed amendment to the comprehensive plan and zoning map.

ADDITIONAL FINDINGS AND CONCLUSIONS:

1. Redmond's Comprehensive Plan and Development Code are instruments designed to promote and provide for development that is orderly and beneficial to the community. The comprehensive plan is a dynamic document. It is routinely updated as needed to reflect growth and changes that are in the City's interest to track and to plan for. As implementing documents; the Redmond Development Code, the 2020 Greater Redmond Area Comprehensive Plan and Zone Map, the Transportation System Plan and the City's Standards & Specifications are also updated and revised to reflect the most recent changes within the City. When necessary and as circumstances change, the City will review proposals to change the comprehensive plan and zoning map designations for specific properties and decide if the change is warranted.
2. The Redmond City Council concludes that the above findings demonstrate that the plan amendment / zone change shows compliance with the decision criteria and standards that govern such changes.

Redmond
Lewis
Evergreen Avenue
Redmond, OR 97756



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IN POSTAGE

DEC 16 2013

Attention: Plan Amendment Specialist
Dept. of Land Conservation and Development
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540