



CITY OF REDMOND

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CITY COUNCIL

July 23, 2024
Council Chambers • 411 SW 9th Street

COUNCIL MEMBERS

Ed Fitch
Mayor

Cat Zwicker
Council President

Tobias Colvin
Councilor

Clifford Evelyn
Councilor

John Nielsen
Councilor

Kathryn Osborne
Councilor

Shannon Wedding
Councilor

JULY 23, 2024

REGULAR MEETING AGENDA

6:00 PM

- I. CALL TO ORDER / ESTABLISH A QUORUM**
- II. BLESSING - Saji Thomas, St. Thomas Catholic Church**
- III. PLEDGE OF ALLEGIANCE**
- IV. CITY ANNOUNCEMENTS**
- V. CONSENT AGENDA**
 - A. Minutes of March 18, 2024, Council Workshop
 - B. Minutes of June 11, 2024, Council Meeting
 - C. Minutes of June 24, 2024, Council Workshop
 - D. Minutes of June 25, 2024, Council Meeting
 - E. Resolution #2024-21: A resolution of the Redmond City Council declaring a temporary ban on Psilocybin Service Centers.
 - F. Resolution #2024-22: A resolution approving referral to the electors of the City of Redmond the advisory question of modifying the City Code to allow Retail Marijuana Dispensaries within the City.
 - G. Resolution #2024-23: A resolution approving referral to the electors of the City of Redmond the question of imposing a three percent tax on the sale of Marijuana items by a Marijuana retailer.
- VI. PUBLIC HEARINGS**
 - A. Ordinance #2024-12: An ordinance approving a Comprehensive Plan Text Amendment, Urban Growth Boundary Amendment, Comprehensive Plan & Zone Map Amendment, and Master Development Plan compliant with the 2040 Greater Redmond Area Comprehensive Plan and Zone Map. (CORE3)
 - B. Ordinance #2024-13: An ordinance approving a Master Development Plan and Tentative Subdivision compliant with the 2040 Greater Redmond Area Comprehensive Plan and Zone Map. (Pacific Star Estates)

VII. ACTION ITEMS

- A. CORE3 Annexation Agreement & Resolution #2024-18: A resolution declaring certain territory as being annexed to and incorporated within the City of Redmond.
- B. Resolution #2024-19: A resolution declaring certain territory as being annexed to and incorporated within the City of Redmond. (Pacific Star Estates)
- C. Resolution #2024-20: A resolution of the City of Redmond requesting the transfer of certain County rights-of-way from Deschutes County.
- D. Special Event Street Closure Request for the August 24, 2024, What's Your Wild Ride Car Show. **Public Comment**
- E. Increase Fee Escalation of Intergovernmental Agreement with Redmond Fire and Rescue for Aircraft Rescue and Fire Fighting Services for Fiscal Year 2024/2025

VIII. COMMENTS FROM CITIZENS AT THE MEETING

IX. CITY MANAGER COMMENTS

X. COUNCIL COMMENTS

XI. MAYOR'S COMMENTS

XII. ADJOURN

Regular Council meetings are broadcast live on COTV11 – BendBroadband Channel 11 beginning at 6:00 p.m. on the 2nd and 4th Tuesdays of each month. Rebroadcasts are scheduled for the non-meeting Tuesdays at 6:00 p.m.

The City of Redmond encourages all citizens to participate in its programs and activities. This meeting location is accessible to people with disabilities. Requests for accommodation may include sign language interpreter service, assistive listening devices, materials in an alternate format or any other accommodation. If any accommodations are needed, please contact the ADA Coordinator at 541-504-3036 or access@redmondoregon.gov. Requests should be made as soon as possible, but at least 3 business days prior to the scheduled meeting.

The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities

SPECIAL CITY COUNCIL WORKSHOP OF THE CITY OF REDMOND WAS HELD MARCH 18, 2024, IN THE AIRPORT CONFERENCE ROOM.

COUNCIL MEMBERS PRESENT: Tobias Colvin – Clifford Evelyn – Ed Fitch – John Nielsen – Kathryn Osborne – Shannon Wedding – Cat Zwicker

STAFF PRESENT: City Manager Keith Witcosky – Deputy City Manager John Roberts – Deputy City Manager/CFO Jason Neff – City Attorney Keith Leitz – Planning Manager Kyle Roberts – City Recorder Kelly Morse – Police Chief Devin Lewis – Long Range Planner Morgan Snyder – Public Works Director/City Engineer Jessica MacClanahan – Finance Director James Wood – Airport Director Zachary Bass

MEDIA PRESENT: None

[Due to technical difficulties with the audio recording, some components and/or discussion from the workshop may be missing or incomplete.]

Mayor Fitch called the workshop to order at 3:00 p.m.

PRESENTATIONS

A. Election Signature Requirement

The Council was presented with options for the establishment of a filing fee and a set number of signatures for election filings. After discussion, the direction of the Council was to bring forward for consideration an ordinance setting the required number of signatures at 100 for Mayor and 50 for Council and adding an option for filing by a fee in lieu of collecting signature. The Council proposed a filing fee of \$100 for Mayor and \$50 for Council. An ordinance and fee schedule resolution will be presented at a future Council meeting.

B. “Great Neighborhood”/Neighborhood Development Project Scoping

Deputy City Manager John Roberts and Long Range Planner Morgan Snyder provided the Council with discussion on the creation of a temporary working group focused on amending the residential portions of the Redmond Development Code in order to address both substantial changes to state law and comments regarding the quality of residential development. Key stakeholders of the Residential Development Advisory Group (RDAG) include the City (Council Member(s), Urban Area Planning Commissioner and staff), Non-profit groups (Housing Works, Rooted Homes, Bend-Redmond Habitat for Humanity, and a Habitat for Humanity recipient), and private organizations (Central Oregon Builders Association, a multi-family developer, and two production builders). Legislative impacts that need addressing are House Bills 2001, 2889, and 1537, and Senate Bill 1564. The Council was supportive of the idea and provided feedback regarding the purpose, composition, and operation of the RDAG.

C. Water Summit Update

The Water Summit at Redmond City Hall has been scheduled for May 16. Those invited to participate include representatives from federal, state, and local government agencies and water districts.

D. CourseCo Update

The Council and staff discussed the current CourseCo contract and how to move forward. A letter was sent to CourseCo proposing the contract termination date be moved to December 31, 2024. CourseCo recommended exercising the extension which would move the termination date to December 31, 2029.

E. Budget Policy Priorities/Current Initiatives

Staff provided the Council with an update on the City's policy priorities/current initiatives. The Council discussed transportation priorities and the importance of getting infrastructure to the Large Lot Industrial land located south of the Deschutes County Fairgrounds. This will require a request from the legislature in 2025.

F. Scope of Airport Terminal Project (include/don't include elements)

Airport Director Zachary Bass provided a presentation on the Airport Terminal Expansion Project. He identified critical areas for improvement, reviewed components of Phase 1, and discussed project cost and funding.

OTHER BUSINESS

There being no further business, the workshop was adjourned at 4:28 p.m.

Prepared by Kelly Morse, City Recorder

APPROVED by the City Council and SIGNED by the Mayor this 23rd day of July 2024.

Ed Fitch, Mayor

ATTEST:

Kayla Duddy, Deputy City Recorder

REGULAR CITY COUNCIL MEETING OF THE CITY OF REDMOND WAS HELD JUNE 11, 2024, IN COUNCIL CHAMBERS.

COUNCIL MEMBERS PRESENT: Tobias Colvin – Clifford Evelyn – Ed Fitch – John Nielsen – Kathryn Osborne – Shannon Wedding (virtual) – Cat Zwicker

STAFF PRESENT: City Manager Keith Witcosky – Deputy City Manager/Chief Financial Officer Jason Neff – City Attorney Keith Leitz – Interim CDD Director Kyle Roberts – City Recorder Kelly Morse – Police Chief Devin Lewis – Communications Director Heather Cassaro – Network Administrator Christian Armatas – Finance Director James Wood – Billing & Collections Manager Valerie Taylor – Budget Analyst Herlinda Corn – Public Works Director/City Engineer Jessica MacClanahan – Public Works Operations Director Ryan Kirchner – Public Works Operations Director Joshua Wedding – Airport Director Zachary Bass

MEDIA PRESENT: None

Mayor Fitch called the meeting to order at 6:00 pm. A quorum was established.

BLESSING

Retired Pastor Jim Matteson led the blessing.

PLEDGE OF ALLEGIANCE

Councilor Nielsen led the Pledge of Allegiance.

CITY ANNOUNCEMENTS

Mayor Fitch denounced the flyer, distributed at a rally in Centennial Park, which accused the Council of many things including the fostering of a Pride Parade.

Mayor Fitch presented the Anderson Perry engineering scholarship to Redmond High School's Dylan Hall.

COMMENTS FROM CITIZENS AT THE MEETING

John Heylin, Donna Abelein, and Charles Baer addressed the Council.

CONSENT AGENDA

- A. Minutes of May 6, 2024, Joint Workshop with the Redmond Chamber of Commerce Board**
- B. Minutes of May 7, 2024, Council Meeting**
- C. Minutes of May 20, 2024, Council Workshop**
- D. SW Badger Avenue and South Canal Boulevard Roundabout Project Design Contract Amendment #1, Project #TR2304: \$69,417.00**
- E. Amendment #3 to the Design Contract with Anderson Perry & Associates Inc. for the Yew Avenue Pump Station, Project #WW2202: \$24,897.25**
- F. City of Redmond Manufacturing Day Proclamation**

Councilor Nielsen moved, seconded by Councilor Colvin, to approve the Consent Agenda as amended, motion passed. (Colvin-yes, Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Wedding-yes, Zwicker-yes)

Redmond Economic Development Inc, Director Steve Curley addressed the Manufacturing Day proclamation.

BID AWARDS / BID REJECTIONS

A. Destination Marketing & Management Services Contract to Watson Creative: \$2,000,000

Communications Director Heather Cassaro and Tourism Committee Chair JoAnna Eisler requested approval of a contract, up to five-years, with Watson Creative for destination marketing and management services, in an amount not to exceed \$2,000,000. Six proposals were received, and three applicants were interviewed.

Councilor Evelyn moved, seconded by Councilor Nielsen, to award a contract to Watson Creative in a not-to-exceed amount of \$2,000,000 for destination marketing and management services and authorize the City Manager to sign the contract, motion passed. (Colvin-yes, Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Wedding-yes, Zwicker-yes)

PRESENTATIONS

A. Work Session #2: Transportation System Development Charge Methodology Update

Public Works Director/City Engineer Jessica MacClanahan and Deputy City Manager/Chief Financial Officer Jason Neff sought the Council's direction on establishing a maximum amount for the Transportation System Development Charge (SDC) fee. They provided data for comparable cities and shared stakeholder feedback on the Council's initial direction which was to look at a range of \$11,000 to \$13,000 per PM peak trip.

Mr. Curley asked the Council to be considerate as it thinks about how to raise SDCs, how fast, and over what time period. As prices are raised, Redmond will become less competitive than before.

The Council discussed setting a ceiling for the Transportation SDCs, noting the phasing and how to implement them will be discussed at a later time. Mayor Fitch and Councilors Osborne, Wedding, and Colvin supported a ceiling of \$13,000. Councilors Zwicker, Evelyn, and Nielsen supported a ceiling of \$11,000.

PUBLIC HEARINGS

A. Public Hearing and Adoption of the City of Redmond Fiscal Year 2024/2025 Budget: \$259,245,731

Mayor Fitch opened the public hearing.

Mr. Neff requested adoption of the City's Fiscal Year (FY) 2024/2025 Budget as approved by the Budget Committee, highlighting an overview of the budget process and both resolutions. He noted it costs approximately \$85 million to operate the City, and there is \$129 million in capital outlay.

Seeing no further testimony, Mayor Fitch closed the public hearing.

Councilor Osborne moved, seconded by Councilor Zwicker, to adopt Resolution #2024-15, motion passed. (Colvin-yes, Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Wedding-yes, Zwicker-yes)

Councilor Colvin moved, seconded by Councilor Nielsen, to adopt Resolution #2024-14, motion passed. (Colvin-yes, Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Wedding-recused, Zwicker-yes)

City Attorney Keith Leitz noted Councilor Wedding had an actual conflict so her vote on Resolution #2024-14 would be changed to recused.

At this point in the meeting, the Council moved to item B under Action Items.

ACTION ITEMS

A. Asset Management Consultant Services Contract with Jacobs Engineering Group, Inc., Project #GN2401: \$202,718

Ms. MacClanahan requested approval of a contract award to Jacobs Engineering Group, Inc. in the amount of \$202,718 for enterprise asset management software. She highlighted the background and importance of asset management and the consultant selection process for which the City received nine proposals. The top three respondents were interviewed, with Jacobs Engineering Group, Inc. receiving the highest score.

Councilor Zwicker moved, seconded by Councilor Evelyn, to award a contract to Jacobs Engineering Group, Inc., for asset management consult services in an amount not to exceed \$202,718 and authorize the City Manager to sign the contract, motion passed. (Colvin-yes, Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Wedding-yes, Zwicker-yes)

At this point in the meeting, the Council moved to item C under Action Items.

B. Resolution #2024-16 - A resolution setting fees and charges imposed by the City of Redmond. Public comment will be taken per ORS 294.160

Mr. Neff requested approval of Resolution #2024-16 which updates the City's fee schedule. He highlighted the notable fee adjustments, the Consumer Price Index over the past 15 years, the current Planning Sub-fund, utility rates, and the Airport Fund. The Fee Schedule will be effective July 1, 2024.

There was no testimony from the public.

Councilor Nielsen moved, seconded by Councilor Colvin, to adopt Resolution #2024-16, motion passed. (Colvin-yes, Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Wedding-yes, Zwicker-yes)

At this point in the meeting, the Council moved to item A under Action Items.

C. Guaranteed Maximum Price for the Public Safety Facility in an amount not to exceed \$38,193,305.

Police Chief Devin Lewis requested approval of the Guaranteed Maximum Price for the new Public Safety Facility project. He provided background on the timeline, a breakdown of the project funding, and an overall update on the project.

Councilor Evelyn moved, seconded by Councilor Osborne, to approve the Guaranteed Maximum Price for the construction of the new Public Safety Facility for an amount not to exceed \$38,193,305 and authorize the City Manager to sign the contract, motion passed. (Colvin-yes, Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Wedding-yes, Zwicker-yes)

ADDITIONAL COMMENTS FROM CITIZENS AT THE MEETING

There were no additional comments from citizens at the meeting.

CITY MANAGER COMMENTS

City Manager Keith Witcosky reported that as of July 1, the first 30 minutes of parking at the Airport will be free. He commended staff's work on tonight's agenda items and thanked the Council for their direction. Packets are available for residents who want to run for Mayor or City Council. City Recorder Kelly Morse

would host informational sessions about the election process on June 21 from 9:00 am to 10:00 am, July 16 from 5:00 pm to 6:00 pm, and August 1 from 12:00 pm to 1:00 pm.

COUNCIL COMMENTS

Councilor Zwicker thanked Staff for their hard work on the projects that came before the Council, adding a special shout-out to Lindsey Croomsigt for her SDC presentation to the Central Oregon Association of Realtors.

Councilor Evelyn thanked everyone for attending the meeting and commended the presenters.

Councilor Osborne reminded everyone to drive safely since school will be out soon and many children will be running around. She gave a shout-out to the fifth graders in the district who participated in a track meet on the hottest day of the year so far.

Councilor Colvin congratulated those who ran in the marathon this last weekend, noting participation continues to grow. He gave a shout-out to the Tourism Committee for their work on the Request for Proposal.

MAYOR'S COMMENTS

A. Parks Committee - Appointment of Alison Anaya Anguilar as Youth Ex-Officio, term expiring December 31, 2024.

Councilor Zwicker moved, seconded by Councilor Evelyn, to approve the appointment of Alison Anaya Anguilar as Youth Ex-Officio to the Parks Committee with a term expiring December 31, 2024, motion passed. (Colvin-yes, Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Wedding-yes, Zwicker-yes)

Mayor Fitch expressed appreciation for Ms. Croomsigt's SDC presentations. Raising the transportation SDCs is a difficult issue, and a 4-3 split shows the Council is not monolithic. More discussions will take place on how the SDC increase will be phased in.

There being no further business, the meeting was adjourned at 7:36 pm.

Prepared by ABC Transcription Services, Inc.
Reviewed by Kelly Morse, City Recorder

APPROVED by the City Council and SIGNED by the Mayor this 23rd day of July 2024.

Ed Fitch, Mayor

ATTEST:

Kayla Duddy, Deputy City Recorder

SPECIAL CITY COUNCIL MEETING OF THE CITY OF REDMOND WAS HELD JUNE 24, 2024, IN THE EXECUTIVE CONFERENCE ROOM.

COUNCIL MEMBERS PRESENT: Tobias Colvin – Clifford Evelyn – Ed Fitch – John Nielsen – Kathryn Osborne – Cat Zwicker

COUNCIL MEMBERS EXCUSED: Shannon Wedding

STAFF PRESENT: City Manager Keith Witcosky – City Attorney Keith Leitz – Deputy City Manager/Chief Financial Officer Jason Neff – Interim Community Development Department Director Kyle Roberts – Police Captain Jesse Petersen – Public Works Director/City Engineer Jessica MacClanahan – Finance Director James Wood – City Recorder Kelly Morse – Associate Planner Sarah Vowell – Airport Finance and Analytics Manager Steve Juba

MEDIA PRESENT: None

Mayor Fitch called the meeting to order at 3:00 pm.

EXECUTIVE SESSION

A. Litigation – ORS 192.660(2)(h) authorizes executive session "to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed."

Mayor Fitch convened the Council into Executive Session at 3:03 p.m. in accordance with ORS 192.660(2)(h) authorizing executive sessions to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

Mayor Fitch adjourned the Executive Session at 3:35 p.m.

Mayor Fitch called the special meeting to order at 3:38 pm. A quorum was established. There were no motions as a result of the Executive Session.

PRESENTATIONS & DISCUSSIONS

A. Proclamation Process

The Council discussed a process for proclamations and the proposed Patriots Month proclamation. Suggestions offered included the creation of a yearly calendar outlining which proclamations the Council would consider, and a process similar to the City of Bend whereby a form must be submitted 14 days in advance so the Council can have time to discuss it before adding it to an agenda. No clear process going forward was identified or agreed upon.

Regarding the Patriots Month proclamation, the consensus of the Council was to proceed with Option 3, change the name to American Independence Month, and omitting "defend" from the second sentence.

B. Landscaping Code Modifications

Interim Community Development Director Kyle Roberts and Associate Planner Sarah Vowell presented four potential solutions to the implementation challenges of the landscaping standards adopted by Council in December 2023.

The consensus of the Council was to go with Staff's recommendation of Option 2, making a few minor changes to fix problem areas until a broader discussion of a complete fix can take place.

Mayor Fitch addressed correspondence sent to City Manager Keith Witcosky regarding the lack of sidewalks, spanning approximately 25 feet in front of a property on Forked Horn Butte. Staff explained that single-family dwellings do not require frontage improvements. Discussion took place on whether ADA compliance is the City's responsibility.

C. Code Enforcement Item

Mr. Witcosky explained that in April the City issued a home occupation code citation to an individual who had been running a commercial business in a residential neighborhood. The matter went before a hearings officer who sided with the City and directed the individual to come into compliance by July 17, 2024. The Council discussed the possibility of a daily penalty if not in compliance by the deadline or obtaining a mandatory injunction.

Mayor Fitch requested an executive session on the matter for the July 9 Council meeting.

D. Debrief on County Meetings from June 14

Mr. Witcosky and Councilor Zwicker reported on their meeting with Deschutes County to discuss the City's interest in having the County deed 13 acres of property to Redmond. Mountain View Development (MVD) Executive Director Rick Russell is still in conversations with Deschutes County about deeding 9 of the 13 acres directly to MVD rather than them having to sub-lease the land from the City.

After discussion, the consensus of the Council is to formally ask Deschutes County to deed the land to the City since we are already in a 10-year lease for the property. The City can then work out a sub-lease with MVD.

E. Transportation Prioritization: Prep for September 13 Legislative Roadshow

Mayor Fitch relayed the City's conversation with the Deschutes County Commissioners about transportation priorities that focus on the Highland Avenue corridor, specifically a roundabout at Helmholtz Way and a traffic light at 35th Street and Highland Avenue, and support of CORE3 with a left-turn lane on 21st Street. The general feeling was it is not the right time to pursue the southern interchange.

The Council agreed the Highland Avenue corridor needed the two improvements.

OTHER BUSINESS

Mr. Witcosky clarified that the increase to the Council stipends will occur in January 2025. It was clarified that Redmond's Charter identifies a Council President instead of a Council Pro-tem.

There being no further business, the meeting was adjourned at 4:20 pm.

Prepared by ABC Transcription Services, Inc
Reviewed by Kelly Morse, City Recorder

APPROVED by the City Council and SIGNED by the Mayor this 23rd day of July 2024.

Ed Fitch, Mayor

ATTEST:

Kayla Duddy, Deputy City Recorder

REGULAR CITY COUNCIL MEETING OF THE CITY OF REDMOND WAS HELD JUNE 25, 2024, IN COUNCIL CHAMBERS.

COUNCIL MEMBERS PRESENT: Tobias Colvin – Clifford Evelyn – Ed Fitch – John Nielsen – Kathryn Osborne – Cat Zwicker

COUNCIL MEMBERS EXCUSED: Shannon Wedding

STAFF PRESENT: City Manager Keith Witcosky – Deputy City Manager/Chief Financial Officer Jason Neff – City Attorney Keith Leitz – Interim Community Development Department Director Kyle Roberts – Deputy City Recorder Kayla Duddy – Police Captain Jesse Petersen – Communications Director Heather Cassaro – Client Systems Administrator Tyler Roppe – Finance Director James Wood – Network Administrator Dan Schroedl – Budget Analyst Herlinda Corn – Public Works Director/City Engineer Jessica MacClanahan – Airport Property and Contracts Manager Leif Anderson

MEDIA PRESENT: Z21 News

Mayor Fitch called the meeting to order at 6:00 pm. A quorum was established.

BLESSING

Mayor Fitch led the blessing.

PLEDGE OF ALLEGIANCE

Councilor Zwicker led the Pledge of Allegiance.

CITY ANNOUNCEMENTS

Mayor Fitch announced that repairs at Hope Playground will start on July 11, 2024.

COMMENTS FROM CITIZENS AT THE MEETING

Sally Griffin, Donna Abelein, and Julie Thiessen addressed the Council.

CONSENT AGENDA

- A. Redmond Economic Development Inc. 2024/2025 Service Contract: \$163,964**
- B. Contract with Clean Harbors for the removal, cleaning and disposal of Aqueous Film Forming Foam from two Airport Rescue and Firefighting Vehicles: Not to exceed \$115,780.09**

Councilor Colvin moved, seconded by Councilor Zwicker, to approve the Consent Agenda, motion passed. (Colvin-yes, Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Wedding-absent, Zwicker-yes)

PROCLAMATIONS

A. Placeholder for Possible Proclamation

Arman Kluehe read the proclamation designating July 2024 as American Independence Month.

Councilor Zwicker moved, seconded by Councilor Nielsen, to approve the American Independence Month proclamation, motion passed. (Colvin-yes, Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Wedding-absent, Zwicker-yes)

Robert Fish and Stania Sestak expressed support for the proclamation.

PRESENTATIONS

A. Redmond Police Department 2023 Year in Review

Patrol Captain Jesse Petersen presented the Redmond Police Department's 2023 Year in Review. Highlights included an overview of their vision and mission, divisions and units, training, 2023 highlights, calls for service from 2019 to 2023, traffic stops and citations, force response, and looking ahead to 2024.

B. Psilocybin Service Center Moratorium: December 31, 2024 (Public Comment)

City Attorney Keith Leitz provided background on the two-year moratorium on Psilocybin Service Centers which will end December 31, 2024. There are three possible paths forward: another two-year moratorium ballot measure this November, allowing the current moratorium to sunset, or a permanent ban.

Mayor Fitch opened the floor for public comment.

Ms. Griffin, and Karin Stauder expressed support for Psilocybin Service Centers and bringing a ballot measure to the voters.

The Council directed staff to draft a ballot measure for the Council's consideration at the July 9, 2024, Council meeting.

ACTION ITEMS

A. Resolution #2024-17 - A resolution of the City of Redmond to make Budget Adjustments. (Fiscal Year 2023-2024 to General, Police and Capital Projects Funds: \$3.1 million)

Deputy City Manager/Chief Financial Officer Jason Neff requested approval of Resolution #2024-17 which moves prior year Public Safety Facility funds back to the General Fund to set aside for the Eastside Arterial Project. In addition, the budget adjustment would add extra funds for the purchase of four police vehicles which the Council approved in early 2024.

Councilor Nielsen moved, seconded by Councilor Osborne, to adopt Resolution #2024-17 adjusting the City's Fiscal Year 23-24 Budget, motion passed. (Colvin-yes, Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Wedding-absent, Zwicker-yes)

ADDITIONAL COMMENTS FROM CITIZENS AT THE MEETING

Ms. Sestak, Rachel Nordenhock, Nolan Okana, and Ms. Stauder addressed the Council.

CITY MANAGER COMMENTS

There were no comments from the City Manager.

COUNCIL COMMENTS

Councilor Nielsen reported on the Police Department's National Night Out, the Redmond Economic Development, Inc. (REDI) Made in Redmond Tour, and the Redmond Municipal Airport's recent Transportation Security Administration Safety Inspection/Audit.

Councilor Zwicker reported on the U.S. Department of Agriculture's Homelessness Meeting.

Councilor Evelyn reported on the Redmond School District's Nutrition Services Program and thanked Captain Petersen for his great presentation.

DRAFT

Councilor Osborne reported on Independence Day safety.

Councilor Colvin reported on REDI's Made in Redmond Tour, the Police Department's National Night Out, the Juniper Golf Committee, and the Tourism and Lodging Committee and thanked all who attended tonight's meeting.

MAYOR'S COMMENTS

Mayor Fitch reported on the upcoming Town Hall with Senator Ron Wyden and the City's transportation priorities.

There being no further business, the meeting was adjourned at 7:02 pm.

Prepared by ABC Transcription Services
Reviewed by Kayla Duddy, Deputy City Recorder

APPROVED by the City Council and SIGNED by the Mayor this 23rd day of July 2024.

Ed Fitch, Mayor

ATTEST:

Kayla Duddy, Deputy City Recorder



CITY OF REDMOND

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STAFF REPORT

DATE: July 23, 2024
TO: City Council
THROUGH: Keith Witcosky, City Manager
FROM: Keith Leitz, City Attorney
SUBJECT: Resolution #2024-21: A resolution of the Redmond City Council declaring a temporary ban on Psilocybin Service Centers.

Report in Brief:

This item is a follow-up from Council direction on July 9, 2024, to draft a ballot measure resolution to refer a measure to voters that would extend the current psilocybin service center moratorium for two years beginning on January 1, 2025.

Background:

State law provides that a city or county may adopt an resolution to be referred to voters to prohibit the establishment of licensed psilocybin product manufacturers and/or psilocybin service centers. Redmond voters passed a ballot measure to prohibit psilocybin service centers for two years, which ends on December 31, 2025.

Discussion:

The attached resolution would direct staff to file a ballot title for publication of notice for the purpose of a temporary ban on the establishment of psilocybin service centers within the City. State law also allows the electorate of Redmond to repeal the ban at any time.

Fiscal Impact:

None.

Alternative Courses of Action:

Options Summary:

Option 1: Adopt a resolution to direct a ballot title to be filed to refer a limited duration (temporary ban) moratorium ordinance to the voters prohibiting the establishment of psilocybin product manufacturers and/or psilocybin service centers within the City of Redmond.

Option 2: Take no action and allow the current moratorium to expire on December 31, 2024.

At the July 9th City Council Meeting, City Council provided direction to staff to pursue Option 1. The attached Resolution #2024-21 reflects that direction.

Recommendation / Suggested Motion:

"I move to adopt Resolution 2024-21."

**CITY OF REDMOND
RESOLUTION NO. 2024-21**

**A RESOLUTION OF THE REDMOND CITY COUNCIL DECLARING A TEMPORARY BAN ON
PSILOCYBIN SERVICE CENTERS.**

WHEREAS, in November 2020, Oregon voters approved Ballot Measure 109, known as the Oregon Psilocybin Service Act (codified at ORS 475A), which allows for the manufacture, delivery and administration of psilocybin at licensed facilities; and

WHEREAS, ORS 475A.235 provides that the Oregon Health Authority will regulate the manufacturing, transportation, delivery, sale and purchase of psilocybin products and the provision of psilocybin services in the state; and

WHEREAS, the Oregon Health Authority began accepting applications for psilocybin-related licenses on January 2, 2023; and

WHEREAS, ORS 475A.718 provides that a city council may adopt an ordinance to be referred to the electors of the city prohibiting the establishment of state licensed psilocybin product manufacturers and/or psilocybin service centers in the area subject to the jurisdiction of the city; and

WHEREAS, the Redmond City voters approved a ballot measure in 2022 to place a two-year moratorium on psilocybin service centers, which expires on December 31, 2024; and

WHEREAS, the City Council seeks to refer to the voters of Redmond the question of whether to extend the two-year moratorium on state-licensed psilocybin service centers within the City's jurisdictional boundaries through December 31, 2026.

NOW, THEREFORE, be it resolved, by the City of Redmond City Council as follows:

SECTION ONE: City Council hereby calls for submission of the ballot title for publication of notice for the purpose of submitting to the electors of the City of Redmond that the establishment of psilocybin service centers licensed under ORS 475A.305 is prohibited in the city of Redmond for consideration at the General Election on November 5, 2024.

SECTION TWO: The election will be conducted by the Deschutes County Clerk. The precincts for the election shall include all territory within the City of Redmond and no other territory.

SECTION THREE: City Council will submit the ballot caption, question and summary for the measure as determined by Council.

SECTION FOUR: City Council will submit the explanatory statement for the measure as determined by Council.

SECTION FIVE: The City Council directs the City Manager, the City Recorder or their respective designees (each an "Authorized Representative") to take all necessary steps to effectuate this resolution, including providing public notice and submitting required materials to the Deschutes County Clerk.

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

SECTION SEVEN: This resolution shall be effective on this 23rd day of July 2024

ADOPTED by the City Council and **SIGNED** by the Mayor this 23rd day of July 2024.

Ed Fitch, Mayor

ATTEST:

Kayla Duddy, Deputy City Recorder



CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

STAFF REPORT

DATE: July 23, 2024
TO: City Council
THROUGH: Keith Witcosky, City Manager
FROM: Keith Leitz, City Attorney
SUBJECT: Resolution #2024-22: A resolution approving referral to the electors of the City of Redmond the advisory question of modifying the City Code to allow Retail Marijuana Dispensaries within the City.

Report in Brief:

This item is a follow-up from Council direction on July 9, 2024, to draft a ballot measure resolution to refer a measure to seek input regarding changing the City Code to allow for business licenses to be issued for marijuana dispensaries.

Background:

The City requires businesses to comply with the provisions of the City Code, city ordinances, and all state and federal laws. Because retail marijuana sales do not comply with federal law, the City does not issue business licenses for the sale of retail marijuana. This ballot measure would seek voter input on whether to change this section of the City Code.

Discussion:

Advisory ballot measures are a non-binding tool for municipalities to seek input from voters on the direction for certain specific issues. This ballot measure will seek input from voters on whether to change the City Code to allow for licensing of retail marijuana sales. If the measure is approved, the City Council could change the City Code by ordinance, and create time, place, and manner restrictions to regulate the location(s) of retail marijuana sales.

Fiscal Impact:

If the ballot measure is passed at the next statewide general election, AND the City Council changes the City Code to allow for the sale of retail marijuana, AND voters approve a 3% local tax, the expectation is that revenues would accrue to the City General Fund. The revenues from a 3% tax would likely exceed \$100,000 annually.

Alternative Courses of Action:

Options Summary:

Option 1: Adopt a resolution to direct a ballot title to be filed to refer an advisory ballot measure to provide public input on whether to allow marijuana dispensaries within city limits.

Option 2: Do not adopt a resolution to direct a ballot title to be filed to refer an advisory ballot measure to provide public input on whether to allow marijuana dispensaries within city limits.

At the July 9th City Council Meeting, City Council provided direction to staff to pursue Option 1. The attached Resolution #2024-22 reflects that direction.

Recommendation / Suggested Motion:

"I move to adopt Resolution #2024-22."

**CITY OF REDMOND
RESOLUTION NO. 2024-22**

A RESOLUTION APPROVING REFERRAL TO THE ELECTORS OF THE CITY OF REDMOND THE ADVISORY QUESTION OF MODIFYING THE CITY CODE TO ALLOW RETAIL MARIJUANA DISPENSARIES WITHIN THE CITY.

WHEREAS, Oregon statutes and under home rule authority, the city is able to regulate marijuana activities. Current Redmond City Code does not allow for business licenses to be issued to marijuana dispensaries; and

WHEREAS, Redmond City Council has additional authority to adopt time, place and manner regulations, which puts reasonable local controls on businesses that sell marijuana to consumers; and

WHEREAS, the Redmond City Council has solicited public input regarding the subject and has received feedback through public comment on the advantages and disadvantages of marijuana dispensaries and related businesses; and

WHEREAS, an advisory ballot measure is a non-binding tool for municipalities to seek input from voters on the direction for certain specific issues.

NOW, THEREFORE, be it resolved, by the City of Redmond City Council as follows:

SECTION ONE: City Council hereby calls for submission of the ballot title for publication of notice for the purpose of submitting to the electors of the City of Redmond an advisory ballot measure to seek input from voters regarding the licensing of certain retail marijuana sales in the area subject to the jurisdiction of the city.

SECTION TWO: The election will be conducted by the Deschutes County Clerk. The precincts for the election shall include all territory within the City of Redmond and no other territory.

SECTION THREE: City Council will submit the ballot caption, question and summary for the measure as determined by Council.

SECTION FOUR: City Council will submit the explanatory statement for the measure as determined by Council.

SECTION FIVE: The City Council directs the City Manager, the City Recorder or their respective designees (each an "Authorized Representative") to take all necessary steps to effectuate this resolution, including providing public notice and submitting required materials to the Deschutes County Clerk.

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

SECTION SEVEN : This resolution shall be effective on this 23rd day of July 2024.

ADOPTED by the City Council and **SIGNED** by the Mayor this 23rd day of July 2024

Ed Fitch, Mayor

ATTEST:

Kayla Duddy, Deputy City Recorder



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STAFF REPORT

DATE: July 23, 2024
TO: City Council
THROUGH: Keith Witcosky, City Manager
FROM: Keith Leitz, City Attorney
SUBJECT: Resolution #2024-23: A resolution approving referral to the electors of the City of Redmond the question of imposing a three percent tax on the sale of Marijuana items by a Marijuana retailer.

Report in Brief:

This item is a follow-up from Council direction on July 9, 2024, to draft a ballot measure resolution to refer a measure to enact a three percent (3%) tax on the sale of marijuana items by a marijuana retailer within the City.

Background:

Currently, retail sale of marijuana is prohibited in the city by the City's business license provisions. If retail marijuana sales were to be allowed within the city, the City would be allowed by state law to impose a local retail marijuana tax. Under state law, a city council may adopt an ordinance to be referred to the voters of the city imposing up to a three percent (3%) tax or fee on the sale of marijuana items in the city by a licensed marijuana retailer. Approval of this measure would impose a three percent (3%) tax on the sale of marijuana items in the city by a licensed marijuana retailer. The tax would be collected at the point of sale and remitted to the City by the marijuana retailer.

Discussion:

The attached resolution would direct staff to file a ballot title for publication of notice for the purpose of enacting a three percent (3%) tax on the sale of marijuana items by a marijuana retailer within the city.

Fiscal Impact:

If the ballot measure is passed at the next statewide general election AND City Council changes the City Code to allow for the sale of retail marijuana, the expectation is that revenues would accrue to the City General Fund. The revenues from the 3% tax would likely exceed \$100,000 annually.

Alternative Courses of Action:

Options Summary:

Option 1: Adopt a resolution to direct a ballot title to be filed to refer a ballot measure to enact a three percent (3%) tax on the sale of marijuana items by a marijuana retailer within the City.

Option 2: Do not adopt a resolution to direct a ballot title to be filed to refer a ballot measure to enact a three percent (3%) tax on the sale of marijuana items by a marijuana retailer within the City.

At the July 9th City Council Meeting, City Council provided direction to staff to pursue Option 1. The attached Resolution #2024-23 reflects that direction.

Recommendation / Suggested Motion:

"I move to adopt Resolution #2024-23."

**CITY OF REDMOND
RESOLUTION NO. 2024-23**

A RESOLUTION APPROVING REFERRAL TO THE ELECTORS OF THE CITY OF REDMOND THE QUESTION OF IMPOSING A THREE PERCENT TAX ON THE SALE OF MARIJUANA ITEMS BY A MARIJUANA RETAILER.

WHEREAS, the City of Redmond has all powers granted under Oregon statutes and home rule authority to regulate marijuana activities; and

WHEREAS, the City of Redmond adopted by Ordinance 2014-19, a retail sales tax on marijuana items of fifteen percent (15%); and

WHEREAS, ORS 475C.453 provides that a city council may adopt an ordinance to be referred to the voters that imposes up to a three percent (3%) tax on the sale of marijuana items by a marijuana retailer in the area subject to the jurisdiction of the city; and

WHEREAS, the City Council wants to impose a tax on the sale of marijuana items by a marijuana retailer in the area subject to the jurisdiction of the city.

NOW THEREFORE, THE CITY OF REDMOND ORDAINS AS FOLLOWS:

SECTION ONE: City Council hereby calls for a measure to be submitted to voters at the next statewide general election for the purpose of submitting to the electors of the City of Redmond this ballot measure.

SECTION TWO: City Council will submit the ballot caption, question and summary for the measure as determined by Council.

SECTION THREE: City Council will submit the explanatory statement for the measure as determined by Council.

SECTION FOUR: The election will be conducted by the Deschutes County Clerk. The precincts for the election shall include all territory within the City of Redmond and no other territory.

SECTION FIVE: The City Council directs the City Manager, the City Recorder or their respective designees (each an "Authorized Representative") to take all necessary steps to effectuate this resolution, including providing public notice and submitting required materials to the Deschutes County Clerk.

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

SECTION SEVEN : This resolution shall be effective on this 23rd day of July 2024.

ADOPTED by the City Council and **SIGNED** by the Mayor this 23rd day of July 2024

Ed Fitch, Mayor

ATTEST:

Kayla Duddy, Deputy City Recorder



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STAFF REPORT

DATE: July 23, 2024
TO: City Council
THROUGH: Jason Neff, Deputy City Manager/Chief Financial Officer
Kyle Roberts, Planning Director
FROM: Morgan Snyder, Long Range Planner
SUBJECT: Ordinance #2024-12: An ordinance approving a Comprehensive Plan Text Amendment, Urban Growth Boundary Amendment, Comprehensive Plan & Zone Map Amendment, and Master Development Plan compliant with the 2040 Greater Redmond Area Comprehensive Plan and Zone Map. (CORE3)

Report in Brief:

This item requests City Council approve land use applications associated with the 228 acre proposed CORE3 project located in east Redmond. The application package is composed of five land use requests:

- Comprehensive Plan Text Amendment
- Urban Growth Boundary (UGB) Amendment
- Annexation
- Zoning Map Amendment
- Master Development Plan

Background:

The project area is located at 1805 E Highway 126 and is just north of the airport. The project area is 228 acres in size and represents a portion of a parcel owned by Deschutes County containing approximately 1,638 acres. The same property contains the Oasis Village site to the west and the Negus Transfer Station to the north.

The project area is currently located within the Urban Reserve Area (URA). Before urban development can occur on lands within the URA, that land must (1) be brought into the UGB, (2) annexed into the city limits, (3) be assigned city zoning, and (4) obtain master development plan authorization. Pursuant to state law, any proposal to expand the UGB must only be approved in response to an identified deficiency of land and must be adopted by both the City and County. Accordingly, the applicant has submitted a text amendment to incorporate a CORE3 facility land need into the 2040 Comprehensive Plan and has submitted concurrent UGB expansion applications to the County for their review.

The applicant, Central Oregon Intergovernmental Council, proposes the CORE3 facility for use as a response and coordination facility during disaster events, and as an emergency preparedness training facility for the periods between events. The facility is proposed to be accessed primarily from the highway and to include academic and administrative facilities, including specialized training facilities such as vehicle operation courses, wildfire/aircraft/train derailment props, shooting and simulations facilities.

Discussion:

The proposal includes a request to add a new policy to the Comprehensive Plan; a request to include 228 acres of URA-designated lands into the UGB and assign the UH-10 zone and Public Facilities (PF) Comprehensive Plan designations; a request to annex the same 228 acre project area into city limits; and a request to rezone the project area from UH-10 to PF zone. Finally, the proposal includes a phased master development plan to develop the CORE3 facility; however, no phases are defined by the applicant in this application package. As such, establishment of future phases will require additional review through the Site and Design Review process.

Ten conditions of approval are recommended to ensure that development of the facility is able to meet standards in subsequent reviews and to ensure proper execution of the land use authorizations.

Staff has reviewed the applicant's 'burden of proof' and plan set and finds the proposal complies with all required review criteria. The 'Findings and Analysis' are contained in Ordinance #2024-12, Exhibit A, and indicate how the proposal complies with all applicable criteria and the Redmond Development Code. The attachments included as part of this staff report and ordinance include:

- Attachment A – Development Plan Map
- Attachment B – Comments Received
- Attachment C – Transportation System Analysis Approval Memo
- Attachment D – Public Facilities Plan
- Attachment E – 711-23-000145-PLNG Tentative Plan
- Attachment F – Land Use Diagram
- Attachment G – Existing Conditions Diagram
- Attachment H – Central Oregon Emergency Services Center Viability Assessment
- Attachment I – Strategic Business Plan for Central Oregon Regional Emergency Services Training and Coordination Center
- Attachment J – Annexation Agreement
- Attachment K – Applicant Narrative
- Attachment L – Site Selection Analysis
- Attachment M – Neighborhood Meeting Materials
- Attachment N – Department of Environmental Quality Record of Decision
- Attachment O – Revised Feasibility Study

The Urban Area Planning Commission opened a public hearing on April 24, 2024, and continued it to May 1, 2024, to provide additional opportunity for public testimony; however, no written or oral testimony has been received from the public in response to the application package. After deliberation, the Planning Commission voted unanimously to recommend the City Council approve the CORE3 application package, subject to the 10 conditions of approval. For this application package, a City Council vote of approval will not result in immediate execution of the adopting ordinance (Ordinance #2024-12) and resolution (Resolution #2024-18). Instead, the County will first need to complete the review of their respective land use applications. Based on correspondence with County staff, City staff anticipate the County review to conclude sometime in the late summer or the early autumn.

As required by City Charter, on July 16, 2024, notices regarding this Ordinance were posted in three places. The application materials and copies of the ordinance were available for review at City Hall.

Fiscal Impact:

There is no direct fiscal impact associated with the requested action. All applicable System Development Charges will be paid prior to permit issuance. The City will be responsible for ongoing maintenance of the streets, water and sewer systems.

Alternative Courses of Action:

After conducting the public hearing and considering all the evidence and testimony:

1. Accept the Planning Commission recommendation to approve and adopt a recommendation of approval for consideration by the Deschutes County Board of Commissioners.
2. Accept the Planning Commission recommendation, make modifications to Conditions of Approval, and adopt a recommendation of approval for consideration by the Deschutes County Board of Commissioners.
3. Continue the public hearing and request additional information.
4. Do not approve the land use applications.

Recommendation / Suggested Motion:

"I move to have a first and second reading of Ordinance #2024-12 by title only." (Voice vote)

(City Attorney will read ordinance by title only, twice.)

"I move to approve Ordinance #2024-12." (Roll call vote)

**CITY OF REDMOND
ORDINANCE NO. 2024-12**

AN ORDINANCE APPROVING A COMPREHENSIVE PLAN TEXT AMENDMENT, URBAN GROWTH BOUNDARY AMENDMENT, COMPREHENSIVE PLAN & ZONE MAP AMENDMENT, AND MASTER DEVELOPMENT PLAN COMPLIANT WITH THE 2040 GREATER REDMOND AREA COMPREHENSIVE PLAN AND ZONE MAP.

WHEREAS, the City of Redmond has adopted, and the state has acknowledged the 2040 Greater Redmond Area Comprehensive Plan and Zone Map; the City has adopted zoning and planning regulations in accordance with Oregon Revised Statutes Chapter 227 that regulate and control the development of land within the City; and

WHEREAS, the 2040 Redmond Comprehensive Plan is the product of hundreds of citizens from the public and private sector who participated in the outreach and planning process; and

WHEREAS, the 2040 Redmond Comprehensive Plan contains multiple visioning statements, including statements on improving urban form and community design; and

WHEREAS, the City of Redmond has set the action steps necessary to implement the goals and policies in the 2040 Redmond Comprehensive Plan related to the vision; and

WHEREAS, the Redmond Urban Area Planning Commission held a public hearing on April 24, 2024 that was continued to May 1, 2024, and after reviewing the record and gathering public testimony, has recommended that the Redmond City Council approve the Comprehensive Plan Text Amendment, Urban Growth Boundary Amendment, Comprehensive Plan & Zone Map Amendment, and Master Development Plan, subject to conditions of approval; and

WHEREAS, the City Council held a public hearing on July 23, 2024 to consider the recommendation of the Redmond Urban Area Planning Commission, review the existing record and gather additional evidence and public testimony; and

WHEREAS, the City Council has received the Planning Commission's recommendation and, after receiving additional evidence and testimony, determined that the requested Comprehensive Plan Text Amendment, Urban Growth Boundary Amendment, Comprehensive Plan & Zone Map Amendment, and Master Development Plan is in compliance with the Redmond Development Code and would contribute to the 2040 Redmond Comprehensive Plan goals and policies; and

WHEREAS, the City Council finds that the proposed Comprehensive Plan Text Amendment, Urban Growth Boundary Amendment, Comprehensive Plan & Zone Map Amendment, and Master Development Plan furthers the interests of the City.

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

SECTION ONE: The City of Redmond hereby approves the Comprehensive Plan Text Amendment, Urban Growth Boundary Amendment, Comprehensive Plan & Zone Map Amendment, and Master Development Plan, subject to the conditions of approval. The Decision and Conditions, Findings, and Project Plans are attached hereto as Exhibit A.

SECTION TWO: In support of the approval, the City of Redmond hereby adopts the findings, which are attached hereto as Exhibit A, which were prepared by City staff and demonstrate

compliance with the Redmond Development Code, Section 8.0750 et seq – Amendments, Section 8.0270 et seq – Master Development Plans, and Section 8.2335 et seq – Tentative Subdivisions, the applicable Statewide Planning Goals, and applicable State Law.

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 23rd day of July 2024.

Ed Fitch, Mayor

ATTEST:

Kayla Duddy, Deputy City Recorder



City of Redmond
Community Development Department
Planning Division
411 SW 9th Street
Redmond, OR 97756

Staff report document for the application package containing five applications, including:
711-23-000146-PLNG (TA) – Comprehensive Plan Text Amendment
711-23-000147-PLNG (UGB) – Urban Growth Boundary Expansion
711-23-000148-PLNG (MD) – Master Development Plan
711-23-000149-PLNG (ZMA) – Zone Map Amendment
711-23-000150-PLNG (ANN) – Annexation

Project Name: “Central Oregon Ready, Responsive, Resilient (CORE3)”

Reviewing Staff: Morgan Snyder, Long-Range Planner
Kyle Roberts, AICP, Planning Director

Published: July 16, 2024

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Glossary of Terms

Acronym	Term	Definition
146-TA	“711-23-000146-PLNG”	A shortened reference to the Comprehensive Plan text amendment application evaluated in this application package.
147-UGB	“711-23-000147-PLNG”	A shortened reference to the urban growth boundary amendment application evaluated in this application package.
148-MD	“711-23-000148-PLNG”	A shortened reference to the master development plan application evaluated in this application package.
149-ZMA	“711-23-000149-PLNG”	A shortened reference to the zone map amendment application evaluated in this application package.
150-ANN	“711-23-000150-PLNG”	A shortened reference to the annexation application evaluated in this application package.
AC	“Acres”	A unit of measurement for land area.
BLM	“Bureau of Land Management”	An agency of the federal government.
COIC	“Central Oregon Intergovernmental Council”	A council of governments; the applicant for this application package.
COID	“Central Oregon Irrigation District”	A municipal corporation.
CORE3	“Central Oregon Ready, Responsive, Resilient”	The name of the facility proposed by the applicant and subject to review in this application package.
DEQ	“Department of Environmental Quality”	An agency of the federal government.
DIAL	“Deschutes Interactive Access Line”	A database of property information maintained by Deschutes County.

GIS	“Geographic Information Systems”	A system of data management and field of study.
JMA	“Joint Management Agreement”	The City of Redmond and Deschutes County Joint Management Agreement which governs shared land use responsibility.
OAR	“Oregon Administrative Rule”	Rules created by the State of Oregon which have the force of law.
ODOT	“Oregon Department of Transportation”	An agency of the State of Oregon.
ORS	“Oregon Revised Statute”	The laws of the State of Oregon.
RDC	“Redmond Development Code”	Chapter 8 of the City of Redmond Code, containing regulatory standards for development within the city.
RUAPC	“Redmond Urban Area Planning Commission”	An appointed advisory body of the City of Redmond.
TIA	“Transportation Impact Analysis”	A study of the potential impacts to the transportation system for a particular development.
TSA	“Transportation System Analysis”	A type of application reviewed by the Engineering Division to evaluate compliance with all applicable transportation criteria.
TSP	“Transportation System Plan”	A document which studies a transportation system, including existing conditions, future conditions, and necessary projects and policies.
ROW	“Right of Way”	An area of land legally dedicated to use by the public and managed by governing agencies.
UGB	“Urban Growth Boundary”	A legal designation for properties identified as potentially eligible for inclusion into the city limits, subject to review and agreement.
URA	“Urban Reserve Area”	A legal designation for properties identified as first priority for future inclusion into the UGB, subject to review and agreement.

Section 1 – Property Description

According to Deschutes County DIAL, the subject property (T15S, R13E, Tax Lot 103) is located at 1805 E Highway 126 and contains two additional addresses: 1002 NE 17th Street and 2400 NE Maple Avenue. The subject property is approximately 1,637.69 acres in size and is part of a larger tract containing two (2) contiguous properties totaling approximately 1,774.96 acres in size (T15S, R13E, Tax Lots 103, 131).

The subject property is a legal lot of record pursuant to the Redmond Development Code (RDC), as evidenced by Partition Plat 2023-28 (described as “Parcel 2”) recorded in Deschutes County Official Record 2023-31682 (County Survey 21231), dated December 28, 2023. The subject property has not yet been conveyed in its current size and configuration and was last described in Land Patent 36-66-0010 issued to Deschutes County by the Bureau of Land Management (BLM) on July 27, 1965 (BLM Serial Number ORORE 0013601FD and ORORE 0013601FD01).

According to City of Redmond and Deschutes County Community Development Records, the subject property contains the Negus Transfer Station and Recycling Station in the central portion of the property and Oasis Village in the southwestern portion of the property. Additionally, the subject property contains gas pipelines, powerlines, and multiple frontages along public rights-of-way (ROW): Highway 126 (ODOT) along the southern property line, NE 17th Street (City), NE Kingwood Avenue (City), NE Maple Avenue (County), and NE Negus Way (County) along the western property lines, NE Upas Avenue (County) along the northern property line, and E Antler Avenue (County) bisecting the center of the property and running east-west. There are no Central Oregon Irrigation District (COID) facilities or water rights associated with the subject property. Based on staff review of Google Earth 2024 Aerial Imagery, the subject property consists of varied terrain, is primarily covered by native vegetation including juniper trees and grasses, and does not appear to be irrigated or used for farm activity of any kind.

Current Land Use Designations: The subject property is partially located within city limits and within multiple City zoning and comprehensive plan designations, including, Light Industrial (M-1), Heavy Industrial (M-2), and Limited-Service Commercial (C-4A). The subject property is also located within Deschutes County jurisdiction and multiple county designations, including Surface Mining (SM), Exclusive Farm Use Alfalfa Subzone (EFUAL), as well as the Redmond Urban Growth Boundary (UGB), Redmond Urban Reserve Area (URA).

**Table 1 – Existing Subject Property (1637.69 AC)
Designations**

Portion within Deschutes County jurisdiction: 1558.69 AC

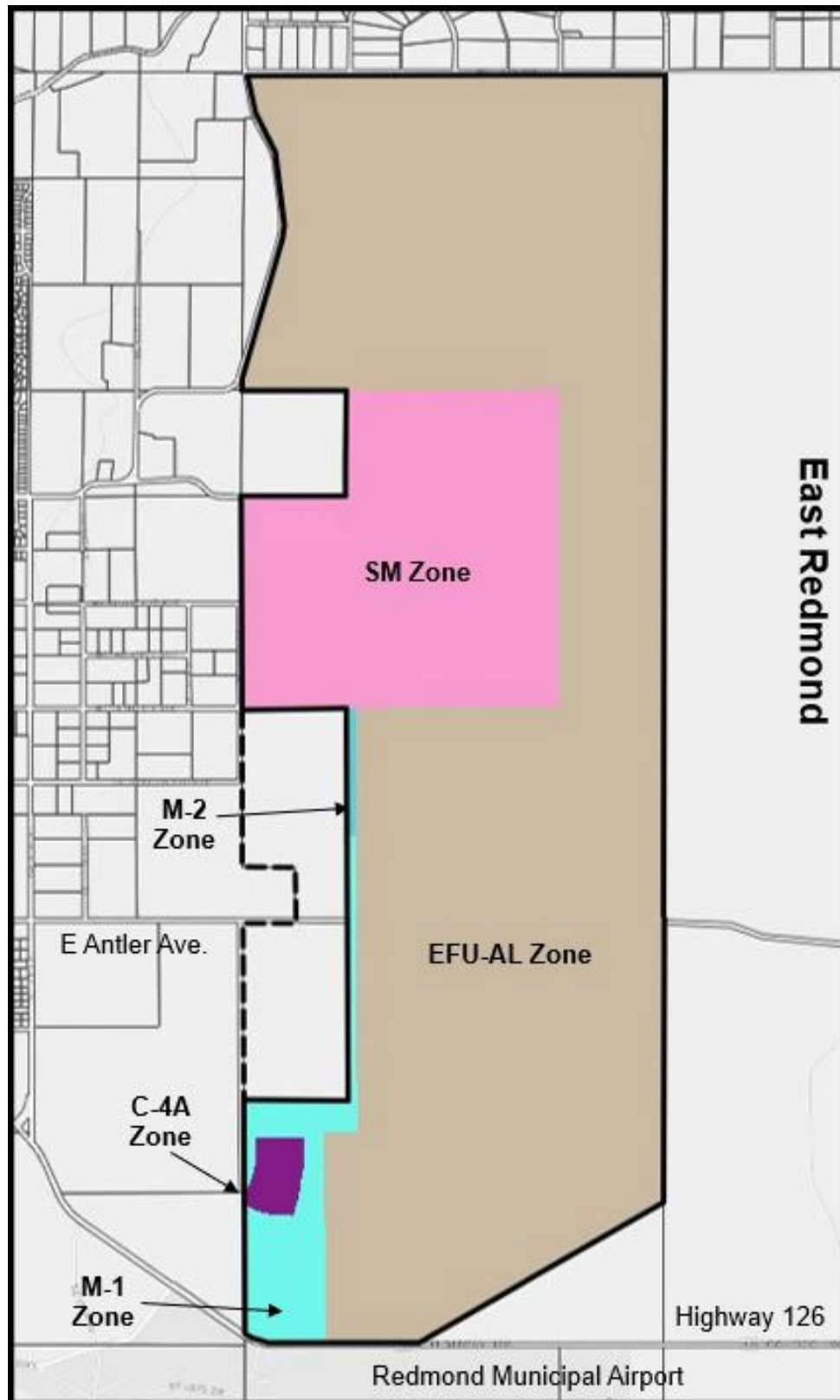
<i>Comprehensive Plan and Zoning Designations:</i>	SM Zone	319 AC
	EFU-AL Zone	1239.69 AC
<i>Urban/Rural Designation:</i>	within UGB	0 AC
	within URA	1442.69 AC
	outside URA	116 AC

Portion within city limits: 79 AC

<i>Comprehensive Plan and Zoning Designations:</i>	M-1 Zone	63.6 AC
	M-2 Zone	2.4 AC
	C-4A Zone	13 AC
	PF Zone	0 AC

*All acreages (AC) provided in this table are approximate.

Figure 1 – Existing Subject Property Zoning Designations



Property History: In 1965, BLM conveyed approximately 2,200 acres of land to Deschutes County via BLM Land Patent 36-66-0010. Over time, the land was developed with a shooting range, a lumber mill, a telecommunication facility, and the High Desert Sports Complex, and more, all of which have since been removed or conveyed to different ownership.

In 2004, planning authorization LLA 04-06(D) reduced the County-owned property to approximately 1,814.27 acres in size as evidenced by County Survey 15976. On February 8, 2005, the City adopted Resolution 2005-06 and annexed all existing UGB lands, including approximately 215 acres of the property, into city limits. On September 7, 2005, Deschutes County adopted Ordinance 2005-023 and established the current URA boundary containing 5,661 acres. Except for the 215 acres within city limits and the southeasternmost 116 acres, the entire property was included into the URA. On August 23, 2006, Deschutes County adopted Ordinance 2006-018 and established a new UGB. Since then, the subject tract has been reconfigured and redesignated twice.

The first reconfiguration and redesignation occurred in 2020, when Deschutes County adopted Ordinance 2020-002 and the City adopted Resolution 2020-08 to execute a 156-acre UGB and city limits land exchange. The property was then partitioned as evidenced by Partition Plat 2022-17 recorded in Deschutes County Official Record 2022-19116 (County Survey 20808), dated May 10, 2022. This partition created two (2) parcels, one (1) parcel approximately 1,677 acres in size, and one (1) parcel (T15S, R13E, Tax Lot 131) approximately 137.27 acres in size and located entirely within the UGB and city limits.

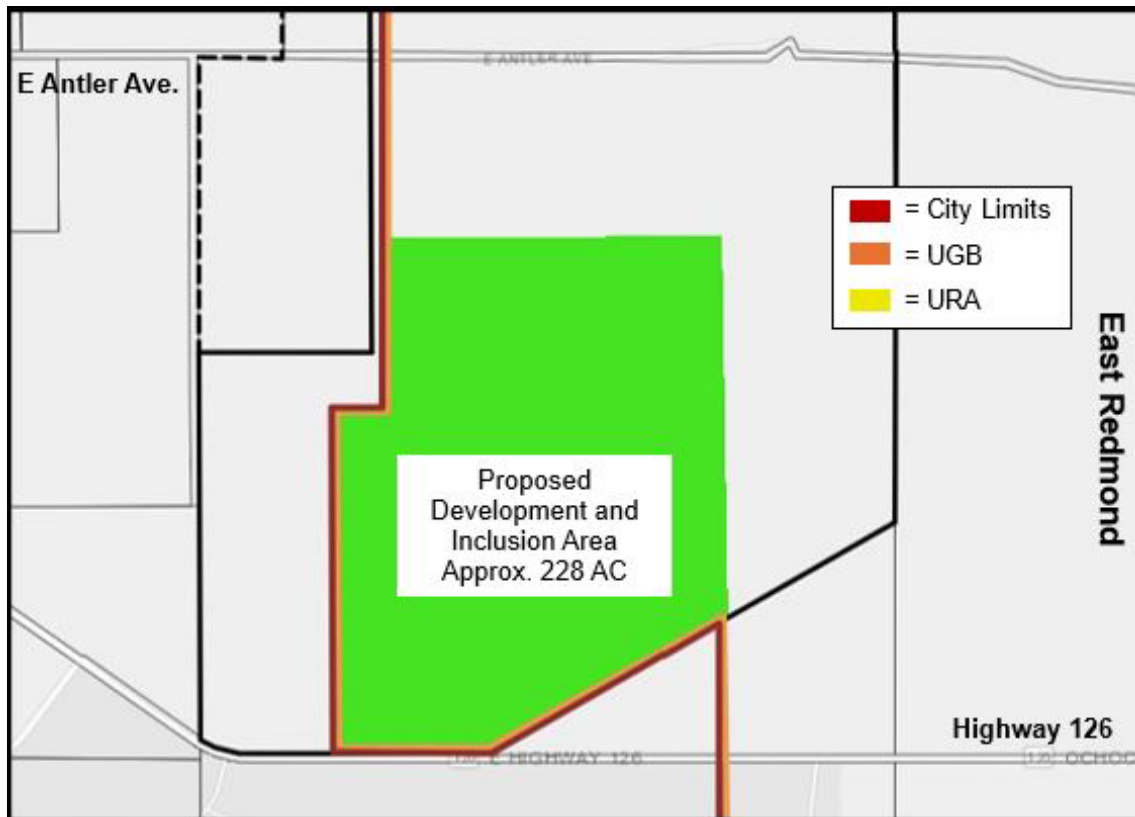
The second reconfiguration and redesignation occurred as a result of the State of Oregon's Affordable Housing Pilot Program established by House Bill 4079 (2016 Session), which allowed select jurisdictions to expedite a UGB expansion for affordable housing development. Redmond's participation in the Affordable Housing Pilot Program was authorized by House Bill 2336 (2019 Session). In 2021, Deschutes County adopted Ordinance 2021-005 and the City adopted Resolution 2021-32 to expand the UGB and city limits to include approximately 40 acres of the 1,677-acre property. The property was then partitioned as evidenced by Partition Plat 2023-28 recorded in Deschutes County Official Record 2023-31682 (County Survey 21231), dated December 28, 2023. This partition created two (2) parcels, one (1) of which is the subject property containing approximately 1,637.69 acres, the other parcel (T15S, R13E, Section 10A, Tax Lot 1900) containing approximately 40 acres and located entirely within the UGB and city limits. The smaller parcel was conveyed to the City on May 28, 2024, via a Statutory Bargain and Sale Deed recorded in Deschutes County Official Record 2024-13474, bringing the subject tract to its current size, configuration, and designation.

Section 2 – Description of Proposal

The applicant, Central Oregon Intergovernmental Council (COIC), has submitted six (6) applications to the City of Redmond and three (3) applications to Deschutes County. Five (5) of the applications submitted to the City are evaluated in this document and are henceforth referred to collectively as the ‘application package’.

The applicant proposes to develop the southernmost portion of the subject property with a regional emergency preparedness and training facility, called Central Oregon Ready, Responsive, Resilient (CORE3). The CORE3 facility is proposed to include academic and administrative facilities, including specialized training facilities such as vehicle operation courses, wildfire/aircraft/train derailment props, shooting and simulations facilities, classrooms and conference rooms, trainee/instructor services, and auxiliary structures necessary to ensure continued and rapid responsiveness during an emergency event. To realize this proposal, the applicant has requested to amend the Redmond Comprehensive Plan (711-23-000146-PLNG), to expand the UGB (711-23-000147-PLNG), to annex territory into city limits (711-23-000150-PLNG), to apply City zoning (711-23-000149-PLNG), and to establish a master development plan (711-23-000148-PLNG). Each individual request requires review for compliance with applicable criteria. The findings and analysis for each request are included in Section 3 of this document.

Figure 2.1 – Proposed Development Site Location



Description of Applications: Each application in this package is described below.

711-23-000146-PLNG (TA) – Comprehensive Plan Text Amendment

Henceforth this application shall be referred to as “146-TA”.

Application 146-TA is a request to amend the Redmond Comprehensive Plan to recognize the need for the CORE3 facility and associated site requirements. The deciding body for this application is the City Council and a decision of approval would be adopted via ordinance, subject to appeals and acknowledgement by the State. The Redmond Urban Area Planning Commission (RUAPC) is required to adopt a recommendation for consideration by the City Council. The following text is proposed to be included into the Comprehensive Plan:

“Public Facilities and Services Policy 11-1-7:

To implement the Central Oregon Emergency Services Center Viability Assessment and the related Strategic Business Plan, the City has determined a need for a suitable site for the Central Oregon Ready, Responsive, Resilient (CORE3) regional public facility as a new community element. The CORE3 facility requires the following site and locational characteristics:

- 300 contiguous acres of suitable vacant land;*
- Within one-quarter mile of the Redmond Municipal Airport; and*
- Direct access to a state highway without the need to travel through designated residential or commercial areas.*

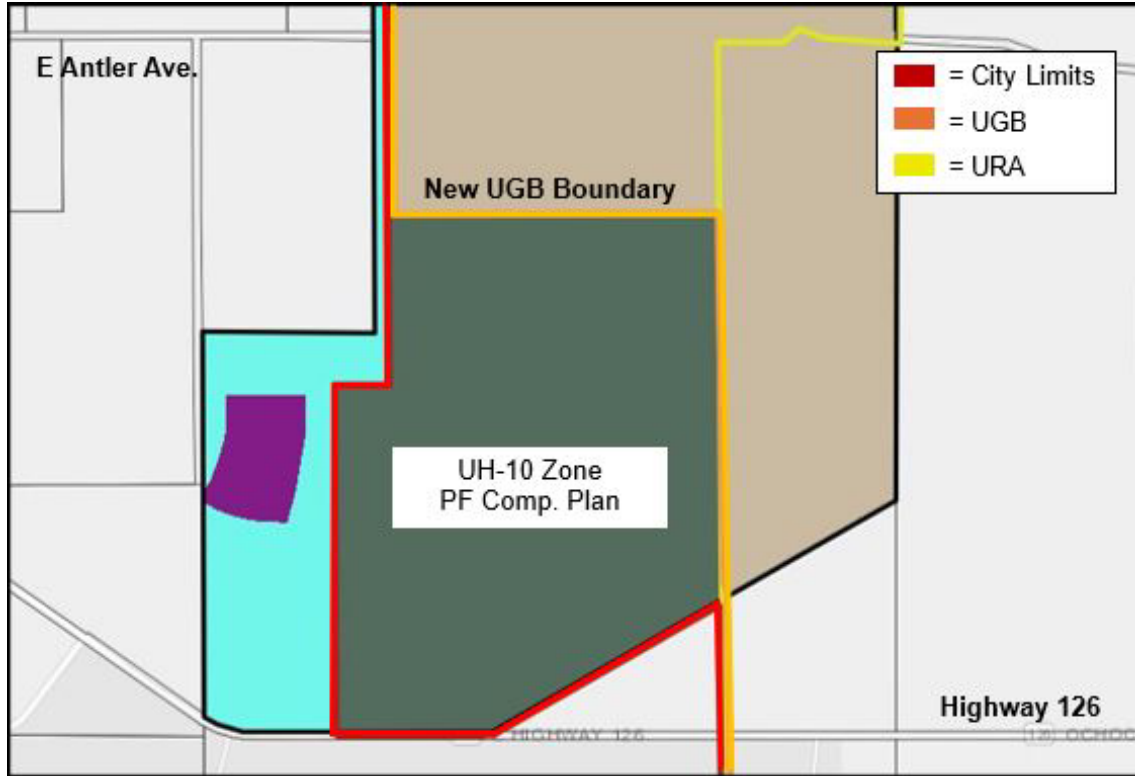
Any land brought into the Urban Growth Boundary to meet public services and facilities site needs identified through this policy shall be limited to Public Safety, Emergency Services, Training and Coordination Facilities.”

711-23-000147-PLNG (UGB) – Urban Growth Boundary Expansion

Henceforth this application shall be referred to as “147-UGB”.

Application 147-UGB is contingent upon application 146-TA and is a request to include approximately 228 URA-designated acres of the subject property into the UGB and to assign the Urban Holding (UH-10) zoning and Public Facilities (PF) Comprehensive Plan designations. Approval must be granted by both the Deschutes County Board of Commissioners and the Redmond City Council. A decision of approval would be adopted via ordinance by both governing bodies, subject to appeals and acknowledgement by the State. The RUAPC and the City Council are both required to adopt a recommendation for consideration by the Board of Commissioners.

Figure 2.2 – Application 147-UGB



711-23-000150-PLNG (ANN) – Annexation

Henceforth this application shall be referred to as “150-ANN”.

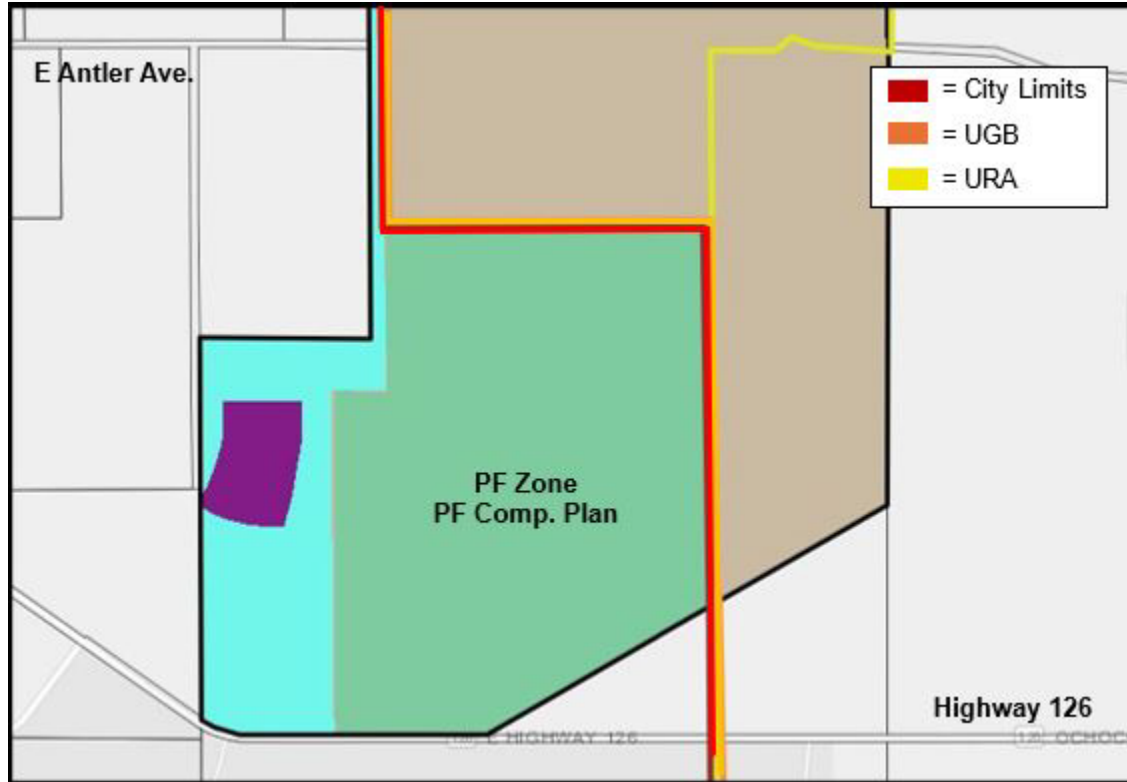
Application 150-ANN is contingent upon application 147-UGB and is a request to annex the same 228 acres into city limits. The deciding body for this application is the City Council and a decision of approval would result in the signing and recording of an annexation agreement. The agreement would then be executed via the adoption of a resolution.

711-23-000149-PLNG (ZMA) – Zone Map Amendment

Henceforth this application shall be referred to as “149-ZMA”.

Application 149-ZMA is contingent upon application 150-ANN and is a request to redesignate the same 228 acres from UH-10 to PF zoning. The deciding body for this application is the City Council and a decision of approval would be adopted via ordinance, subject to appeals and acknowledgement by the State. The RUAPC is required to adopt a recommendation for consideration by the City Council.

Figure 2.3 – Application 149-ZMA



711-23-000148-PLNG (MD) – Master Development Plan

Henceforth this application shall be referred to as “148-MD”.

Application 148-MD is contingent upon applications 150-ANN and 149-ZMA and is a request master development plan authorization to establish the CORE3 facility within the same 228 acres. The deciding body for this application is the City Council and a decision of approval would be adopted via ordinance, subject to appeals and acknowledgement by the State. The RUAPC is required to adopt a recommendation for consideration by the City Council.

Related Applications: The following applications are related to the proposal but are not included in the application package and are not evaluated in this document.

Deschutes County Applications

247-23-000543-PA / 247-23-000544-ZC – Plan Amendment and Zone Change

These applications are a request to change the Deschutes County Comprehensive Plan designation of the same 228-acre portion of the subject property from Agriculture (AG) to Redmond Urban Growth Area (RUGA), and the Deschutes County Zoning designation from Exclusive Farm Use Alfalfa Subzone (EFUAL) to Urban Holding 10 (UH-10). The deciding body for these applications is the Deschutes County Board of Commissioners and a decision of approval would be adopted via ordinance, subject to appeals and acknowledgement by the State. The Deschutes County Community

Development Department can provide additional information regarding these applications.

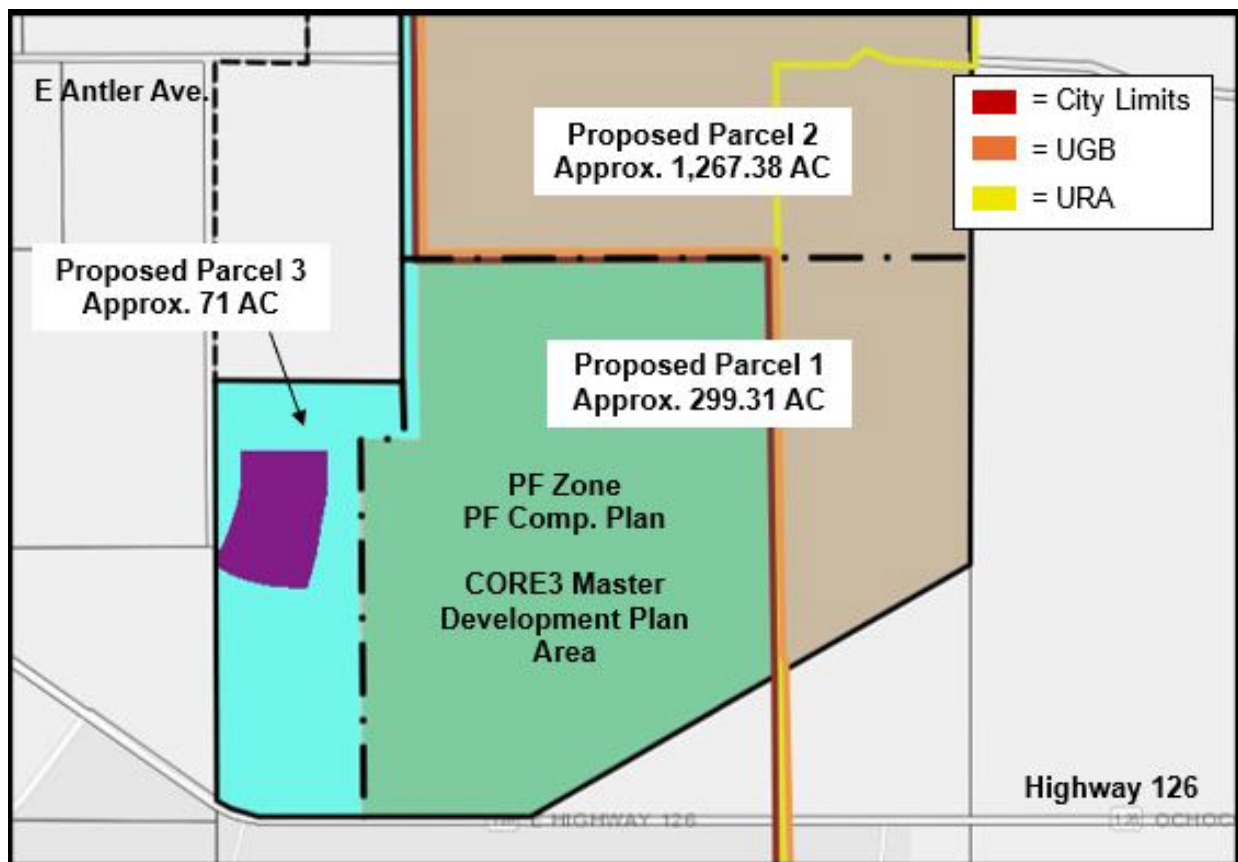
Partition Applications

City Application 711-23-000145-PLNG (RMP) / County Application 247-23-000545-MP

Both of these applications contain the same request for tentative partition approval to divide the subject property into three (3) parcels. Parcel 1 would contain approximately 299.31 acres, Parcel 2 would contain approximately 1267.38 acres, and Parcel 3 would contain approximately 71 acres. Both applications have been approved subject to conditions.

Proposed Outcome: If all nine (9) applications are granted approval and are executed, the subject tract would contain four (4) contiguous properties under common ownership. The subject property would be redesignated and subject to a master development plan authorization for the CORE3 facility, although additional approvals would be required before development activity could commence.

Figure 2.4 – Proposed Outcome



**Table 2.1 – Proposed Subject Property (1637.69 AC)
Designations**

Portion within Deschutes County jurisdiction:		<u>1330.69 AC</u>
<i>Comprehensive Plan and Zoning Designations:</i>	SM Zone	319 AC
	EFU-AL Zone	<u>1011.69 AC</u>
<i>Urban/Rural Designation:</i>	within UGB	0 AC
	within URA	<u>1214.69 AC</u>
	outside URA	116 AC
Portion within city limits:		<u>307 AC</u>
<i>Comprehensive Plan and Zoning Designations:</i>	M-1 Zone	63.6 AC
	M-2 Zone	2.4 AC
	C-4A Zone	13 AC
	PF Zone	<u>228 AC</u>

Table 2.2 – Proposed Parcel 1 (299.31 AC)

Portion within Deschutes County jurisdiction:		<u>70.21 AC</u>
<i>Comprehensive Plan and Zoning Designations:</i>	SM Zone	0 AC
	EFU-AL Zone	<u>70.21 AC</u>
<i>Urban/Rural Designation:</i>	within UGB	0 AC
	within URA	<u>0 AC</u>
	outside URA	70.21 AC
Portion within city limits:		<u>229.1 AC</u>
<i>Comprehensive Plan and Zoning Designations:</i>	M-1 Zone	1.1 AC
	M-2 Zone	0 AC
	C-4A Zone	0 AC
	PF Zone	<u>228 AC</u>

Table 2.3 – Proposed Parcel 2 (1267.38 AC)

Portion within Deschutes County jurisdiction:		1261.48 AC
<i>Comprehensive Plan and Zoning Designations:</i>	SM Zone	319 AC
	EFU-AL Zone	942.48 AC
<i>Urban/Rural Designation:</i>	within UGB	0 AC
	within URA	1215.69 AC
	outside URA	45.79 AC
Portion within city limits:		5.9 AC
<i>Comprehensive Plan and Zoning Designations:</i>	M-1 Zone	3.5 AC
	M-2 Zone	2.4 AC
	C-4A Zone	0 AC
	PF Zone	0 AC

Table 2.4 – Proposed Parcel 3 (71 AC)

Portion within Deschutes County jurisdiction:		0 AC
<i>Comprehensive Plan and Zoning Designations:</i>	SM Zone	0 AC
	EFU-AL Zone	0 AC
<i>Urban/Rural Designation:</i>	within UGB	0 AC
	within URA	0 AC
	outside URA	0 AC
Portion within city limits:		71 AC
<i>Comprehensive Plan and Zoning Designations:</i>	M-1 Zone	58 AC
	M-2 Zone	0 AC
	C-4A Zone	13 AC
	PF Zone	0 AC

*All acreages (AC) provided in these tables are approximate.

Procedural Review: The application package was submitted to the Redmond Community Development Department on July 5, 2023, and notice of application was sent pursuant to RDC Section 8.1310 on July 10, 2023. The application was deemed incomplete and notice of incompleteness was sent pursuant to RDC Section 8.1015 on July 31, 2023. Upon the submission of additional information from the applicant, the application package was deemed complete on December 21, 2023.

Pursuant to RDC Section 8.1335, the Joint Management Agreement (JMA), and Oregon Revised Statute (ORS) 197.797, notice of public hearing was mailed to surrounding property owners within 500 feet of the subject tract on March 5, 2024, posted on the subject tract on March 21, 2024, and published in the Bend Bulletin on April 4, 2024. The first public hearing was opened by the RUAPC on April 24, 2024, and continued to May 1, 2024. After deliberation, the RUAPC unanimously voted 4 to 0 to adopt a recommendation of approval for consideration by City Council, subject to the conditions of approval.

Subsequently, notice of public hearing was then mailed to surrounding property owners within 500 feet of the subject tract on June 24, 2024, posted on the subject tract on June 25, 2024, and published in the Bend Bulletin on June 30, 2024. The application package will be considered by City Council on July 23, 2024.

Section 3 – Review and Analysis

Each application in this package is subject to different criteria; however, the entire application package is subject to review for compliance with Oregon Revised Statutes (ORS), Oregon Revised Statutes (OAR), the City of Redmond and Deschutes County Joint Management Agreement (JMA), the Redmond Development Code (RDC), the Redmond Comprehensive Plan, and the Statewide Planning Goals. This section contains a summary of written comments received prior to the publishing of this document, the applicable criteria listed by application, as well as staff findings and analysis.

Comments: As of July 16, 2024, no written comments from the public have been submitted into the record. Only ODOT has submitted comments, which have been included in attachment B and summarized here.

Oregon Department of Transportation (ODOT)	The subject property contains an existing public approach along Highway 126, located approximately where SE 21 st Street is proposed to be, and a temporary approach further west.
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Applicable Criteria: Upon adoption of Ordinance 2023-07 on December 19, 2023, various provisions of the RDC were amended. As the application package was submitted prior to the effective date of Ordinance 2023-07, it is being evaluated for compliance with the provisions that were in effect at the time the application package was submitted in accordance with ORS 227.178. The RDC was previously amended by Ordinance 2022-09.

Criteria applicable to all applications:

- ORS 197.175 Cities' and counties' planning responsibilities; rules on incorporation; compliance with goals.
- RDC 8.0065 Establishment of Zones and Districts.
- RDC 8.0385 Neighborhood Meeting.
- RDC 8.0750 Authorization to Initiate Amendments.
- RDC 8.0760 Criteria for Amendments.
- RDC 8.0765 Tentative Approval.
- RDC 8.2815 Transportation System Analysis.
- Redmond Comprehensive Plan
- Statewide Planning Goals

Criteria applicable to 147-UGB:

- OAR 660-021-0060 Urban Growth Boundary Expansion.
- OAR 660-024-0020 Adoption or Amendment of a UGB.
- OAR 660-024-0040 Land Need.
- OAR 660-024-0050 Land Inventory and Response to Deficiency.

- OAR 660-024-0065 Establishment of Study Area to Evaluate Land for Inclusion in the UGB.
- OAR 660-024-0067 Evaluation of Land in the Study Area for Inclusion in the UGB; Priorities.
- OAR 660-024-0070 UGB Adjustments.
- JMA(6)(C). RUGB Amendments and RURA Boundary Designations.
- JMA(8)(A). Area of Mutual Interest.

Criteria applicable to 150-ANN:

- JMA (10)(A). Special Provisions.
- RDC 8.0130 Urban Holding UH-10 Zone.

Criteria applicable to 149-ZMA:

- RDC 8.0070 Location of Zones.
- RDC 8.0075 Zoning Maps.
- RDC 8.0080 Zone Boundaries.
- RDC 8.0085 Zoning of Annexed Areas.

Criteria applicable to 148-MD:

- RDC 8.0220 Table E, Permitted Uses.
- RDC 8.0270 Master Development Plans.

Staff Findings: The staff findings and analysis are divided by criteria into the following subsections:

Subsection 3A. Oregon Revised Statute (ORS)
Subsection 3B. Oregon Administrative Rule (OAR)
Subsection 3C. Joint Management Agreement (JMA)
Subsection 3D. Redmond Development Code (RDC)
Subsection 3E. Redmond Comprehensive Plan
Subsection 3F. Oregon Statewide Planning Goals

Subsection 3A – ORS

ORS 197.175(1-2) Cities' and counties' planning responsibilities; rules on incorporation; compliance with goals.

1. Cities and counties shall exercise their planning and zoning responsibilities, including, but not limited to, a city or special district boundary change which shall mean the annexation of unincorporated territory by a city, the incorporation of a new city and the formation or change of organization of or annexation to any special district authorized by ORS 198.705 to 198.955, 199.410 to 199.534 or 451.010 to 451.620, in accordance with ORS chapters 195, 196, 197 and 197A and the goals approved under ORS chapters 195, 196, 197 and 197A. The Land Conservation and Development Commission shall adopt rules clarifying how the goals apply to the incorporation of a new city. Notwithstanding the provisions of section 15, chapter 827, Oregon Laws 1983, the rules shall take effect upon adoption by the commission. The applicability of rules promulgated under this section to the incorporation of cities prior to August 9, 1983, shall be determined under the laws of this state.
2. Pursuant to ORS chapters 195, 196, 197 and 197A, each city and county in this state shall:
 - a. Prepare, adopt, amend and revise comprehensive plans in compliance with goals approved by the commission;
 - b. Enact land use regulations to implement their comprehensive plans;
 - c. If its comprehensive plan and land use regulations have not been acknowledged by the commission, make land use decisions and limited land use decisions in compliance with the goals;
 - d. If its comprehensive plan and land use regulations have been acknowledged by the commission, make land use decisions and limited land use decisions in compliance with the acknowledged plan and land use regulations; and
 - e. Make land use decisions and limited land use decisions subject to an unacknowledged amendment to a comprehensive plan or land use regulation in compliance with those land use goals applicable to the amendment.

GENERAL FINDINGS: These criteria authorize cities to exercise planning and zoning responsibilities, to annex territory, and to revise their respective comprehensive plans pursuant to state law and the Statewide Planning Goals. These criteria also enable cities to evaluate and decide on proposals that are subject to unacknowledged comprehensive plan amendments.

Application 146-TA is a proposal to amend the Redmond Comprehensive Plan. Except for application 146-TA, each application in this package is contingent upon the approval of the application that precedes it. Therefore, the decision to approve or deny four (4) of the applications in this package is a decision subject to an unacknowledged comprehensive plan amendment. Staff finds that pursuant to these criteria, the City has authority to evaluate the application package for compliance with applicable criteria and to issue a final decision, subject to appeals and acknowledgment by the State.

Subsection 3B – OAR

OAR 660-021-0060 Urban Growth Boundary Expansion

All lands within urban reserves established pursuant to this division shall be included within an urban growth boundary before inclusion of other lands, except where an identified need for a particular type of land cannot be met by lands within an established urban reserve.

GENERAL FINDINGS: This criterion only applies to application 147-UGB.

FINDINGS FOR 147-UGB: Application 147-UGB is a request to include 228 acres of land currently designed as URA into the UGB. This criterion is met.

OAR 660-024-0020(1-2) Adoption or Amendment of a UGB

1. All statewide goals and related administrative rules are applicable when establishing or amending a UGB, except as follows:
 - a. The exceptions process in Goal 2 and OAR chapter 660, division 4, is not applicable unless a local government chooses to take an exception to a particular goal requirement, for example, as provided in OAR 660-004-0010(1);
 - b. Goals 3 and 4 are not applicable;
 - c. Goal 5 and related rules under OAR chapter 660, division 23, apply only in areas added to the UGB, except as required under OAR 660-023-0070 and 660-023-0250;
 - d. The transportation planning rule requirements under OAR 660-012-0060 need not be applied to a UGB amendment if the land added to the UGB is zoned as urbanizable land, either by retaining the zoning that was assigned prior to inclusion in the boundary or by assigning interim zoning that does not allow development that would generate more vehicle trips than development allowed by the zoning assigned prior to inclusion in the boundary;
 - e. Goal 15 is not applicable to land added to the UGB unless the land is within the Willamette River Greenway Boundary;
 - f. Goals 16 to 18 are not applicable to land added to the UGB unless the land is within a coastal shorelands boundary;
 - g. Goal 19 is not applicable to a UGB amendment.
2. The UGB and amendments to the UGB must be shown on the city and county plan and zone maps at a scale sufficient to determine which particular lots or parcels are included in the UGB. Where a UGB does not follow lot or parcel lines, the map must provide sufficient information to determine the precise UGB location.

GENERAL FINDINGS: These criteria only apply to application 147-UGB.

FINDINGS FOR 147-UGB: Pursuant to these criteria, Statewide Planning Goals 3, 4, and 15 through 19 are not applicable to this application. Compliance with the applicable Statewide Planning Goals is evaluated in subsection 3F.

The applicant has submitted a development plan map and the tentative plan for application 711-23-000145-PLNG, which is a request to divide the subject property into three (3) parcels that was approved on May 15, 2024. The plans demonstrate that the UGB boundary is proposed to align with future property lines. However, it is not known when the partition will be executed. Therefore, to ensure compliance with these criteria, staff recommends a condition of approval requiring the applicant to provide a legal description of the proposed UGB inclusion area evaluated in this application. With this condition, these criteria are met.

OAR 660-024-0040(1-7) Land Need

(1) The UGB must be based on the appropriate 20-year population forecast for the urban area as determined under rules in OAR chapter 660, division 32, and must provide for needed housing, employment and other urban uses such as public facilities, streets and roads, schools, parks and open space over the 20-year planning period consistent with the land need requirements of Goal 14 and this rule. The 20-year need determinations are estimates which, although based on the best available information and methodologies, should not be held to an unreasonably high level of precision. Local governments in Crook, Deschutes or Jefferson Counties may determine the need for Regional Large-Lot Industrial Land by following the provisions of OAR 660-024-0045 for areas subject to that rule.

[Non-applicable criteria omitted for brevity.]

(3) A local government may review and amend the UGB in consideration of one category of land need (for example, housing need) without a simultaneous review and amendment in consideration of other categories of land need (for example, employment need).

[Non-applicable criteria omitted for brevity.]

(7) The determination of 20-year land needs for transportation and public facilities for an urban area must comply with applicable requirements of Goals 11 and 12, rules in OAR chapter 660, divisions 11 and 12, and public facilities requirements in ORS 197.712 and 197.768. The determination of school facility needs must also comply with 195.110 and 197.296 for local governments specified in those statutes.

GENERAL FINDINGS: These criteria only apply to application 147-UGB.

FINDINGS FOR 147-UGB: Application 146-TA is a request to add a new policy to the Redmond Comprehensive Plan. The proposed policy states:

“Public Facilities and Services Policy 11-1-7:

To implement the Central Oregon Emergency Services Center Viability Assessment and the related Strategic Business Plan, the City has determined a need for a suitable site for the Central Oregon Ready, Responsive, Resilient (CORE3) regional public facility as a new community element. The CORE3 facility requires the following site and locational characteristics:

- *300 contiguous acres of suitable vacant land;*

- *Within one-quarter mile of the Redmond Municipal Airport; and*
- *Direct access to a state highway without the need to travel through designated residential or commercial areas.*

Any land brought into the Urban Growth Boundary to meet public services and facilities site needs identified through this policy shall be limited to Public Safety, Emergency Services, Training and Coordination Facilities.”

Per these criteria and other provisions of state law, a UGB is required to contain a twenty (20) year supply of lands for any recognized land need. Application 146-TA is a request to recognize a new land need for a regional emergency preparedness and training facility, which is a type of public facility need. Application 147-UGB is a request to expand the UGB to accommodate this public facility need without consideration for any other category of land need. As this type of public facility is not related to utilities or transportation, adoption of application 147-UGB would not require review of OAR 660-011 or OAR 660-012, nor would it require amendments to the Redmond Transportation System Plan (TSP) or Public Facility Plans. Staff finds that application 147-UGB could comply with these criteria but is contingent upon application 146-TA, and as such, recommends a condition of approval requiring the approval and adoption of application 147-UGB to occur concurrently or following the approval and adoption of application 146-TA. With this condition, these criteria are met.

OAR 660-024-0050(1-7) Land Inventory and Response to Deficiency
(1) When evaluating or amending a UGB, a local government must inventory land inside the UGB to determine whether there is adequate development capacity to accommodate 20-year needs determined in OAR 660-024-0040. For residential land, the buildable land inventory must include vacant and redevelopable land, and be conducted in accordance with OAR 660-007-0045 or 660-008-0010, whichever is applicable, and ORS 197.296 for local governments subject to that statute. For employment land, the inventory must include suitable vacant and developed land designated for industrial or other employment use, and must be conducted in accordance with OAR 660-009-0015. <i>[Non-applicable criteria omitted for brevity.]</i> (4) If the inventory demonstrates that the development capacity of land inside the UGB is inadequate to accommodate the estimated 20-year needs determined under OAR 660-024-0040, the local government must amend the plan to satisfy the need deficiency, either by increasing the development capacity of land already inside the city or by expanding the UGB, or both, and in accordance with ORS 197.296 where applicable. Prior to expanding the UGB, a local government must demonstrate that the estimated needs cannot reasonably be accommodated on land already inside the UGB. If the local government determines there is a need to expand the UGB, changes to the UGB must be determined by evaluating alternative boundary locations consistent with Goal 14 and applicable rules at OAR 660-024-0060 or 660-024-0065 and 660-024-0067. <i>[Non-applicable criteria omitted for brevity.]</i> (6) When land is added to the UGB, the local government must assign appropriate urban plan designations to the added land, consistent with the need determination

and the requirements of section (7) of this rule, if applicable. The local government must also apply appropriate zoning to the added land consistent with the plan designation or may maintain the land as urbanizable land until the land is rezoned for the planned urban uses, either by retaining the zoning that was assigned prior to inclusion in the boundary or by applying other interim zoning that maintains the land's potential for planned urban development. The requirements of ORS 197.296 regarding planning and zoning also apply when local governments specified in that statute add land to the UGB.

- (7) Lands included within a UGB pursuant to OAR 660-024-0065(3) to provide for a particular industrial use, or a particular public facility, must be planned and zoned for the intended use and must remain planned and zoned for that use unless the city removes the land from the UGB.

GENERAL FINDINGS: These criteria only apply to application 147-UGB.

FINDINGS FOR 147-UGB: As discussed previously, application 146-TA is a request to recognize a new land need for a regional emergency preparedness and training facility, for which only land located within one-quarter mile of the Redmond Municipal Airport and containing direct access to a state highway and 300 vacant, contiguous acres would be suitable. The applicant has submitted a site selection analysis prepared by Winterbrook Planning into the record to address the applicable requirements of OAR 660-024. Based on measurements taken using the City of Redmond Geographic Information Systems (GIS) tools, staff concurs with the site selection analysis finding that there are currently no lands within the UGB that could satisfy the public facility need when accounting for the size, proximity, and site characteristics.

Approval of application 147-UGB and of the corresponding County applications (247-23-000543-PA, 247-23-000544-ZC) would include land into the UGB and apply UH-10 zoning, the RUGA Deschutes County Comprehensive Plan designation, and the PF Redmond Comprehensive Plan designation. Approval of applications 150-ANN and 149-ZMA would include the same land into city limits and apply the PF zoning designation. Staff finds that the applicant's proposal has met the requirement to plan and zone the UGB inclusion area for the intended regional emergency preparedness and training facility use. To ensure continued compliance, staff recommends a condition of approval that the UGB inclusion area evaluated in this application may only be designated as UH-10 or PF zone until such time that it is wholly removed from the UGB. With this condition, these criteria are met.

OAR 660-024-0065(1-6) Establishment of Study Area to Evaluate Land for Inclusion in the UGB

- (1) When considering a UGB amendment to accommodate a need deficit identified in OAR 660-024-0050(4), a city outside of Metro must determine which land to add to the UGB by evaluating alternative locations within a "study area" established pursuant to this rule. To establish the study area, the city must first identify a "preliminary study area" which shall not include land within a different UGB or the

corporate limits of a city within a different UGB. The preliminary study area shall include:

- (a) All lands in the city's acknowledged urban reserve, if any;
- (b) All lands that are within the following distance from the acknowledged UGB:
 - (A) For cities with a UGB population less than 10,000: one-half mile;
 - (B) For cities with a UGB population equal to or greater than 10,000: one mile;
- (c) All exception areas contiguous to an exception area that includes land within the distance specified in subsection (b) and that are within the following distance from the acknowledged UGB:
 - (A) For cities with a UGB population less than 10,000: one mile;
 - (B) For cities with a UGB population equal to or greater than 10,000: one and one-half miles;
- (d) At the discretion of the city, the preliminary study area may include land that is beyond the distance specified in subsections (b) and (c).

[Non-applicable criteria omitted for brevity.]

- (3) When the primary purpose for expansion of the UGB is to accommodate a particular industrial use that requires specific site characteristics, or to accommodate a public facility that requires specific site characteristics, and the site characteristics may be found in only a small number of locations, the preliminary study area may be limited to those locations within the distance described in section (1) or (2), whichever is appropriate, that have or could be improved to provide the required site characteristics. For purposes of this section:
 - (a) The definition of "site characteristics" in OAR 660-009-0005(11) applies for purposes of identifying a particular industrial use.
 - (b) A "public facility" may include a facility necessary for public sewer, water, storm water, transportation, parks, schools, or fire protection. Site characteristics may include but are not limited to size, topography and proximity.

- (4) The city may exclude land from the preliminary study area if it determines that:

[Non-applicable criteria omitted for brevity.]

- (d) The land is owned by the federal government and managed primarily for rural uses.
- (5) After excluding land from the preliminary study area under section (4), the city must adjust the area, if necessary, so that it includes an amount of land that is at least twice the amount of land needed for the deficiency determined under OAR 660-024-0050(4) or, if applicable, twice the particular land need described in section (3). Such adjustment shall be made by expanding the distance specified under the applicable section (1) or (2) and applying section (4) to the expanded area.
- (6) For purposes of evaluating the priority of land under OAR 660-024-0067, the "study area" shall consist of all land that remains in the preliminary study area described in section (1), (2) or (3) of this rule after adjustments to the area based on sections (4) and (5), provided that when a purpose of the UGB expansion is to accommodate a public park need, the city must also consider whether land excluded under subsection (4)(a) through (c) of this rule can reasonably accommodate the park use.

GENERAL FINDINGS: These criteria only apply to application 147-UGB.

FINDINGS FOR 147-UGB: According to the applicant's narrative and development plan map, the proposed facility would feature a programmatic emphasis on wildfire response training and coordination. Therefore, application 146-TA is a request to recognize the need for a public facility, including necessary siting characteristics, that would provide for regional fire protection.

These criteria describe the legal method for establishing a UGB inclusion study area, from which cities are supposed to evaluate multiple alternatives and select the most suitable lands to satisfy a land deficiency. The methodology requires identifying all properties within a specified range, then removing properties that do not meet the necessary siting characteristics as well as federal lands managed for rural use. Upon review of these criteria, staff concurs with the site selection analysis finding that the subject property, containing approximately 1,556.9 acres, is the only property eligible to be included into the UGB inclusion study area. These criteria are met.

OAR 660-024-0065(9) Establishment of Study Area to Evaluate Land for Inclusion in the UGB
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(9) Notwithstanding OAR 660-024-0050(4) and section (1) of this rule, except during periodic review or other legislative review of the UGB, the city may approve an application under ORS 197.610 to 197.625 for a UGB amendment to add an amount of land less than necessary to satisfy the land need deficiency determined under OAR 660-024-0050(4), provided the amendment complies with all other applicable requirements.

GENERAL FINDINGS: This criterion only applies to application 147-UGB.

FINDINGS FOR 147-UGB: Application 147-UGB is a request to include 228 acres into the UGB to satisfy most of the 300-acre land need identified by application 146-TA. Additionally, this application is a quasi-judicial, rather than a legislative or periodic review of the UGB. This criterion is met.

OAR 660-024-0067(1-7) Evaluation of Land in the Study Area for Inclusion in the UGB; Priorities
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(1) A city considering a UGB amendment must decide which land to add to the UGB by evaluating all land in the study area determined under OAR 660-024-0065, as follows
--

[Non-applicable criteria omitted for brevity.]

GENERAL FINDINGS: This criterion only applies to application 147-UGB.

FINDINGS FOR 147-UGB: As discussed previously, only one (1) property is within the UGB inclusion study area. Therefore, staff finds that the alternate site evaluation and selection requirements described in these criteria are not applicable to this application.

OAR 660-024-0070 UGB(1) Adjustments
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(1) A local government may adjust the UGB at any time to better achieve the purposes of Goal 14 and this division. Such adjustment may occur by adding or removing land from the UGB, or by exchanging land inside the UGB for land outside the UGB. The requirements of section (2) of this rule apply when removing land from the UGB. The requirements of Goal 14 and this division [and ORS 197.298] apply when land is added to the UGB, including land added in exchange for land removed. The requirements of ORS 197.296 may also apply when land is added to a UGB, as specified in that statute. If a local government exchanges land inside the UGB for land outside the UGB, the applicable local government must adopt appropriate rural zoning designations for the land removed from the UGB prior to or at the time of adoption of the UGB amendment and must apply applicable location and priority provisions of OAR 660-024-0060 through 660-020-0067.

GENERAL FINDINGS: This criterion only applies to application 147-UGB.

FINDINGS FOR 147-UGB: The requirements of Goal 14 are expressed through OAR 660-024, which is evaluated throughout this subsection. Additionally, both ORS 197.296 and 197.298 were renumbered to ORS 197A.355, titled, “Priority of land to be included within Metro urban growth boundary”, which is not applicable to the city of Redmond. This criterion is met.

Subsection 3C – JMA

JMA(6)(C). RUGB Amendments and RURA Boundary Designations.
Quasi-judicial UGB amendments shall be heard in accordance with Exhibit B, with any appeal heard before the BOCC.
1) Any corresponding plan designation and zoning map amendment application may be heard as part of the same process.
2) City and County shall be given a forty-five day notice of the proposal prior to the hearing before the hearings body, and any comments shall be included in the staff report.
3) The amendment shall become effective upon adoption of the amendment by the BOCC.
4) Adoption by the Council will also be required.
5) County shall send a copy of the ordinance adopting the map amendment to the City.

GENERAL FINDINGS: These criteria only apply to application 147-UGB.

FINDINGS FOR 147-UGB: These criteria are directed at City and County staff. Adequate notice of this application package was provided to the County and no comments have been received. This application package is being reviewed pursuant to Exhibit B of the JMA and other applicable procedural requirements found in both state law and the RDC. If this application is granted approval, it will be adopted in compliance with the provisions of the JMA.

JMA(8)(A). Area of Mutual Interest.
A. City and County shall collaborate to assure that the AMI is master planned before it is incorporated into RUUGA.

GENERAL FINDINGS: The criterion only applies to application 147-UGB.

FINDINGS FOR 147-UGB: The subject tract is located within the AMI (“Area of Mutual Interest”). Application 147-UGB is a request to include 228 acres of the subject property into the UGB, also referred to as the RUUGA (“Redmond Unincorporated Urban Growth Area”). This application package includes application 148-MD, a master development plan proposal for the same portion of the subject property, which is reviewed throughout this document. This criterion is met.

JMA (10)(A). Special Provisions.
Annexations to City Limits.
1) City and County may rely on this agreement as a prerequisite to annexations under ORS 195.205(2)(a)(B) and statutes referenced therein.
2) City annexations will occur only within the RUGB.

- 3) Specific annexation decisions will comply with applicable land use law and be consistent with City annexations policies.
- 4) City will provide County at least 15 days' prior written notice to review and comment on annexation decisions.
- 5) When annexing territory, City will also annex roads and road rights of way adjacent to such territory provided that such rights of way are entirely located within RURA.
- 6) Transfer of authority upon annexation:
 - a) Upon annexation, jurisdiction of all land use approvals within the territory annexed will automatically transfer from County to City. Permits will remain effective and will be recognized by City as if they were made by City.
 - b) Upon annexation, City will administer all land use approvals in the annexed territory, implement and enforce such approvals together with all implementing agreements. This includes improvement agreements, conditions of approval agreements, bonds and other similar arrangements.
 - c) For land use approvals within the RUUGA after the date of this agreement, all improvement agreements, conditions of approval agreements, annexation agreements, utility agreements and similar agreements will be approved and signed by the Council and the BOCC jointly. All bonds must designate both City and County as the assured agencies.

GENERAL FINDINGS: These criteria only apply to application 150-ANN.

FINDINGS FOR 150-ANN: The County has been provided adequate notice of this application package and no comments have been received. Following inclusion of a 228-acre portion of the subject property into the UGB, the applicant proposes to annex the same portion into city limits. This portion of the subject property is not adjacent to any existing County ROW. To ensure continued compliance, staff recommends a condition of approval requiring the approval and adoption of application 150-ANN to occur concurrently or following the approval and adoption of application 147-UGB. With this condition, these criteria are met.

Subsection 3D – RDC

8.0065 Establishment of Zones and Districts.

(Identifies allowable zones and definitions for them):

UH-10 Urban Holding Zone. To retain large undeveloped or underdeveloped land areas for future urban development; to act as a holding category and is considered agricultural in nature as it will allow agricultural uses to continue operation until urbanization takes place. Land in the UH-10 Holding Zone requires annexation, master plan approval, a zone change and/or a comprehensive plan amendment before urban development can occur. In most instances, Master plans are required before development can occur.

PF Public Facilities Zone. To provide for public facility and other uses such as: wastewater treatment facilities, water storage reservoirs, well sites, public schools, public or private child care facilities, transportation/mobility, libraries, museums, pavilions, public plazas, public safety or emergency services, emergency training and coordination facilities, and Public Works Administration facilities.

GENERAL FINDINGS: All properties within the UGB are assigned UH-10 zoning, a County zoning district. Pursuant to these criteria, requests to apply City zoning must be accompanied by annexation into city limits. Pursuant to RDC Section 8.0085, the zoning of annexed areas must be compatible with the underlying Redmond Comprehensive Plan designation.

Approval of application 147-UGB would include land into the UGB and apply the UH-10 zoning and PF Redmond Comprehensive Plan designations. Approval of applications 150-ANN and 149-ZMA would include the same land into city limits and apply the PF zoning designation. Application 148-MD is a request for master development plan authorization to establish an emergency training and coordination use, an outright permitted use within the PF zone. To ensure that the proposal remains consistent with the purpose and intent of the UH-10 and PF zoning districts, staff recommends a condition of approval requiring the approval and adoption of application 149-ZMA to occur concurrently or following the approval and adoption of application 150-ANN. With this condition, these criteria are met.

RDC 8.0070 Location of Zones.

The boundaries of the zones listed in these standards shall be as indicated on the most recent City of Redmond Zone Map, as amended, which is hereby adopted by reference. The boundaries shall be modified in accordance with Section 8.0750 et seq (Amendments).

GENERAL FINDINGS: This criterion only applies to application 149-ZMA.

FINDINGS FOR 149-ZMA: Application 149-ZMA includes a request to modify zoning districts, and so must comply with RDC Sections 8.0750 through 8.0765. Compliance with these criteria is discussed below.

RDC 8.0075 Zoning Maps.

A Zoning Map or Zoning Map Amendment adopted by Section 8.0070 of these standards or by an amendment to said section shall be prepared by authority of the Planning Commission or be a modification by the City Council of a map or map amendment so prepared. The map or map amendment shall be dated with the effective date of adoption of the map or map amendment. A certified print of the adopted map or map amendment shall be maintained in the office of the County Clerk, the office of the City Manager and the Planning Department as long as these standards remain in effect.

GENERAL FINDINGS: This criterion only applies to application 149-ZMA.

FINDINGS FOR 149-ZMA: This criterion is directed at City staff. Should application 149-ZMA be approved, it will be adopted in compliance with this criterion.

RDC 8.0080 Zone Boundaries.

Unless otherwise specified, Zone Boundaries are section lines, subdivision lines, lot lines, center lines of streets, alleys, canal, or rights-of-way, water courses, ridges or rimrocks, other readily recognizable or identifiable natural features, or such lines extended. Whenever any uncertainty exists as to the boundary of a zone as shown on the Zoning Map or amendment thereto, the following regulations shall control:

1. Where a boundary line is indicated as following a street, alley, canal, or right-of-way, it shall be construed as following the center line of such right-of-way.
2. Where a boundary line follows or approximately coincides with a section, lot, or property ownership line, it shall be construed as following such line.
3. When a lot is divided by a zone boundary and the property owner disputes the location of the boundary, the owner may file a declaratory ruling to determine the exact location of the zone boundary. In this case, the determination shall be made by the Hearings Body, subject to appeal by the City Council.
4. Where a public street, alley, canal, or railroad right-of-way is officially vacated, the zoning regulations applicable to abutting property on each side of the center line of such right-of-way is officially vacated, the zoning regulations applicable to abutting property on each side of the center line of such right-of-way on each respective side thereof. If the right-of-way is vacated in total to one property owner, the zoning of that abutting property shall apply to the total vacated property.

GENERAL FINDINGS: These criteria only apply to application 149-ZMA.

FINDINGS FOR 149-ZMA: As discussed previously, adoption of applications 147-UGB and 150-ANN would bring the area proposed to be rezoned into the UGB and city limits. Once included into city limits, this portion of the property would be bounded by city limits to the north, property lines to the south, and by the URA boundary to the east. Additionally, the subject property was recently approved for a three-parcel partition (711-23-000145-PLNG), for which property lines are proposed along the northern and western boundaries of the rezone area. These criteria are met.

RDC 8.0085 Zoning of Annexed Areas.

Property annexed to the city shall be zoned in compliance with approved Urban Area Master Plans or with a zoning classification that is compatible with planned land use designations in the Comprehensive Plan, the Redmond Urban Area Framework Plan, as determined by the City.

GENERAL FINDINGS: This criterion only applies to application 149-ZMA.

FINDINGS FOR 149-ZMA: The subject property is not subject to an Urban Area Master Plan or a Framework Plan. As discussed previously, application 149-ZMA proposes to apply zoning consistent with the Comprehensive Plan designation proposed by application 147-UGB. This criterion is met.

RDC 8.0130(1) Urban Holding UH-10 Zone.

The City shall administer the provisions of Title 20 Redmond Urban Area Zoning Ordinance of the Deschutes County Code for this County zoning district.

- 1. Master Development Plans.** The development and approval of an Urban Area Master Plan subject to the provisions of RDC 8.0270 is required as a condition of annexation, prior to or concurrent with rezoning from UH-10 to City zoning districts.

GENERAL FINDINGS: This criterion only applies to application 150-ANN.

FINDINGS FOR 150-ANN: The applicant has submitted application 148-MD for review in compliance with this criterion. This criterion is met.

RDC 8.0220 Table E, Permitted Uses.

The following land uses are permitted outright or conditionally in each respective zone:

"O" means Permitted Outright

"C" means Permitted Conditionally

"N" mean Not Allowed

LAND USE:	ZONE					Comment:
Non-Residential Uses:	FG	OSPR	PF	Park	Airport Zone / Airport Compatibility Zone	
Public Safety, Emergency Services, Training Coordination Facilities	O	C	O	C	C	

GENERAL FINDINGS: This criterion is only applicable to application 148-MD.

FINDINGS FOR 148-MD: Application 148-MD is a request for master development plan authorization to establish an emergency training and coordination use, which is an outright permitted use within the PF zone. To ensure continued compliance with this criterion, staff recommends a condition of approval requiring the approval and adoption of application 148-MD to occur concurrently or following the approval and adoption of application 149-ZMA. With this condition, this criterion is met.

RDC 8.0270(1-2) Master Development Plans.

A Master Development Plan is required as a condition of annexation, or after annexation, but prior to or concurrent with rezoning from Urban Holding-10 to other City zoning districts. The specific requirements for a Master Development Plan are:

1. **Applicability.** This section applies to properties proposed for annexation or rezoning from Urban Holding-10, except that in the event that an applicant has applied for a Planned Unit Development application prior to or concurrent with rezoning from Urban Holding-10, the Master Development Plan approval criteria shall be those used for the Planned Unit Development application and the Great Neighborhood Principles.
2. **Purpose.** The purpose of Master Development Plan is to provide:
 - A. Orderly and efficient development of the City consistent with the City of Redmond Framework Plan and adopted Area Plans.
 - B. Compatibility or transitions with adjacent developments and the character of the area.
 - C. A complementary mix of uses and activities.
 - D. An interconnected transportation network (streets, bicycle routes, and pedestrian trails) within the master plan area and to existing and planned City streets, routes, and trails.
 - E. A range of housing choices and densities for areas planned to have residential components.
 - F. A range of open spaces and recreation facilities, as needed to facilitate the Framework Plan and an adopted Area Plan.
 - G. Public and semi-public facilities and services.
 - H. Preservation of historic buildings, scenic views, and natural resources to the greatest extent possible.
 - I. Transitions or buffers between urban development and rural areas.
 - J. Implementation of Redmond's Comprehensive Plan, including adopted Area Plans and the Great Neighborhood Planning Principles described in 3(C)(13) below.

GENERAL FINDINGS: These criteria are only applicable to application 148-MD.

FINDINGS FOR 148-MD: The applicant has submitted application 148-MD concurrently with applications 150-ANN and 149-ZMA in compliance with these criteria. Staff has recommended a condition of approval requiring the approval and adoption of application 148-MD to occur concurrently or following the approval and adoption of application 149-ZMA. With this condition, these criteria are met.

RDC 8.0270(3)(A) Master Development Plans.

3. Procedures for Review.

- A. **General.** Master Development Plans (MDP or PMDP) shall be approved through a quasi-judicial review process. Application procedures and related fees for approval may be streamlined in order to promote timely development of urban planning for land zoned UH-10. The Community Development Director, or designee, shall inform the applicant during the mandatory pre-application stage if the proposed MDP area includes the necessary contiguous properties. The determination for the proposed plan area shall be based on utilizing the following factors:
1. Whether there are properties that abut or are surrounded by the plan boundary that would reasonably fit within the zoning concept for the area plan;
 2. Whether the extension of public services and infrastructure would be enhanced by the inclusion of abutting properties;
 3. Whether the total acreage of abutting or enclave properties is less than the acreage in the proposed plan area; and
 4. There is a community interest that would be served by including additional properties in the plan area.

GENERAL FINDINGS: These criteria are only applicable to application 148-MD.

FINDINGS FOR 148-MD: The applicant completed the mandatory pre-application stage on January 18, 2023, as part of pre-development application 711-22-000258-PLNG. At that time, the applicant was informed by City staff that the master development plan proposal included all necessary property. These criteria are met.

RDC 8.0270(3)(B) Master Development Plans.

B. Review and approval criteria for Master Development Plans (MPD) or Partial Master Development Plans (PMDP).

1. **General.** In the review of any application for a Master Development Plan, the Planning Commission and City Council, if required, shall consider the following:
 - a. Whether the proposed Plan is generally consistent with the Framework Plan, adopted Area Plan, and Comprehensive Plan in terms of land use, density, transportation systems and networks, adequacy of infrastructure and open space.
 - b. Whether the proposed Plan is generally suitable for the area in which it is proposed, considering existing and planned neighborhoods, shopping and employment areas, and natural resources and hazards.

- c. Whether the proposed Plan is functionally integrated with developed or planned areas.
- d. The proposed Plan meets the applicable Great Neighborhood Principles.

GENERAL FINDINGS: These criteria are only applicable to application 148-MD.

FINDINGS FOR 148-MD: Compliance with the Great Neighborhood Principles is discussed below. Compliance with the Comprehensive Plan, including the framework plans, is discussed in subsection 3E.

The proposed development site is surrounded by the Redmond municipal airport, vacant properties under BLM and COID ownership, and Highway 126. According to measurements taken using DIAL, the closest residential zoned property is just over 3,800 feet to the west. The location of the development site would serve to buffer lands to the north and west from the airport and would not impact any existing residential areas. Additionally, as the airport is an established critical staging area for air transport, proximity to the airport and to Highway 126 would be advantageous for the operation of the proposed facility during disaster response. Therefore, staff concludes that the development would be generally suitable for the proposed location and functionally integrated into developed and planned areas. These criteria are met.

RDC 8.0270(3)(C)(1-13) Master Development Plans.

C. Master Development Plan (MDP) or Partial Master Development Plan (PMDP) Submittal Requirements and Approval Process.

An application for approval shall include the submittal requirements set forth in the City's Land Use Review application form as well as the elements described below.

- 1. Narrative.** A narrative shall set forth the goals and objectives of the plan and describe the urban characteristics of the planned area.
- 2. Neighborhood Meeting.** Proof a neighborhood meeting was conducted to provide an opportunity for the applicant to meet with surrounding property owners discuss the proposal. See Section 8.0385 for meeting requirements.
- 3. Development Plan Map.** A map of the plan area and surrounding vicinity shall indicate planned land uses for each land parcel in the area, including plans for park and open space and community facilities, if known. The plan shall show proposed comprehensive plan map designations and zoning. The plan shall include a list of all affected properties with tax lot numbers, current ownership, parcel size, and other information that is pertinent to the plan.
- 4. Land Use Diagram.** The land use diagram shall generally indicate the distribution and location of planned land uses for the master plan area, including plans for park and open space and community facilities, if known. The plan shall show proposed comprehensive plan designations, zoning, and density.

- 5. Significant Resources Inventory.** An inventory of significant natural resources, scenic and historic resources, and open space areas including those identified on the City's adopted inventory and those that have the potential to qualify for protection under Redmond's Goal 5 resource protection program. When significant resources are present, the proposed plan shall include a management plan to protect resource sites.
- 6. Parks and Open Space.** Identify land suitable for park and recreation use in accordance with the needs analysis in the City of Redmond Park Master Plan (Park Plan) and an adopted Area Plan. In particular, where the Park Plan indicates there is a need for neighborhood or community park, the master plan shall identify sites that may be suitable for park development using the design and location criteria from the Park Plan or an adopted Area Plan. Density transfers, SDC credits, dedication, and other value consideration may be identified in the planning process to compensate property owners for land dedicated to public use.
- 7. Air, Noise, and Water Resources.** Review air, noise and water resources that may be impacted by planned development and address how adverse impacts will be avoided or mitigated in compliance with applicable local, state, and federal regulations. The analysis may use City public facility plans, technical studies, and policies to meet this requirement when those plans address how urban development in the plan area can be served. In these instances, the Master Development Plan must show that the envisioned land uses in the plan area are consistent with the land use assumptions in the public facility plans. This requirement is particularly important for storm water management.
- 8. Natural Hazard Areas.** Inventory areas subject to natural hazards, particularly steep slopes, and program urban development that is suitable for the identified hazard areas.
- 9. Residential Uses.** Identify areas planned for housing development, if any, and the proposed zoning districts to be applied. The housing plan must identify a mix of housing types and densities so that the overall density in the area meets or exceeds the housing density objectives for the area that are identified in the Redmond Urban Framework Plan, adopted Area Plans, and the Comprehensive Plan. The Framework Plan and adopted Area Plans provide general guidance on housing densities that need to be achieved in order to meet future housing needs. Where proposed residential land uses differ from those shown in the Redmond Urban Framework Plan or adopted Area Plans, the master plan shall demonstrate how it meets the overall housing objectives of the Redmond Urban Framework Plan or adopted Area Plans. Applicants may propose new zoning districts when the proposed district(s) in total achieve the housing densities envisioned in the Redmond Urban Framework Plan or adopted Area Plans.
- 10. Employment Uses.** Identify areas planned for employment use and/or mixed uses and the proposed zoning for these areas. Applicants may propose new zoning districts in cases where existing districts are not

suitable for the planned development provided the proposed district(s) achieve similar land improvement values and/or employment densities envisioned in the Redmond Urban Framework Plan or adopted Area Plans. 11. Transportation Analysis and Diagram. Prepare a Transportation Impact Analysis (TIA) including a grid street plan that is consistent with street spacing and connectivity guidelines in the Redmond Transportation System Plan (TSP) and adopted Area or Framework Plans. The TIA shall identify and show: - The proposed classification for all streets. - The location of approved TSP improvement projects. - Any capital improvements that may need to be added to the TSP in order to serve the plan area. - Proposed bicycle pedestrian, and trail routes. - Demonstrate how planned transportation facilities will connect to transportation facilities in adjacent urban areas. 12. Public Facilities Analysis and Diagram. The plan shall include a conceptual layout of public facilities, (including sanitary sewer, water, and storm drainage) needed to support the planned uses. The Public Facilities Analysis must be consistent with the city's adopted Public Facility Plan (PFP) and related facility master plans, including improvements related to the adopted Area Plan that may require amending the PFP. 13. North Redmond US 97 Interchange Area Management Plan (IAMP) Compliance. The master plan shall comply with the following policies, if applicable: - Any property newly annexed within the IAMP area shall have: - Direct Access to a local public street other than a state highway consistent with the Local Street Connectivity Plan; and, - Any property to be annexed to the City shall relinquish all direct access rights to a state highway as a condition of development approval (when a legal alternative access exists).

GENERAL FINDINGS: These criteria are only applicable to application 148-MD.

FINDINGS FOR 148-MD: The subject tract does not contain any inventoried significant resources and is not located within the North Redmond US 97 Interchange Area Management Plan area. Additionally, the proposed development site does not contain lands identified for park or recreation, employment, or residential uses. The applicant submitted a narrative addressing all applicable submittal items, a development plan map, a land use diagram, a public facility diagram, neighborhood meeting materials, a transportation impact analysis (TIA) and associated transportation system analysis (TSA) approval memo into the record. These criteria are met.

RDC 8.0270(3)(C)(14) Master Development Plans.
14. Great Neighborhood Principles. MDPs shall address applicable Great Neighborhood Principles below. In instances where the property proposed for a MDP is located within the boundary of an adopted Area Plan, the MDP

shall also address the Great Neighborhood Principles according to the specificity provided in the Area Plan.

- a. **Transportation.** Connect people and places through a complete grid street network and trail system that invites walking and bicycling and provides convenient access to parks, schools, neighborhood service centers, and possible future transit stops. Traffic calming techniques and devices may be required to slow vehicles. Curved streets are encouraged to provide interest and variety in neighborhood design. Trails shall be provided to link with existing or planned pedestrian facilities.
- b. **Housing.** A mix of housing unit types and densities shall be integrated into the design of new neighborhoods consistent with zone requirements unless a variance or other planning permit is approved. Housing developments containing more than five attached units must be designed to be consistent with the Higher Density Multifamily Design Guidelines.
- c. **Open spaces, greenways, recreation.** All new neighborhoods shall provide useable open spaces with recreation amenities that are integrated to the larger community. Central parks and plazas shall be used to create public gathering places and should be located in or near the center of the project to the extent practicable. New neighborhoods should retain and incorporate significant geological features such as rock outcroppings or stands of clustered native trees into the design and lot layout. Neighborhood and community parks shall be developed in locations consistent with the Redmond's Parks Master Plan.
- d. **Integrated design elements.** Streets, civic spaces, signage, and architecture shall be coordinated to establish a coherent and distinct character for the MDP. MDPs may integrate design themes with adjacent developed or planned areas.
- e. **Diverse mix of activities.** A variety of uses are encouraged in order to create vitality and bring many activities of daily living within walking and biking distance or a short drive of homes. Amenities including, but not limited to, trails, recreation areas, and open spaces, shall be constructed before occupancy of any residential unit, unless a phasing plan is approved. Commercial service areas must be supported by a market analysis and phasing program which will be used by the City to determine construction timing.
- f. **Public art or artistic feature.** Places for the installation of public art or artistic feature is required to provide focal points, preferably, at the gateways to neighborhoods, in and around the center of neighborhoods, or trailheads.
- g. **Scenic views.** Identify and preserve scenic views and corridors of the Cascade Range, Ochoco Mountains, and Smith Rock, such as in street view sheds or park areas. Streets and common, or public, open spaces should be located and oriented to capture and preserve scenic views

for the public. Minimize visual clutter from signs and utilities within scenic corridors.

- h. **Urban – rural interface.** Urban development shall interface with rural areas through landscaped open space buffers at least 100 feet wide and the length of the urban development, excluding public streets, or shall be transitioned from higher density development to lower density development at the urban - rural interface.
- i. **Pocket parks/tot lots.** Fully developed “pocket parks” or “tot lots” shall be incorporated into medium and high density zoned residential subdivisions and site plans. These areas shall be developed for every twenty-five lots/units, a minimum of 3,000 square feet and privately maintained. Examples of amenities include: turf areas, benches, deciduous shade trees, irrigation, shrubs, natural or decorative features, and adequate trash receptable(s) and lighting.
- j. **Canal trails.** If canals or laterals are present, multi-use trails at least 10 feet wide shall be provided, subject to the Central Oregon Irrigation District’s review and approval. Pedestrian amenities such as benches and trash receptacles shall be provided at appropriate locations (e.g., every 500 feet, at trailheads or intersections with public streets).
- k. **Green Design.** Energy-efficient design through solar access setbacks, xeriscaping, and planting of drought-resistant trees to minimize water usage and provide shade.

GENERAL FINDINGS: These criteria are only applicable to application 148-MD.

FINDINGS FOR 148-MD: The subject tract does not contain canals or laterals and is not subject to an adopted area plan. Based on measurements taken using the City of Redmond GIS tools, the development site is almost entirely located within the area of mandatory airport review for structures proposed above certain heights. The applicant proposes a regional emergency preparedness and training facility that would be contained within security fencing, have secured access, and will not be generally accessible to the public or contain any residential development. As such, only a few of the Great Neighborhood Principles are applicable to this application: transportation, integrated design elements, scenic views, urban-rural interface, and green design.

According to the applicant’s submitted narrative and development plan map, full buildout of the development is proposed to include north-south and east-west oriented roadways that would provide circulation through and surrounding the site, a multi-use pathway along the Highway 126 frontage, 100-foot buffers surrounding the development site that are inclusive of private roads but exclusive of public roads, and designated open spaces areas landscaped with native vegetation along the northern and western boundaries. The applicant states that the buildings will be spaced out and constructed to meet LEED Silver and Oregon SEED building standards to ensure the resiliency of the facility during disaster response.

Staff finds that development of a restricted access public service facility surrounded by perimeter security fencing naturally contains a distinct character. Furthermore, by providing native landscaped buffers and meeting airport review standards for structural development, the development would integrate into the character of the airport to the south and the future urban areas to the north and west. Those same buffers and the energy efficient building design would also contribute to the green design of the facility. Additionally, the orientation of the proposed roads and the spaced-out building pattern would provide scenic corridors to Smith Rock in the north and the Ochoco Mountains to the east, while SE 21st Street, SE Evergreen Avenue, and the multi-use path along the Highway 126 frontage would facilitate multi-modal circulation through the site between the highway and future development to the north and west. Based on these facts, staff finds that the proposed master development plan would meet all applicable Great Neighborhood Principles. To ensure continued compliance, staff recommends a condition of approval that the proposed facility be established substantially in conformance with the development plan map evaluated in this application (attachment A). Any substantial changes to the development plan map shall be evaluated and granted in accordance with RDC Sections 8.1400 and 8.0270(3)(E) or the functionally equivalent standards at the time. With this condition, these criteria are met.

RDC 8.0270(3)(D-F) Master Development Plans.
D. Implementation. Upon approval, all subsequent development located within the MDP boundaries shall be consistent with the approval. E. Amendment/Modification to Master Development Plan. Any modifications to the approved MDP shall be subject to the standards and procedures in Article II, “Modifications”, and subject to the review criteria contained in this section. F. Expiration of Master Development Plan. An approved MDP or PMDP shall be subject to the requirements of Section 8.1605 concerning expiration, unless a specific timeline is approved through the land use review process.

GENERAL FINDINGS: These criteria are only applicable to application 148-MD.

FINDINGS FOR 148-MD: Staff has recommended a condition of approval that the proposed facility be established substantially in conformance with the development plan map evaluated in this application (attachment A). Any substantial changes to the development plan map shall be evaluated and granted in accordance with RDC Sections 8.1400 and 8.0270(3)(E) or the functionally equivalent standards at the time.

Pursuant to RDC Section 8.1605, land use approvals are valid two years from the date the approval becomes effective unless a longer duration is authorized. According to the applicant’s narrative, the development of the proposed facility involves the coordination of multiple agencies across local, regional, state, and federal levels. Therefore, staff finds it reasonable to allow for a longer validity period than the two (2) years provided to the standard land use approval and recommends a condition of approval that application 148-MD shall expire after six (6) years from the date that PF zoning is applied to the 228-acre development site evaluated in this application package if no

development activity has occurred. Requests for approval extensions shall be granted in accordance with RDC Section 8.1610 or the functionally equivalent standard at the time the request is submitted. With these conditions, these criteria are met.

RDC 8.0385 Neighborhood Meeting.

1. **Purpose and Intent.** The purpose of the neighborhood meeting is to provide a forum for the applicant, surrounding neighbors, and interested members of the community to meet and consider a proposed land use application, and to discuss issues/concerns regarding the proposal prior to application submittal. Neighborhood meetings encourage citizen participation early in the development process, and an opportunity to revise the land use application to address the issues prior to application submittal.
2. **Applicability.** Neighborhood meetings are encouraged prior to submitting any land use application. The following application types or development proposals shall be subject to the neighborhood meeting requirements:
 - A. Master Development Plans.
 - B. Residential or mixed use development proposals that generate 200 or more daily trip ends, or 20 or more p.m. peak hour trip ends, where a Transportation Impact Analysis (TIA) is required.
 - C. Wireless and Broadcast Communications Facilities.
3. **Requirements and Procedures.** The neighborhood meeting must be held after a predevelopment meeting with City Staff, but before submittal of a land use application. The applicant shall be required to hold only one meeting prior to submitting an application for a specific site but may hold more if desired. If the development proposal is revised after the neighborhood meeting, and a major modification is requested, a second neighborhood meeting with a new notice shall be required before the revised application is submitted.
 - A. **Location and Time.** Neighborhood meetings shall be held in person at a location in reasonable proximity to the subject site. The meeting shall be held at a location open to the public., City Staff, and at a facility that is ADA accessible. The meeting shall be held on a weekday evening, or weekends at any reasonable time. Applicants may provide a virtual component for participants to join in the meeting. The virtual component shall not be done in lieu of the in-person requirements. ADA accommodations when requested by attendee must be provided.
 - B. **Notice – Mail.** Mailed notice of the meeting shall be provided by the applicant to the neighboring property owners (within 750 feet outside city limits and 250 feet within city limits) and the Community Development Department between ten and 30 calendar days prior to the meeting. Notices must be sent first class and shall include the date, time, and location of the meeting, as well as a brief description of the development proposal and property location. The description shall take into consideration information provided by City staff at the pre-development meeting, include project contact information, a copy of the tax map or a GIS map that clearly identifies the location of the proposed development, and a conceptual site plan.

- C. **Notice – Signage.** The applicant shall also post notice of the neighborhood meeting on the subject site or on an access easement to the site within clear view of a public street at least seven days in advance of the meeting. The sign must display the meeting date, time, and address as well as project contact information.
- D. **Meeting Requirements.** The developer must provide a sign-in sheet for attendees to provide their name, address, telephone number, and email address. At the meeting, the applicant shall provide a conceptual site plan and describe the major elements of the proposal. Depending on the type and scale of the particular application, the applicant should be prepared to discuss proposed land uses and densities; traffic impacts; proposed building size and height; proposed access and parking; and proposed landscaping, buffering and/or protection of natural resources as applicable. Attendees will have an opportunity to speak at the meeting and may identify any issues that they believe should be addressed. If no one arrives within 30 minutes of the scheduled start time for the meeting, the applicant may close the meeting and this requirement will be considered met upon the applicant's submittal of the documentation to that effect.
- E. **Materials Submitted with Application.** The neighborhood meeting notes that identify the major points discussed about the development, list of parties notified, signed affidavits of mailing and posting notices, copies of all materials provided by the applicant, and a signature sheet of attendees shall be included with the development application upon submittal.
- F. **Validity Period.** The land use application shall be submitted to the City within 180 days of the neighborhood meeting. If an application is not submitted in this timeframe, the applicant shall be required to hold a new neighborhood meeting.
- G. **Denial.** Failure of the applicant to hold a neighborhood meeting in accordance with these provisions prior to submittal of a land use application shall result in an incomplete application and the application may be rejected.

GENERAL FINDINGS: The applicant submitted neighborhood meeting materials demonstrating that a hybrid neighborhood meeting was held on Monday March 13, 2023 at Redmond City Hall, from 5 pm until 6:30 pm. The meeting materials show that the mailed notice and sign posting contained the necessary information and were mailed and posted within the required time frame. This meeting was held after the pre-development meeting with City staff on January 18, 2023, and within the 180 days prior to the submission of this application package on July 5, 2023. These criteria are met.

RDC 8.0750 Authorization to Initiate Amendments.

An amendment to the text of this chapter (Redmond Development Code), to the Comprehensive Plan, or an amendment to the Comprehensive Plan Map may be initiated by City Council, Planning Commission, or Community Development Director. A property owner may initiate a request for a map or text amendment by filing an application with the Community Development Department.

GENERAL FINDINGS: The application package contains five (5) applications, each of which includes a request to amend the Comprehensive Plan or the Comprehensive Plan and Zoning Map. The applicant initiated these requests on behalf of the property owner and by filing the appropriate applications with the Community Development Department. This criterion is met.

RDC 8.0760 Criteria for Amendments.
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The burden of proof is upon the applicant. The applicant shall show the proposed change is:

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| <ol style="list-style-type: none">1. In conformity with all applicable State statutes;2. In conformity with the State-wide planning goals whenever they are determined to be applicable;3. In conformity with the Redmond Comprehensive Plan, land use requirements and policies; and4. That there is a change of circumstances, further studies justifying the amendment or mistake in the original zoning. |
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GENERAL FINDINGS: Compliance with state statutes is evaluated in subsection 3A, Statewide Planning Goals in subsection 3F, the Redmond Comprehensive Plan in subsection 3E, and with land use regulations throughout this subsection.

The applicant has submitted two documents into the record titled, “Central Oregon Emergency Services Center Viability Assessment” and “Strategic Business Plan for Central Oregon Regional Emergency Services Training and Coordination Center”. The Viability Assessment, published June 2018 by the University of Oregon Community Service Center, describes a need in Central Oregon for the proposed facility and finds that proximity to the Redmond Municipal Airport would be crucial to emergency response operations. The Strategic Plan, published September 2020 by Interact Business Group, identifies the subject property as suitable for the needed facility and describes additional facility needs. Staff concurs with the applicant, who states that although the proposed facility has been a documented need for years, the precise site requirements were only recently identified and represent a change of circumstance that justifies amendment to the Comprehensive Plan and the Comprehensive Plan and Zoning Map. These criteria are met.

RDC 8.0765 Tentative Approval.

Based on the facts presented at the hearing and the recommendation of the Planning Commission, if the Hearings Body determines that the applicant has met all applicable criteria for the proposed change, the Hearings Body shall give tentative approval of the proposed change. Such approval shall include any conditions, stipulations, or limitations which the Hearings Body determines to be necessary to meet the criteria. An appeal of the Hearings Body’s decision shall be processed and decided in the manner provided for in Article II of these standards. Upon completion of hearings process, the council shall, by order, effect the zone reclassification of the property. Provided, however, if the applicant fails to abide by the conditions attached
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to the rezoning the Council may, later, rezone the affected property to its original zoning by order.

GENERAL FINDINGS: This criterion is directed to the Hearings Body and will be observed during hearings. Recommended conditions of approval are described in Section 4.

RDC 8.2815 Transportation System Analysis.

It shall be the burden of the developer to evaluate transportation system impacts when a proposed development involves either a Subdivision, Site and Design Review, PUD, Master Plan, Comprehensive Plan Amendments, a change or expansion of use, or any other development that the City Engineer deems necessary. Transportation system analyses are not required for residential site plan review for up to four units or for partitions up to three lots.

1. The following vehicle trip generation thresholds shall determine the level and scope of transportation analysis required for a new or expanded development. Trip ends shall be calculated as per the Institute of Transportation Engineers manual, Trip Generation, current edition, or local trip generation studies prepared by a qualified registered professional engineer and approved by the City Engineer.
 - A. A development will be required to provide a Trip Generation Report per Section 8.2815(2) for developments which generate less than 200 daily or 20 p.m. peak hour vehicle trips. The Trip Generation Report shall be prepared by a professional engineer licensed in the state of Oregon. The Engineering Department will review and evaluate the Trip Generation Report to determine if a Transportation Impact Analysis (TIA) is required.

Projects that generate less than 200 daily or 20 p.m. peak hour trip ends may be required to provide a TIA when, in the opinion of the City Engineer or his/her designee, significant capacity and/or safety problem is caused, or adversely impacted by the development. The City Engineer, or designee, shall determine the scope of the analysis.
 - B. If a proposed development will generate 200 or more daily trip ends, or 20 or more p.m. peak hour trip ends, then a TIA shall be required per Section 8.2815(3).
 1. The applicant's engineer shall consult with the City Engineer, or designee, prior to preparing the TIA to verify the scope of the study. The City shall respond in writing within 30 days.
 - a. When applicable, the applicant's engineer shall concurrently consult with ODOT prior to preparing the TIA to verify the study area.
 2. The City Engineer shall determine when a TIA has satisfied the requirements of the development's impact analysis.
 3. The TIA shall bear the stamp and signature of a licensed professional engineer in the State of Oregon.
2. When a Trip Generation Report is required, it must demonstrate the existing use, proposed use, existing trips per the ITE, and proposed trips per the ITE. Local trip rates may also be considered if supported by traffic counts conducted according to

- ITE guidelines. The report must include a conceptual site plan that shows adjacent roadways, alleys, roadway classifications, and access points.
3. When a TIA is required, it must demonstrate that the following standards are met:
 - A. The standard of measurement that will determine the acceptability of traffic flow on City streets will be a delay-based level of service as defined by the Highway Capacity Manual, Special Report 209, third Edition (2000 update or subsequent document updates) published by the Transportation Research Board. The determination of LOS shall be calculated by a methodology that is approved by the City Engineer. The acceptable standard of LOS for City streets shall be LOS E during the peak 15 minutes of the peak hours of the average weekday. A lesser standard shall be acceptable at unsignalized intersections with low volume minor street approaches if the volume-to-capacity ratio is less than 0.90 and the 95th percentile vehicle queue is less than four vehicles during the peak hour.
 - B. The Average Daily Traffic (ADT) volume of Local Street roadways within the City shall be less than 1,200 vehicles per day (VPD). Developments which add vehicle trips to Local Streets with an ADT greater than 1,200 VPD may be asked to provide mitigation in the form of additional access to the site, when in the opinion of the City Engineer, the residential livability is degraded by excessive local street traffic volume.
 - C. New development that will cause degradation below those levels shall be required to provide mitigating transportation system improvements that will restore the LOS to the accepted standard, as is practical, as determined by the City Engineer and pursuant to the adopted City's Transportation System Plan. Where there are impacts to the State Highways, the City and ODOT shall work cooperatively to determine appropriate courses of action based on ODOT and City standards.
 4. The TIA shall include at a minimum, the following intersections:
 - A. All site access intersections.
 - B. Nearest intersecting collector or arterial street upstream and downstream of the development.
 - C. Any other collector or arterial street intersection that would experience an increase of 25 additional peak hour trips.
 - D. Additional intersections requested by staff in the basis of anticipated impacts resulting from the development.
 5. The TIA shall include the following study time frames addressing:
 - A. Existing conditions.
 - B. Completion year of each significant phase of development.
 - C. Five year forecast beyond final phase.
 6. The following Tables are required in the TIA:
 - A. Trip Generation (including phase breakdown if applicable).
 - B. LOS Table (LOS for every analysis scenario at every study area intersection. Report LOS, delay, V/C ratio, 95% vehicle queue, and any additional pertinent analysis results).
 7. The following Figures are required in the TIA:
 - A. Vicinity/Locator Map.

- B. Site or Tentative Plan Map.
- C. Background Traffic Volumes (all study intersections and analysis years).
- D. Trip Distribution and Assignment.
- E. Background + Site Generated Traffic Volumes (all study intersections and analysis years).
- 8. Other Analysis Standards (as required by the study)
 - A. Signal Warrants shall be performed where applicable per the Manual on Uniform Traffic Control Devices, current edition.
 - B. Left Turn Lane Warrants shall be provided where applicable per ODOT criteria based on the Texas Transportation Institute (TTI) curves.
 - C. Right Turn Lane Warrants shall be provided where applicable per ODOT criteria.
 - D. The acceptability of sight distance at all study area intersections shall be determined per AASHTO (current edition) standards.
 - E. Traffic signal progression analysis may be required if a new signal is proposed. The City Engineer shall approve the method of traffic signal progression analysis.
 - F. Roadway improvements are to be based on the City of Redmond Standards and Specifications and ODOT design standards.

GENERAL FINDINGS: These criteria outline the transportation system analysis application (TSAA) and TIA process and requirements. The applicant submitted a TSAA, dated July 2023, and a TIA conducted by Kittleson & Associates, Inc, dated June 2023. The TSAA and TIA have been reviewed and approved by the Engineering Division, and a TSA approval memo was issued March of 2024.

The TSA approval memo outlines various requirements necessary to mitigate the anticipated impacts of the proposed development, including: improvements to Highway 126 subject to ODOT review, as well as the construction of SE 21st Street, SE Evergreen Avenue, SE 33rd Street, a multi-use path, and fire access. Additionally, it describes the requirement to provide public utility easement areas, a deed restriction limiting use of the property, and the payment of system development charges. To ensure compliance with these criteria, staff recommends a condition of approval that the development of the proposed facility be in conformance with the TSA approval memo associated with Public Works file 711-23-000068-PW, as amended.

Subsection 3E – Redmond Comprehensive Plan

Citizen Involvement

GENERAL FINDINGS: None of the policies within the Citizen Involvement goal are applicable to the application package.

Land Use Planning

Policy 2-2-4: Adopt a Comprehensive Plan Map that identifies planned uses for all land within the Redmond Urban Growth Boundary (UGB). The land use designations in the above table will be used on the Comprehensive Plan Map to designate areas intended for the land uses described. The table also includes a list of City and County zoning designations that are compatible with the associated Comprehensive Plan Map designation. All property added to the UGB from the Urban Reserve Area (URA) is considered to have an Urban Holding Area Comprehensive Plan designation and an Urban Holding-10 (UH-10) zone. Urban development consistent with the Plan designation may not be approved until the land is annexed to the City of Redmond and rezoned consistent with the zoning categories listed.
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GENERAL FINDINGS: The application package contains requests to include land into the UGB and apply the UH-10 zoning and PF comprehensive plan designations, to annex that land, and to apply the corresponding PF zoning designation. Urban development of the regional emergency preparedness and training facility use is not proposed to occur until these requests are approved and adopted. This criterion is met.

Natural Resources, Scenic and Historic Areas, and Open Space Areas

GENERAL FINDINGS: None of the policies with the Natural Resources, Scenic and Historic, and Open Space Areas goal are applicable to the application package.

Air, Water, and Land Resources Quality

Policy 6-2-3: Ensure compatibility between land uses by separating and buffering pollutant emitting land uses and sensitive populations through land use designation, zoning and site design.

GENERAL FINDINGS: This criterion is only applicable to application 148-MD.

FINDINGS FOR 148-MD: According to the applicant's narrative, the most significant sources of pollution proposed are the Class A burn building and Class B drill tower, which are shown to be centrally located within the development site (described as "multi-purpose scenario area" on the development plan map). Additionally, the applicant states that these training props would be used for combustion fewer than 500 hours in a year and in limited durations each time. Staff finds that the burn building and drill tower would be buffered from adjacent properties to the greatest extent possible, and has recommended a condition of approval that the proposed facility be established

substantially in conformance with the development plan map evaluated in this application (attachment A). With this condition, this criterion is met.

Areas Subject to Natural Hazards

Policy 7-1-2: Avoid development in unsafe areas and where development increases hazard impacts, such as runoff from paving projects and soil slippage due to weak foundation soils.

Policy 7-1-3: When locating developments in areas of known natural hazards, the density or intensity of the development shall be limited by the degree of the natural hazard.

Policy 7-3-1: Plan and prepare for the Cascadia earthquake to reduce the City's vulnerability to loss of life and property and build capacity for local, regional and state relief. a) Support legislative efforts to establish offshore seismic networks and develop a public alert system for seismic hazards.
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Policy 7-3-2: Support plans and programs to expedite the restoration of critical services following a natural hazard event, including lifeline transportation routes.

GENERAL FINDINGS: Policies 7-1-2 and 7-1-3 are only applicable to application 148-MD. The applicant proposes to establish a regional emergency preparedness and training facility within city limits, which would reduce Redmond's overall vulnerability to disasters like wildfires and the Cascadia Subduction Zone event and contribute to hazard response and recovery capacity at the local and regional scale. These criteria are met.

FINDINGS FOR 148-MD: The subject property is subject to the wildfire risk inherent to the Central Oregon ecosystem, however, development of a public facility for fire protection substantially mitigates this risk. Additionally, the applicant has submitted an existing conditions diagram, a Revised Feasibility Study prepared Apex in May 2020, and a Record of Decision prepared by the Oregon Department of Environmental Quality (DEQ) in July 2020. According to these documents, the proposed development site contains one (1) former landfill site and three (3) former shooting range sites, each requiring disposal and mitigation of contaminated soils during development, occupation, and use of the property. The Feasibility Study states that a more detailed soil assessment, the installation of physical barriers on top of the soil sites, institutional controls for monitoring and maintenance, and removal of some of the contaminants to a licensed disposal facility would be necessary. Given the authority of DEQ to review and authorize environmental mitigation, staff recommends a condition of approval requiring the applicant to comply with DEQ standards throughout development and operation of the facility, and to provide evidence of compliance to the city upon request. With this condition, these criteria are met.

Recreational Needs

GENERAL FINDINGS: None of the policies with the Recreational Needs goal are applicable to the application package.

Economic Development

Policy 9-5-6: Ensure that Redmond has the services and amenities necessary to for residents of Redmond. These services and amenities include those in Policy 9-5-6 but also include parks and open space, public library, and public safety services. Redmond should also ensure that there are opportunities for development of housing and services for seniors, such as assisted living and other senior housing opportunities.
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GENERAL FINDINGS: The proposed regional emergency preparedness and training facility is a type of public safety service use. This criterion is met.

Housing

GENERAL FINDINGS: None of the policies with the Housing goal are applicable to the application package.

Public Facilities

Policy 11-1-1: Ensure development within the Redmond UGB is subsequent to or concurrent with the provision of an adequate level of public facilities and services and complies with utility and facility plans intended to serve the area. Policy 11-1-4: Maintain and enhance the provision of police, fire and emergency medical services for residents. <i>PROPOSED POLICY 11-1-7: “Public Facilities and Services Policy 11-1-7:</i> To implement the Central Oregon Emergency Services Center Viability Assessment and the related Strategic Business Plan, the City has determined a need for a suitable site for the Central Oregon Ready, Responsive, Resilient (CORE3) regional public facility as a new community element. The CORE3 facility requires the following site and locational characteristics: • 300 contiguous acres of suitable vacant land; • Within one-quarter mile of the Redmond Municipal Airport; and • Direct access to a state highway without the need to travel through designated residential or commercial areas. <i>Any land brought into the Urban Growth Boundary to meet public services and facilities site needs identified through this policy shall be limited to Public Safety, Emergency Services, Training and Coordination Facilities.”</i>
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GENERAL FINDINGS: Proposed policy 11-1-7 is only applicable to application 147-UGB. The proposed regional emergency preparedness and training facility would facilitate the training of police, fire, and emergency medical personnel and provide for the coordination of services for Central Oregon residents in the event of a regional disaster. Additionally, while the construction of public facilities and services will be reviewed in-depth during subsequent development reviews, the submitted TSA approval memo and public facility plan diagram demonstrate adequate provision of services to serve the proposed facility. These criteria are met.

FINDINGS FOR 147-UGB: As discussed previously, application 147-UGB proposes to include 228 acres of land into the UGB to satisfy the twenty (20) year land need for a regional emergency preparedness and training facility. Although 300 acres is required to fully satisfy the land need for this facility, OAR 660-024-0065(9) authorizes cities to approve quasi-judicial UGB inclusion requests that propose less acreage than needed to meet a given land deficiency. This criterion is met.

Transportation

GENERAL FINDINGS: None of the policies with the Transportation goal are applicable to the application package.

Energy Conservation

GENERAL FINDINGS: None of the policies with the Energy Conservation goal are applicable to the application package.

Urbanization

Policy 14-3-7: Urban development that occurs adjacent to designated Urban Reserve Areas shall be planned with the adjacent land's future urban use in mind. Urban development should be sensitive to adjacent rural uses but the development pattern should not be altered to the point that it fails to achieve desired urban characteristics or interferes with future urban expansion.

Policy 14-3-9: The City and County will favor UGB additions that are of sufficient size and scale to be integrated into the urban area as great neighborhoods or other community elements rather than isolated individual parcels. Privately initiated requests for UGB amendments should include a minimum of 150 acres and shall be based on demonstrated land needs to maintain a 20-year supply of urbanizable land within the UGB, unless otherwise allowed by state- law.

GENERAL FINDINGS: The Urbanization goal contains numerous policies applicable to the applicable package that are implemented through other criteria that have been evaluated in this document. Only policies 14-3-7 and 14-3-9 remain unaddressed and are evaluated here.

Application 147-UGB proposes to include 228 acres of land in order to satisfy the twenty (20) year land need identified by application 146-TA. Therefore, the area to be included is of sufficient size and scale for a UGB addition. Additionally, following adoption of application 147-UGB, only the northern boundary of the site would be adjacent to lands designated as URA. According to the applicant's narrative and the development plan map, a designated native landscaped open space is proposed along the northern boundary. Staff finds that this buffer would protect the rural lands to the north without inhibiting the urban development of the site. These criteria are met.

Livability

GENERAL FINDINGS: None of the policies with the Livability goal are applicable to the application package.

Redmond Urban Area Framework Plan
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GENERAL FINDINGS: The subject tract is not located within the Redmond Urban Area Framework Plan. This plan is not applicable to the application package.

Eastside Framework Plan

GENERAL FINDINGS: Framework plans are adopted to provide a conceptual land use guide and to facilitate the adoption of land into the UGB. The Eastside Framework Plan was adopted by City Council via Resolution 2008-45 on December 9, 2008. As of the time of writing, the Eastside Framework Plan has not been adopted pursuant to state law regarding comprehensive plan amendments, has not been acknowledged by the State, and has not been used to include properties within the plan area into the UGB. Staff finds that the Eastside Framework Plan is not applicable to the application package.

Subsection 3F – Statewide Planning Goals

Goal 1 – Citizen Involvement

To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.
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GENERAL FINDINGS: The RUAPC consists of Redmond area residents and serves as the formal citizen involvement committee. Prior to decision, the application package will have been reviewed by the RUAPC and City Council in multiple public hearings. The application package has been and will continue to be processed in accordance with all applicable procedural and noticing requirements, and the record for this application package is available for public inspection upon request. Additionally, the applicant conducted a neighborhood meeting prior to submittal, which allowed for citizen input early in the planning process. This criterion is met.

Goal 2 – Land Use Planning

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

GENERAL FINDINGS: Goal 2 is primarily directed at local governments and requires the establishment of a fact-based land use and zoning review framework that complies with state law. Compliance with state law and all other applicable criteria has been evaluated throughout this document. This criterion is met.

Goal 3 – Agricultural Lands

To preserve and maintain agricultural lands.
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GENERAL FINDINGS: There are no designated agricultural lands within the city of Redmond. Additionally, pursuant to OAR 660-024-0020(1), this Statewide Planning Goal is not applicable to the application package.

Goal 4 – Forest Lands

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

GENERAL FINDINGS: There are no forest lands within the city of Redmond. This Statewide Planning Goal is not applicable to the application package.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces

To protect natural resources and conserve scenic and historic areas and open spaces.
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GENERAL FINDINGS: There are no inventoried Goal 5 resources within the proposed inclusion and development area, nor would these resources be impacted by the proposed comprehensive plan text amendment. This Statewide Planning Goal is not applicable to the application package.

Goal 6 – Air, Water and Land Resources Quality

To maintain and improve the quality of the air, water and land resources of the state.
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GENERAL FINDINGS: The facility is proposed to contain burn buildings, a recycling pond, a shooting range, and a fuel station. According to the applicant's narrative, these amenities would be required to be constructed and used in compliance with state and federal standards and that the recycling pond would capture the water used in fire trainings for reuse, effectively reducing water use overall. Additionally, the size, proximity, and site requirements of the proposed facility ensure that all the land needed for the operation of the facility will be provided on one (1) property, rather than in multiple locations around the city, reducing transportation impacts on resources and keeping the facility far from sensitive resources such as canals, protected park and recreation areas, or dense urban areas. Furthermore, a regional emergency preparedness and training facility would enable quicker response to regional disasters like wildfires, reducing potentially disastrous impacts to air, water, and land resources. This criterion is met.

Goal 7 – Areas Subject to Natural Hazards
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To protect people and property from natural hazards.
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GENERAL FINDINGS: According to the applicant's narrative, the development is proposed to address the currently unmet need in Central Oregon for more hazard response capacity and emergency preparedness training. Additionally, although the site contains contaminated soils, the applicant has submitted information into the record demonstrating that the development can mitigate the contamination. Staff has recommended a condition of approval requiring the applicant to comply with DEQ standards throughout development and operation of the facility, and to provide evidence of compliance to the city upon request. With this condition, this criterion met.

Goal 8 – Recreational Needs

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

GENERAL FINDINGS: There are no designated recreational lands within the proposed inclusion and development area, nor would recreational lands be impacted by the proposed comprehensive plan text amendment. This Statewide Planning Goal is not applicable to the application package.

Goal 9 – Economic Development

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.
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GENERAL FINDINGS: There are no designated economic lands within the proposed inclusion and development area, nor would economic lands be impacted by the proposed comprehensive plan text amendment. This Statewide Planning Goal is not applicable to the application package.

Goal 10 – Housing

To provide for the housing needs of citizens of the state.
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GENERAL FINDINGS: There are no designated residential lands within the proposed inclusion and development area, nor would residential lands be impacted by the proposed comprehensive plan text amendment. This Statewide Planning Goal is not applicable to the application package.

Goal 11 – Public Facilities and Services

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.
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GENERAL FINDINGS: The applicant proposes to incorporate the need for a regional emergency preparedness and training facility, a type of public service facility, into the Comprehensive Plan in order to serve the city's residents, the greater Central Oregon community, and the broader state population. The submitted TSA approval memo and the public facility plan demonstrate that the proposed development could be served with adequate services, the construction of which will be reviewed in-depth during subsequent development reviews. Staff concludes that the application package proposes the timely and orderly development of a public service need. This criterion is met.

Goal 12 - Transportation

To provide and encourage a safe, convenient and economic transportation system.

GENERAL FINDINGS: Goal 12 is implemented through OAR 660-012 and the Redmond TSP. The applicant obtained a TSA approval memo from the Engineering Division, demonstrating compliance with OAR 660-012, the Redmond TSP, and other applicable transportation regulations. Staff has recommended a condition of approval requiring the proposed development to be in conformance with the approval memo associated with Public Works file 711-23-000068-PW, as amended. With this condition, this criterion is met.

Goal 13 – Energy Conservation

To conserve energy.

GENERAL FINDINGS: The size, proximity, and site characteristics included with the amendment proposed in application 146-TA demonstrates that consideration for the

efficient use of land is included in the proposal. Direct access to a critical transportation corridor and proximity to a high-capacity airport would reduce land use conflicts and increase the efficiency of the coordination center in the event of a disaster response. Additionally, according to the applicant's narrative, the structures within the facility are proposed to be constructed to LEED Silver and SEED standard to reduce energy consumption and increase resiliency of the facility overall. This criterion is met.

Goal 14 – Urbanization

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.
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GENERAL FINDINGS: The proposal includes a request to establish a land need and to supply the lands necessary to fulfill that need. Each of the five (5) applications within this package were required of the applicant in order to evaluate if the applicant's proposal constitutes an orderly and efficient transition to and use of urban land. This criterion is met.

Goal 15 – Willamette River Greenway
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To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

GENERAL FINDINGS: There are no Willamette River greenway lands within the city of Redmond. This Statewide Planning Goal is not applicable to the application package.

Goal 16 – Estuarine Resources

To recognize and protect the unique environmental, economic, and social values of each estuary and associated wetlands; and To protect, maintain, where appropriate develop, and where appropriate restore the long-term environmental, economic, and social values, diversity and benefits of Oregon's estuaries.
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GENERAL FINDINGS: There are no estuarine lands within the city of Redmond. This Statewide Planning Goal is not applicable to the application package.

Goal 17 – Coastal Shorelands

To conserve, protect, where appropriate, develop and where appropriate restore the resources and benefits of all coastal shorelands, recognizing their value for protection and maintenance of water quality, fish and wildlife habitat, water-dependent uses, economic resources and recreation and aesthetics. The management of these shoreland areas shall be compatible with the characteristics of the adjacent coastal waters; and To reduce the hazard to human life and property, and the adverse effects upon water quality and fish and wildlife habitat, resulting from the use and enjoyment of Oregon's coastal shorelands.

GENERAL FINDINGS: There are no coastal shorelands within the city of Redmond. This Statewide Planning Goal is not applicable to the application package.

Goal 18 – Beaches and Dunes

To conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of coastal beach and dune areas; and To reduce the hazard to human life and property from natural or man-induced actions associated with these areas.

GENERAL FINDINGS: There are no beaches or dunes within the city of Redmond. This Statewide Planning Goal is not applicable to the application package.

Goal 19 – Ocean Resources

To conserve marine resources and ecological functions for the purpose of providing long-term ecological, economic, and social value and benefits to future generations.

GENERAL FINDINGS: There are no ocean resources within the city of Redmond. This Statewide Planning Goal is not applicable to the application package.

Section 4 – Recommendation

Based on the evidence submitted for the CORE3 project, as well as the staff findings and analysis, the RUAPC voted unanimously 4 to 0 to adopt a recommendation of approval for City Council consideration on May 1, 2024, subject to the conditions of approval listed below.

Conditions of Approval:

1. Approval and adoption of application 711-23-000147-PLNG (UGB) shall occur concurrently or following the approval and adoption of application 711-23-000146-PLNG (TA).
2. Approval and adoption of application 711-23-000150-PLNG (ANN) shall occur concurrently or following the approval and adoption of application 711-23-000147-PLNG (UGB).
3. Approval and adoption of application 711-23-000149-PLNG (ZMA) shall occur concurrently or following the approval and adoption of application 711-23-000150-PLNG (ANN).
4. Approval and adoption of application 711-23-000148-PLNG (MD) shall occur concurrently or following the approval and adoption of application 711-23-000149-PLNG (ZMA).
5. The applicant shall provide a legal description of the proposed UGB inclusion area evaluated in application 711-23-000147-PLNG (UGB).
6. The UGB inclusion area evaluated in this application may only be designated as UH-10 or PF zone until such time that it is wholly removed from the UGB.
7. The proposed facility shall be developed substantially in conformance with the development plan map evaluated in this application (attachment A). Any substantial changes to the development plan map shall be evaluated and granted in accordance with RDC Sections 8.1400 and 8.0270(3)(E) or the functionally equivalent standards at the time.
8. The proposed facility shall be developed in conformance with the TSA approval memo associated with Public Works file 711-23-000068-PW, as amended.
9. Throughout development and operation of the proposed facility, the applicant shall be required to comply with DEQ standards and provide evidence of compliance to the City upon request.
10. Application 711-23-000148-PLNG (MD) shall expire six (6) years after the date that Public Facilities zoning is applied to the 228-acre development site evaluated in this application if no development activity has occurred. Requests for approval extensions shall be granted in accordance with RDC Section 8.1610 or the functionally equivalent standard at the time the request is submitted.

Attachments: The following attachments are included in this staff report document by reference.

- Attachment A – Development Plan Map
- Attachment B – Comments Received
- Attachment C – TSA Approval Memo
- Attachment D – Public Facilities Plan
- Attachment E – 711-23-000145-PLNG Tentative Plan
- Attachment F – Land Use Diagram
- Attachment G – Existing Conditions Diagram
- Attachment H – Central Oregon Emergency Services Center Viability Assessment
- Attachment I – Strategic Business Plan for Central Oregon Regional Emergency Services Training and Coordination Center
- Attachment J – Annexation Agreement
- Attachment K – Applicant Narrative
- Attachment L – Site Selection Analysis
- Attachment M – Neighborhood Meeting Materials
- Attachment N – DEQ Record of Decision
- Attachment O – Revised Feasibility Study



SERA



NOTE:
All program element sizes and
locations are conceptual only.

LEGEND

1 ADMINISTRATION / CLASSROOM BUILDING	10 MODULAR CLASSROOM	19 MATERIAL STAGING
2 URBAN SEARCH AND RESCUE STRUCTURE	11 VEHICLE STORAGE	20 LEFT-TURN LANE
3 CLASS A BURN BUILDING	12 FUEL ISLAND	PHASE 1
4 CLASS B DRILL TOWER	13 VEHICLE EVIDENCE STORAGE	FUTURE PHASE
5 WAREHOUSE STORAGE	14 MULTI-AGENCY SATELLITE ACADEMY	FUTURE PHASE (ADMIN ADDITION ONLY)
6 SIMUNITIONS - SCENARIO MAZE	15 MULTI-AGENCY SATELLITE ACADEMY	STRUCTURE
7 MOCK STOREFRONT	16 COMMS TOWER	Security fence
8 RAIL CROSSING / RAIL CAR	17 EXPANDED SCENARIO AREA	CORE3 Site Area Boundary
9 RANGE SUPPORT BUILDING	18 VEHICLE MAINTENANCE	Redmond Urban Growth Boundary (UGB) + City Limits
		Area outside of City of Redmond Urban Reserve Area and UGB
		Approximate Right of Way Easement and Improvements (TRD)

0 100 200 300 400 Feet

MASTER DEVELOPMENT PLAN SUBMITTAL

CORE3 SITE CONCEPT DIAGRAM

From: [SHONKWILER, Kenneth D](#)
To: [Morgan Snyder](#)
Subject: RE: Notice of Application
Date: Monday, March 11, 2024 1:53:07 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

[EXTERNAL]: This email originated from outside of the city. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Morgan,

CORE3 has an approach on 126, the public approach from the CORE 3 plan (21st street). Oasis village has a temporary approach but the 21st street approach onto OR 126 is intended to serve both CORE3 and Oasis Village.

I'll keep an eye out for your invite.

Thanks

Ken Shonkwiler - Principal Planner
Oregon Department of Transportation, Region 4
63055 N. Hwy 97, Bldg M, Bend OR 97703
Kenneth.d.shonkwiler@odot.oregon.gov
Cell: 541-815-6877

From: Morgan Snyder <morgan.snyder@redmondoregon.gov>
Sent: Monday, March 11, 2024 8:24 AM
To: SHONKWILER Kenneth D <Kenneth.D.SHONKWILER@odot.oregon.gov>
Subject: RE: Notice of Application

You don't often get email from morgan.snyder@redmondoregon.gov. [Learn why this is important](#)

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

There are two sets of application running through the City for CORE3 – one is the partition, and the other is the ‘everything else’. I've attached both notices as well as the applicant's plan and plat. I'm hoping I'll be able to call you here soon to ask about meeting availability, but I'd also be more than happy to address as many of your questions as I can.
-Morgan

From: SHONKWILER Kenneth D <Kenneth.D.SHONKWILER@odot.oregon.gov>
Sent: Friday, March 8, 2024 7:54 AM
To: Morgan Snyder <morgan.snyder@redmondoregon.gov>
Cc: Lindsey Croomsigt <lindsey.croomsigt@redmondoregon.gov>
Subject: FW: Notice of Application

[EXTERNAL]: This email originated from outside of the city. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Morgan – Are there other files associated with the partition? I am having trouble wrapping my brain around what is going on here with the partition.

Thanks

Ken Shonkwiler - Principal Planner
Oregon Department of Transportation, Region 4
63055 N. Hwy 97, Bldg M, Bend OR 97703
Kenneth.d.shonkwiler@odot.oregon.gov
Cell: 541-815-6877

From: AMITON David <David.AMITON@odot.oregon.gov>
Sent: Thursday, March 7, 2024 12:05 PM
To: SHONKWILER Kenneth D <Kenneth.D.SHONKWILER@odot.oregon.gov>
Subject: FW: Notice of Application

FYI

David Amiton (he/him/his)
Region 4 Planning & Programming Manager
ODOT Region 4 Project Delivery Building
63055 N. Highway 97, Building M
Bend, OR 97703

David.Amiton@odot.oregon.gov ← NOTE NEW EMAIL
Mobile: (541) 480-3807

From: Morgan Snyder <morgan.snyder@redmondoregon.gov>
Sent: Thursday, March 7, 2024 12:02 PM
To: David Pilling <David.Pilling@redmondoregon.gov>; Lindsey Croomsigt <lindsey.croomsigt@redmondoregon.gov>; Alex Sabin <alex.sabin@redmondoregon.gov>; Tom Mooney <Tom.Mooney@redmondofireandrescue.org>; Maria Ramirez <maria.ramirez@redmondoregon.gov>; Spencer Stauffer <sstauffer@coid.org>; Zachary Bass <zachary.bass@flyrdm.com>; Fred LeLacheur <fred.lelacheur@flyrdm.com>; ODOT Reg 4 Planning Manager <ODOTR4PLANMGR@odot.oregon.gov>; AMITON David <David.AMITON@odot.oregon.gov>
Subject: Notice of Application

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Hello,

Attached is a re-notice of application for the CORE3 Partition application. Please note, this application is now separate and distinct from the other applications associated with the CORE3 project and has a comment period deadline of March 22nd. Please send any comments you may have directly to me.

Thank you,



MORGAN SNYDER | City of Redmond
Long-Range Planner

phone 541.504.3062
email morgan.snyder@redmondoregon.gov

411 SW 9th Street Redmond, Oregon 97756



WWW.REDMONDOREGON.GOV

Please consider the environment before printing this email.

DISCLOSURE NOTICE:

Messages to and from this email address may be subject to Oregon Public Records Law.



CITY OF REDMOND
Engineering Department

243 East Antler Avenue, Suite 100
 Redmond, OR 97756-0100
 (541) 504-2002
 Fax: (541) 548-0253
siteplan@redmondoregon.gov
www.redmondoregon.gov

March 20, 2024

Matt Kittelson
 Kittelson & Associates, Inc.

Re: Approval Memo for Core3 Traffic Impact Analysis (711-23-000068-PW)

Transportation mitigations for the subject project will be required as follows:

- Five (5) ft. minimum public utility easement (PUE) dedication shall be required along all street/property frontage per COR Standard Drawing 2-1. All required public infrastructure improvements and right-of-way/easement dedications shall be completed prior to final occupancy of any structure or building.
- **East Highway 126 (OR126)** - major arterial street (state highway). A paved highway and sixty (60) ft. ± public right-of-way. No curb or sidewalk exist along project/property frontage. Highway frontage improvements and public right-of-way/easement dedications shall be deferred to ODOT review/approval.
- **SE 21st St** - Collector industrial street is planned along the western project boundary in support of the City's Eastside Framework Plan and area development. Eighty (80) ft. public right-of-way shall be dedicated along the property frontage from Highway 126 to SE Evergreen Avenue. The roadway shall be improved to local industrial standards to a northern extent that provides access to Core 3, Oasis, and a future managed camp (approx 600') prior to occupancy of Phase 1. New sidewalk, driveway and curb return/ramp improvements conforming to City standards shall be required along property frontage. Post a STOP (R1-1) sign on the proposed training facility access onto OR 126 in accordance with applicable City standards and the Manual on Uniform Traffic Control Devices (MUTCD). The remaining portions of street improvements may be deferred to future phases at the discretion of the City Engineer.
- **SE Evergreen Ave.** - local industrial street is planned roughly one-quarter mile south of and parallel to East Antler Ave. and along the north project boundary in support of the City's Eastside Framework Plan and area development. A sixty (60) ft. public right-of-way dedication shall be required. The street shall be constructed to local industrial standards, including curb on both sides and sidewalk on the south side. Street improvements may be deferred to future phases at the discretion of the City Engineer.
- **SE 33rd St.** - local industrial street is planned along the east project boundary in support of the City's Eastside Framework Plan and potential future OR126 connection. A sixty (60) ft. public right-of-way dedication shall be required. The street shall be constructed to local industrial standards, including curb on both sides and sidewalk on the south side. Street improvements may be deferred to future phases at the discretion of the City Engineer.
- A left turn lane shall be installed along Hwy 126 at future SE 21st St, to be reviewed and approved by ODOT, prior to occupancy of Phase 1.
- Prior to certificate of occupancy of Phase 1, a multiuse path conforming to City of Redmond Standards and Specifications is required along Hwy 126 frontage per the Transportation System Plan (identified as B46 in the TSP). A public access easement shall be provided if the path is constructed on private property.
- Suitable fire access must be maintained throughout all phases.
- Prior to certificate of occupancy of Phase 1, a deed restriction shall be recorded on the property limiting the use of the property to Public Safety, Emergency Services, Training and Coordination



CITY OF REDMOND
Engineering Department

243 East Antler Avenue, Suite 100
Redmond, OR 97756-0100

(541) 504-2002

Fax: (541) 548-0253

siteplan@redmondoregon.gov

www.redmondoregon.gov

Facilities use designation enabled under the current outright permitted uses within the PF zoning provisions and a maximum occupiable building size of 82,135 square feet.

- System development charges shall be assessed per each phase (Phase 1 = 33 PM Peak Trips; future phases = 72 PM Peak Trips).

Please contact me with any questions.

Lindsey Crowsigt, PE

Assistant City Engineer | City of Redmond | Lindsey.Crowsigt@redmondoregon.gov | 541-306-1647



SERA

CORE3 CONCEPT UTILITY PLAN

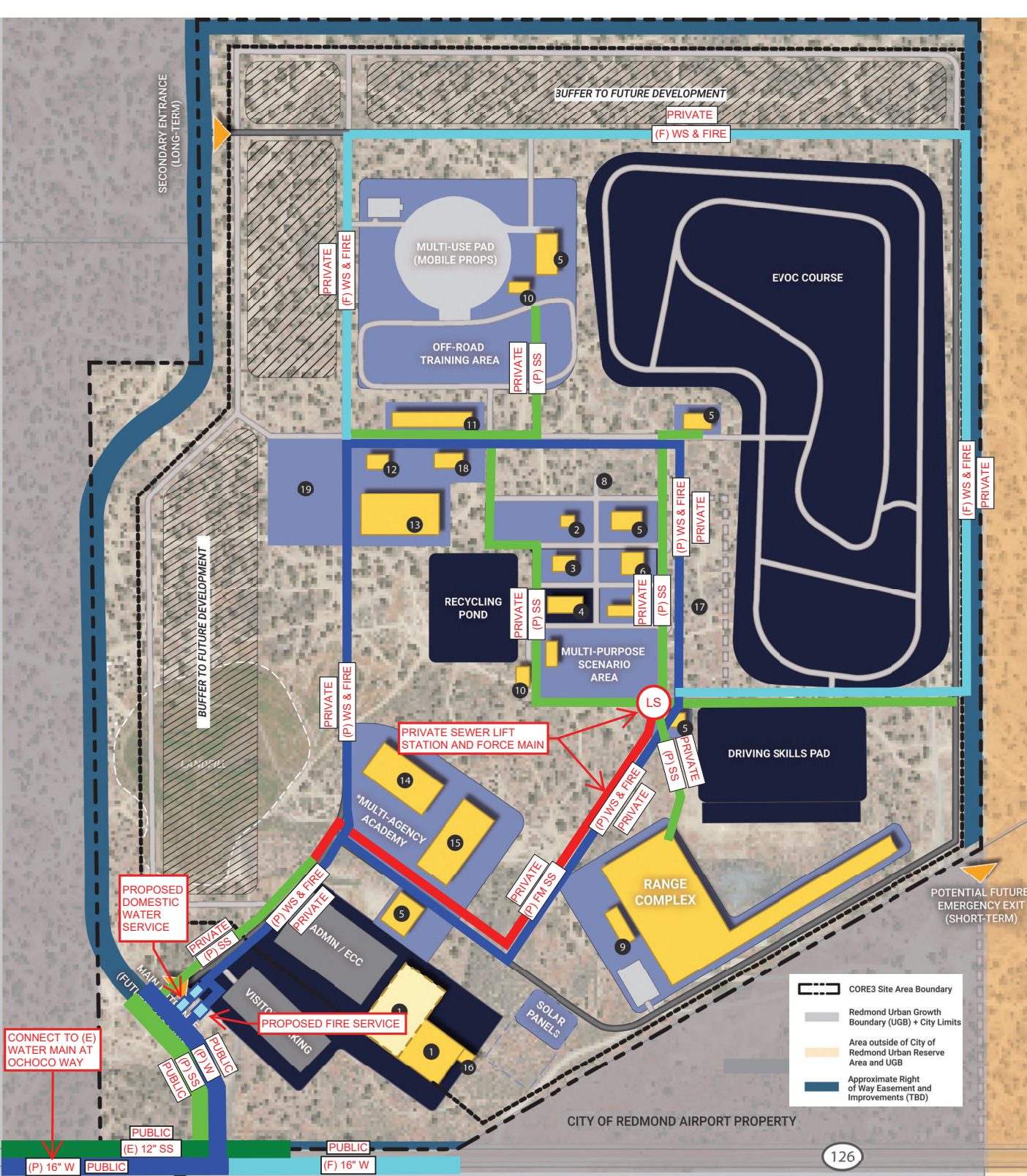
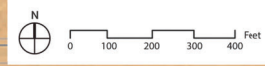
MASTER DEVELOPMENT PLAN SUBMITTAL

HHPR Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS

LEGEND

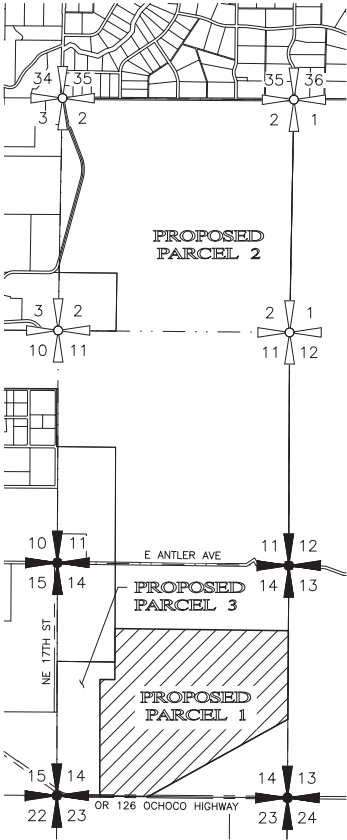
- (P) PUBLIC WATER MAIN
- (F) PUBLIC WATER MAIN
- (P) PUBLIC GRAVITY SEWER MAIN
- (E) PUBLIC GRAVITY SEWER MAIN
- (P) PRIVATE WATER SERVICE OR FIRE SERVICE
- (F) PRIVATE WATER SERVICE OR FIRE SERVICE
- (P) WATER METER / BACKFLOW DEVICE
- (P) PRIVATE GRAVITY SEWER
- (P) PRIVATE SEWER FORCE MAIN

(E) = EXISTING
(P) = PROPOSED
(F) = FUTURE



TENTATIVE PARTITION PLAT

A REPLAT OF PARCEL 2, PARTITION PLAT 2022-17, LOCATED IN SECTIONS 2, 10, 11 AND 14, TOWNSHIP 15 SOUTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF REDMOND AND DESCHUTES COUNTY, OREGON



PROPOSED LEGAL DESCRIPTION (RDC 8.2405.2.B):

PROPOSED PARCEL 1:
A PARCEL OF LAND BEING A PORTION OF PARCEL 2, PARTITION PLAT 2022-17, LOCATED IN SECTION 14, TOWNSHIP 15 SOUTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-1/2" BRASS CAP MONUMENTING THE EAST ONE-QUARTER OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON; THENCE SOUTH 0°17'20" WEST, 853.84 FEET ALONG THE EASTERLY BOUNDARY OF SAID SECTION; THENCE LEAVING SAID EASTERLY SECTION BOUNDARY SOUTH 61°02'56" WEST, 3625.00 FEET TO THE SOUTHERLY BOUNDARY OF SECTION 14; THENCE NORTH 89°25'48" WEST, 1103.39 FEET ALONG SAID SOUTHERLY BOUNDARY; THENCE ALONG A LINE 975.00 FEET EAST AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, NORTH 0°06'55" EAST, 2650.05 FEET TO THE WEST-EAST CENTERLINE OF SECTION 14; THENCE SOUTH 89°17'49" EAST, 337.45 FEET ALONG SAID SECTION CENTERLINE; THENCE LEAVING SAID SECTION CENTERLINE NORTH 0°11'58" EAST, 399.45 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HWA" AND THE SOUTHEAST CORNER OF PARCEL 1 OF SAID PARTITION PLAT 2022-17; THENCE CONTINUING NORTH 0°11'58" EAST, 760.09 FEET ALONG THE EAST BOUNDARY OF SAID PARCEL 1 OF PARTITION PLAT 2022-17; THENCE LEAVING SAID EASTERLY BOUNDARY, SOUTH 89°18'28" EAST, 3939.67 FEET ALONG A LINE 160.00 FEET SOUTH AND PARALLEL WITH THE NORTH ONE-SIXTEENTH OF SAID SECTION 14 TO THE EASTERLY BOUNDARY OF SAID SECTION 14; THENCE SOUTH 0°21'45" WEST, 1160.27 FEET ALONG SAID EASTERLY BOUNDARY TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE DEDICATED PUBLIC RIGHT OF WAYS.

CONTAINS 299.31 ACRES, MORE OR LESS.

PROPOSED PARCEL 2:

A PARCEL OF LAND BEING A PORTION OF PARCEL 2, PARTITION PLAT 2022-17, LOCATED IN SECTIONS 2, 10, 11 AND 14, TOWNSHIP 15 SOUTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL PORTIONS OF PARCEL 2, PARTITION PLAT 2022-17, LYING NORTH OF THE NORTH ONE-SIXTEENTH LINE OF SAID SECTION 14, TOWNSHIP 15 SOUTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON.

TOGETHER WITH A PORTION OF PARCEL 2, PARTITION PLAT 2022-17, LOCATED IN SECTION 14, TOWNSHIP 15 SOUTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 160.00 FEET OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF SAID SECTION.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE DEDICATED PUBLIC RIGHT OF WAYS.

CONTAINS 1306 ACRES, MORE OR LESS.

PROPOSED PARCEL 3:

A PARCEL OF LAND BEING A PORTION OF PARCEL 2, PARTITION PLAT 2022-17, LOCATED IN SECTION 14, TOWNSHIP 15 SOUTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 975 FEET OF THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON.

TOGETHER WITH A PORTION OF PARCEL 2, PARTITION PLAT 2022-17, LOCATED IN SECTION 14, TOWNSHIP 15 SOUTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-1/2" BRASS CAP MONUMENTING THE WEST ONE-QUARTER OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, DESCHUTES COUNTY, OREGON; THENCE NORTH 0°09'21" EAST, 399.26 FEET ALONG THE WESTERLY BOUNDARY OF SAID SECTION 14 TO THE SOUTHWEST CORNER OF PARCEL 1 OF SAID PARTITION PLAT 2022-17; THENCE LEAVING SAID WESTERLY BOUNDARY ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL 1 OF PARTITION PLAT 2022-17, SOUTH 89°18'19" EAST, 1313.59 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HWA" AND THE SOUTHEAST CORNER OF SAID PARCEL 1 OF PARTITION PLAT 2022-17; THENCE LEAVING SAID SOUTH BOUNDARY LINE, SOUTH 0°11'58" WEST, 399.45 FEET TO THE WEST-EAST CENTERLINE OF SAID SECTION 14; THENCE NORTH 89°17'49" WEST, 1313.29 ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE DEDICATED PUBLIC RIGHT OF WAYS.

ALSO EXCEPTING THEREFROM ANY PORTION LYING SOUTH OF OREGON STATE HIGHWAY 126, OCHOCO HIGHWAY.

CONTAINS 71 ACRES, MORE OR LESS.

SHEET INDEX:

SHEET 1: OVERVIEW MAP, PROPOSED LEGAL DESCRIPTION, DATUM NOTES, TENTATIVE PLAT NOTES, CONTACT INFORMATION

SHEET 2: SITE MAP, PROPOSED PARCEL DIMENSIONS, ADJOINER INFORMATION, TOPOGRAPHIC SURVEY NOTES, CONTROL POINTS TABLE

HORIZONTAL DATUM (BASIS OF BEARINGS):

OREGON STATE PLANE, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83(2011)) EPOCH 2010.00) BASED ON STATIC GPS OBSERVATIONS ON CONTROL POINT #1 PROCESSED THROUGH NGS OPUS DISTANCES SHOWN HEREON ARE GROUND DISTANCES
COMBINED SCALE FACTOR (1.0000678820) WAS CALCULATED AT CORS STATION "REDM" (N 945762.372, E 4751512.442, ELEV 3088.749') TO OBTAIN GRID DISTANCES, DIVIDE BY THE COMBINED SCALE FACTOR

UNITS: INTERNATIONAL FEET

VERTICAL DATUM:

CITY OF REDMOND VERTICAL DATUM
BASED ON AVERAGED RTK GPS OBSERVATIONS OF CITY BENCHMARKS #40 AND #55

UNITS: INTERNATIONAL FEET

ZONING:

PARCEL 1: EFUAL, AS
PARCEL 2: EFUAL, AS, R4, SM, SMIA
PARCEL 3: EFUAL, AS, M1, C4

PARCEL AREA (RDC 8.2405.2.B):

PARCEL 1: 299.31 ACRES
PARCEL 2: APPROXIMATELY 1306 ACRES (UNSURVEYED)
PARCEL 3: APPROXIMATELY 71 ACRES (UNSURVEYED)

EXISTING EASEMENTS (RDC 8.2405.2.B):

NO EASEMENTS PER TITLE REPORT #0E19502 BY DESCHUTES TITLE EFFECTIVE APRIL 28, 2023 ARE PLOTTABLE, RETRACEABLE OR PERTAIN TO PARCEL 1 IN THIS TENTATIVE PARTITION PLAT.

LAND USE (RDC 8.2405.2.F):

THE DOCUMENTED DESCHUTES COUNTY-OWNED PARCEL IS LARGELY UNDEVELOPED LAND CURRENTLY ZONED AS EFU. THE SITE WAS PREVIOUSLY USED AS A SHOOTING RANGE AND CONTAINED THE FORMER REDMOND ROD AND GUN CLUB SKEET RANGE AND RIFLE/PISTOL RANGE, ALONG WITH THE FORMER SHERIFF'S OFFICE SHOOTING RANGE AND A LANDFILL. THE SITE IS BEING PROPOSED TO BE THE LOCATION OF THE CORE3 DEVELOPMENT - A DEDICATED, MULTI-AGENCY COORDINATION CENTER AND COLLABORATIVE TRAINING FACILITY. THE PROPOSED USES INCLUDE PUBLIC SAFETY, EMERGENCY SERVICES, TRAINING AND COORDINATION FACILITIES.

PROPOSED UTILITIES (RDC 8.2405.2.D):

POTABLE WATER SERVICE WILL BE PROVIDED BY EXTENDING THE EXISTING 16" PUBLIC WATER MAIN FROM THE SOUTH SIDE OF HIGHWAY OR126 AT SE OCHOCO WAY APPROXIMATELY 1,200 LF EASTERLY TO FUTURE SE 21ST AVENUE. FROM THERE, THE PUBLIC WATER MAIN WILL BE EXTENDED NORTHERLY IN SE 21ST AVENUE APPROXIMATELY 550 LF TO THE PROJECT ACCESS ROAD. THE CORE3 SITE WILL BE SERVED BY A SINGLE POTABLE WATER SERVICE AND A SINGLE FIRE SERVICE. ALL ON-SITE DOMESTIC AND FIRE WATER WILL BE PRIVATE AND ISOLATED FROM THE PUBLIC WATER MAIN SYSTEM.

WASTEWATER (SANITARY SEWER) SERVICE WILL BE PROVIDED BY CONNECTING TO THE EXISTING 12" PUBLIC SANITARY SEWER MAIN ALONG THE SOUTH OF HIGHWAY OR126. THE PROJECT CONNECTION WILL REQUIRE CROSSING OR126 AND EXTENDING A PUBLIC SEWER MAIN NORTHERLY APPROXIMATELY 600 LF IN FUTURE SE 21ST AVENUE TO THE PROJECT ACCESS ROAD. THE CORE 3 SITE WILL BE SERVED BY A SINGLE SANITARY SERVICE. ALL ON-SITE SANITARY SEWER WILL BE PRIVATE AND GRAVITY SERVED WHERE POSSIBLE. DUE TO PROJECT TOPOGRAPHY, LOWER LYING AREAS WILL BE SERVED BY A PRIVATE LIFT STATION/FORCE MAIN SYSTEM.

STORMWATER WILL BE COLLECTED AND DISPERSED ON-SITE VIA SWALES, UNDERGROUND INJECTION CONTROL (UIC) DEVICES SUCH AS DRYWELLS, OR A COMBINATION OF BOTH METHODS.

SOLID WASTE DISPOSAL WILL BE THROUGH A LOCAL FRANCHISE PROVIDER.

ACCESS WILL BE PROVIDED FROM OR126 VIA A NEW NORTH-SOUTH COLLECTOR.

CONTACT INFORMATION (RDC 8.2405.2.C):

PROPERTY OWNER: DESCHUTES COUNTY, OREGON
ADDRESS: 1300 NW WALL ST., BEND, OR 97701
TELEPHONE NUMBER: 541-388-6570

APPLICANT NAME: CENTRAL OREGON INTERGOVERNMENTAL COUNCIL
ADDRESS: 1250 NE BEAR CREEK RD., BEND, OR 97701
TELEPHONE NUMBER: 541-548-8163

SURVEYOR NAME: SAF LAND SERVICES
ADDRESS: 901 NW CARLON AVE. #3, BEND, OR 97703
TELEPHONE NUMBER: 541-797-0954



901 NW CARLON AVE, SUITE 3
BEND, OR 97703
(541) 797-0954
WWW.SFLANDS.COM

DATE	JOB NO.	FIELD	DRAWN	CHECKED
JAN. 2, 2024	2023-594-01	SD/SGD	JKK	AH

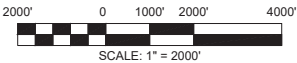
TENTATIVE PARTITION PLAT FOR:
CENTRAL OREGON
INTERGOVERNMENTAL COUNCIL

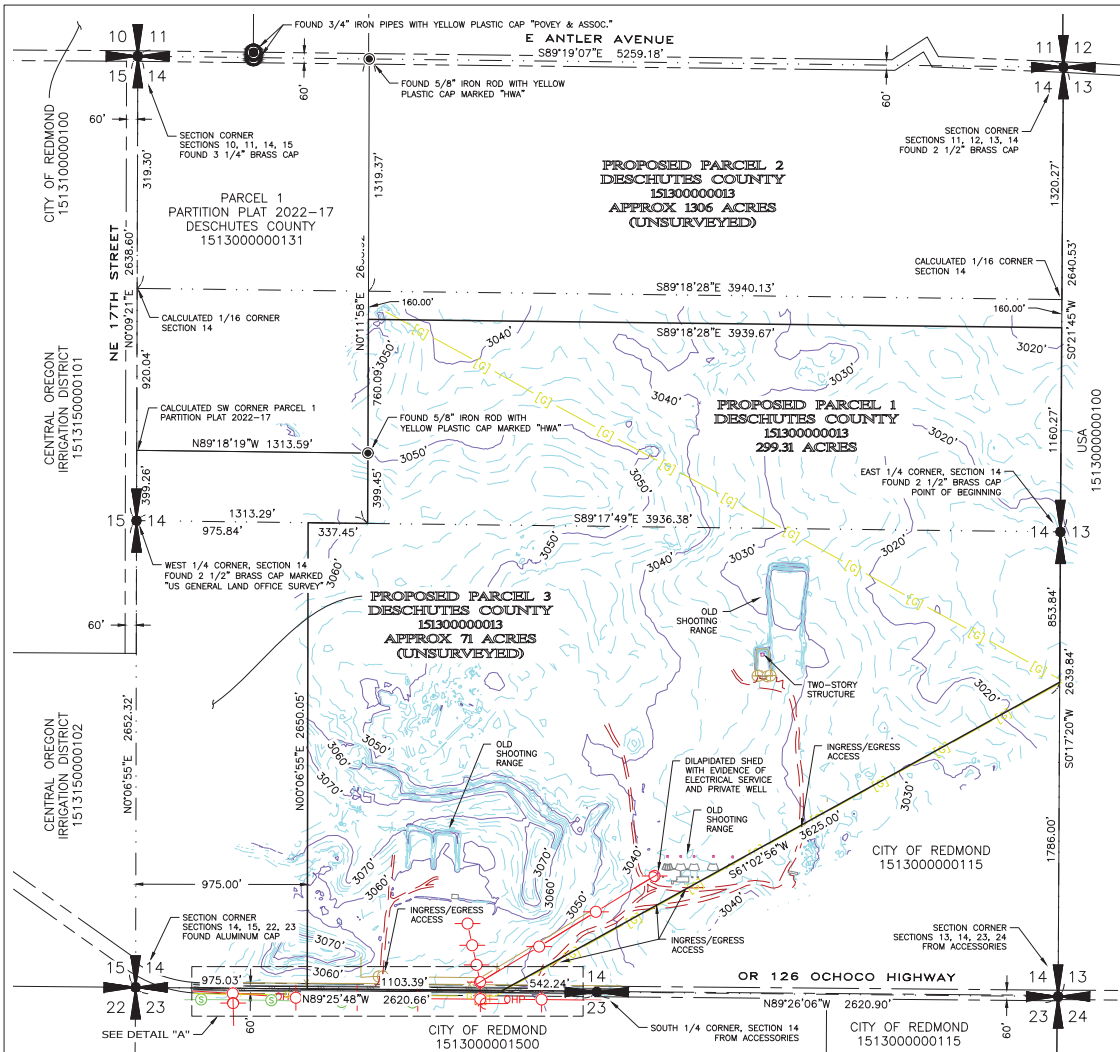
SECTIONS 2, 10, 11 & 14
TOWNSHIP 15 SOUTH, RANGE 13 EAST
WILLAMETTE MERIDIAN
DESCHUTES COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MARCH 14, 2023
JOSHUA J. KOWALSKI
94125PLS

EXPIRES 06/30/25





TENTATIVE PARTITION PLAT

A REPLAT OF PARCEL 2, PARTITION PLAT 2022-17, LOCATED IN SECTIONS 2, 10, 11 AND 14, TOWNSHIP 15 SOUTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF REDMOND AND DESCHUTES COUNTY, OREGON

LEGEND:

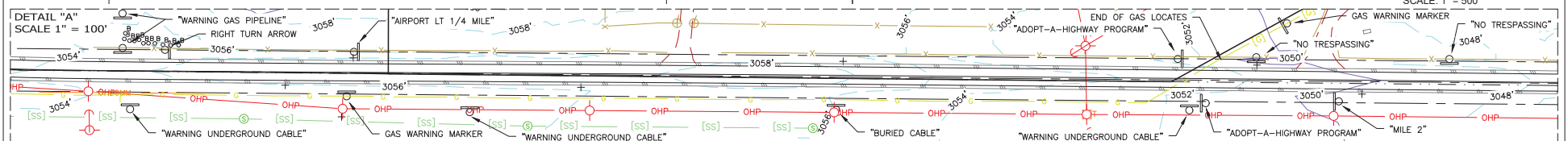
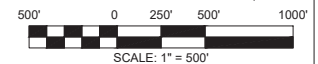
	PARTITION BOUNDARY		FOUND SECTION CORNER AS NOTED
	TAXLOTS- COR GIS		CALCULATED SECTION CORNER AS NOTED
	SECTION LINE		FOUND MONUMENT- IRON PIPE
	RIGHT OF WAY		FOUND MONUMENT- 5/8" IRON ROD
	ROAD CENTERLINE		BOLLARD
	ROAD STRIPING		SIGN
	FENCE		SIGN- REFLECTIVE MARKER
	BUILDING		POWER POLE
	EDGE OF CONCRETE		GUY ANCHOR
	EDGE OF GRAVEL		SANITARY SEWER MANHOLE
	EDGE OF PAVEMENT		TELEPHONE RISER
	MINOR CONTOUR (2 FT.)		FENCE GATE POST
	MAJOR CONTOUR (10 FT.)		
	OVERHEAD POWER		
	COMMUNICATION		
	GAS- COR GIS		
	SANITARY SEWER- COR GIS		

TOPOGRAPHIC SURVEY NOTES:

- THE LOCATION OF EXISTING UNDERGROUND UTILITY FACILITIES SHOWN HEREON ARE BASED ON LOCATE MARKS REQUESTED FOR THIS SURVEY PER ONE CALL PUBLIC LOCATE TICKET 23102585 AND CITY OF REDMOND (COR) GIS DATA. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES BY THE RESPECTIVE UTILITY OWNERS, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THE PLAN. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- FIELD WORK WAS COMPLETED ON MAY 2, 2023.
- RECTIFIED ORTHOPHOTOGRAPHY AND PHOTOGRAMMETRIC MAPPING (PERFORMED BY AN ASPRS CERTIFIED PHOTOGRAMMETRIST) WAS UTILIZED TO OBTAIN PLANIMETRIC AND ELEVATION/SURFACE DATA (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY. AERIAL PHOTOGRAPHY WAS COLLECTED WITH 75/70 FORWARD AND SIDE OVERLAP ON 05/02/2023.

CONTROL POINTS TABLE

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	946231.31	4751586.76	3068.92	1-1/4 INCH BRASS CAP
40	951873.86	4746862.15	2989.51	3 INCH BRASS CAP
55	950518.90	4746972.36	2998.83	3 INCH BRASS CAP



S&F Land Services

Land Surveying & Remote Sensing

901 NW CARLON AVE, SUITE 3
BEND, OR 97703
(541) 797-0954

WWW.SFLANDS.COM EMAIL: INFO@SFLANDS.COM

DATE	JOB NO.	FIELD	DRAWN	CHECKED
JAN. 2, 2024	2023-594-01	SD/SGD	JKK	AH

TENTATIVE PARTITION PLAT FOR:
CENTRAL OREGON
INTERGOVERNMENTAL COUNCIL

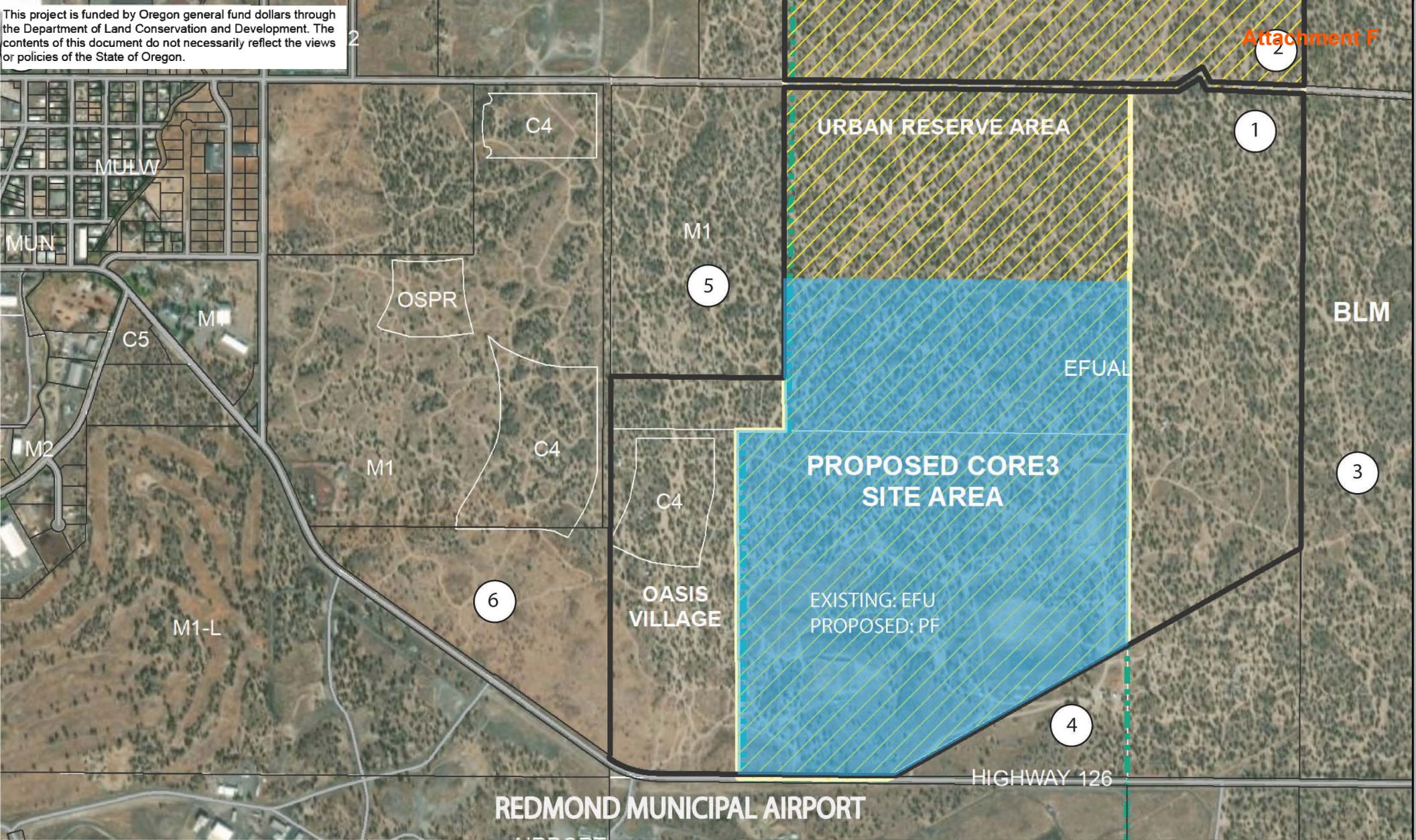
SECTIONS 2, 10, 11 & 14
TOWNSHIP 15 SOUTH, RANGE 13 EAST
WILLAMETTE MERIDIAN
DESCHUTES COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MARCH 14, 2023
JOSHUA J. KOWALSKI
94125PLS

EXPIRES 06/30/25

SHEET 2 OF 2



VICINITY AND ZONING MAP

- EXISTING ZONING BOUNDARY
- PROPOSED SITE AREA
- URBAN RESERVE AREA
- URBAN RESERVE BOUNDARY
- TAX LOT LINES
- REDMOND CITY LIMITS

TAX LOT INFO

1

DESCHUTES COUNTY
TAX LOT: 1513000000103
500.28 AC

3

USA
TAX LOT 1513000000100
5280.52 AC

5

CENTRAL OREGON IRRIGATION DISTRICT
TAX LOT: 1513150000102
48.87 AC

2

DESCHUTES COUNTY
TAX LOT: 1513000000103
1396.06 AC

4

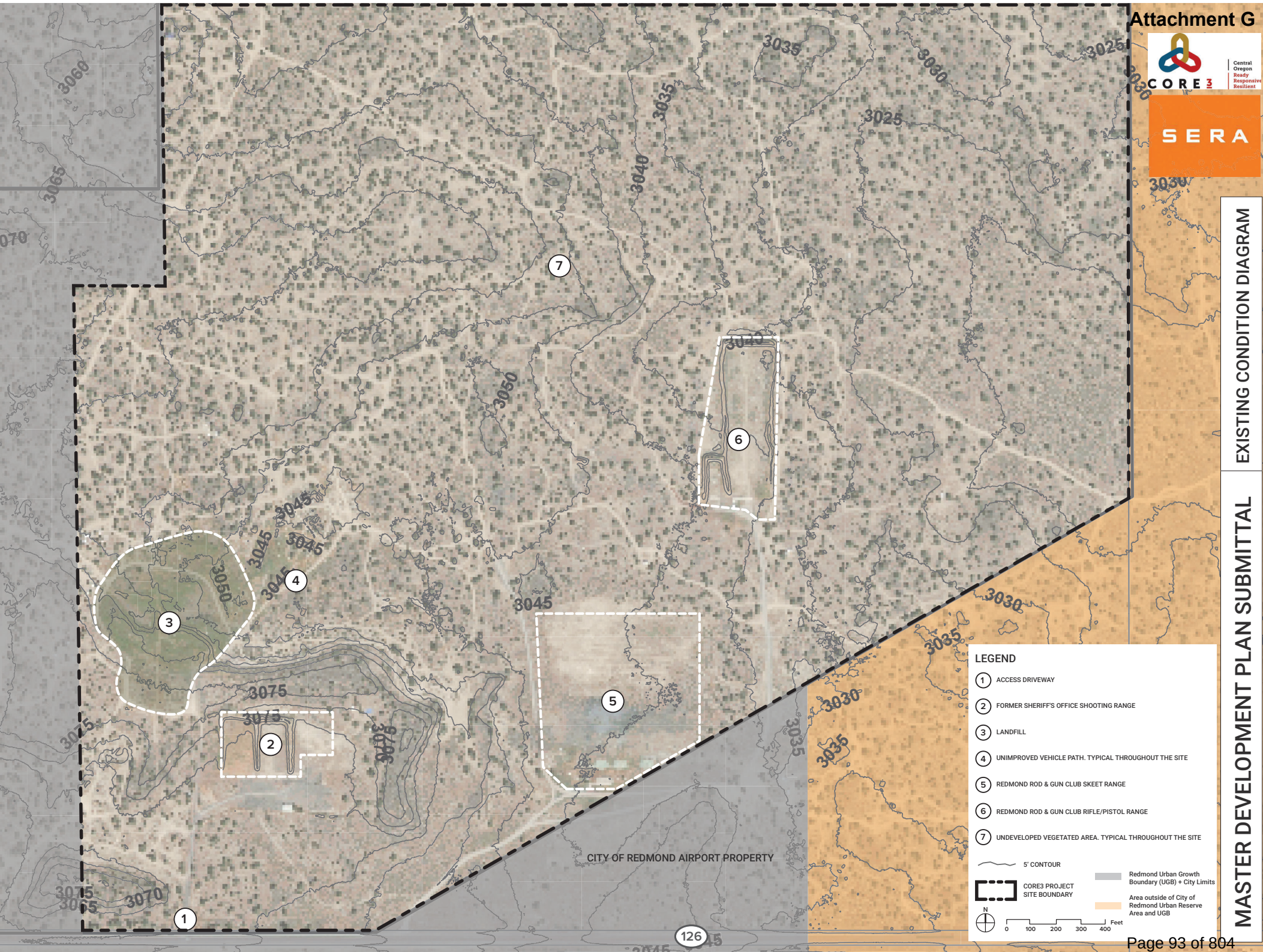
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DESCHUTES COUNTY
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MASTER DEVELOPMENT PLAN SUBMITTAL

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LEGEND

- ① ACCESS DRIVEWAY
- ② FORMER SHERIFF'S OFFICE SHOOTING RANGE
- ③ LANDFILL
- ④ UNIMPROVED VEHICLE PATH, TYPICAL THROUGHOUT THE SITE
- ⑤ REDMOND ROD & GUN CLUB SKEET RANGE
- ⑥ REDMOND ROD & GUN CLUB RIFLE/PISTOL RANGE
- ⑦ UNDEVELOPED VEGETATED AREA, TYPICAL THROUGHOUT THE SITE

- 5' CONTOUR
- CORE3 PROJECT SITE BOUNDARY
- Redmond Urban Growth Boundary (UGB) + City Limits
- Area outside of City of Redmond Urban Reserve Area and UGB

N

0 100 200 300 400 Feet

Central Oregon Emergency Services Center Viability Assessment



June 2018

Final Report

Community Service Center

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About the Community Service Center

The Community Service Center (CSC) is a research center affiliated with the School of Planning, Public Policy, and Management at the University of Oregon. It is an interdisciplinary organization that assists Oregon communities by providing planning and technical assistance to help solve local issues and improve the quality of life for Oregon residents. The role of the CSC is to link the skills, expertise, and innovation of higher education with the transportation, economic development, and environmental needs of communities and regions in the State of Oregon, thereby providing service to Oregon and learning opportunities to the students involved.

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Executive Summary

Introduction

At the present time, **Central Oregon has insufficient facilities to meet existing, mandatory training needs of local, state, and federal public safety personnel. Furthermore, the region lacks a dedicated, multi-agency coordination center for emergency operations. Finally, the region does not currently have an adequate backup 911-center with redundant emergency dispatch capabilities.** To address these deficiencies, emergency service professionals, training coordinators, educators, and emergency managers from across Deschutes, Jefferson, and Crook Counties have developed a **VISION:**

Construct a state of the art, regional emergency services training and coordination center (RESTCC) in the heart of Central Oregon.

Imagine the Central Oregon region with:

- An **integrated training campus** that serves law enforcement, structural and wildland fire, emergency medical service, and emergency dispatch training needs.
- Facilities that provide **tactical training resources** to support multi-agency and multi-disciplinary joint training exercises.
- Applied tactical training and **expanded degree programs for college students** and public safety professionals.
- Opportunities to combine classroom training with **hands-on practice using real equipment in real-world settings.**
- Ability to provide **public safety training year-round**, regardless of weather conditions or time of day.
- Dedicated **emergency vehicle operations and live-fire training facilities** serving students and professionals from across central and eastern Oregon.
- A **dedicated multi-agency incident coordination center** to support regional emergency management operations.
- Capability to **respond immediately to large-scale, multi-jurisdictional events** like wildfires, winter storms, earthquakes, or other natural, manmade, or technological disasters.
- Ability to deliver **redundant 911 and emergency dispatch services** throughout the region.

While the vision is inspirational, the concept raises many questions: How would the facility be funded? Who would be responsible for programming, administration and maintenance? In summary, do viable business models exist to operate such a facility on an ongoing basis? This report presents a

preliminary assessment on the viability of a conceptual regional emergency services training and coordination center in Central Oregon, including a set next steps and actions.

Background

Central Oregon is one of the fastest growing areas of the nation, and the fastest growing region in the State of Oregon. In fact, Portland State University projects the region (Crook, Deschutes, and Jefferson Counties) will add nearly 100,000 people between 2018 and 2040. Regional growth creates increased demand on all types of emergency services – from law enforcement to wildland fire suppression. As regional growth increases and creates an additional need for emergency services, budgets from these services continue to be tight.

Emergency service professionals require a lot of training. Some of this training is mandatory and it occurs on an ongoing basis. Other training is voluntary, but serves to increase the overall capacity of first responders and public safety professionals in the region. Additionally, college students from the region and beyond enroll in public safety degree programs. These students often seek employment in the region thereby increasing the availability of professionally trained emergency services workforce.

Currently, local governments and emergency services providers independently train their staff at inadequate facilities. This increases costs and can create other inefficiencies in training. Additionally, some incidents, such as wildfires, are regional in nature and require a centralized, coordinated, multi-jurisdictional incident coordination and response. Recent challenges with upgrades to the Deschutes County 911 system demonstrate the need for additional investments in redundant emergency communication capabilities.

To better understand the potential benefits and costs of a regional emergency services training and incident coordination center, Deschutes County contracted with the University of Oregon's Community Service Center (CSC) to conduct research to better understand programming and facility needs and assess the viability of the concept.

The CSC used several methods to assess the concept: review of studies for similar facilities, expert interviews, case studies of comparable facilities in other locations, an online survey of emergency management professionals, and focus group meetings.

Conclusions

Central Oregon is a rapidly growing region. **Public safety agencies throughout Central Oregon conduct numerous required and voluntary trainings throughout the year.** Training is a critical component of public safety service delivery. Additionally, public safety personnel need updated training as public safety standards, needs, equipment, and trends change.

Agencies in Central Oregon largely conduct training on an agency by agency basis. Due to the lack of regional training facilities, opportunities to conduct joint trainings and share resources are limited. While agencies make a concerted effort to collaborate on training activities, **the lack of dedicated training facilities presents a significant barrier to regional coordination.** This, in turn, (1) limits training efficiency opportunities, (2) limits the types of realistic training offerings, (3) increases cost because personnel need to travel out of the region for training, or (4) results in delays or challenges in accessing training in a timely manner.

Many disaster events in the region require multi-agency, multi-jurisdictional emergency management coordination. Preparation for and response to the 2017 total solar eclipse and subsequent wildfire emergency confirmed this fact. However, **the region currently lacks a dedicated Multi-Agency Emergency Coordination Center.** When regional disaster events occur, local partners have to reestablish a coordination center on an event-by-event basis. This inefficient approach diverts emergency manager's attention away from incident response at critical time.

Facility deficiencies include:

Insufficient quantity of adequately sized classroom space to meet existing training needs. Agencies compete for the limited number of available classrooms. Many classes have waiting lists because available classrooms cannot accommodate the number of registered students.

Lack of Emergency Vehicle Operations Course. There is no dedicated place for public safety personnel to conduct driver training. Agencies rely on irregular access to regional facilities (such as parking lots or snow parks) that are not designed for emergency vehicle operations training.

Lack of live-fire training tower/building. The lack of a live fire training facility means that many volunteer fire personnel have no experience in a live fire scenario. Career fire personnel cannot practice live fire situations in a controlled, training environment.

Lack of indoor shooting range. Law enforcement personnel have regular firearms training requirements across a range of environmental conditions. Current facilities cannot efficiently accommodate law enforcements firearms training needs due to weather, time of day (lighting), or shift scheduling constraints.

Lack of other tactical training resources. The Central Oregon region lacks other public safety training facilities including: Mock City, hazardous materials training, tactical training room(s) (e.g. mat, defensive tactics, etc.), shooting range (indoor), technical rescue, water rescue, and urban search and rescue (confined space), among others.

Lack of multi-jurisdictional emergency operations center. When regional emergencies occur, emergency management personnel require immediate access to facilities, equipment, and communication capabilities. At the present time, multi-agency incident coordination capability has to be

established on an emergency-by-emergency basis, often in inadequate locations.

Lack of redundant 911 emergency dispatch capability. The region currently lacks backup (redundant) 911 and emergency communication capability. Furthermore, the region has limited dedicated 911 training facilities or ability to combine 911 training with live fire, law-enforcement, EMT, and multi-agency incident coordination training scenarios. Notably, simulated multi-agency emergency communication exercises provided tangible benefits during the 2017 eclipse and subsequent wildfire events.

Common elements of regional public safety training facilities:

Regional public safety training facilities commonly include a wide range of law enforcement, fire, and emergency medical training facilities. The numbers, type, size, selection, and organization of these components varies significantly based on regional needs and available resources.

- **A Central Oregon RESTCC could include a wide range of training facilities, including:**
 - o Administration
 - o Classroom
 - o Skills
 - o Technical
 - o Scenario
 - o Firearms
 - o EVOC
 - o Communications
- **A Central Oregon RESTCC could also provide enhanced regional incident coordination and emergency operations capability.** Such a facility could provide a dedicated incident coordination center for the region and serve to supplement existing state Emergency Coordination Center (ECC) capability, providing needed state-level ECC redundancy in the state. In addition, the facility could provide critical backup 911 capabilities for the entire region.
- **Redmond is a desirable location for a Central Oregon RESTCC.** Redmond is the region's second largest city. Its central location and proximity to primary north/south and east/west highways make it accessible from throughout the region. The Redmond Airport, Central Oregon Interagency Dispatch Center, USFS Air Center (Air Tanker base, training center, interagency support cache, smokejumper base, and interagency Hotshot crew), and Central Oregon Community College Redmond Campus are all located in Redmond. This makes it uniquely positioned to support a RESTCC
- **The facility, as conceived, has unique site requirements.** RESTCC siting will require careful consideration of compatibility with surrounding uses and long-term facility growth and expansion needs.

CSC strongly recommends near-term discussions between Deschutes County, COCC, the City of Redmond, the Redmond Airport, and other key stakeholders to assess the desirability/ feasibility of a two-site approach: (1) Building intensive uses on existing site proximate to the existing COCC campus, and (2) land intensive uses on nearby City of Redmond or Deschutes County controlled property. Such an approach could facilitate phased development and provide additional short, medium, and long-term partnership options.

RESTCC Demand and Financial Viability

- The value of a Central Oregon RESTCC cannot be overstated. **Public safety agencies in Central Oregon need additional training facilities and programs and will use a RESTCC if one is constructed.**
- Similarly, **Central Oregon needs a Multi-Agency Emergency Coordination Center.** A regional incident coordination center would allow emergency managers to respond quickly to the growing number of chronic inter-local, multi-jurisdictional emergency events. Furthermore, large-scale events like a Cascadia subduction zone earthquake will require significant incident coordination and emergency response capability in Central Oregon.
- Desired programing corresponds closely with the facility deficiencies described in Chapter 2. **Public safety professionals urgently need EVOG training, classroom instruction, and scenario based tactical training facilities.** Fire stakeholders highlight the need for live-fire training; law enforcement personnel emphasize the need for scenario-based tactical training facilities.
- **Regional public safety training facilities range significantly in both cost and size.** Some smaller regions/communities develop training facilities with limited facility and program options for \$5 million or less. Larger entities develop extensive multi-component training campuses that cost \$50-million or more. Similarly, the size of facilities ranges less than 10-acres to more than 150 acres.
- Most existing public safety training budgets are limited. **It does not appear that operation of a RESTCC is viable based on current public agency funding levels. A RESTCC will require other funding partners, revenue models, or increases in agency general fund commitments.**

Action Plan

Prior to moving forward with detailed site identification, design work, or financial feasibility assessments, RESTCC stakeholders need to evaluate the political feasibility of moving forward. Additionally, CSC strongly advises the partners to identify a willing entity with the authority, capability, and capacity to develop a RESTCC. What follows is a set of recommended next steps and actions for RESTCC partners to consider. We present these actions as a set of phases. A decision to proceed or not (Go/No Go) should

be made at the conclusion of each phase. This approach mitigates risk through restrained, ongoing assessment.

Phase I – Political Viability and Lead Entity Identification

Phase I focusses on determining decision maker interest in pursuing a Central Oregon RESTCC. This phase also seeks to identify a lead agency with the authority, capability, and capacity to develop and administer the RESTCC.

Action 1: Initiate discussions with decision makers in the region and secure approval to move forward

This action will result in a formal commitment on the part of partner entities to move forward with RESTCC planning and development.

Action 2: Convene key administrative partners and designate lead agency(ies)

CSC recommends initiating discussions with administrative partners, “anchor tenants,” and primary users in conjunction with the decision maker discussions. This action will result a memorandum of understanding (or other agreement) that identifies a lead project agency/entity and outlines the roles, responsibilities, commitments, and governance structure among administrative partners.

Phase II – Site identification, evaluation, and acquisition

Phase II should focus on site identification, evaluation, and acquisition. As noted in the report, sites proximate to the Redmond Airport are most desirable for a number of reasons. However, of the potential sites, a number opportunities and challenges exist. Site identification will require careful consideration and collaboration among a range of potential federal, state, and local land owner/mangers. These include DSL, Deschutes County, COCC, City of Redmond, the Redmond Airport, the FAA, etc. Obtaining appropriate land use entitlements should be considered in evaluating sites.

Action 3: Convene land owners, land use stakeholders, and development regulators

This action will identify a set of viable development sites or multi-site configurations.

Action 4: Conduct formal site evaluation(s) (if needed)

This action will evaluate potential sites/multi-site configurations and recommend one or more preferred alternatives.

Action 5: Secure site

This action will result in a lease agreement, ownership agreement, fee title transfer, or combination thereof, to the lead RESTCC development entity.

Phase III – Preliminary RESTCC design concept and financial pro-forma assessment

Phase III should focus on developing the final programming, design, and engineering plan. Once complete, a full financial analysis and pro-forma evaluation can be conducted.

Action 6: Assemble program, design, and engineering team

This action will result in a Request for Proposals/Qualifications and selection of a design and consulting team.

Action 7: Develop design concept(s) and pro-forma

This action will result in a preferred design alternative, including a phasing plan if desired, and a comprehensive development pro-forma.

Action 8: Vet and select final design, construction phasing, and approval to move forward with final design and construction

This action will result in the completion of one or more phases of the Central Oregon RESTCC.

Phase IV – Commence operations

Phase IV includes opening, running, and maintaining RESTCC programming. In addition to the ongoing training activities offered, this phase will include using the facility to exercise and conduct regional emergency operations. With time, this phase may also include developing grant or fundraising campaigns for additional programming and facility development.

This phase will realize the vision of a regional emergency services training and coordination center in the heart of Central Oregon.

Chapter I: Introduction

At the present time, **Central Oregon has insufficient facilities to meet existing, mandatory training needs of local, state, and federal public safety personnel.**

Therefore, emergency service professionals, training coordinators, educators, and emergency managers from across Deschutes, Jefferson, and Crook Counties have developed a vision: Construct a state of the art, regional emergency services training and coordination center (RESTCC) in the heart of Central Oregon.

Imagine the Central Oregon region with:

- An integrated training campus that serves law enforcement, structural and wildland fire, emergency medical service, and emergency dispatch training needs.
- Facilities to provide tactical training resources to support multi-agency and multi-disciplinary joint training exercises.
- Hands-on tactical training and expanded degree programs for college students and public safety professionals.
- Opportunities to combine classroom training with hands-on practice using real equipment in real-world settings.
- Ability to provide year-round public safety training.
- Dedicated emergency vehicle and live-fire training facilities serving students and professionals from across central and eastern Oregon.
- Facilities to support regional emergency management operations.

This report presents a preliminary assessment on the viability of a conceptual regional emergency services training and coordination center in Central Oregon. The study presents a facility concept, reviews other emergency services training centers, presents the results of a survey of emergency management agencies in Central Oregon, and includes revenue and operating cost estimates for the conceptual facility. The report concludes with a set of recommended next steps.

Background

Central Oregon is one of the fastest growing areas of the nation, and the fastest growing region in the State of Oregon. This region is at risk to a range of natural hazards including wildfire, winter storms, flooding, drought, and potential volcanic eruptions. In addition, growing population is increasing the need to educate and train a growing public safety workforce. Portland State University forecasts the region will add nearly 100,000 new residents by 2040.

Regional growth creates increased demand on all types of emergency services – from law enforcement to wildland fire suppression. As regional growth increases and creates an additional need for emergency services, budgets from these services continue to be tight.

Moreover, Oregon is at risk of major earthquakes (often called “Cascadia 9.0” after the region and potential magnitude of the event). While this event would likely not

affect Central Oregon to the same degree as Western regions of the state, such an event could cause a large influx of people into the Central Oregon region seeking shelter and assistance. This would further exacerbate strains on emergency services in the region. Preparation for and response to the 2017 total solar eclipse and subsequent wildfire emergency demonstrated the tangible value of standing up a multi-agency emergency management coordination facility. However, the eclipse event and immediate transfer of emergency response operations to managing the 2017 regional wildfires also demonstrated the challenges and limitations that result from working in temporary, non-dedicated incident coordination facilities.

Emergency service professionals require a lot of training. Some of this training is mandatory and it occurs on an ongoing basis. Other training is voluntary, but serves to increase the overall capacity of first responders and public safety professionals in the region. Additionally, college students from the region and beyond enroll in public safety degree programs. These students often seek employment in the region thereby increasing the availability of professionally trained emergency services workforce.

Currently, local governments and emergency services providers independently train their staff at inadequate facilities. This increases costs and can create other inefficiencies in training. Additionally, some incidents, such as wildfires, are regional in nature and require a centralized, coordinated, multi-jurisdictional incident command and response. Recent challenges with upgrades to the Deschutes County 911 system demonstrate the need for additional investments in redundant emergency communication capabilities.

An opportunity exists to build an emergency services training center capable of providing a regional emergency response system in Central Oregon. This center would also be capable of hosting professional emergency response courses, disaster preparedness training, and higher education courses. As conceived, the facility would create continuity in training for all emergency service professionals in Central Oregon, would create more robust training opportunities, and would potentially decrease overall training costs for each emergency services department in the region. Additionally, such a facility could serve as a regional or state-wide emergency operations center for major events such as a Cascadia 9.0 magnitude earthquake.

To better understand the potential benefits and costs of a regional emergency services training center, Deschutes County contracted with the University of Oregon's Community Service Center (CSC) to conduct research to better understand programming and facility needs and assess the viability of the concept.

The CSC used several methods to assess the concept: review of studies for similar facilities, expert interviews, case studies of comparable facilities in other locations, an online survey of emergency management professionals, and focus group meetings.

Purpose and Methods

This assessment intends to determine whether the vision for the Central Oregon Regional emergency services training and coordination center is viable. In the context of this study, viability has several dimensions:

- **Economic viability.** This is a key dimension and the one most commonly considered in studies. For the purpose of this study, we provide order-of-magnitude estimates of the costs of operations and maintenance.
- **Administrative operability.** Does the organization have the administrative capacity to manage the facility? In this instance, governance is a key issue as are fee structures.
- **Political viability.** Does the concept have support the community? From key leaders and elected officials? Does the community recognize the need for such a facility?

The research focused on three key tasks:

1. **Case study analysis.** To understand the details of space, programming, budgets, and governance, CSC conducted case study research of comparable Emergency Services Training Centers across North America. Case studies discuss detailed analysis of facility amenities, financial characteristics, and program offerings.
2. **User interest.** Use by emergency management organizations in the region is key to the feasibility of a regional service center. To understand training needs and interest in a regional service center, the CSC conducted an online survey of emergency management organizations in Deschutes, Crook, and Jefferson counties.
3. **Financial Assessment.** The financial assessment used data collected throughout research stages to create order-of-magnitude use and revenue estimates. The financial estimates also included up-front and considered construction costs, staff, operations, and maintenance costs.

We characterize this as a preliminary viability assessment because the study is based on a set of assumptions and estimates related to the design, programming, and limitations of predicted demand for the conceived facility. These assumptions and estimates impact projected costs and revenues. Changes to any of these variable assumptions would alter the cost and revenue structure of the site.

Moreover, concepts such as this one often evolve over time and are sometimes built in phases. The facility and programming concept must build from demand; in this instance, we understand demand as expressed by survey respondents. It is possible that not all those respondents would use the facility due to the fact that different organizations have different needs. Thus, a key objective of this study is to understand what potential users want in both facilities and program for an emergency services center.

Organization of This Report

The remainder of the report is organized as follows:

Chapter Two: Regional Training Overview provides an overview of existing and needed public safety training needs. The chapter begins with a discussion of training certifications and maintenance requirements. It goes on to discuss potential users and key facility deficiencies.

Chapter Three: RESTCC Components outlines the standard components of a regional emergency services training and coordination center (RESTCC). The numbers, type, size, selection, and organization of these components can vary significantly based on regional needs and available resources

Chapter Four: Central Oregon RESTCC Concept outlines a preliminary concept for a regional emergency services training and coordination center (RESTCC). The concept builds from discussions CSC had with emergency management professionals in the region. The concept also reflects the structure of similar facilities studied in Oregon and throughout the U.S.

Chapter Five: Conclusions and Action Plan summarizes the key findings of the study and outlines potential next steps.

Chapter 2: Regional Training Overview

This chapter provides an overview of existing and needed public safety training needs. The chapter begins with a discussion of training certifications and maintenance requirements. It goes on to discuss potential users and key facility deficiencies.

Emergency Services Personnel Training Overview

The Oregon Board for Public Safety Standards and Training requires that emergency response personnel obtain and maintain a range of professional certifications. Ongoing maintenance of those certifications requires ongoing training. The Department of Public Safety Standards and Training is responsible for “ensuring that public safety professionals and the agencies that employ them maintain compliance with the standards to reduce the risk of liability and ensure public trust is maintained by the communities we serve throughout Oregon.” The Oregon Health Authority oversees certification maintenance for emergency medical personnel. Affiliated public safety personnel (e.g. emergency managers, 911 dispatch, and wildland firefighters) have additional training or certification maintenance requirements.

Oregon Administrative Rules (OAR) govern the timing, amount, and documentation of both basic and ongoing training of public safety providers. OAR 259-008-0000 specifically establishes ongoing employment, training, and certification requirements for fire and law enforcement personnel. OAR 333-265-0000 establishes ongoing certification maintenance requirements for emergency medical services personnel. Tables 2.1 through 2.3 summarizes the ongoing certification maintenance (training) requirements for law enforcement, fire, and emergency medical services personnel.

Table 2.1 – Annual Law Enforcement Certification Maintenance Requirements

Training Type	# of hours
First Aid/CPR Certification	Required at all times
Annual Training	
Firearms/Use of Force	8
Ethics	1
Three Year Training Requirements	
Mental Health/CIT	3
Leadership	24
General/Other	84

Source: Oregon Department of Public Safety Standards and Training

NOTE: New rules effective March 22, 2017, enforced January 1, 2018

Applies to Police, Corrections, Parole and Probation, and Regulatory Specialists

Table 2.2 – Annual Fire Maintenance Requirements

Training Track	# of hours
Operations	60
Instructor	4
Prevention/Public Education	12

Source: Oregon Department of Public Safety Standards and Training

Table 2.3 – Annual Licensed Emergency Medical Services Providers Continuing Education Requirements

Training Topic	# of hours			
	EMR	EMT	AEMT/ EMT-I	Paramedic
Trauma Emergencies	2	3	5	6
Medical Emergencies	2	3	6	8
Pediatric and Obstetric Emergencies	1	3	6	8
Airway, Breathing and Cardiology	2	4	6	9
Miscellaneous EMS Topics	1	3	1	1
Education Topics	4	8	12	16
Total hours	12	24	36	48

Source: Oregon Health Authority

The intended purpose of this information is to illustrate general training needs of law enforcement, fire, and emergency medical technicians only. Other public safety personnel may have different or additional ongoing training requirements. Furthermore, we note that individual public safety agencies may have training programs that exceed these requirements. Similarly, individual public safety personnel may desire and engage in additional training based on personal career or job performance goals. This information supports the general need for robust and accessible public safety training facilities and programming wherever public safety programs exist.

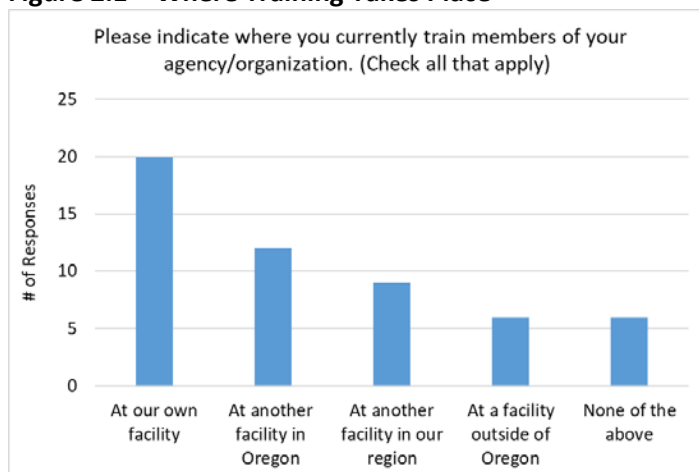
Potential Users and Facilities

Public safety agencies in Central Oregon range significantly in size and budget. For example, 54% of the respondents to the CSC Public Safety Training Survey work for agencies of fewer than 50 personnel and total operating budgets under \$5 million per year. Conversely, 15% of respondents work for entities with more than 200 personnel and annual budgets over \$10 million. This variability reflects the reality of the region: several larger “urban” jurisdictions anchor a region of predominantly smaller, rural-leaning jurisdictions. Correspondingly, larger urban jurisdictions have more capacity and resources to devote to training. This dynamic results in both challenges and opportunities to evaluating potential users of a RESTCC.

At the present time, Central Oregon’s public safety agencies provide for the training needs of their personnel on an agency-by-agency basis. The majority of that training is taking place locally (Figure 2.1). Survey respondents, focus group participants, and project advisors indicate that a significant amount of training occurs in the Central Oregon region. However, agency representatives report that

available training facilities are insufficient to meet the existing, and growing, demand for training in the region.

Figure 2.1 – Where Training Takes Place



Source: CSC Public Safety Training Survey

The CSC’s investigation concludes that demand for emergency training facilities exists across a wide range of user groups. Table 2.4 presents users by emergency service category.

Table 2.4 – Potential Central Oregon RESTCC Users

User Type	User Group
Law Enforcement	Local Police County Sheriff State Police Tribal Police
Fire	Local Fire Department Rural Fire District Wildland Firefighting Agency
Other Local Users	Ambulance District Local Emergency Management Public Works Incident Response 911 Dispatch Central Oregon Community College
Other State Users	Oregon DPSST Oregon National Guard Oregon Military Department Oregon Emergency Management Oregon Department of Transportation
Federal Users	Bureau of Land Management Forest Service Department of Homeland Security Federal Emergency Management Agency US Army Corps of Engineers

Source: Community Service Center – Training Survey, Focus Groups, and Interviews

The primary existing facility deficiencies reported by survey and focus participants are: classroom space, emergency vehicle driving course, and a live-fire training structure. Secondary facility deficiencies include: mock city, hazardous materials training, tactical training room(s) (e.g. mat, defensive tactics, etc.), shooting range (indoor), technical rescue, water rescue, and urban search and rescue (confined space). Table 2.5 presents survey respondent opinions by importance.

Table 2.5 – Training Facility Importance

Importance of TRAINING facilities to agency/organization

Facility Type	High	Medium	Low	Total
Emergency Vehicle Operations Course	22	2	0	24
Closed Road Emergency Vehicle Course	22	3	1	26
Skid Pad	19	1	0	20
Wildland Fire Training	19	2	3	24
Motor Vehicle Accidents	19	4	2	25
HazMat	15	8	1	24
Structural Live Fire	14	2	4	20
Water Rescue	11	3	4	18
Technical Rescue	11	5	3	19
Mock City	11	4	5	20
Tactical	9	1	6	16
Urban Search and Rescue	9	6	2	17
Aircraft Firefighting Live Fire	9	5	5	19
Dispatch Training	9	8	3	20
Collapsed Structure	8	4	5	17
Shooting Range	7	2	6	15
Corrections related props	5	2	5	12
Armed Forces Rescue	4	3	8	15
On-site Living Facilities	4	5	9	18

Source: CSC Public Safety Training Survey

The following subsections summarize primary facility deficiency information collected from survey, focus group participants, and project advisors.

Classroom Deficiencies

Existing classroom space in the region is insufficient to meet current demand. At the present time, Redmond Fire has the largest dedicated classroom in the region. It can accommodate up to 24 people. Furthermore, while a number of other multi-purpose classroom spaces exist, competition makes scheduling difficult. Identifying classroom space for multiday classes or training is particularly challenging. Lack of centralized scheduling capability further compounds this issue.

By way of example, focus group participants noted that the D110 course, “Intro to Dispatch” currently has 60 candidates identified for training. However, due to classroom space limitations, they can only accommodate 24 students at a time. Thus, more than half of the candidates will go untrained, or will be placed on a growing waiting list.

In another example, focus group participants noted that the Pacific Northwest Wildland Fire Training Center (PNTC) in Redmond hosts 30-40 classes per year.

However, because their classrooms only accommodate 24-30 students, the center does not have the capacity to accommodate existing wildland fire training needs. PNTC regularly turns trainees away due to insufficient classroom space.

To illustrate the number and frequency of trainings in the region, the Central Oregon Fire Instructors Association (COFIA) developed a five-year training schedule through the year 2021. The purpose of the schedule is to ensure that the region meets the ongoing training and certification needs of its firefighting personnel. At the present time, COFIA anticipates that limited classroom availability will limit fulfillment of the training schedule as proposed.

Table 2.6 – COFIA 2016 – 2021 Five-Year Training Schedule

Month	2016	2017	2018	2019	2020	2021
Jan	*FOI Academy	*FOII Academy	*FOI Academy	*FOII Academy	*FOI Academy	*FOII Academy
Feb	*Instructor I *HazMat OSIC	*Instructor I *HazMat Safety Officer	*Instructor I *HazMat OSIC	*Instructor I *HazMat Safety Officer	*Instructor I *HazMat OSIC	*Instructor I *HazMat Safety Officer
Mar	S-215	S-215	S-215	S-215	S-215	S-215
Apr	Wildland Academy	Wildland Academy	Wildland Academy	Wildland Academy	Wildland Academy	Wildland Academy
May	*S-230 *S-231	*Water Supply Ops	*S-230 *S-231	*Water Supply Ops	*S-230 *S-231	*Water Supply Ops
Jun	*Instructor II *FFI Academy	*Instructor III *FFI Academy	*Instructor II *FFI Academy	*Instructor III *FFI Academy	*Instructor II *FFI Academy	*Instructor III *FFI Academy
Jul	*Pump Ops Academy	*Pump Ops Academy	*Pump Ops Academy	*Pump Ops Academy	*Pump Ops Academy	*Pump Ops Academy
Aug	No classes scheduled					
Sep	*FFII Academy *Incident Safety Officer	*FFII Academy *Incident Safety Officer	*FFII Academy *Incident Safety Officer	*FFII Academy *Incident Safety Officer	*FFII Academy *Incident Safety Officer	*FFII Academy *Incident Safety Officer
Oct	*Building Construction (Ordinary) *Vehicle Extrication Class	*Hybrid Vehicles *Vehicle Extrication Class	*Building Construction (Ordinary) *Vehicle Extrication Class	*Hybrid Vehicles *Vehicle Extrication Class	*Building Construction (Ordinary) *Vehicle Extrication Class	*Hybrid Vehicles *Vehicle Extrication Class
Nov	*Building Construction (Resistive)	*Fire Investigation	*Building Construction (Resistive)	*Fire Investigation	*Building Construction (Resistive)	*Fire Investigation
Dec	No classes scheduled					

Source: Central Oregon Fire Instructors Association

Other regular classroom-based trainings identified through the survey or focus groups include:

- Fire Recruit Academy: Serves 24-recruits each summer (June/July).
- Community Fire Volunteer Recruit program: Would operate nights and weekends providing 240 hours of education and training to volunteer fire recruits.
- Bend Police Department: Holds more than 300 training events per year (four to five times per week).
- Oregon Department of Public Safety Standards and Training: Provides a range of classroom-based trainings on a recurring basis.
- Central Oregon Community College: Associate Degree level classes.

In summary, the region needs additional classroom space. Lack of large, flexible classrooms currently constrains the region's ability to train public safety personnel. This situation will only get worse as the region grows and the number of public safety personnel increases.

Emergency Vehicle Operation Course Deficiencies

Law enforcement and fire personnel identified emergency vehicle operations as one of the largest priority training needs. However, the Central Oregon region does not currently have any dedicated emergency vehicle operations courses (EVOC) (i.e. drive tracks or skid pads). Thus, public safety agencies conduct EVOC training in an ad hoc manner. For example, they conduct EVOC training at vacant snow parks during the summer months or at parking lots. On one occasion, the Redmond Airport granted access to one of the airport runways when it was closed for repairs. Such opportunities are few and far between. Furthermore, these opportunities primarily offer lower-speed skid or cone-course training. They do not provide regular access to a closed vehicle course for high-speed vehicle operations training.

Focus group participants report that most agencies rely on parking lots, snow parks, schools, the fairgrounds, or other facilities (e.g. Redmond Airport runway) to conduct training when they are available. Due to the limited number and availability of these facilities, however, competition among public safety agencies is high. Furthermore, because the facilities being used are not designed for public safety driver training, trainee safety and damage to the facilities are potential concerns. Survey respondents, focus group participants, and project advisors all report that existing facility options in the region are neither desirable nor sufficient to meet existing EVOC training demand. The need for EVOC training increases in a region like Central Oregon where emergency responders often drive on dirt, gravel, ice, and snow.

In addition to public safety personnel, EVOC facilities can support a wide range of other vehicle training needs. From government employees to members of the public, access to driver training opportunities can benefit the entire region. Notably, Deschutes County offers driver training courses, where members of the public can pay to be trained in on vehicle handling in a skid car.

Live Fire Structure Deficiencies

"Safety and performance training for firefighters must cover several on-the-job situations. This requires building structures that present realistic simulations of what firefighters will face as they respond to a call."¹ At the present time, Central Oregon has no dedicated live fire training structures to train in. Consequently, many entry level volunteer firefighters in the region have no experience combating Class A (solid fuel) combustibles in a structure with live fire. Career firefighters also benefit from regular training under live fire conditions. Class A and Class B (gas fuel)

¹ Pruden, G. E. and Gaggin, A. (April 01, 2013) *Optimizing the Use of Live Fire Training Structures*, Fire Engineering. Retrieved from <http://www.fireengineering.com/articles/print/volume-166/issue-4/departments/technology-today/optimizing-the-use-of-live-fire-training-structures.html>.

structures “are used to teach and evaluate firefighting techniques and on-the-job safety.”²

Key Findings

Central Oregon is a rapidly growing region. **Public safety agencies throughout Central Oregon conduct numerous required and voluntary trainings throughout the year.** Training is a critical component of public safety service delivery. Additionally, public safety personnel need updated training as public safety standards, needs, equipment, and trends change.

Agencies in Central Oregon largely conduct training on an agency by agency basis. Due to the lack of regional training facilities, opportunities to conduct joint trainings and share resources are limited. While agencies make a concerted effort to collaborate on training activities, **the lack of dedicated training facilities presents a significant barrier to regional coordination.** This, in turn, (1) limits training efficiency opportunities, (2) limits the types of realistic training offerings, (3) increases cost because personnel need to travel out of the region for training, or (4) results in delays or challenges in accessing training in a timely manner.

- **Insufficient quantity of adequately sized classroom space to meet existing training needs.** Agencies compete for the limited number of available classrooms. Many classes have waiting lists because available classrooms cannot accommodate the number of registered students.
- **Lack of Emergency Vehicle Operations Course.** There is no dedicated place for public safety personnel to conduct driver training. Agencies rely on irregular access to regional facilities (such as parking lots or snow parks) that are not designed for emergency vehicle operations training.
- **Lack of live-fire training tower/building.** The lack of a live fire training facility means that many volunteer fire personnel have no experience in a live fire scenario. Career fire personnel cannot practice live fire situations in a controlled, training environment.
- **Lack of indoor shooting range.** Law enforcement personnel have regular firearms training requirements across a range of environmental conditions. Current facilities cannot efficiently accommodate law enforcements firearms training needs due to weather, time of day (lighting), or shift scheduling constraints.
- **Lack of other tactical training resources.** The Central Oregon region lacks other public safety training facilities including: Mock City, hazardous materials training, tactical training room(s) (e.g. mat, defensive tactics, etc.), shooting range (indoor), technical rescue, water rescue, and urban search and rescue (confined space), among others.

² Ibid.

Chapter 3: RESTCC Components

This chapter outlines the standard components of a regional emergency services training and coordination center (RESTCC). The numbers, type, size, selection, and organization of these components can vary significantly based on regional needs and available resources. The components described here do not represent a recommendation on our part; rather they are intended to be illustrative of what programming and facilities are common in regional training and coordination centers.

Central Oregon Context

A Central Oregon RESTCC could serve multiple roles. The first, and most pressing, role would be as a training facility for public safety and partner agencies across the Central Oregon region. These trainings would include trainings required to be held every year, along with specialty training on specific scenarios such as wildland fire, swift water rescue, and urban search and rescue. This facility would provide state of the art resources to Central Oregon emergency service agencies. The facility could also benefit public safety personnel throughout Eastern Oregon, the State, the Pacific Northwest, and beyond.

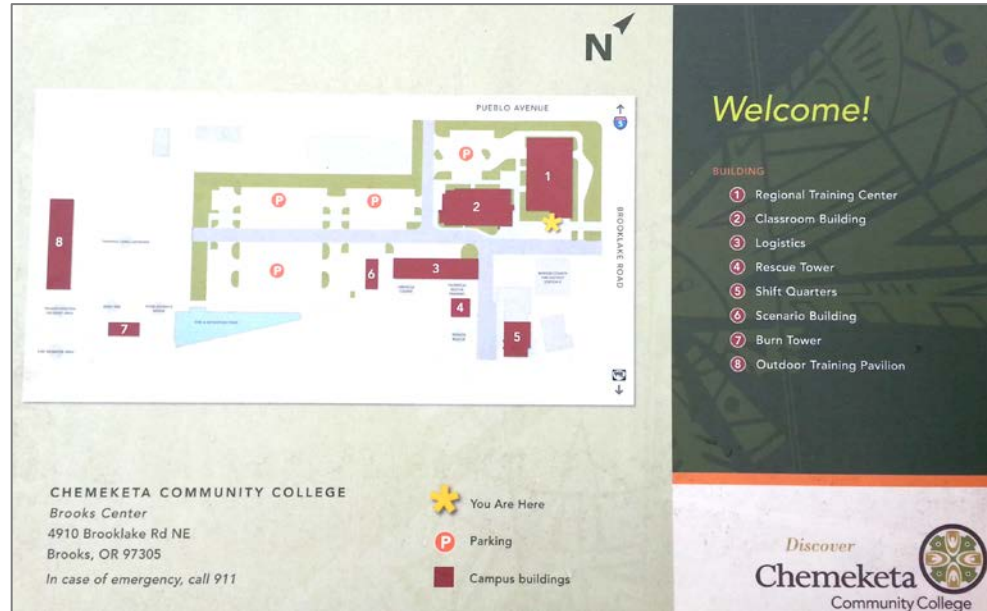
A secondary role of a RESTCC would be to function as a regional emergency operations center (REOC). Central Oregon is vulnerable to large, regional disaster events – wildfires, winter storms, earthquakes, droughts, etc. These events require emergency coordination across multiple local, state, and federal response and recovery agencies. At present, the region has no facilities designed for regional incident management. As a result, emergency managers have to improvise. In practice, they set up regional operations “centers” in an ad hoc manner on a disaster by disaster basis. They can be expensive to set up and take down. Additionally, the lack of dedicated facilities, resources, technology, and space result in corner cutting and numerous inefficiencies. Finally, because Oregon only has one statewide Emergency Coordination Center, located in Salem, the state lacks state-level incident coordination redundancy.

Another role a RESTCC could serve is as a backup 911 center for the region. Deschutes county and its partners are actively seeking to develop redundant 911 capabilities. In addition to providing scenario-based emergency communications training, inclusion of functional backup 911 capability in the RESTCC could provide an additional source of ongoing revenue.

Developing a RESTCC in Redmond is desirable for a number of reasons. First, Central Oregon is one of the most rapidly growing regions in the state of Oregon. A RESTCC would provide additional training capacity to public safety agency programs with documented training needs. Second, Redmond is the region’s second largest city and is centrally located. It hosts the regional airport and is the intersection for major north/south and east/west highways. This means travel time to and from the RESTCC for trainings or in the event of a large-scale hazard response would be reasonable for most public safety partners. Third, Redmond currently hosts the Central Oregon Interagency Dispatch Center and USFS Air Center (Air Tanker base,

training center, interagency support cache, smokejumper base, and interagency Hotshot crew). Additionally, Central Oregon Community College maintains a growing satellite campus in Redmond. The COCC campus is located next to the airport and across the street from a large underutilized parcel owned by the City of Redmond. A RESTCC would fit into this context.

Figure 2.1 - Chemeketa Brooks Regional Training Facility Site Map



Source: CSC Team Photo

Potential Facilities

To maximize regional utility and use, RESTCC facilities need to serve a range of general and specific public safety user needs. To generate a list of potential RESTCC facilities, the CSC first researched other regional training centers across the North America. Then, we surveyed and conducted focus groups with potential users in Central Oregon. Finally, we interviewed facility directors and conducted site tours of the State Department of Public Safety Standards and Training and Chemeketa Community College - Brooks Regional Training Center, both in Salem.

The following list summarizes potential RESTCC facilities by type.

Administration

A regional training center of the size and scope contemplated will require administrative services. These services will range from facility oversight and management to technical support, facility scheduling, and maintenance. Administration facilities will need to accommodate administrative offices, meeting room(s), shipping and receiving, information technology support, copy and mail services, reception area(s), break room(s), restrooms, and storage. Additional administrative needs could include multi-purpose rooms, an auditorium or large meeting space, security, equipment display area, library, and equipment checkout. Ancillary uses include parking, landscaping, and mechanical equipment.

Figure 2.2 – Oregon DPSST Administrative Building



Source: Oregon.gov

Some regional facilities have standalone administrative buildings. Others co-locate administration functions with other training center uses such as classrooms, skills training, and support services. The size, scale, and design of administrative facilities will depend on the size and administrative needs of the RESTCC.

Academic

Academic needs are generally served through dedicated classroom, lab, and meeting/study facilities. For example, the Brooks Regional Training Center has a three-story academic building dedicated to serving its three public safety programs: Criminal Justice, Fire Protection, and Emergency Medical Technician. Each floor of the Brooks academic facility serves one of the three program areas. Depending on the type of academic services being offered, some or all of the skills, scenario, and tactical training needs discussed below could be collocated in an academic building.

Figure 2.3 - Chemeketa Brooks Regional Training Center Classroom Building



Source: Studio3Architecture

Skills Training

Skills training encompasses a wide range of potential training needs. Examples include mat rooms for defensive tactics training, jail-cell simulation rooms for prisoner extraction training, or scenario labs for investigative skills training. Skills training facilities differ significantly across the case study centers we reviewed. As noted above, some skills training facilities are best located in a standalone building. Others can be collocated within other buildings, such as classroom, tactical, or scenario training structures. As an example, DPSST and Chemeketa Brooks both include a mix of dedicated skills buildings and collocated skills training rooms.

Figure 2.4 - Gainesville Police Mat Skills Training Room



Source: Gilbane Building Company (Gainesville Police Headquarters and Training Facility)

Scenario Training

Scenario training facilities tend to consist of mock building/mock city structures or specific training props. The purpose of scenario training is to present realistic situations that public safety personnel are likely to encounter. Mock cities can include simulated residences, businesses, and public spaces (bust stops, park benches, etc.). Scenario training can also include specific emergency types such as active shooter incidents, train derailments, vehicle extractions, or plane crashes,

Figure 2.5 – DPSST Tactical Tower



Source: DPSST – Oregon.gov

Tactical Training

Tactical training facilities include live-fire buildings, combustible burn rooms, technical rescue structures, confined space rescue, water rescue, hazardous materials, and ventilation props.

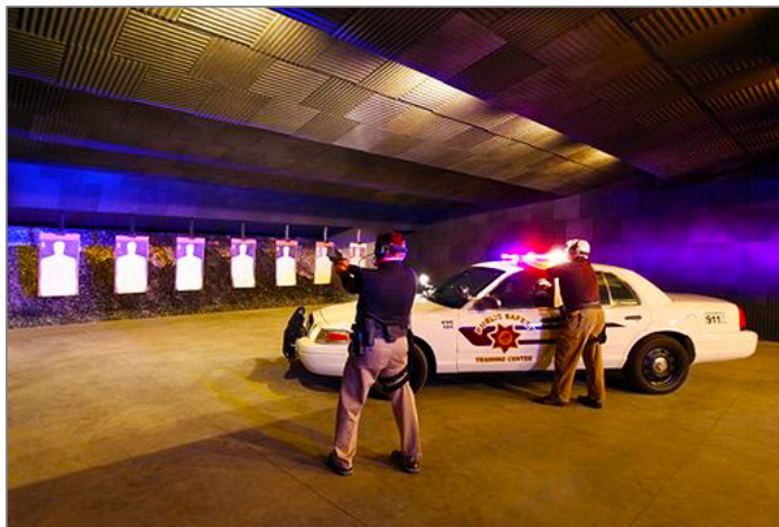
Firearms Training

Law enforcement officers require regular access to firearms training in a variety of environmental settings. These include a range of light, temperature, and climate conditions. Desired attributes of a firearms training facility identified by project advisors and law enforcement focus group participants include:

- Ability to control for time of day.
- Ability to shoot year round, regardless of weather conditions.
- Ability to fire handgun and rifle.
- 24-hour access to accommodate on-shift training

Project advisors strongly encourage designing the facility to accommodate lead free ammunition. This alleviates the need for ongoing environmental remediation of spent ammunition and is generally healthier for shooting range users.

Figure 2.5 – Victor Valley College Indoor Tactical Shooting Range



Source: Highland Partnership

Emergency Vehicle Operations Course

EVOC facilities generally consist of two components: a track or training roadway and a large “skills” or “skid” pad. General driver safety training utilizes equipment from each agency. Dedicated skid cars and trucks are available through a number of agencies in the region as well. Skid car and skid truck training is critical for law enforcement, urban fire, wildland fire, and emergency medical services personnel. According to a 2012 DPSST newsletter, 16 Oregon firefighters were killed in vehicle crashes while on duty between 2000 and 2012.

Figure 2.6 – Oregon DPSST EVOC



Source: Google Maps

Multi-Agency Emergency Coordination Center

Central Oregon already maintains a plan for multi-agency emergency operations and incident coordination. The mission of the MAC is to oversee the, “. . . cost effective and timely coordination of local emergency response for wildfire suppression and other incidents. This is accomplished through planning, communications, situations monitoring, need projection, and expediting resource orders between the various agencies.”³ Importantly, the only designated location for the MAC is the Deschutes County Sheriff’s Office. However, as illustrated by the 2017 eclipse event and subsequent wildfire incidents, that location is insufficient for larger-scale events. In 2017, Deschutes County and its partners established the MAC at the Deschutes County Fairgrounds. Ideally, a Central Oregon MAC would be purpose built as a flexible, scalable, and secure facility capable of coordinating large-scale multi-agency disaster events.

Backup 911 Center

Redundant emergency communications is critical in times of emergency or disaster. Currently, 911 and emergency communication services are coordinated out of a single location at the Deschutes County Sheriff’s Office. The region currently lacks backup (redundant) 911 and emergency communication capability. Furthermore, the region has limited dedicated 911 training facilities or ability to combine 911 training with live fire, law-enforcement, EMT, and multi-agency incident coordination training scenarios. Notably, simulated multi-agency emergency communication exercises provided tangible benefits during the 2017 eclipse and subsequent wildfire events. Recent challenges with upgrades to the Deschutes

³ Draft Central Oregon Interagency Operations Plan for Multi-Agency Co-Ordination.

County 911 system demonstrate the need for additional investments in redundant emergency communication capabilities.

Site Requirements

Siting preferences for public safety training facilities can vary depending on the size, scale, and focus of the training facilities and programs being offered. Regional centers that feature EVOC facilities require a large footprint due to nature of driving courses. By comparison, a live fire training facility requires a much smaller footprint. Based on the facility deficiencies and training needs identified by survey respondents, focus group participants, and local public safety training managers, we've focused our examination of siting requirements on the needs larger-scale, multi-use public safety campuses.

Size

As a first rule, the project advisors we spoke with strongly encourage selecting as large a site as possible from the outset. Prevailing opinion suggests that the more land the region can acquire now, the better. There are two primary reasons for this approach: (1) compatibility with adjacent uses, and (2) the likely need to accommodate facility growth and expansion over time.

- **Regarding compatibility:** Any public safety training campus that includes skills, scenario, or tactical components, will likely generate off-site impacts. These impacts include, but are not limited to, noise, odors, light, and traffic. Larger sites can more easily accommodate physical buffers (such as visual screening or distance-separation) and campus design approaches that seek to minimize land-use conflicts and off-site compatibility concerns. Furthermore, in a growing region like Central Oregon, larger sites can help mitigate the risks associated with future developments that may encroach on the RESTCC once established. We heard from multiple project stakeholders and advisors during our research that new adjacent or nearby developments have resulted in significant compatibility management problems for other public safety training campuses in Oregon.
- **Regarding future training needs and growth:** the simple fact is that larger sites can accommodate facility expansion over time. In a growing region like Central Oregon, public safety training needs in 2070 may exceed current projections. Prioritizing sites that can accommodate future growth is therefore a prudent approach. During the course of our research, we heard several anecdotes about regional training facilities that wanted to expand, but couldn't because new developments adjacent to the facility eliminated all reasonable expansion options. In the case of Central Oregon, regional growth will continue. Thus, land and development constraints could create undesirable or expensive expansion or relocation needs in the future. These issues are best considered and mitigated through adequate land acquisition from the start.

In summary, based on discussions with other regional training facility operators, CSC recommends that the region consider and evaluate sites of at least 100 acres and as much as 300 acres. Note that this could be accommodated through an assemblage of multiple, non-contiguous parcels. In short, the more room the better. Long-term, the facility will need to reduce use conflicts, accommodate land

intensive uses like an EVOC, and facilitate future expansion. Larger parcels will also help mitigate the compatibility issues discussed above.

Location

Locational attributes include proximity to infrastructure and compatibility with surrounding uses. Sites located near existing infrastructure are desirable from a development cost perspective. Regional training facilities also produce significant levels of potential nuisance: noise, light, smell, traffic, etc. Consideration of existing and future surrounding uses is therefore a critical siting criterion.

Our location assessment focusses on sites within or near the City of Redmond. Project partners desire a site in Redmond due to (1) its central location in the region and (2) proximity to the Redmond airfield. The Redmond Airport is identified by both FEMA and the state as a likely hub for statewide emergency response following a Cascadia earthquake event. Locating the RESTCC nearby would add strategic facility and staging capacity to the area.

A site located near existing urban services is also desirable. A RESTCC will require access to transportation, water, sewer, electricity, and communications infrastructure. Sites with ready access to available infrastructure will reduce costs associated with infrastructure extension. Importantly, this does not preclude the consideration of sites outside an established urban growth boundary (UGB). The Chemeketa Brooks campus, for example, is located in an unincorporated community on land zoned community industrial. However, the need for urban services remains a critical consideration. If sites outside an existing UGB are considered, we strongly recommend discussions occur with Deschutes County Community Development staff as well as the regional field representative for the Department of Land Conservation and Development. The Statewide land use program places stringent restrictions on certain uses outside UGBs.

Notably, several potential sites exist near the Redmond airport that potentially meet these locational requirements. Identified parcels include a mix of primarily public owners (city, county, state). Some parcels are located within the Redmond City Limit and UGB while others are located outside. Ongoing ownership, land development, infrastructure relocation, and UGB expansion discussions implicate virtually all of the identified sites. Site consideration and future negotiations will likely require considerable assessment, discussion, and negotiation.

Potential sites include:

- Portions of a roughly 2,000-acre Deschutes County owned parcel located north of Highway 126 East (Assessor's Map 15-13-00-00, Tax Lot 00103). Approximately 215 acres of this parcel is located within the Redmond City Limit. Note, the county is currently negotiating 140 acres land swap with Oregon Department of State Lands for a parcel south of the Deschutes County Fairgrounds. This would leave roughly 80-90 acres of available County Owned Land within the Redmond City Limit. County officials note that contamination exists on the site, with estimates of between \$1 and \$2 million to clean it up. There may also be state historic resource regulations to address.

- A roughly 200-acre Central Oregon Irrigation District owned parcel, also located north of Highway 126 East (Assessor's Map 15-13-15-00, Tax Lots 00101 and 00102).
- A roughly 189-acre City of Redmond owned parcel (the old Redmond golf course) located between Highway 126 East and Veterans Way (Assessor's Map 15-13-15-00, Tax Lot 00300). Note that the Redmond Airport intends to retain control of roughly 45 acres of the westerly portion of this site (roughly east of SE 10th Street) for future hanger expansion. In addition, there are plans to re-align the intersection of SE and SW Veterans Way and Airport Road to address FAA runway compliance issues. FAA rules preclude the sale of the parcel. However, they can lease it for \$0.19 per square foot (FAA requires leases to be at fair market value). FAA is involved with development decisions and there could be significant "process" considerations.
- Other large (in the hundreds to thousands of acre) government owned parcels exist south of the Redmond Airport near the Deschutes County Fairgrounds. Owners include Deschutes County, Bureau of Land Management, and Department of State Lands. Most of these parcels are located outside the existing Redmond UGB. They would also require extension of urban services.
- Smaller, privately owned parcels also exist in the area.

CSC strongly recommends near-term discussions between Deschutes County, COCC, the City of Redmond, the Redmond Airport, and other key stakeholders to assess the desirability/ feasibility of a two-site approach: (1) Building intensive uses on existing site proximate to the existing COCC campus, and (2) land intensive uses on nearby City of Redmond or Deschutes County controlled property. Such an approach could facilitate phased development and provide additional short, medium, and long-term partnership options.

Key Findings

Regional public safety training facilities commonly include a wide range of law enforcement, fire, and emergency medical training facilities. Many disaster events in the region require multi-agency, multi-jurisdictional emergency management coordination. Preparation for and response to the 2017 total solar eclipse and subsequent wildfire emergency confirmed this fact. However, the region currently lacks a dedicated Multi-Agency Emergency Coordination Center. When regional disaster events occur, local partners have to reestablish a coordination center on an event-by-event basis. This inefficient approach diverts emergency manager's attention away from incident response at critical time.

The numbers, type, size, selection, and organization of these components varies significantly based on regional needs and available resources.

- **A Central Oregon RESTCC could include a wide range of training facilities, including:**
 - o Administration
 - o Classroom
 - o Skills

- o Technical
 - o Scenario
 - o Firearms
 - o EVOC
- **A Central Oregon RESTCC could provide enhanced regional emergency operations capability.** Such a facility could serve to supplement existing state Emergency Coordination Center (ECC) capability, providing needed state-level ECC redundancy in the state. Redundant (backup) 911 and emergency communication facilities would serve to further link, leverage, and align training and emergency response capabilities in the region.
- **A Central Oregon RESTCC could provide redundant 911 emergency dispatch capability.** The region currently lacks backup (redundant) 911 and emergency communication capability. Furthermore, the region has limited dedicated 911 training facilities or ability to combine 911 training with live fire, law-enforcement, EMT, and multi-agency incident coordination training scenarios. Notably, simulated multi-agency emergency communication exercises provided tangible benefits during the 2017 eclipse and subsequent wildfire events.
- **Redmond is a desirable location for a Central Oregon RESTCC.** Redmond is the region's second largest city. Its central location and proximity to primary north/south and east/west highways make it accessible from throughout the region. The Redmond Airport, Central Oregon Interagency Dispatch Center, USFS Air Center (Air Tanker base, training center, interagency support cache, smokejumper base, and interagency Hotshot crew), and Central Oregon Community College Redmond Campus are all located in Redmond. This makes it uniquely positioned to support a RESTCC
- **The facility, as conceived, has unique site requirements.** RESTCC siting will require careful consideration of compatibility with surrounding uses and long-term facility growth and expansion needs.
- **CSC strongly recommends near-term discussions between Deschutes County, COCC, the City of Redmond, the Redmond Airport, and other key stakeholders to assess the desirability/ feasibility of a two-site approach: (1) Building intensive uses on existing site proximate to the existing COCC campus, and (2) land intensive uses on nearby City of Redmond or Deschutes County controlled property.** Such an approach could facilitate phased development and provide additional short, medium, and long-term partnership options.

Chapter 4: Central Oregon RESTCC Concept

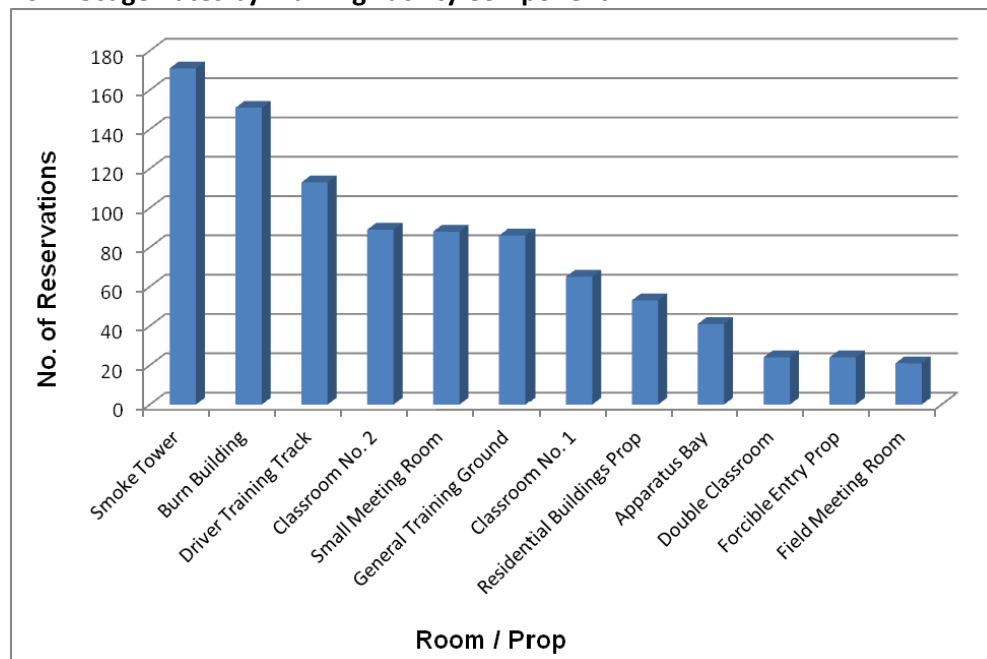
This chapter outlines a preliminary concept for a regional emergency services training and coordination center (RESTCC). The concept builds from discussions CSC had with emergency management professionals in the region. The concept also reflects the structure of similar facilities studied in Oregon and throughout the U.S. This concept is preliminary and has not been evaluated by project partners. As discussed in the previous chapter, the combination of programming and facilities is flexible with many different possible configurations. This study uses the preliminary concept as a baseline to evaluate project viability and establish next steps.

Use

The value of a Central Oregon RESTCC cannot be overstated. Across survey respondents, focus group participants, project advisors, training providers, and public safety professionals, there is **strong agreement that public safety agencies in Central Oregon will use a RESTCC if constructed**. Over 70% of survey respondents indicated that they would use a regional training facility with another 22% indicated that they would depending on the type of training offered. Similarly, CSC research shows that support for a regional emergency operations center is also high. Of the survey respondents who answered a question about the value of a regional emergency operations center to their organization, 95% indicated it would be valuable or very valuable.

To better understand facility use, CSC first started by reviewing use trends in other regional training facilities. The Waterloo Region Emergency Services Training and Research Complex (WRESTRC) offers a particularly salient example. The Waterloo region is similar to Central Oregon in terms of population and geographic scope. It is one of the fastest growing regions in Southwestern Ontario, with a current regional population of about 500,000. The 2011 WRESTRC Annual Report provides usage characteristics by facility component as well as by user. Figure 4.1 shows regular usage across a wide range of facility components.

Figure 4.1 - Waterloo Region Emergency Services Training and Research Complex, 2011 Usage Rates by Training Facility Component



Source: Waterloo Region Emergency Services Training and Research Complex 2011 Annual Report

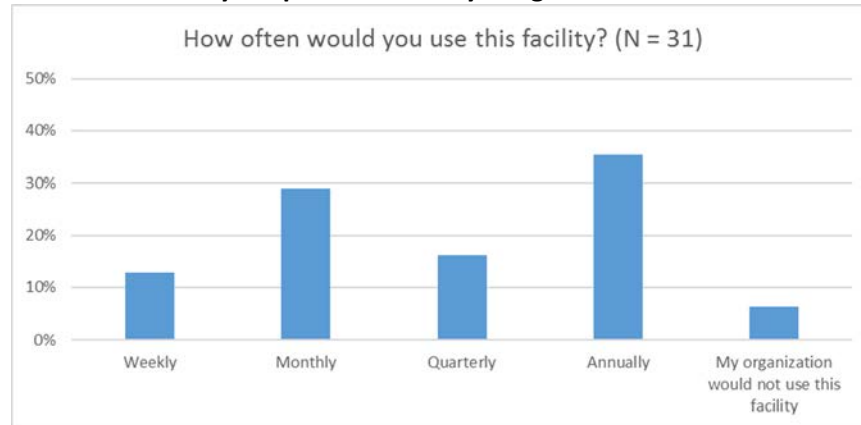
Table 4.1 shows facility utilization rates across a range of partner entities. The table shows that law enforcement, fire, and other users account for nearly 4,000 hours of use in a single year. These numbers suggest a high level of regular usage by regional partners.

Table 4.1 – Waterloo RESTRC, 2011 Partner Agency Usage Rates by # of Total Hours and Individuals Trained

Organization	Hours	Count
Waterloo Regional Police	961	153
Waterloo Fire Rescue	780	178
Other Regional Departments	596	125
Conestoga College	537	73
Kitchener Fire Department	533	126
University of Waterloo	325	57
External Fire Departments	66	11
Other External Users	59	9
Cambridge Fire Department	45	6
Volunteer Fire Departments	38	9
RoW - EMS	31	4

Source: Waterloo Region Emergency Services Training and Research Complex 2011 Annual Report

Over 40% of respondents to the Central Oregon Public Safety Training Survey indicate that they would use a RESTCC on at least a monthly basis. Another 16% would use the facility at least quarterly. It is important to note that the survey sample was small and law enforcement stakeholders are significantly under-represented. Subsequent information collected from focus group participants suggests that in practice, usage rates could be significantly higher than those reported by survey respondents. Furthermore, neither the survey nor focus groups include potential usage by COCC students under a shared use scenario.

Table 4.2 – Survey Respondent Facility Usage Estimates

Source: CSC Public Safety Training Survey

Programing

Desired programing corresponds closely with the facility deficiencies described in Chapter 2. Summarizing results across survey responses, focus group feedback, and conversations with project advisors and key stakeholders, public safety professionals desire EVOC training, classroom instruction, and scenario based tactical training (e.g. live-fire, mock-city, technical rescue, etc.) opportunities. For example, when asked about the types of training they would be interested in participating in, survey respondents selected EVOC training as their number one choice. Focus group participants stressed the urgent need for more classroom space and available courses in the region. Both survey respondents and participants in the fire focus group highlighted the need for live-fire training. Law enforcement personnel emphasized the need for a range of scenario-based tactical training needs.

Facilities

Table 4.2 below shows survey respondent interest in physical amenities. As discussed elsewhere in this report, these survey responses highlight and confirm the need for and interest in additional classroom capacity for public safety training in Central Oregon.

Table 4.2 – Survey Respondent Interest in Physical Amenities

Type	High Interest	Moderate Interest	Low Interest	No Interest	Total
Small Classrooms (20-40 capacity)	17	11	3	0	31
Meeting Rooms (10-20 capacity)	11	12	6	0	29
Large Classroom (100+ capacity)	9	8	8	3	28
Vehicle storage facilities	6	8	5	9	28
Computer Lab	4	6	12	5	27
Equipment storage facilities	3	13	5	6	27
Dining hall/Canteen	2	10	6	9	27
Gym	2	9	6	10	27
Administrative offices	1	8	11	6	26
Research Laboratory	1	4	9	12	26
Recreation room	1	7	7	12	27

Source: CSC Public Safety Training Survey

The relative importance of training facilities corresponds with the desired programming and physical amenities discussed above. Table 4.3 shows survey respondent opinions on the importance of various training facilities. Notably, participants in the law enforcement focus group indicated that the survey results appear to under-report the importance law enforcement training facilities, including shooting range, tactical, and mock-city facilities. As noted elsewhere, law enforcement personnel are under-represented in the survey sample.

Table 4.3 – Importance of Training Facilities to Agency/Organization

Facility Type	High	Medium	Low	Total
Emergency Vehicle Operations Course	22	2	0	24
Closed Road Emergency Vehicle Course	22	3	1	26
Skid Pad	19	1	0	20
Wildland Fire Training	19	2	3	24
Motor Vehicle Accidents	19	4	2	25
HazMat	15	8	1	24
Structural Live Fire	14	2	4	20
Water Rescue	11	3	4	18
Technical Rescue	11	5	3	19
Mock City	11	4	5	20
Tactical	9	1	6	16
Urban Search and Rescue	9	6	2	17
Aircraft Firefighting Live Fire	9	5	5	19
Dispatch Training	9	8	3	20
Collapsed Structure	8	4	5	17
Shooting Range	7	2	6	15
Corrections related props	5	2	5	12
Armed Forces Rescue	4	3	8	15
On-site Living Facilities	4	5	9	18

Source: CSC Public Safety Training Survey

Reference Facilities

On the recommendation of our project advisors, CSC selected two public safety training facilities in Oregon to serve as reference facilities for this assessment: Oregon Department of Public Safety Standards and Training (DPSST) and the Chemeketa Community College - Brooks Regional Training Facility (Brooks). CSC faculty visited both facilities and had an opportunity to interview the facility directors. Both DPSST and Brooks serve as good reference facilities for several reasons. First, both facilities were constructed within the past decade. This allows for analysis of recent development and construction costs. The facilities also offer a diverse set of comparable facilities and programming. DPSST and Brooks train a range of public safety personnel across a range of class, scenario, and tactical training platforms. These facilities also offer the opportunity to assess the delivery of public safety training at two significantly different scales. DPSST serves the entire state. The 236-acre campus offers state of the art programming and training, serves 35,000 constituents across Oregon, and offers on-site lodging. Conversely, Brooks has a regional footprint. The roughly 17-acre campus offers regional public safety education and training services using a unique non-profit/for-profit model.

Department of Public Safety Standards and Training

Oregon Department of Public Safety Standards and Training (DPSST) opened its signature \$77 million Public Safety Academy in 2009. The DPSST academy serves the training needs for police, fire, corrections, parole and probation, and telecommunications personnel. The academy also licenses private security providers and private investigators in Oregon.

DPSST's 236-acre campus includes the following features:

- Administration building and auditorium
- Academy training facility with eight 40-person classrooms
- 350-student dormitory building
- On-site kitchen and dining hall
- Seven-acre "City Streets" mock city and scenario training building
- 1.6-mile EVOC and 300'x500' cone course
- Three 25-lane tactical firearms ranges; one 50-yard and two 25-yard
- Survival skills building
- Tactical 4,000 square-foot live-fire training tower

DPSST employs roughly 140 full-time employees and approximately 300 part-time employees. The 2015 – 2017 "service level" budget was just under \$47 million dollars. That includes roughly \$9.5 million in general fund debt service and \$37 million in operating funds. DPSST also receives a small amount of federal funding.

As noted above, DPSST's recently constructed public safety academy cost roughly \$77 million to construct.

Chemeketa Brooks

Chemeketa Community College opened its 30,000 square foot classroom building in 2011. The building anchors the roughly 17-acre Brooks Regional Training Center campus. Brooks Regional Training Center features three public safety degree programs:

- Criminal Justice
- Fire Protection
- EMT

In addition, local police, fire and EMS agencies regularly utilize the Brooks Regional Training Center for training. The Brooks campus includes both indoor and outdoor facilities suitable for a wide range of law enforcement and fire personnel training, including:

- 8,000 square foot indoor demonstration arena with a two-story sim city
- Four story burn building and tower
- Separate stand-alone technical rescue tower
- Low-speed driving (cone) course
- Working fire station with associated training bays
- Confined rescue facility

Brooks employs 128 employees. There are seven full-time administrative staff, including a campus dean, associate dean, and five support staff. Brooks employs

the remaining staff as course/training instructors and facilities managers. The majority of these positions are employed part time.

Chemeketa Community College operates the Brooks campus. This ensures baseline funding through college course and degree programs. The facility benefits from additional funding and in-kind support through its training partnerships with regional public safety agencies. Additionally, Brooks partners with other educational organizations to supplement course and program offerings. For example, they have partnership with George Fox University to run a counseling degree program.

One unique aspect of the Brooks budget model is that many of the support services are provided via contract with other Chemeketa programs. For example, the dining service is run by the Chemeketa catering program. This provides needed services to the Brooks' campus, and real-life service-learning opportunities for Chemeketa's students. In addition, Brooks makes the facility available to outside entities, private sector public safety trainers, non-profits, and others for a fee. Brooks maintains rental and usage rates both non-profit and for-profit users.

Estimated Costs

CSC contacted a number of regional training facilities throughout Oregon and across North America. While we successfully collected information about training facilities and programs, we did not receive detailed information about capital construction budgets, operational budgets, or revenues. The following information represents supplemental data collection available primarily through internet research. On the capital construction side, DPSST generously provided detailed construction cost estimates from their 2010 feasibility assessment.

Table 4.4 compares a range of public safety training centers. The information includes type of facility, building size (if available), site acreage, construction costs, and funding sources. CSC supplemented information available through Interact Business Group to create the table. Full credit goes to Interact Business Group for compiling the initial list of facilities.

Table 4.4 - Public Safety Training Center Capital Budget Comparisons

Jurisdiction	Type	Building Size (s.f.)	Site Acreage	Cost (millions)	Funding Sources
Richardson, TX	City Fire Training Center	11,500	23	\$10.3	Bonds, federal grants, other
Facility notes:	Serves as backup emergency operations and dispatch center.				
San Diego, CA	Fire and EMT Training Center	23,000	unknown	\$16.5	Community college bond measures
Facility notes:	Lab support space, equipment staging areas, classrooms, administrative office space, an outdoor training area and a drill tower.				
Loveland, CO	Police Training Facility	TBD	40	\$18.0	Loveland CIP
Facility notes:	Indoor shooting range, driving platform (EVOC), K-9 training center, storage facility and classroom space.				
Fort Worth, TX	Police and Fire Training Center	500,000	76	\$97.4	Grants, building sale
Facility notes:	Classrooms and offices, a vehicle course, a burn building and an indoor gun range.				
Meridian, ID	Police and Fire Training Center	unknown	unknown	\$5.1	CIP
Facility notes:	Shooting range, training classroom space and a "scenario village"				
Brighton, CO	Regional Police Training Center	10,000	399	\$10.5	
Facility notes:	Classroom space as well as two 50-yard tactical shooting ranges — one with 21 lanes and one with 17 lanes				
Washington, DC	Tactical Training Village	unknown	unknown	\$6.0	
Facility notes:	Self-contained, air-conditioned town built inside a structure that resembles a small aircraft hangar.				
DuPage, IL	Phase 2 Center Expansion	40	unknown	\$16.5	Capital bond referendum
Facility notes:	Four multi-use classrooms, four scenario simulators, and a 25-station, 50-yard shooting range.				
Aurora, CO	Police and Fire Training Center	74,000	unknown	\$22.0	Bonds, CIP
Facility notes:	Classrooms (32,000 s.f.), vehicle training (19,000 s.f.), and K-9 training (23,000 s.f.), a burn building, and a search and rescue training structure.				
Mobile, AL	Fire training tower	2,800	unknown	\$0.3	County CIP
Facility notes:	Fire tower.				
Dothan, AL	Regional Police and Fire Training Center	25,000	25	\$22.0	Foundation, City CIP
Facility notes:	Five-story computer-controlled burn drill tower, Class A burn building, 25-lane outdoor gun range, tire drafting area, tactical/simulations house, live fire shoot house, 3.7-acre driving skills pad, tactical village, and a K-9 training and kennel facility.				

Source: Information compiled by Interact Business Group; supplemental research and data summation by CSC. NOTE: CIP = Capital Improvements Program

Regional public safety training facilities range significantly in terms of cost and size. Communities develop small facilities for \$5 million or less. Many of these serve a single city or small rural region. These facilities are often focused on a narrow

selection of public safety training needs. Conversely, larger facilities with a wider range of training components cost in the multiple tens-of-millions.

CSC developed a set of conceptual RESTCC capital cost estimates based on the desired concept components identified by survey respondents, focus group participants, and project advisors. We provide “small,” “medium,” and “large” facility options. Note that this information is for informational purposes only. The estimates do not include potential phasing; all three size options assume development of all desired RESTCC components. Moreover, these figures should be considered order of magnitude estimates—a design program that specifies facilities and space will be necessary to develop planning level cost estimates.

Table 4.5 – Sample Conceptual RESTCC Capital Cost Estimates

Sample Development Costs	Small		Medium		Large	
Buildings	sq.ft.	Cost	sq.ft.	Cost	sq.ft.	Cost
Administration*	5,000	\$871,000	10,000	\$1,742,000	15,000	\$2,613,000
Classrooms*	20,000	\$3,484,000	35,000	\$6,097,000	50,000	\$8,710,000
Lab Space*	2,500	\$466,875	5,000	\$933,750	7,500	\$1,400,625
Mat/Tactical Rooms*	2,500	\$384,250	5,000	\$768,500	7,500	\$1,152,750
Emergency Coordination Center*	2,500	\$435,500	3,750	\$653,250	5,000	\$871,000
Backup 911 Center*	1,000	\$174,200	1,500	\$261,300	2,000	\$348,400
Restrooms/Shower/Lockers*	1,000	\$153,700	2,500	\$384,250	5,000	\$768,500
Indoor gun range^	15,000	\$2,643,150	25,000	\$4,405,250	35,000	\$6,167,350
Mock City^	5,000	\$593,500	10,000	\$1,187,000	15,000	\$1,780,500
Fire tower/Burn building**	2,000	\$317,669	3,000	\$476,504	4,000	\$635,338
Tactical training tower^^	1,500	\$90,000	2,000	\$120,000	3,500	\$210,000
Shop/Storage Buildings*	10,000	\$903,000	25,000	\$2,257,500	50,000	\$4,515,000
<i>Building Subtotal</i>	<i>68,000</i>	<i>\$10,516,844</i>	<i>127,750</i>	<i>\$19,286,304</i>	<i>199,500</i>	<i>\$29,172,463</i>
<i>Technology Costs</i>	<i>0.15</i>	<i>\$1,577,527</i>	<i>0.20</i>	<i>\$3,857,261</i>	<i>0.25</i>	<i>\$7,293,116</i>
Site	sq.ft.	Cost	sq.ft.	Cost	sq.ft.	Cost
Parking***	8,138	\$465,140	16,275	\$930,279	24,413	\$1,395,419
EVOC^	1,000,000	\$5,860,000	1,300,000	\$7,618,000	1,550,000	\$9,083,000
<i>Site Subtotal</i>	<i>1,008,138</i>	<i>\$6,325,140</i>	<i>1,316,275</i>	<i>\$8,548,279</i>	<i>1,574,413</i>	<i>\$10,478,419</i>
Building + Site Totals		\$18,419,510		\$31,691,844		\$46,943,998
Project Costs (25%)		\$4,604,878		\$7,922,961		\$11,735,999
Misc./Contingency (10%)		\$1,841,951		\$3,169,184		\$4,694,400
Sample Concept Estimates		\$24,866,339		\$42,783,989		\$63,374,397

Sources: Building size estimates researched by CSC; Cost estimate sources as follows:

*2011 RS Means Square Foot Costs

^DPSST 2000 Estimated Costs/sq. ft. inflated to 2018 dollars (CPI)

**Averaged cost/sq. ft. between DPSST and Mobile, Alabama Fire Tower costs

^^CSC educated estimate

***Victoria Transportation Policy Institute (VTIP) 2017 Cost/sf (Portland, Oregon)

To calculate conceptual RESTCC operations and maintenance estimates, CSC utilized Deschutes County Property Management per square foot rates. The county uses these rates to calculate operations, custodial, day-maintenance, and roof replacement costs for county-owned facilities. These numbers are conceptual and are intended as illustrative budget projections only. They do not include an inflation factor.

Table 4.5 – Sample Conceptual RESTCC Operations and Maintenance Estimates

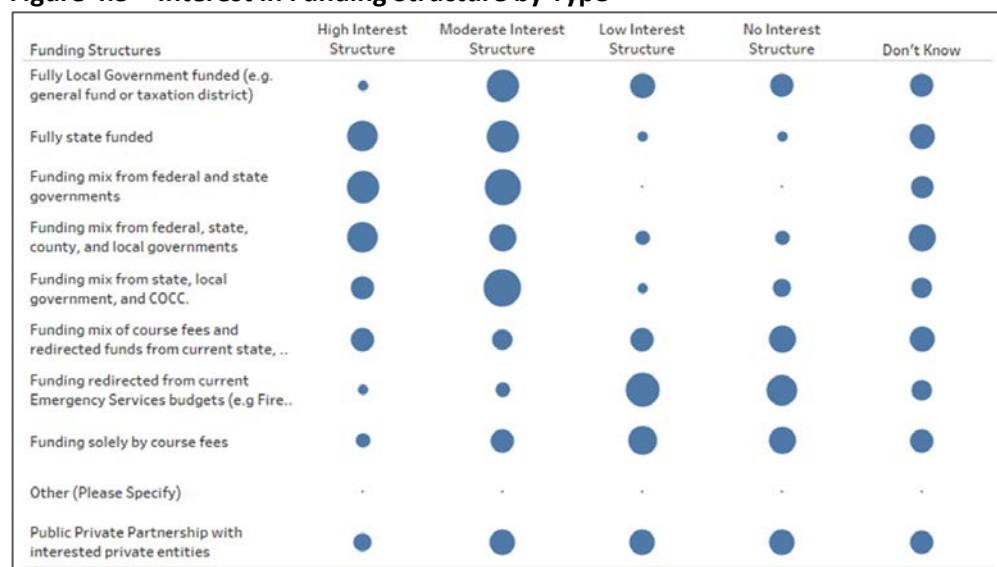
Annual Operations and Maintenance		Small		Medium		Large	
Category	Cost/sq.ft.	sq.ft.	Cost/yr	sq.ft.	Cost/yr	sq.ft.	Cost/yr
Building Maintenance*	4.73	64,500	\$305,085	122,500	\$579,425	192,500	\$910,525
Custodial	3.58	46,000	\$164,680	82,500	\$295,350	120,000	\$429,600
Building Roof	0.4	23,000	\$9,200	41,250	\$16,500	60,000	\$24,000
Storage Roof	0.25	10,375	\$2,594	20,313	\$5,078	33,125	\$8,281
Totals Per Year			\$481,559		\$896,353		\$1,372,406

Source: Deschutes County Property Management

*Includes landscaping and snow removal

Revenue

CSC identified a range of potential revenue sources. These include existing public safety agency training budgets, new partner agency general fund support, annual dues-supported membership, state support, educational institution tuition and general fund support, usage or rental fees. Survey respondents expressed the most interest (high- or moderate-interest) for funding structures that included a mix of contributors or where funding was provided by the state. Importantly, respondents expressed low interest in approaches where “funding [is] redirected from current emergency services budgets.” Figure 4.3 shows relative interest in a range of funding structures. Larger circles indicate higher interest.

Figure 4.3 – Interest in Funding Structure by Type

Source: CSC Public Safety Training Survey

Survey respondents indicate that existing public safety training budgets are relatively limited. Importantly, some focus group participants expressed skepticism about these results. Specifically, they suggested that some respondents may have factored in FTE costs while other did not. Regardless, focus group participants confirmed that most agency training budgets are limited and would be insufficient to support the ongoing operation, maintenance, and staffing of a RESTCC.

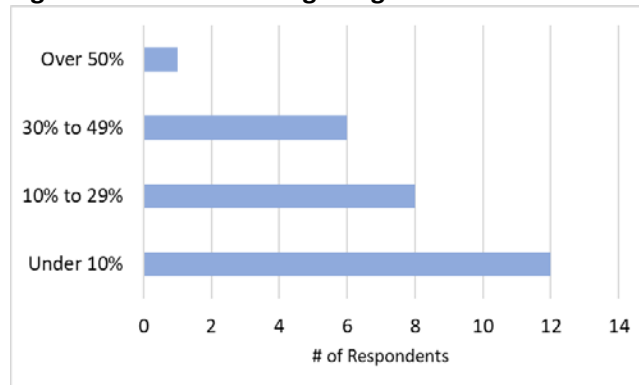
Table 4.6 – Central Oregon Public Safety Agency Training Budgets

Size of current training budget		
Answer	Count	%
Under \$25,000	13	50%
\$25,000 to \$49,000	5	19%
\$50,000 to \$99,000	4	15%
\$100,000 to \$124,000	1	4%
\$125,000 to \$149,000	0	0%
Over \$150,000	3	12%
Total	26	100%

Source: CSC Public Safety Training Survey

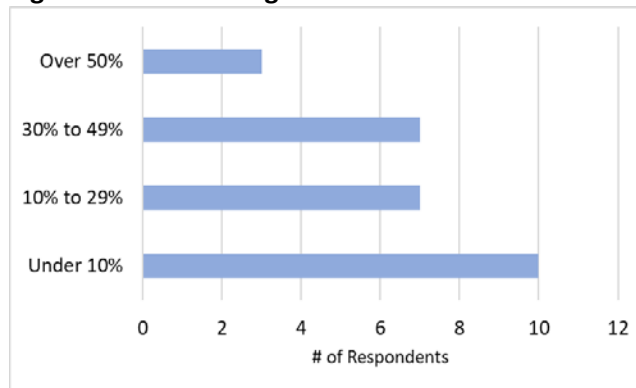
Figures 4.3 and 4.4 show the percentage of agency training budgets that are currently directed to travel and course fees. CSC urges readers to interpret these data in general terms only given the limited number of responses and skepticism expressed by focus group participants about this series of questions. These data do suggest that, in general, agencies spend less than half of their training budgets on travel and course fees. Notably, focus group participants indicated that most small jurisdictions do not have budgetary capacity to support ongoing operations of a RESTCC. They would participate as “non-member” agencies and participate/pay on a class-by-class basis as applicable. Notably, larger agencies, such as Deschutes County and the City of Bend indicated that they would be comfortable with a model where larger entities in the region supported smaller organizations. Especially given the close coordination and multi-agency response that so many of the agencies in the region participate in.

Figure 4.3 – % of Training Budget for Travel



Source: CSC Public Safety Training Survey

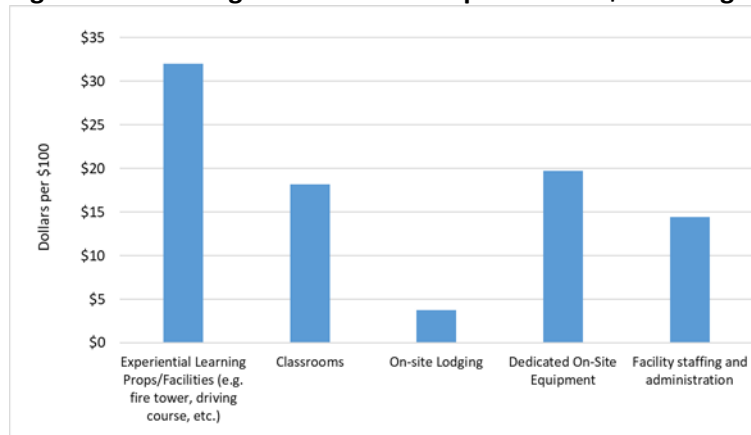
Figure 4.4 – % of Budget: Course Fees



Source: CSC Public Safety Training Survey

To better understand what stakeholders would be most interested in spending training dollars on, the survey asked respondents to distribute an imaginary \$100 program budget across five program areas. Specifically, the survey asked respondents to spend more on the program needs that are “most important” and less on the program needs that are “less important.” Figure 4.5 shows that experiential learning received the largest percentage of budget dollars. This was followed by on-site training equipment and classrooms. On-site lodging received very little support. Facility staffing and administration received moderate support.

Figure 4.5 – Average Dollar Amount Spent out of \$100 Budget



Source: CSC Public Safety Training Survey

Without more clarity on partner participation and organizational structure, CSC is reluctant to provide even conceptual revenue examples at this point in time. Importantly, we found no examples of regional training facilities that sustain operations on course fees alone. The most common model relies on an anchor agency or institution (most commonly a state agency, local agency, or community college) to support the ongoing operations, maintenance, and staffing. Based on results from the survey, discussions with focus group participants, and feedback from project advisors, it appears unlikely that public safety agencies can support a RESTCC on their own. As noted elsewhere, COCC appears to be the most viable local management entity. City of Bend, Deschutes County, other local governments and DPSST could likely provide significant ongoing financial support for operations and maintenance. If adequate, functional backup 911 capabilities are included, that

would provide another dedicated funding source. Smaller jurisdictions could provide modest to limited support, depending on agency size, training needs, and RESTCC facility and program offerings. Additional opportunities exist to partner with state and federal agencies (e.g. Forest Service, BLM, State Police, etc.).

Other Considerations

Project advisors identified jurisdictional risk management as a critical budgetary consideration. While beyond the scope of this assessment, the extent to which a RESTCC could reduce jurisdictional losses should be considered as part of any detailed cost-benefit analysis. Specifically, the extent to which training facilities and programs can reduce the number of losses and claims associated with accidents, reputational, and other incidents. Importantly, facilities like an EVOC could be used by non-public safety personnel to train and manage risk.

Identification of multi-objective, multi-partner management structures could result in significant cost saving opportunities. For example, co-located local fire, EMS, or law enforcement response facilities on-site could increase opportunities to share space as well as operations and maintenance costs.

Key Findings

- The value of a Central Oregon RESTCC cannot be overstated. **Public safety agencies in Central Oregon need additional training facilities and programs and will use a RESTCC if one is constructed.**
- Desired programing corresponds closely with the facility deficiencies described in Chapter 2. **Public safety professionals urgently need EVOC training, classroom instruction, and scenario based tactical training facilities.** Fire stakeholders highlight the need for live-fire training; law enforcement personnel emphasize the need for scenario-based tactical training facilities.
- **Regional public safety training facilities range significantly in both cost and size.** Some smaller regions/communities develop training facilities with limited facility and program options for \$5 million or less. Larger entities develop extensive multi-component training campuses that cost \$50-million or more. Similarly, the size of facilities ranges less than 10-acres to more than 150 acres.
- Most existing public safety training budgets are limited. **It does not appear that operation of a RESTCC is viable based on *current* public agency funding levels. A RESTCC will require other funding partners, revenue models, or increases in agency general fund commitments.**

Chapter 5: Conclusions and Action Plan

The intent of this project was to assess the viability of a regional emergency training and operations center in Central Oregon. The primary elements of this study include:

- Assessment of existing conditions. How and where is training currently taking place? What is the demand for public safety training in Central Oregon? What facilities are currently available and how are they being used? What training deficiencies exist? What facilities are needed? These questions are the primary focus of this assessment.
- Assessment of user groups. Who needs training? Who would use a regional training facility if constructed? Is the demand sufficient to justify a regional training center?
- Assessment of facility costs and revenues. What are the potential capital costs? What are the potential operations and maintenance costs? Where would revenue to operate the facility come from?
- Administrative operability. Does administrative capacity exist within the region to develop and operate that facility?

We primarily address financial and administrative elements in our conclusions. Additional considerations include training demand and partner support. Importantly, this report does not address questions of political viability or where funding for a RESTCC would come from. The findings from this report will need to be presented to political and administrative leadership in the region. We strongly recommend this occur prior to conducting additional design, engineering, or financial feasibility studies.

Demand Conclusions

- Organizations cannot access all the needed training programs and facilities.
- Public safety agencies' ability to meet existing training demand is constrained by insufficient facilities:
 - Classrooms
 - EVOC
 - Live Fire Burn Building
- Public safety agencies train on an ongoing basis. All public safety agencies require personnel to participate in ongoing training or public safety certification. maintenance – the demand for training in the region will only increase over time as the population increases and public safety agencies grow in size.
- Current demand for training is being met in part by sending public safety personnel out of the region. This can increase local vulnerability in a rapidly growing area of the state.
- A wide range of local, regional, and state public safety users – law enforcement, fire, EMS, COCC - would access and benefit from a RESTCC if constructed.

Financial Conclusions

- Individual public safety agency ability to financially support ongoing operations and maintenance varies significantly across the region.
- Larger agencies (e.g. Deschutes County, City of Bend, etc.) appear willing to carry some of the burden to support smaller agencies within the region (they see the benefits of doing it).
- Training programming alone likely will not cover the cost of ongoing operations and maintenance (existing training budgets are limited).
- A RESTCC could provide spillover economic benefits to the region.
- Needs one or more anchor funders.

Operational Conclusions

- Single entity operation and management.
- Limited interest and capacity among local agency partners to manage/operate.
- Community college partnerships are common and appear to be the most viable.
- Potential interest on the part of COCC, but additional discussions with leadership needed.
- Opportunity to engage COCC as a core partner; they have expressed interest at the program level to expand.

Action Plan

Prior to moving forward with detailed site identification, design work, or financial feasibility assessments, RESTCC stakeholders need to evaluate the political feasibility of moving forward. Additionally, we advise the partners to identify a willing entity with the authority, capability, and capacity to develop a RESTCC. What follows is a set of recommended next steps and actions for RESTCC partners to consider. We present these actions as a set of phases. A decision to proceed or not can be made at the conclusion of each phase. This approach mitigates risk through restrained, ongoing assessment.

Phase I – Political Viability and Lead Entity Identification

Phase I focusses on determining decision maker interest in pursuing a Central Oregon RESTCC. This phase also seeks to identify a lead agency with the authority, capability, and capacity to develop and administer the RESTCC.

Action I: Initiate discussions with decision makers in the region and secure approval to move forward

This assessment clearly establishes both the demand and the need for a regional training facility. However, a facility of this scale will require a significant capital expenditure and commitment to ongoing funding for operations and maintenance. Determining political feasibility is critical prior to moving forward with additional assessment. CSC recommends convening Central Oregon decision makers as soon as possible to explore the political viability of this project. CSC strongly recommends engaging the Central Oregon Regional Solutions Team (contact

Annette Liebe) to assist with this convening. **This action will result in a formal commitment on the part of partner entities to move forward with RESTCC planning and development.**

Action 2: Convene key administrative partners and designate lead agency(ies)

CSC recommends initiating discussions with administrative partners, “anchor tenants,” and primary users in conjunction with the decision maker discussions. The CSC identified the COCC, DPSST, Deschutes County, and the cities of Bend and Redmond as the primary “first tier” administrative partners. The Central Oregon Regional Solutions Team could serve in a neutral convening and facilitation role.

Realistically, COCC, DPSST, and Deschutes County are the three entities with the greatest capability and capacity to administer a RESTCC. Of these, COCC may present the most viable opportunity moving forward. Given funding and capacity issues at the state level, DPSST is an unlikely lead in the near term. This despite recognition that a regional training facility in Central Oregon would be of significant benefit to the state. Some Deschutes County representatives, on the other hand, expressed concerns with taking on ownership and management of a facility that does not fall within the county’s statutory requirements. Notably, COCC already has a satellite campus in Redmond located next to the Redmond Airport. The campus has grown significantly since completion of the first building in 1997. Another option for consideration would be creation of a new entity (e.g. a public safety district or similar entity). **This action will result a memorandum of understanding (or other agreement) that identifies a lead project agency/entity and outlines the roles, responsibilities, commitments, and governance structure among administrative partners.**

Phase II – Site identification, evaluation, and acquisition

Phase II should focus on site identification, evaluation, and acquisition. As noted in the report, sites proximate to the Redmond Airport are most desirable for a number of reasons. However, of the potential sites, a number opportunities and challenges exist. Site identification will require careful consideration and collaboration among a range of potential federal, state, and local land owner/mangers. These include DSL, Deschutes County, COCC, City of Redmond, the Redmond Airport, the FAA, etc. Obtaining appropriate land use entitlements should be considered in evaluating sites.

Action 3: Convene land owners, land use stakeholders, and development regulators

There are a number of current opportunities and challenges associated with potential RESTCC development sites. Given the number of stakeholders, CSC recommends convening potential property owners, land-use regulators, and infrastructure service providers as soon as approval to move forward with the project is granted. Given ongoing land use activities in and around the Redmond Airport - including agency land swaps, Redmond UGB expansion, Redmond Airport Strategic Planning, and capital infrastructure improvement planning – if the project is to move forward, there is an urgent need to proceed with this action as soon as possible. CSC identified the following relevant land owners/controllers: City of Redmond, Deschutes County, Department of State Lands, Bureau of Land Management, Central Oregon Community College, and the Redmond Airport. Engaging development regulators (City of Redmond, Deschutes County) and

infrastructure providers is also advised. **This action will identify a set of viable development sites or multi-site configurations.**

Action 4: Conduct formal site evaluation(s) (if needed)

Once viable sites are identified, partners may need to conduct formal site evaluations. These evaluations should investigate known and potential questions related to land use regulations, infrastructure costs and availability, and other entitlements issues. **This action will evaluate potential sites/multi-site configurations and recommend one or more preferred alternatives.**

Action 5: Secure site

A site needs to be identified in order to move forward with developing a formal concept plan, including programming, design, and engineering. Once a final site is identified, the lead agency will need to secure the site. Based on our understanding of the potential sites, it is possible that more than one land owner or lessor could be required to participate in a multi-party agreement in order to facilitate all desired RESTCC components. **This action will result in a lease agreement, ownership agreement, fee title transfer, or combination thereof, to the lead RESTCC development entity.**

Phase III – Preliminary RESTCC design concept and financial pro-forma assessment

Phase III should focus on developing the final programming, design, and engineering plan. Once complete, a full financial analysis and pro-forma evaluation can be conducted.

Action 6: Assemble program, design, and engineering team

Once a site is identified, CSC recommends assembling a team of experts who can (1) develop one or more formal design concepts and project phasing schemes, and (2) conduct formal pro-forma analysis, including capital cost and operations and maintenance projections. **This action will result in a Request for Proposals/Qualifications and selection of a design and consulting team.**

Action 7: Develop design concept(s) and pro-forma

Development of a site concept will articulate desired RESTCC components and determine overall construction and operations and maintenance budgets. Once these budgets are established, project partners can determine available funding and move forward with site development and construction phasing. **This action will result in a preferred design alternative, including a phasing plan if desired, and a comprehensive development pro-forma.**

Action 8: Vet and select final design, construction phasing, and approval to move forward with final design and construction

This task encompasses multiple aspects of the development process. This task is general in nature and will need to be revised in more detail depending on factors we are unable to anticipate at this time. In general, this task involves moving forward with construction of the RESTCC. Because this task will be contingent on available funding, the task may need to be repeated across multiple project phases.

The general steps include: (1) decision maker approval to move forward with process to secure funding, (2) securing funding (e.g. bond issue, general fund allocation, philanthropic contribution, private sector donation, or other fundraising efforts), (3) bidding and selection of construction team, and (4) construction. **This action will result in the completion of one or more phases of the Central Oregon RESTCC.**

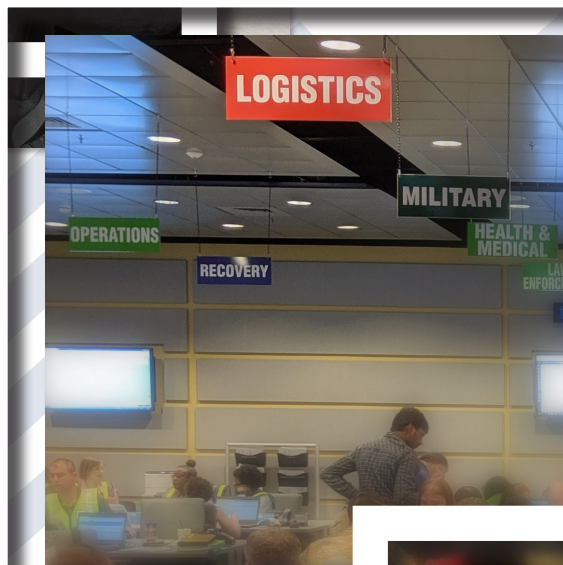
Phase IV – Commence operations

Phase IV includes opening, running, and maintaining RESTCC programing. In addition to the ongoing training activities offered, this phase will include using the facility to exercise and conduct regional emergency operations. With time, this phase may also include developing grant or fundraising campaigns for additional programing and facility development. **This phase will realize the vision of a regional emergency services training and coordination center in the heart of Central Oregon.**

September 2020

STRATEGIC BUSINESS PLAN

for
Central Oregon Regional
Emergency Services Training
and Coordination Center



Prepared by:



Partnership with:



STRATEGIC BUSINESS PLAN

for
Central Oregon Regional
Emergency Services Training
and Coordination Center
(RESTCC)

September 2020

Prepared by:  Interact
Business
Group

Partnership with:  Morrison
Maierle
engineers • surveyors • planners • scientists

 RDg...
PLANNING • DESIGN

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EXECUTIVE SUMMARY

In May 2019, the Central Oregon Intergovernmental Council (COIC) engaged Morrison-Maierle of Bozeman, MT to provide planning and conceptual design services for a proposed multi-stakeholder regional emergency services incident command and training center facility envisioned to meet the training and emergency coordination needs of public safety and first responder personnel working in the region. Morrison-Maierle teamed with the Interact Business Group (IBG) of Valley Center, CA and RDG Planning & Design of Omaha, NE to complete the comprehensive scope of work identified for this project. The proposed facility has been tentatively named the **“Central Oregon Regional Emergency Services Training and Coordination Center (RESTCC).”**

Central Oregon has insufficient facilities to meet existing, mandatory training needs of local, state, and federal public safety personnel. In a rapidly growing region, the need for trained public safety and emergency services professionals is increasing.

Furthermore, the region lacks a dedicated, multi-agency coordination center for emergency operations, nor does it have an adequate backup 911-center with redundant emergency dispatch capabilities.

In the event of a major natural disaster such as a Cascadia Subduction Zone event, Redmond and the Redmond Airport have been envisioned as a primary staging ground for statewide rescue and recovery operations. Another potential opportunity would be for the RESTCC to play a role for continuity of state government functions in the first weeks and months after a catastrophic event.

This plan will build off the Central Oregon Emergency Services Center Viability Assessment, prepared by the University of Oregon Community Service Center. The purpose of the Viability Assessment was to provide “a preliminary assessment on the viability of a conceptual regional emergency services training and coordination center in Central Oregon.”

The primary task of this report is to develop a Training Center Strategic Business Plan that may be used by key leaders to make informed and competent decisions for the safety and well-being of the region’s first responder personnel, its citizens, and property in the communities. This Strategic Business Plan will provide in-depth answers to the following questions:

- Who will use the training center?
- What training will be provided at the center?
- What will it cost to build the center?
- What will it cost to annually operate the center?
- What are the preliminary site plans and equipment training prop requirements?
- What available land options are available for the training center site?
- What are the benefits of the training center?

This report includes a comprehensive needs assessment of the training population size (number of students) and the training hours required by the participating agencies at current training levels, as well as anticipated future levels. RESTCC Steering Team members were made available to IBG+RDG and provided guidance for this report. These interviews were conducted in person and via telephone conference call.

This study has analyzed each participating agency’s training class needs and identified a total of over 75,000 annual training contact hours. It is important to note that the hours identified by the Steering Team only include training that they anticipate conducting at the proposed training center.

That training can include traditional classroom courses, hands-on skills training, or a combination of both (for example, classroom discussion followed by a field component). The hours do NOT represent ALL hours of training completed by the participating agencies. Each of them – to one degree or another – conducts additional training at their own individual locations:

CLASS HOURS BY PARTNER, BY DEPARTMENT	
Departments	Student Contact Class Hours Per Year
Bend Fire Department	16,160
Bend Police Department	7,928
COCC (Note Below)	0
Deschutes County SO	33,440
Jefferson Co. SO	2,080
Redmond Fire & Rescue	9,720
Redmond Police	6,624
TOTAL	75,952
Note- COCC will only use the training center for its hand-on training, not classroom training. Therefore this table is listing their hours as 0. See Table # 16 for their training prop hours at the center.	

RESTCC Steering Team members were asked to assign a training category to each training class based on its level of training presentation. The following table includes a description of each category and the number of training hours by category:

TRAINING HOURS BY CATEGORY		
	Total	% of Total
Category 1— Training required by law (federal, state) or agency policy. Also, training required to safely operate equipment that is needed to carry out a person's job assignment. This required training is being carried out but often at a minimum level due to the lack of facilities. Training in this category is not being performed to the satisfaction of the agencies' expectations.	52,612	69%
Category 2—Desired training. Training the agencies would like to perform, but due to lack of facilities, is not being carried out. This training includes employee basic work skills.	9,000	13%
Category 3—Training required by law and a person's job assignment (same as above). This required training is being carried out to a satisfactory level of competence.	12,780	17%
Category 4—Career development skills training, training to advance the career growth of an employee. Training in this category is not being performed to the satisfaction of the department's expectations.	900	1%
NOTE: COCC classes are not included in the Category Table		0
Total Hours	75,952	100%

The Steering Team has identified a potential 95 acre site known as the "Old Public Range" in Redmond.



Site Master Plan

Central Oregon Public Safety Training Center

2020-08-29

3003.430.00

**Morrison
Maierle**
engineers - surveyors - planners - scientists

**Interact
Business
Group**

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Morrison-Maierle, with assistance from IBG and RDG, developed a construction cost estimate. The estimate below reflects a project phased approach with the elements of a training center that would meet the current and future training needs of the participating agencies.

- Phase 1A - \$9,461,482
 - Class A (2 Story) Burn Pad (8" Concrete), 25 Yard Tactical Baffled Range and Support Building
- Phase 1B – \$5,131,891
 - Class B Burn Building (4 story), Pump House and Recycling Pond
- Phase 2 – \$1,368,332
 - Add 50 yard fixed point range behind 25 yard tactical
- Phase 3 – \$7,090,265
 - Add 400'x400' Skills Pad (8" concrete) & EVOC course (8" Concrete)
- Phase 4 – \$23,430,961
 - Add Class Admin Building, 8" Concrete Drive from highway to Burn Pad, 5" concrete POV parking
- Phase 5 –\$17,626,505
 - ARFF – Aircraft Fire Trainer
- Phase 6 – \$34,925,969
 - Remainder to Buildout

INTRODUCTION

BACKGROUND & PURPOSE

In May 2019, the Central Oregon Intergovernmental Council (COIC) engaged Morrison-Maierle of Helena, MT to provide planning and conceptual design services for a proposed multi-stakeholder regional emergency services incident command and training center facility envisioned to meet the training and emergency coordination needs of public safety and first responder personnel working in the region. Morrison-Maierle teamed with the Interact Business Group (IBG) of Valley Center, CA and RDG Planning & Design of Omaha, NE to complete the comprehensive scope of work identified for this project. The proposed facility has been tentatively named the **“Central Oregon Regional Emergency Services Training and Coordination Center (RESTCC).”**

Central Oregon has insufficient facilities to meet existing, mandatory training needs of local, state, and federal public safety personnel. In a rapidly growing region, the need for trained public safety and emergency services professionals is increasing.

Furthermore, the region lacks a dedicated, multi-agency coordination center for emergency operations, nor does it have an adequate backup 911-center with redundant emergency dispatch capabilities.

Finally, the RESTCC could, at some point in the future, serve as a facility to house Central Oregon Community College’s wildland and structural fire, EMS, criminal justice, and other related programs.

In the event of a major natural disaster such as a Cascadia Subduction Zone event, Redmond and the Redmond Airport have been envisioned as a primary staging ground for statewide rescue and recovery operations. Another potential opportunity would be for the RESTCC to play a role for continuity of state government functions in the first weeks and months after a catastrophic event.

Due to the nature of the proposed RESTCC, the geographic areas that may benefit from this project can vary considerably. For some functions, e.g. a region-scale event/disaster, the scale is the Central Oregon region. For other functions, such as training programs, the region may be Central and Eastern Oregon, or other locations from which training customers would originate. For others, e.g. rescue and recovery operations for a major statewide disaster such as a Cascadia Subduction Zone event, the region is the entire state and potentially other affected states.

This plan will build off the Central Oregon Emergency Services Center Viability Assessment, prepared by the University of Oregon Community Service Center. The purpose of the Viability Assessment was to provide “a preliminary assessment on the viability of a conceptual regional emergency services training and coordination center in Central Oregon.”

IBG will develop a comprehensive Strategic Business Plan (SBP), which is an important tool that can help key leaders make informed and knowledgeable decisions for the safety and well-being of first responders, the citizens, and property in their communities. This SBP evaluates options and recommends the best and most practical course of action for providing required training and coordination activities for member agencies of the Central Oregon RESTCC Steering Team and COIC. The strategic business planning process will provide in-depth answers to the following questions:

- Who will use the training center?
- What training will be provided at the center?
- What will it cost to build the center?
- What will it cost to annually operate the center?
- What are the preliminary site plans and equipment training prop requirements?
- What are the true land needs and what land options are available for the training center site?
- What is the most viable partnership and governance plan?
- How will the center operate and be managed on a daily basis?
- What is the potential revenue from outside users?
- What is the cost benefit of the training center?
- What funding options are available?

SCOPE

The COIC engaged Morrison-Maierle to investigate the opportunity and feasibility of constructing and operating a multi-stakeholder regional emergency services incident command and training center facility to help meet the training and emergency

coordination needs of the region's numerous public safety agencies. The RESTCC Steering Team and COIC determined that the study will include the following six (6) core scope items:

1. Phased Operations/Program Plan
2. Estimated Phased Capital and Operating Budgets
3. Conceptual Site Plan
4. Elevation Drawing and Floor Plans (future phase of the project)
5. Proposed Revenue package
6. Final Plan Document

To accomplish the business plan objectives, the report has been organized to include the following chapters and sections:

- Training Needs Assessment – This chapter includes several sections, including:
 - A detailed needs assessment of training population size (number of students) and the training hours required by the region's key public safety agencies at current training levels as well as anticipated future levels. IBG reviewed and validated existing needs assessment data gathered by the staff. Guidelines from national, state, and local training standards were identified. A complete analysis of total training hours, class curricula, and training priority categories is documented.
 - Outside Users Survey. A web-based survey was conducted to determine the interest in renting time and space and/or attending classes at the training center. The survey was sent to private-sector entities in the area and public safety agencies/first responders outside of the immediate area. This information is helpful in determining potential revenue that could result from the delivery of training at the center.
- Existing Training Conditions – This chapter includes an in-depth review of how and where each of the region's key public safety agencies currently conducts their training. It also identifies issues and concerns related to their existing training locations.
- Existing Emergency Management/EOC/Backup 9-1-1 Conditions – This chapter discusses issues and concerns regarding these critical emergency response components.
- Facility & Equipment Assessment – This chapter provides visibility to the scope and magnitude of the training/incident command center facility needs assessment, including descriptions of classrooms, administrative/support areas, training buildings and props. site selection criteria and conceptual site plan.
- Organizational Structure – This chapter addresses the governance of the RESTCC. It also determines the management, communication, and chain of command for the facility.
- Management Plan – This chapter creates an operational baseline for the RESTCC. Daily procedures and policies are addressed, including staffing, day-to-day facility management, scheduling, and security.
- Financial and Resource Assessment – This chapter provides financial feasibility for the project's implementation and direction. It provides estimated values for all aspects of design, construction, operation, maintenance, and revenue potential.
- Benefit Analysis – This chapter provides IBG's quantitative and qualitative analysis of the benefits associated with building a RESTCC.
- Potential Funding Opportunities – This chapter identifies potential funding sources and revenue producers to help offset the Center's annual operational costs.
- Potential Funding Opportunities – This chapter identifies potential funding opportunities for one-time capital construction and ongoing costs related to the operation and maintenance of the RESTCC.
- Acronym and Abbreviation Index – This section lists and defines the acronyms and abbreviations used throughout the report.
- Appendices – This section contains supplementary material that complements the body of the report.

STEERING TEAM

Members of the RESTCC Steering Team were made available to IBG and provided guidance for this report. Personnel assisting with the project include:

- Central Oregon Community College
 - Matt McCoy, Vice President
 - Paula Simone, Instructor
 - Peter Ostrovsky, Public Safety Director
- Central Oregon Fire Chiefs Association (COFCA)
 - Tim Craig, Deputy Chief
 - Bill Boos, Deputy Chief
- Central Oregon Law Enforcement Services (COLES)
 - Shane Nelson, Deschutes County Sheriff
- Bend Police Department
 - Brian Beekman, Lieutenant
- Redmond Police Department
 - Devin Lewis, Captain
- City of Madras
 - Tanner Stanfill, Police Chief
 - Mike Julazadeh, Fire Marshal
- City of Redmond
 - Mayor George Endicott
- City of Redmond Airport
 - Fred LeLacheur, Airport Engineer
- Crook County Sheriff's Office
 - Michael Ryan, Emergency Manager
- Deschutes County Sheriff's Office – Emergency Services
 - Nathan Garibay, Emergency Manager
- Deschutes County 911

- Sara Crosswhite
- Deschutes County Administration
 - James Lewis, Property Manager
- Jefferson County Sheriff's Office
 - David Pond, Emergency Manager
- Bend Fire and Rescue
 - Darren Root, Battalion Chief
- Redmond Fire and Rescue
 - Doug Kelly, Division Chief
- Sunriver Fire and Rescue
 - Rod Bjorvik, Deputy Chief

State-Level Members

- Oregon Department of Public Safety Standards and Training (DPSST)
 - Erik Gabliks, DPSST Director
 - Mike Leloff, Training Division Director
- Oregon Governor's Office
 - Annette Liebe, Central Oregon Regional Solutions Coordinator
- Oregon Office of Emergency Management (OEM)
 - Sonya Andron, Operations and Preparedness Manager
- Oregon State Police
 - Superintendent Travis Hampton

IBG conducted interviews with many of the RESTCC Steering Team members. The purpose of this interaction was to gain an understanding of the project needs and desired outcomes. These interviews focused on subjects such as organizational structure, existing conditions, training philosophy, changes in staffing, future organization-growth factors, and unmet needs.

TRAINING NEEDS ASSESSMENT

The following descriptions and tables outline the detailed training requirements of the Partner Department and how those requirements relate to the RESTCC.

OREGON DPSST TRAINING OVERVIEW

The Oregon Board for Public Safety Standards and Training requires that emergency response personnel obtain and maintain a range of professional certifications. Ongoing maintenance of those certifications requires ongoing training. The Department of Public Safety Standards and Training is responsible for “ensuring that public safety professionals and the agencies that employ them maintain compliance with the standards to reduce the risk of liability and ensure public trust is maintained by the communities we serve throughout Oregon.”

The Oregon Health Authority oversees certification maintenance for emergency medical personnel. Affiliated public safety personnel (e.g. emergency managers, 911 dispatch, and wildland firefighters) have additional training or certification maintenance requirements. Oregon Administrative Rules (OAR) govern the timing, amount, and documentation of both basic and ongoing training of public safety providers. OAR 259-008-0000 specifically establishes ongoing employment, training, and certification requirements for fire and law enforcement personnel. OAR 333-265-0000 establishes ongoing certification maintenance requirements for emergency medical services personnel.

The intended purpose of this information is to illustrate general training needs of law enforcement, fire, and emergency medical technicians only. Other public safety personnel may have different or additional ongoing training requirements. Furthermore, DPSST notes that individual public safety agencies may have training programs that exceed these requirements. Similarly, individual public safety personnel may desire and engage in additional training based on personal career or job performance goals. **This information supports the general need for robust and accessible public safety training facilities and programing wherever public safety programs exist.**

According to DPSST Director Eriks Gabliks: *“DPSST is very supportive of the need for regional training venues around the state that will allow our law enforcement, corrections, parole and probation, 9-1-1, fire and rescue, search and rescue, EMS, and others to have the ability to maintain and update their perishable skills through hands-on training opportunities. This is an amazing opportunity for Central Oregon and it's important that the property be secured while it is still available. Development of the venue could take place over years as funds are available.”*

OREGON STATE POLICE OVERVIEW

The Department of Oregon State Police (OSP) mission is to enhance the livability and safety for the State of Oregon by protecting the people, property and natural resources of the State. Founded in 1931, the agency now has a workforce comprised of more than 1,400 sworn and professional staff employees, providing diverse public safety services in patrol, criminal investigation, forensic services, medical examiner, state fire marshal, gaming regulation, fish and wildlife enforcement, public safety communications, criminal justice information management, arson and explosive services and special operation teams, with a biennial budget over \$500 million in total funds.

The agency provides specialized and certification maintenance training statewide to their public safety disciplines regionally and at the DPSST campus. The agency currently does not have access to a centralized training facility in Central or Eastern Oregon to accommodate large scale or complex training needs.

The OSP is a statewide agency. Its operational structure is based on a decentralized command structure. The Operations Bureau (Salem) is divided into three (3) Region Commands (NW - Salem, East - Bend, SW – Springfield). These Region Commands are divided further into Area Commands and Worksites. Each region is responsible for holding mandatory training throughout their regions utilizing part-time training personnel (ancillary duties to their primary duties in Patrol, Fish and Wildlife and Criminal). These part-time trainers will hold training at various locations near the Area Commands. These locations may belong to a partner agency – police, DPSST or fire; they might be a private firearms range or they may be a simple school classroom and/or a local business. Some locations, such as private ranges, are rented by OSP.

According to Oregon State Police Major Joel Lujan: *“The availability of a central Oregon training facility could be beneficial to the local area command and to the Department generally as **a region or division-level training venue to provide in-service training to OSP personnel.** Also, I am confident it would provide other public safety agencies across Eastern Oregon a more convenient, modern training facility. The Department focuses most of its mandatory training at the Area Commands, which are*

the localized offices for the OSP throughout the state. Providing training at the local level has been the most efficient and low cost for training our personnel statewide. I would emphasize that a new facility with large conference rooms in addition to the facility's training props and assets may be utilized by OSP for in-service training or specialty training such as SWAT, arson and explosives, etc. or by other public safety for general training and conferences."

OREGON NATIONAL GUARD OVERVIEW

When National Guard units are not mobilized or under federal control, they report to the governor of their respective state, territory (Puerto Rico, Guam, Virgin Islands) or the commanding general of the District of Columbia National Guard. Each of the 54 National Guard organizations is supervised by the adjutant general of the state or territory. Under state law, the National Guard provides protection of life, property and preserves peace, order and public safety. These missions are accomplished through emergency relief support during natural disasters such as floods, earthquakes and forest fires; search and rescue operations; support to civil defense authorities; maintenance of vital public services and counterdrug operations.

Mission: The Oregon National Guard will provide the citizens of the State of Oregon and the United States with a ready force of citizen soldiers and airmen, equipped and trained to respond to any contingency, natural or man-made. When we are needed, we are there.

IBG+RDG and the RESTCC Steering Team met with a representative from the Oregon National Guard's 142nd Medical Group to discuss potential areas of mutual interest in the project. The unit he is involved with is the "CBRNE Enhanced Response Force Package" (CERFP). It is a 205-person team of medical professionals/field operators who provide disaster response, including search and extraction and medical/chemical triage.

The vast majority of their training occurs on weekends. They typically conduct three (3) major training events per year in a hardened training environment. The representative believes his unit would potentially train at RESTCC if it was available, even if there was a fee for such use. One of the reasons he gave to support the use of RESTCC was the issue of "fatigue" given the unit's training at the same site over and over.

RESTCC buildings and props that the representative believes would be utilized by his unit include:

- Rubble pile (similar to the one at Camp Rilea)
- Confined space props
- Scenario Village (similar to the one at Camp Rilea)
- Simulated standing water prop
- Breaching props
- Driver training course (they use F350's pulling trailers)

PARTICIPATING AGENCY TRAINING NEEDS

The following tables detail training requirements of the Participating Agencies and how those requirements relate to the proposed Central Oregon Regional Emergency Services Training and Coordination Center.

The needs assessment incorporates the current staff totals shown in the table below.

Table 1 - Participating Agency Staff Totals

PARTNER DEPARTMENT	BEND FIRE & RESCUE	REDMOND FIRE & RESCUE	SISTERS-CAMP SHERMAN FIRE DISTRICT
Current Sworn Operations	90	63	50
Current Non-Sworn Support	40	40	35

PARTNER DEPARTMENT	BEND PD	PRINEVILLE PD	CROOK COUNTY S.O.	JEFFERSON COUNTY S.O.	DESCHUTES COUNTY S.O.	REDMOND PD
Current Sworn Operations	103	19 (Patrol)	49	50	180	47
Current Non-Sworn Support	35	10 (Dispatch)	15	3	55	12

This study has analyzed each agency's training class needs and identified a total of almost 280,000 annual training contact hours. It is important to note that the hours identified by the Steering Team only include training that they anticipate conducting at the proposed training center. That training can include traditional classroom courses, hands-on skills training, or a combination of both (for example, classroom discussion followed by a field component). The hours do NOT represent ALL hours of training completed by the Participating Agencies. Each of them – to one degree or another – conducts additional training at their own individual locations.

Table 2 - Annual Training Student Contact Hours by Partner

CLASS HOURS BY PARTNER, BY DEPARTMENT	
Departments	Student Contact Class Hours Per Year
Bend Fire Department	16,160
Bend Police Department	7,928
COCC	0
Deschutes County SO	33,440
Jefferson Co. SO	2,080
Redmond Fire & Rescue	9,720
Redmond Police	6,624
TOTAL	75,952
Note- COCC will only use the training center for its hand-on training, not classroom training. Therefore this table is listing their hours as 0. See Table # 16 for their training prop hours at the center.	

Based on the projected staff growth rate at 2030, the following table illustrates the corresponding forecast growth in training hours:

Table 3 - Training Hours Growth Forecast, 2020 and 2030

DEPARTMENT	STAFF GROWTH FORECAST		TRAINING HOURS BY YEAR		
	2020	2030	2020	Percentage Of Growth by 2030	2030
Bend Police Department	140	162	7,928	14%	9,005
Bend Fire and Rescue			16,160		
COCC					
Deschutes County SO	180	203	33,440	11%	37,229
Jefferson Co. SO	50	50	2,080	0%	2,080
Redmond Fire & Rescue	63	81	9,720	22%	11,880
Redmond Police	47	60	6,624	22%	8,059
Note- Growth Forecast Provided by the Partners					

The following table lists each class name by Partner:

Table 4 - Redmond Fire Rescue - Class Names By Partner

REDMOND FIRE & RESCUE	
Class List	
Active Shooter	Mobile Water Supply/Tenders
Driving Course	RIT/FF Survival
EMS	Rope/Rescue Training
Engineer Skills	Search and Rescue
Forcible Entry	Strategy and Tactics
HazMat Refresher	Vehicle Extrication
Hose Evolutions	Vehicle Fires
Ladders	Vertical Ventilation/Vent Prop
Mobile Attack/Bump and Run	Live Fire

Table 5 - Bend Police Department - Class Names By Partner

BEND POLICE
On-Duty EVOC
On-Duty Rifle Program
Quarterly In-Service
Regional SWAT Team

Table 6 - Jefferson County Sheriff's Office - Class Names By Partner

JEFFERSON COUNTY SO
CPR and First Aid
Defensive Tactics
EVOC
Firearms
Taser

Table 7 - Redmond Police Department - Class Names By Partner

REDMOND POLICE
Class List
Redmond Police In-Service

Table 8 - Deschutes County Sheriff's Office - Class Names By Partner

DESCHUTES COUNTY SO
Class List
Emergency Management Training
In-Service Training Hours

Table 9 - Central Oregon Community College

CENTRAL OREGON COMMUNITY COLLEGE			
CJ 100	EMT 170	S-215	SFS 102
CJ 101	EMT 171	S-219	SFS 105
CJ 110	EMT 195	S-230	SFS 110
CJ 152	EMT Lab	S-231	SFS 112
CJ 153	FOR 130	S-236	SFS 120
CJ 207	FOR 130_1	S-270	SFS 123
CJ 210	Inst. I	S-290	SFS 133
CJ 214	L-280	S-290	SFS 205
CJ 220	Paramedic	S-300	SFS 210
CJ 222	Paramedic Lab	S-330	SFS 230
CJ 230	S-130/190	S-339	SFS 232
CJ 243	S-131	S-390	SFS 263
CJ 250	S-200	S-390	SFS 275
CJ 253	S-203	SFS 101	WF 215S
EMT	S-211	SFS 101	

Table 10 - Bend Fire and Rescue

BEND FIRE & RESCUE	
Class List	
ACLS	Flammable Liquid Pit
Bloodborne Pathogens	High Level
Confined Space	Live Burn
CPR and First Aid	PALS
EMT Monthly	Pediatric
Engineer Development	Skid Car Awareness
Engineer Refresher	Special Rescue Team
Fire Officer	Trench Rescue
Firefighter Survival	Vehicle Extrication
Fit Test/SCBA	Wildland Refresher

OTHER FIRE SERVICE AGENCIES

In addition to the primary Participating Agencies identified above, there are many smaller fire service agencies located in the Central and Eastern Oregon region that could potentially use the training center.

TRAINING CLASS DETAIL

Each class was categorized based on each Partner's current level of training. Following is the definition of each training category:

Table 11 - Summary of Training Categories

TRAINING HOURS BY CATEGORY		
	Total	% of Total
Category 1 — Training required by law (federal, state) or agency policy. Also, training required to safely operate equipment that is needed to carry out a person's job assignment. This required training is being carried out but often at a minimum level due to the lack of facilities . Training in this category is not being performed to the satisfaction of the agencies' expectations.	52,612	69%
Category 2 —Desired training. Training the agencies would like to perform, but due to lack of facilities, is not being carried out . This training includes employee basic work skills.	9,660	13%
Category 3 —Training required by law and a person's job assignment (same as above). This required training is being carried out to a satisfactory level of competence .	12,780	17%
Category 4 —Career development skills training, training to advance the career growth of an employee . Training in this category is not being performed to the satisfaction of the department's expectations.	900	1%
Note-COCC classes are not included in the Category Table		
Total Hours	75,952	100%

Table 11 illustrates the total training hours and percentage of all training hours by categories. It is interesting to note that 58% of the total training hours in Category 1: *"This required training is being carried out but often at a minimum level due to the lack of facilities"* and 8% of the required training hours are in Category 2, is "Desired training not being done due to lack of facilities."

CLASS-SPACE NEED CALCULATION

Using the information presented in the training needs assessment as a baseline, a class-space need calculation was developed to establish the number of classrooms required to meet the demands identified in the needs assessment. The classroom calculation is based on the following weekly training schedule:

- Typical training schedule for classes in the main classroom building are: Monday – Saturday; ten (10) hour training day; 8:00 A.M. to 6:00 P.M. (includes facility preparation, breaks, 1-hour lunch break, and cleanup).
- Each training day is divided into segments. A segment is typically 5 hours in length and is based on 4 hours of instructor-student contact time and 1 hour for setup/teardown. The total segment opportunity per classroom calculation is therefore based on the following:

Table 12 - Space Need Calculation

CLASSROOM SPACE NEED CALCULATION	
Default Source Data	
Monday-Saturday	
Start Time	8:00 AM
End Time (training)	6:00 PM
Training Day (hrs.)	10
Segment Length (hrs.)	5
Segments Per Day	2
Segments Per Week	12
Training Weeks Per Year	48
Max Segments Per year	576
Real Training Efficiency %	80%
Usable Segments Per Year (@ 80% efficiency)	461

Table 13 - Typical Training Week Schedule

Time	5 Hour Segment Blocks
8am - 9am	Set-up
9am - 10am	Segment 1
10 am – 11 am	
11am – 12 pm	
12pm – 1pm	
1pm – 2 pm	Lunch/Transition
2pm – 3pm	Segment 2
3pm – 4pm	
4pm – 5pm	
5pm – 6 pm	
6pm – 7 pm	Tear-down/Clean-up

A typical segment calculation per class would be determined in the following manner: an 8-hour class would require 2 segments, and a 20-hour class would require 5 segments (each segment uses 4 hours of teaching time, or 20 divided by 4).

The following table summarizes the annual total training segments and establishes the type and number of classrooms needed to meet the requirements determined in the training needs assessment.

Table 14 - Annual Training Hours by Classroom Type, 2020

Classroom Type	Total Hours Used Per Year	Hours Per Segment = 5; Segments Per Year = 461
Clean Classroom Number 1 - Capacity 25	3960	8.5
Clean Classroom Number 2 - Capacity 35	1710	3.71
Clean Classroom Number 3 - Capacity 50	384	0.83
Clean Classroom Number 4 - Capacity 70	0	0.00
Clean Classroom Number 5 - Capacity 100	0	0.00
Clean Classroom Number 6 - Capacity 200	0	0.00
Computer Classroom	0	0.00
Defensive Tactics Classroom	1750	3.80
Practical Classroom	648	1.41
Exterior Pavilion Classroom	1732	3.76
Note-Central Oregon Community College has stated they will not need classroom space at the center.		

TRAINING PROP EFFICIENCY

The following table illustrates the demand for facility training props. The percentage of use is based on previously established hours and the corresponding training segments.

Reminder: The Annual Utilization Percentage below is based on training segments. A segment is a 5-hour block of time with 461 segments available each year for props (see the Space Need Calculation methodology in Table 13 above).

Table 15 - Annual Prop Use by Hours

PERCENTAGE OF PROP USE PER YEAR				
Prop Name	Total Annual Hours	Segments Per Year	Percentage of Use Per Year	Open Available Space
Shooting Range	5710	1142	248%	-148%
Strip Mall	3288	658	143%	-43%
EOC Actual/Simulator	2000	400	87%	13%
Drill Tower	1904	381	83%	17%
Skid Pad Skills Course	1668	334	72%	28%
ConSim/Shoot House	1153	231	50%	50%
Building Clearing	1088	218	47%	53%

PERCENTAGE OF PROP USE PER YEAR				
Prop Name	Total Annual Hours	Segments Per Year	Percentage of Use Per Year	Open Available Space
EMT Lab	960	192	42%	58%
Driving Track	532	106	23%	77%
Burn Building A&B	510	102	22%	78%
Structural Collapse	476	95	21%	79%
Sum of TOTAL Training Simulator	370	74	16%	84%
Sum of TOTAL Add Wildland Field	269	54	12%	88%
SCBA Maze	232	46	10%	90%
Vehicle Prop Live Fire	230	46	10%	90%
Confined Space	208	42	9%	91%
Tanker Prop Live Fire	182	36	8%	92%
Engine Drafting Pit	107	21	5%	95%
Vehicle Extrication Pad	92	18	4%	96%
Rail Car	88	18	4%	96%
Training Simulator	64	13	3%	97%
ORPAT Room	48	10	2%	98%
Bare Land to Drive	24	5	1%	99%
Swift Water Rescue	4	1	0%	100%

The reason for illustrating the number of training hours is to show that, although all props are essential for the successful completion of the required training at one time or another, some are in very high demand and used extensively and others are used less frequently. Those in high demand, such as the Shooting Range (at 248% utilization), have no excess capacity and therefore may be available to outside users only on very a limited basis. Likewise, it identifies those props that have some degree of excess capacity (such as the Rail Car prop at 4% utilization), meaning that the Partners do not use the prop all of the time. In those cases, the prop may be reserved for future expansion or made available to outside users more frequently.

MOST USED TRAINING PROPS BY ANNUAL HOURS, BY PARTNER

The following tables highlight the most used props, sorting by number of annual hours used and Partner.

Table 16 - Most Used Training Props by Annual Hours, by Partner

Prop Name	Redmond Fire	Bend Police	Deschutes County SO	Jefferson County SO	Redmond Police	COCC	Bend Fire	Grand Total
Shooting Range	0	1710	2064	24	1912	0		5710
Drill Tower	1024	176	464	0	176	14	50	1904
Skid Pad Skills Course	24	1024	480	0	84	8	48	1668
EMT Lab	0	0	0	0	0	960	0	960
Strip Mall	200	176	1408	0	1492	12		3288
Vehicle Prop Live Fire	48	176	0	0	0	6		230
ConSim/Shoot House	0	270	560	0	323	0	0	1153
ORPAT Room	0	0	48	0	0	0	0	48
Burn Building A&B	128	0	0	0	0	70	312	510
Structural Collapse	160	0	192	0	0	4	120	476
Driving Track	24	0	384	4	42	30	48	532
SCBA Maze	104	0	0	0	0	8	120	232
Engine Drafting Pit	80	0	0	0	0	27	0	107
Rail Car	80	0	0	0	0	8	0	88
Tanker Prop Live Fire	80	0	0	0	0	6	96	182
Vehicle Extrication Pad	72	0	0	0	0	0	20	92
Sprinkler Standpipe System	40	0	0	0	0	24	0	64
Building Clearing	0	0	736	0	352		0	1088
Confined Space	40	0	0	0	0	8	160	208
Bare Land to Drive	24	0	0	0	0	0	0	24
Swift Water Rescue	0	0	0	0	0	4	0	4
Paramedic Lab	0	0	0	0	0	0	0	0
Dumpster Live Fire	0	0	0	0	0	0	0	0
EOC Simulator	0	0	0	0	0	0	0	0
Training Simulator	176	176	0	0	0	18		370
Wildland Field	0	0	0	0	0	125	144	269

OUTSIDE USER SURVEY

This chapter identifies potential outside agencies that may have an interest in using the training center and what they need to accomplish their own specialized training. This information was developed based on a web-based survey of potential outside users.

IBG developed a web-based Outside Users Survey. Names and contact information for the survey broadcast was provided by the RESTCC Steering Team. Included in the survey email was a cover letter signed by Scott Aycock (COIC). Two email broadcasts were completed; the first around November 20, 2019 and a follow-up to non-respondents around two weeks later.

The survey results are as follows:

Table 17 - List of Survey Respondents

Name	Title	Agency
Dale Cummins	Chief	Prineville Police Department
Steven Romero	Chief	Ontario Police Department
Emily Wegener	Public Health Preparedness Coordinator	Jefferson County Public Health
Bill Duerden	Public Works Director	City of Redmond
Paul Rheault	Utility Director	City of Bend
Jamie Collins	State On-Scene Coordinator	Oregon Department of Environmental Quality
Chris Webb	CERFP/Det 1 Deputy Commander	Oregon National Guard
Michael Heffner	Asst. Chief Deputy	Oregon Office of State Fire Marshal
Kristen Heath	Disaster Program Manager	American Red Cross
Tim Hoiness	Training and Safety Manager	Central Oregon Fire Management (USFS, BLM)
Randall M. Tyle	Director	Area VII Plumbers Joint Apprenticeship Training Committee
Muriel DeLaVergne-Brown	Health & Human Services Director	Crook County Health Department
Devin Lewis	Captain	Redmond Police Department
Joel Fish	Police Chief	Enterprise Police Department
Tanner Stanfill	Chief	Madras Police Department
Denney Kelley	Chief of Police	Black Butte Police Dept.
Gordon Foster	Unit Forester	Oregon Dept. of Forestry
Cory Darling	Chief	Sunriver PD
Patrick Ashmore	Chief	The Dalles PD
Scott Polhamus	Fire Manager	Oregon Woods Inc.
Kevin Lindsey	Medical Plans and Operations Officer	Oregon CERFP Medical Element
Chris Doty	Director	Deschutes County Road Department
Robert O'Neal	Road Master	Crook County

Table 18 - Respondent Job Discipline

<i>"Please indicate the industry your department/organization in which you are employed."</i>	
•	Fire/EMS/Rescue Related – 4
•	Law Enforcement Related – 8
•	Other (Industry, Medical, Transportation, etc.) – 11

Table 19 - Preferred Training Times

Please rate your preferred access hours to the Training Facility. Use the rating system; one, two, and three – one being highest.

Preferred Training Times	Selection	Weighted Score	Distributed Percentage
Monday through Friday - Days		56	42.75%
1st Choice	15		
2nd Choice	4		
3rd Choice	3		
Monday through Friday - Nights		36	27.48%
1st Choice	2		
2nd Choice	10		
3rd Choice	10		
Saturday/Sunday - Days		39	29.77%
1st Choice	5		
2nd Choice	7		
3rd Choice	10		

Table 20 - Class Interest

Please indicate approximately how many students you would send to the Training Facility for each class annually. If you would not send students to a particular class, please leave the box(es) blank.

Class Name	Number of Students Per Year
Building Searches	79
Fire Extinguishers	72
Shoot House Simunition	69
Officer Survival	67
Decontamination Lab	65
Simulated Street Training Exercises	64
Damming/Diking	61
Fire Officer Development	60
Flammable Liquid Pit	60

Class Name	Number of Students Per Year
Gas Containment	60
Horizontal Propane Fire	60
Mass Casualty Incidents	60
Over the Road - Gas or Liquid Spill	60
Confined Space	54
Defensive Tactics	53
Crime Scene Investigation	50
HazMat Operations	49
Incident Command System	46

Class Name	Number of Students Per Year
Strategy and Tactics Simulator	45
First Aid/CPR	45
Interview/Interrogation	42
Criminal Investigations	41
Leadership School	33
Drill Tower - Rappelling	2
Aerial Operator Class	0
Apartment Complex Burn Building	0
Exterior Rappelling Training Area	0
Flashover Class A/Gas	0
Interior Firefighting Prop	0
Live Fire Burn Building	0
Live Fueled Tank and Dike Prop	0
Mechanical Lockout/Tagout	0

Class Name	Number of Students Per Year
Rappel Vertical Rescue	0
Roof Vent	0
Family Residential Burn Building	0
Smoke Maze Training	0
Ladder Company Training	0
Sprinkler Standpipe Systems	0
Strip Mall	0
Structural Collapse	0
Support Vehicle Operator Class	0
Technical Rescue Technician	0
Trench Rescue	0
Vehicle Extrication Pad	0
Vehicle Fire Prop Live Fire (Propane)	0
Water Shuttle Training	0

-Please add any additional classes not listed previously that would be beneficial to your organization.

First aid, CPR, Bleeding Control, Emergency Medical Responder

Wildland specific courses. Most likely use would be to put these on within existing organizational constructs, but using this facility.

We fight wildfire. We would only want wildland fire classes

Plumbing Continuing Education May want to include CEU courses for Electricians

grader/dozer training, chainsaw training, other specialty equipment, etc.

NOTE: Classes with zero amount were listed as a possible class in the survey, but none were selected

Table 21 - Facility Needs

If any of the following facilities would be beneficial to your organization, please indicate the number of days per year you would use each facility. If none, leave blank.

Facility Type	Number of Days Per Year
48-Person Standard Clean Classroom	101
Trailers/Scenario Village Area/City Streetscape	56
Large Assembly, Athletic Purposes, Including Bleachers and 1 Large Projector (3,568 SF)	52
100-Person Standard Clean Classroom	41
32-Person Dirty Classroom	28
Skills Pad/EVOC Track	21
Confined Space/Trench	15
Rail Car for Training	15
Large Outdoor Assembly Area	13
5-Story Drill Tower	10
Big Box/Strip Mall Complex	10
Firearms Simulation in Dirty Classroom	9
Class A Burn Building	0
Gun Shooting Range	0
Live Fire Gas Double Bed with Hallway Rollover	0
Live Fire Gas Kitchen Prop and Rollover (3 Burn Points)	0
Live Fire Sofa Prop	0
Smoke Maze	0
Live Fire Gas Industrial Room with Rollover (5 Mock-Up Options)	0
Note-Classes with zero amount were listed as a possible class in the survey, but none were selected	

Table 22 - Topic Specific Seminars

The center plans topic-specific seminars with guest expert speakers, lasting one to five days. Would you find these events beneficial? If yes, please proceed to question 5. If no, please skip to question 6.

-21 responded YES

-1 responded NO

Facility Type
COP, POP, Mental Illness, Use of Force
Leadership strategies, Legal updates, Grant writing and administration, Employee wellness, Strategic policing strategies, Homeless response strategies
Health and Medical and all-hazard topics such as response, EOC ops, and planning.
Contingency Response/Disaster Recovery, Professional Development Courses, Mandatory training courses common to government agencies.
Public Works Management, Effective Utility Management, Safety (Practice Drills / Personal Protective Equipment / Hazardous Materials), Incident Command Training, Equipment Reviews (Snow Plows / Graders / Vactor Units / CCTV Vans), Pipeline Training, Project Management Training, State Certification Training (Water / Wastewater), Trenching Water Distribution System Training, Water Treatment Training, Wastewater Collection System Training, Wastewater Treatment Training, Laboratory Analysis Training
Emergency response/ICS expertise
Urban and rural search & rescue, clearing structures after a disaster event, survival training
Fire Service Leadership, Incident Management, HAZMAT Response
Regional Planning Sessions
Interagency Cooperation, Technology Use
Continuing Education for Plumbers
Required
Leadership, Law Updates, Communication, Mental Health, Tactics and Office Safety, Investigations/Interrogations, Health and Wellness
Investigations
Leadership, management, wildland fire, forestry
Leadership, legal updates, wellness, de-escalation and communication, ethics, recruitment and retention, internal affairs investigations, labor relations, risk management.
Inter-agency Exercise Planning, Field Medicine
Equipment training, safety training, flagger training, an endless list of classroom training. Central Oregon training events are widely attended from agencies across the state.
Funding Options, Certification Classes

Table 23 - Participation in Design or Donation

Would your organization consider participating in the design or donation of specialized training props? If yes, please proceed to question 7. If no, please skip to question 8.

- 13 Responded YES

- 9 Responded NO

*-If you answered **YES**, please provide any props your organization would consider designing or donating. (Note; following area direct quotes from respondents. Minor typo corrections made as needed)*

- ◆ *Prezi or PP presentations Onboarding model development Leadership model development Homeless response model development, Major event planning and response*
- ◆ *Possibly provide depending on need.*
- ◆ *Manhole Fire Hydrants Various specialized equipment in conjunction with a specific training topic. List is lengthy.*
- ◆ *But would have to go through all proper military and federal gov't channels*
- ◆ *Rail car and valving props HAZMAT response props*
- ◆ *TBD*
- ◆ *AV/IT supplies, Range Supplies, PowerPoints/Instructors, Safety Supplies*
- ◆ *Whatever is needed*
- ◆ *I would contribute financially. We do not have anything material to contribute.*
- ◆ *If equipment training is provided, we could lend equipment as necessary, as well as materials.*
- ◆ *If we have it you are welcome to it*

Table 24 - May We Contact You Again

May we contact you directly for any additional questions or follow-up clarifications?

- 21 Respondents, YES

EXISTING TRAINING CONDITIONS

Every public safety agency affiliated with the RESTCC project places a high level of importance on ensuring that their personnel are well-trained and prepared to protect those they serve. While a small number of the agencies have their own dedicated training facility, all agencies to one degree or another accomplish their training at a variety of publicly and privately-owned locations mostly controlled by others. The following sections describe those training locations.

In June 2018, the Community Service Center (CSC) published a Final Report for the *Central Oregon Emergency Services Center Viability Assessment*. The CSC is a research center affiliated with the School of Planning, Public Policy, and Management at the University of Oregon. In terms of existing training conditions, part of that report stated:

"At the present time, Central Oregon's public safety agencies provide for the training needs of their personnel on an agency-by-agency basis. The majority of that training is taking place locally (Figure 2.1). Survey respondents, focus group participants, and project advisors indicate that a significant amount of training occurs in the Central Oregon region. However, agency representatives report that available training facilities are insufficient to meet the existing, and growing, demand for training in the region."¹

Based on our assessment and discussions with members of the RESTCC Steering Team, IBG agrees with this finding.

FIGURE 2.1 - WHERE TRAINING TAKES PLACE



Source: CSC Public Safety Training Survey²

¹ Central Oregon Emergency Services Center Viability Assessment

² Central Oregon Emergency Services Center Viability Assessment

FIRE DEPARTMENTS

EXISTING TRAINING FACILITIES AND LOCATIONS

BEND FIRE AND RESCUE

This 7-acre training facility is located on the north end of the City of Bend at 63377 NE Jamison Street behind Fire Station 5. It includes a five-story tower (no live burn capability) with built-in high angle rescue anchors, a confined space prop, vehicle preparation and extrication pad, commercial and residential roof prop, drafting pit/cistern, multiple forcible-entry door props and enough room for a driving “cones course” for all emergency vehicles. In addition, the facility has two hydrants supplied by 10” water lines which provide sufficient fire flow for engineer development training. There are two 25-person classrooms and three offices with video conference capability. There is also a computer simulation lab located in classroom #2 inside the training building.



FIGURE 1 - OVERVIEW OF BEND FIRE AND RESCUE TRAINING FACILITY



FIGURE 2 - BEND FIRE AND RESCUE DRILL TOWER AND CONFINED SPACE PROP

REDMOND FIRE AND RESCUE

This training field is located at 911 SE Veterans Way in Redmond. It consists of a small lecture room and an approximately 2.4-acre lot to train on (including a mix of gravel and asphalt with some concrete). A DPSST mobile live-fire trainer is situated on the site. There is no water source and no fire hydrants on the site; there is a hydrant located outside of the most SE corner of the fence. This facility has recently hosted a regional training academy.



FIGURE 3 - OVERVIEW OF REDMOND FIRE AND RESCUE TRAINING CENTER



FIGURE 4 - DPSST MOBILE FIRE TRAINER AT REDMOND FIRE AND RESCUE TRAINING FIELD

SISTERS-CAMP SHERMAN FIRE DISTRICT

The department owns a 4-acre parcel to the south of the City of Sisters that is mostly undeveloped ground. The only water supply is a small line that supports an irrigation system. There is no hydrant nearby, so there is limited opportunity to conduct training that involves flowing water. There is a one-acre asphalt pad (3" thick pavement) that has recently been installed that allows the department to conduct the "cone course" portion of its driver training in a secure environment. There are no buildings on the site, so ladder training is not possible there. The department is able to conduct extrication training and limited driver training at the site. Currently, there is an RFP out to install a water line with a maximum flow of 500 gallons per minute. The department envisions adding a connex-style live burn trainer in the future.

Most training is being conducted in the parking lot behind the main fire station and in the two meeting spaces in the station. The parking lot is large enough to allow one engine to conduct training. All multi-company training must be done in parking lots (such as school parking lots) around town.

The department conducts its on-road driver training on open city streets and rural highways alongside other traffic.

The department holds its classroom training in their community hall, which has a capacity of 100+ students.

JEFFERSON COUNTY RURAL FIRE PROTECTION DISTRICT #1

The department has a 5-acre facility located at its main fire station, 765 5th Street in Madras. It includes a variety of props and a wildland open space training area. This agency consists mostly of volunteer firefighters, who receive their basic training at the facility.

GENERAL FIRE SERVICE TRAINING CONDITIONS

LIVE BURN TRAINING

There are no permanent, dedicated live burn facilities (Class A or Class B) in the region. The only option for conducting live burn training is through the use of acquired structures (generally old, abandoned buildings slated for demolition) and the DPSST mobile live fire trainer at the Redmond Fire and Rescue training site.

TRAINING CLASSROOMS

Many of the region's fire departments indicated that they utilize rooms located at their fire stations or their designated training areas.

DRIVER TRAINING

Most of the region's fire departments conduct their driver training at various public and private parking lots throughout their respective jurisdictions (subject to the approval of the parking lot owners). One specific area mentioned was at the Redmond Airport.

HANDS-ON SKILLS TRAINING

Many of the region's fire departments indicated that they conduct much of their hands-on, company skills training at their fire stations due to the lack of accessibility to a dedicated training facility. Very rarely, they also utilize acquired structures in their jurisdictions (such as abandoned buildings or houses scheduled for demolition) for high-impact training evolutions.

POLICE DEPARTMENTS

EXISTING TRAINING FACILITIES AND LOCATIONS

BEND POLICE DEPARTMENT

Bend PD has an outdoor shooting range near the Bend Airport. It has several connex boxes for equipment and one classroom. There is one paved 25-yard range and three other shooting areas to include a paved 100-yard shooting range with a 200-yard shooting position.



FIGURE 5 - OVERVIEW OF THE BEND PD OUTDOOR SHOOTING RANGE

The department has several large rooms at its police department, one of them being municipal court (which is difficult to book at times due to the court schedule). Bend PD also utilizes the Bend Fire and Rescue training center on occasion.

GENERAL LAW ENFORCEMENT TRAINING CONDITIONS

DRIVER TRAINING

Most of the region's law enforcement agencies conduct their driver training at various public and private parking lots throughout their respective jurisdictions (subject to the approval of the parking lot owners). Bend PD and Redmond PD also use the County skid pad near the Knott Landfill. Crook County Sheriff's Deputies and Jefferson County Sheriff's Deputies attend and conduct EVOc training at the Madras Speedway. Jefferson County Sheriff's Deputies also use the Madras Airport for driver training.

FIREARMS TRAINING

The Crook County Sheriff's Office has a primitive outdoor range facility with a short (100 yard) rifle range and two short pistol/shotgun/close-quarters rifle training bays. There are no fixed facilities or advanced training bays at this location. This area is open and exposed to all weather. It is surrounded by private property. Prineville PD and Redmond PD both utilize the Crook County Sheriff's Office range.

The Jefferson County Sheriff's Office currently uses the RAPA Gun Club (located near Madras Airport) that has indoor shooting as well as outdoor shooting. There is no charge to the Sheriff's Office for use of the Gun Club; it must schedule ahead of time to avoid conflicts. The Jefferson County Sheriff's Office also uses a range at the Deer Ridge Correctional Institution. Firearms training is conducted at the local indoor range during inclement weather and at the outdoor range the rest of the time for both pistol and rifle.

Deschutes County Sheriff's Office also has a range.

Redmond PD uses the Redmond Rod and Gun Club, which is located southwest of Redmond at 9020 US-97.

TRAINING CLASSROOMS

Prineville PD currently conducts classroom training at a conference room in the Crook County FD fire hall and a room at the police department building. They also use the Carry Foster Hall at the fairgrounds.

The Crook County Sheriff's Office has a single training room capable of accommodating approximately 20 students for classroom-type training. They also use the Lutheran Family Services Conference Room, the Prineville Police Department, and the Crook County Fire Hall.

Jefferson County Sheriff's Office uses its conference/meeting/training room for defensive tactics, Taser training, and CPR/first aid training.

REALITY-BASED TRAINING

The Jefferson County Sheriff's Office has utilized schools for active shooter training.

DESCHUTES COUNTY 9-1-1 SERVICE DISTRICT

The 911 Center is located at 20355 Poe Sholes Drive in Bend. Dispatcher training is conducted in two training rooms. One of the rooms is also designated as the County Emergency Operations Center (EOC). The other room is a dedicated four-position dispatcher training room.



FIGURE 6 - DESCHUTES COUNTY 911 TRAINING ROOMS; SHARED WITH EOC (L); DEDICATED 4-POSITION ROOM (R)

CENTRAL OREGON COMMUNITY COLLEGE (COCC)

The Central Oregon Community College (COCC) Fire Program is IFSAC Degree Assembly accredited and prepares students to test for international certifications based on the International Fire Service Accreditation Congress (IFSAC) system. COCC is state Department of Public Safety and Standards Training (DPSST) accredited and a National Fire Academy Fire and EMS Higher Education (FESHE) recognized program.¹ The Fire and EMS Programs are offered at the COCC campus in Bend.

STRUCTURAL FIRE SCIENCE PROGRAM

COCC Structural Fire Science Program serves its communities by providing lifelong learning opportunities through quality education for emergency personnel. It strives to enhance opportunities, to prepare providers for future employment, and ensure that education and skills remain abreast of rapidly evolving advancements and pursuits of continuing education.

The AAS degree in Structural Fire Science is designed to provide students with the necessary skills, knowledge and abilities to enter the fire service or to increase skills, knowledge and abilities for those already employed as a firefighter. This degree is used to build technical skills and knowledge necessary for employment in rural fire protection districts, volunteer fire protection agencies and private or public fire departments. The program requires significant on-the-job training (OJT) in participating area fire agencies, where students receive hands on training in fire and emergency medical skills. Current COCC students are affiliated with local fire departments, emergency medical providers and wildland fire agencies.

WILDLAND FIRE SCIENCE

At COCC, some of the best instructors in the Northwest provide students with the hands-on training needed to manage controlled burns, implement fuels planning, work with fire suppression tactics, and more. All classes are designed to meet US Forest Service requirements, as well as those of other government wildland fire management agencies. COCC offers both an associate of applied science and a certificate program in Wildland Fire/Fuels Management (Online Catalog). COCC also provides fire S-courses for the East Slope Training Region.

The COCC *Wildland Fire Career Pathway* is designed to create educational "stepping stones" for advancement of workers and jobs seekers. It illustrates the steps needed through education, work experience and on-the-job training to enable students to combine school and work and advance over time to better jobs. Note: This program is open to current employees of forest management agencies or graduates of forestry programs only.

ASSOCIATE OF SCIENCE (AS) DEGREE - PREPARATION FOR TRANSFER TO EASTERN OREGON UNIVERSITY

¹ <https://www.cocc.edu/programs/structural-fire/default.aspx>

The AS degree is intended to prepare students to transfer to Eastern Oregon University's Fire Service Administration (FSA) degree and is designed for students seeking a career in the fire service industry or upgrading their skills for current fire service employment. The program meets or exceeds the required technical skills and knowledge necessary for employment in many fire service organizations throughout the country.

EMERGENCY MEDICAL SERVICES

An AAS degree in Paramedicine contains many courses to develop technical skills and knowledge for employment and advancement in pre-hospital employment. The program is challenging and will require participants to spend many additional hours in clinical and field settings. The program contains certification requirements at the Emergency Medical Technician (EMT), Advanced EMT, and Paramedic levels. Students will need to test through the Oregon Health Authority to complete certification. All applicants wanting to test with the Oregon Health Authority at the Paramedic level must show proof they have completed an associate degree or higher.

The COCC paramedic program is accredited by the Commission on Accreditation of Allied Health Education Programs upon the recommendation of the Committee on Accreditation of Educational Programs for the Emergency Medical Services Professions (CoAEMSP).¹

EXISTING TRAINING CONDITIONS – ISSUES AND CONCERNS

IBG and the Participating Agencies have identified several issues and concerns directly related to the existing locations at which they currently conduct their training. The benchmark for modern, progressive public safety training is to conduct training in a **SAFE, SECURE, and CONSISTENT** environment. IBG has concluded that, in many instances, the locations currently being used by these departments fall short in one or more of those areas.

1. The use of schools, acquired structures, city parks, commercial buildings, etc. for **reality-based law enforcement scenario training** (such as active shooter) puts police officers in an unsecure environment. It is common practice to assign one or more armed officers to the perimeter of the training area to provide security for the officers involved in the training scenario. This in turn may introduce live-fire ammo adjacent to a simulated weapon use training area.

In addition, the process of locating, gaining permission, and ensuring the safe use of acquired structures, commercial buildings, and strip malls, etc. for reality-based training is very labor intensive. In general, simulated/reality-based training locations are not readily available in the region. In addition, the Participating Departments do not have the training staff to regularly support this approach to scenario-based training. In short, these locations do not support the concept of a safe, secure, and consistent training environment.

2. The region's fire departments cannot continue to rely on "acquired structures" for live burn training or other types of high-impact training evolutions. Regulations and standards for preparing an acquired structure for live burn (or other high-impact) training have become onerous. The amount of work necessary to prep a building has become such a huge burden on department training staff it has effectively ended the practice. Further, the timing of acquisition cannot be controlled and Departments in the region are severely limited as to the times they can conduct the training due to wildfire hazard in the summer and fall, as well as the significant snowfall in the region that prevents them from training in acquired structures in the winter.
3. The Participating Agencies (both Fire and Police) do not have local access to a **dedicated driving skills** area. Fire Departments are typically forced to make due with inadequately-sized areas at their fire stations or drive at publically or privately-controlled parking lots in their communities. Conducting drivers training at public and private parking lots is inconsistent with doing so at a safe, secure, and consistent location. For example, obstacles such as light poles and barriers may be present, which could pose a collision hazard. Use of these parking lots are subject to permission by the owners; the departments cannot depend on their availability. By their very nature, these parking lots are open to traffic and are not generally secure. In addition, these parking lots are not typically designed for the type of use and weight loads imposed on them by public safety vehicles, such as large fire engines. Damage can and does occur, and the City is responsible for the cost of repair and any associated potential personnel or property liability issues that may arise. Redmond FD used to be able to drive in the area around the Forest Service buildings but their fire apparatus damaged the asphalt.

Police Departments mainly depend on the use of driving areas that are under the tight control of other entities (such as the Redmond Airport and Madras Speedway). Redmond Airport driving area use is limited at times due to the staging of air tankers.

¹ <https://www.cocc.edu/programs/ems/default.aspx>

4. The region's fire departments do not have local access to a high-quality, realistic, dedicated **technical rescue/confined space** training area. Given the rapid rate of development and construction in the region, the need for specialized training in such disciplines as trench and confined space rescue is very real.
5. The region's fire departments do not have adequate local access to high-quality, realistic **hands-on skills** training areas. This includes locations and props for hose deployment evolutions, building search, ladder deployment, etc. There is a lack of buildings available for multi-story residential and commercial building training evolutions. This leads to a serious lack of multi-company training for in-service personnel.
6. The region's police departments do not have access to a **dedicated indoor shooting range**. The Bend PD range is outdoors and winter weather limits its use for training from November through March each year.
7. Overall, there is a lack of adequately-sized dedicated **classrooms** where the region's public safety agencies can conduct their didactic training and host specialized classes and instructor-level courses benefitting their personnel and first responders from throughout the area.
8. Although COCC has adequate classroom space at its Bend campus to accommodate its Fire and EMS programs, it does not have the capability for hands-on training there. Students must relocate to a variety of training locations at fire departments throughout the region to receive critical hands-on training. COCC could potentially conduct most, if not all, of its hands-on training at RESTCC.
9. Many of these same issues and concerns were also noted in the *Central Oregon Emergency Services Center Viability Assessment*:

"The primary existing facility deficiencies reported by survey and focus participants are: classroom space, emergency vehicle driving course, and a live-fire training structure. Secondary facility deficiencies include: mock city, hazardous materials training, tactical training room(s) (e.g. mat, defensive tactics, etc.), shooting range (indoor), technical rescue, water rescue, and urban search and rescue (confined space)."¹

Key Findings in the report included:

- "Insufficient quantity of adequately sized classroom space to meet existing training needs. Agencies compete for the limited number of available classrooms. Many classes have waiting lists because available classrooms cannot accommodate the number of registered students."
- "Lack of Emergency Vehicle Operations Course. There is no dedicated place for public safety personnel to conduct driver training. Agencies rely on irregular access to regional facilities (such as parking lots or snow parks) that are not designed for emergency vehicle operations training."
- "Lack of live-fire training tower/building. The lack of a live fire training facility means that many volunteer fire personnel have no experience in a live fire scenario. Career fire personnel cannot practice live fire situations in a controlled, training environment."
- "Lack of indoor shooting range. Law enforcement personnel have regular firearms training requirements across a range of environmental conditions. Current facilities cannot efficiently accommodate law enforcements firearms training needs due to weather, time of day (lighting), or shift scheduling constraints."
- "Lack of other tactical training resources. The Central Oregon region lacks other public safety training facilities including: Mock City, hazardous materials training, tactical training room(s) (e.g. mat, defensive tactics, etc.), shooting range (indoor), technical rescue, water rescue, and urban search and rescue (confined space), among others."
- "The region has limited dedicated 911 training facilities or ability to combine 911 training with live fire, law-enforcement, EMT, and multi-agency incident coordination training scenarios. Notably, simulated multi-agency emergency communication exercises provided tangible benefits during the 2017 eclipse and subsequent wildfire events."
- "Public safety professionals urgently need EVOC training, classroom instruction, and scenario-based tactical training facilities. Fire stakeholders highlight the need for live-fire training; law enforcement personnel emphasize the need for scenario-based tactical training facilities."²

Based on IBG's assessment of the Participating Agencies' current training needs and existing training conditions, we concur with the concerns and key findings articulated in the Central Oregon Emergency Services Center Viability Assessment.

¹ Central Oregon Emergency Services Center Viability Assessment

² Central Oregon Emergency Services Center Viability Assessment

EXISTING EMERGENCY MANAGEMENT/EOC/BACKUP 9-1-1 CONDITIONS

Many disaster events in the region require multi-agency, multijurisdictional emergency management coordination. Preparation for and response to the 2017 total solar eclipse and subsequent wildfire emergency confirmed this fact. However, the region currently lacks a dedicated Multi-Agency Emergency Coordination Center. When regional disaster events occur, local partners have to re-establish a coordination center on an event-by-event basis. This inefficient approach diverts emergency manager's attention away from incident response at a critical time.¹

Lack of multi-jurisdictional emergency operations center. When regional emergencies occur, emergency management personnel require immediate access to facilities, equipment, and communication capabilities. At the present time, multi-agency incident coordination capability has to be established on an emergency-by-emergency basis, often in inadequate, non-dedicated locations.

Lack of redundant 911 emergency dispatch capability. The region currently lacks adequate backup (redundant) 911 and emergency communication capability. This negatively impacts the ability to deliver redundant 911 and emergency dispatch services throughout the region. The Deschutes County 911 Backup Dispatch Center is located at 62420 Hamby Road on the first floor-north end of the east Bend Fire Station. It is in a very small, cramped room with only four dispatcher positions.

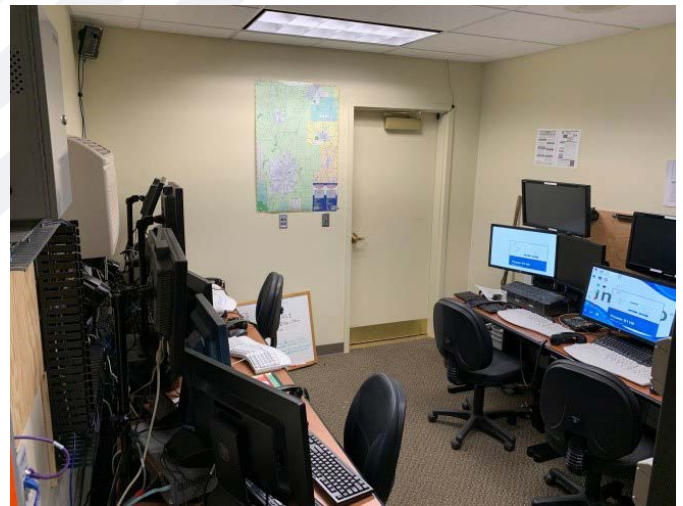
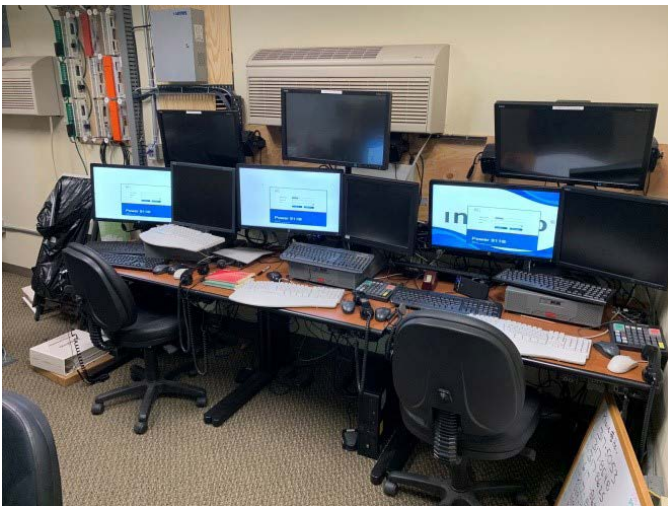


FIGURE 7 - DESCHUTES COUNTY 911 BACKUP DISPATCH CENTER

Central Oregon needs a Multi-Agency Emergency Coordination Center. A dedicated regional incident coordination center designed to support regional emergency management operations would allow emergency managers to respond quickly to the growing number of chronic inter-local, multi-jurisdictional emergency events. Furthermore, large-scale events like a Cascadia subduction zone earthquake will require significant incident coordination and emergency response capability in Central Oregon.

¹ Central Oregon Emergency Services Center Viability Assessment

SITE LAYOUT CONSIDERATIONS

SITE SELECTION CRITERIA

According to DPSST Director Eriks Gabliks: *"This is an amazing opportunity for Central Oregon and it's important that the property be secured while it is still available. Development of the venue could take place over years as funds are available. It's also important to consider future development so having adequate buffer space is also essential to avoid environmental concerns raised by neighbors down the road on issues such as noise from firearms or emergency vehicle operations or smoke from live-fire training. I share this simply as every training venue we have visited over the past 20 years has said we should have asked for more land. Not necessarily for training space but to be good neighbors and to avoid what many call an attractive nuisance that training venues become to interested parties. We also know with the growth of Central Oregon, open space and property such as that which is available to you now will not be there forever. It's an amazing opportunity that is worth exploring with passion. While DPSST is not able to contribute funds to the project we would be interested in exploring the option of moving our regional fire and law enforcement training coordinators from their current office space with Redmond Fire & Rescue to the new venue once its operational. We would pay a standard rental rate for our office space needs as we do now."*

POTENTIAL TRAINING CENTER SITE(S)

The Project Team performed an extensive criteria-based site search and evaluation process. The following criteria was employed to narrow and focus potential sites for deeper due diligence and examination.

- Parcels of available land that could support a project site of approximately 50+ acres that are either owned or in control by potential jurisdictional project partners.
- Parcels of available land that could support a project site of approximately 50+ acres that are currently available within the real estate market.
- Parcels of approximately 50+ acres with current and future adjacent compatible uses.
- Parcels of approximately 50+ acres in size centrally located to reduce drive times and associated operational costs for public safety personnel traveling to the training facility.

The following drawings provide a conceptual site plan for the RESTCC based on the training hours, facilities, and equipment requirements needed to meet the training demand identified in the needs assessment.

CONCEPTUAL SITE PLAN

The approximate 95-acre facility located at the "Old Public Range Site" in Redmond, is designed to allow concurrent use of training facilities by police and fire without disruption of training by either. The facility includes a 85,000 sf Classroom/Training Building, a two story high bay practical applications bay, a four story drill/training tower and three story clean Class B burn building, two story Class A burn building, driving track integrated into a tactical village, skills pad with straight away and perimeter live fire and transportation emergency props., 25 yard tactical 25 lane gun range, 50 yard fixed point 25 lane gun range, 100 yard fixed point 4 lane gun range, a driving skills pad, tactical village, space for K-9 training. The training site also includes props for urban search and rescue, confined space, collapsed trench, vehicle extrication, and hazardous materials containment training.

Key design elements include:

- | | |
|---|--|
| • Detention Pond | • Confined Space and Trench |
| • Administration and Classroom Building | • Roof Training |
| • Gun Range Support | • Vehicle Extrication |
| • 25 yard, 25 lane Tactical Gun Range | • USAR Building |
| • 50 yard fixed point 25 Lane Gun Range | • Class A Burn Building, two story |
| • 100 yard fixed point 4 lane Gun Range | • Drill Tower, 4 Story with Class B burn props |
| • High Bay / Practical Apps | • Tactical Village / Street Grid |
| • Drafting Pit | • Skills Pad |

Following the conceptual site plan(s) reflect a phased approach leading to a full buildout.

MASTER SITE PLAN



Site Master Plan

Central Oregon Public Safety Training Center

2020-08-29

3003.430.00

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PHASE 1A



Site Master Plan

Central Oregon Public Safety Training Center

2020-08-29 3003.430.00

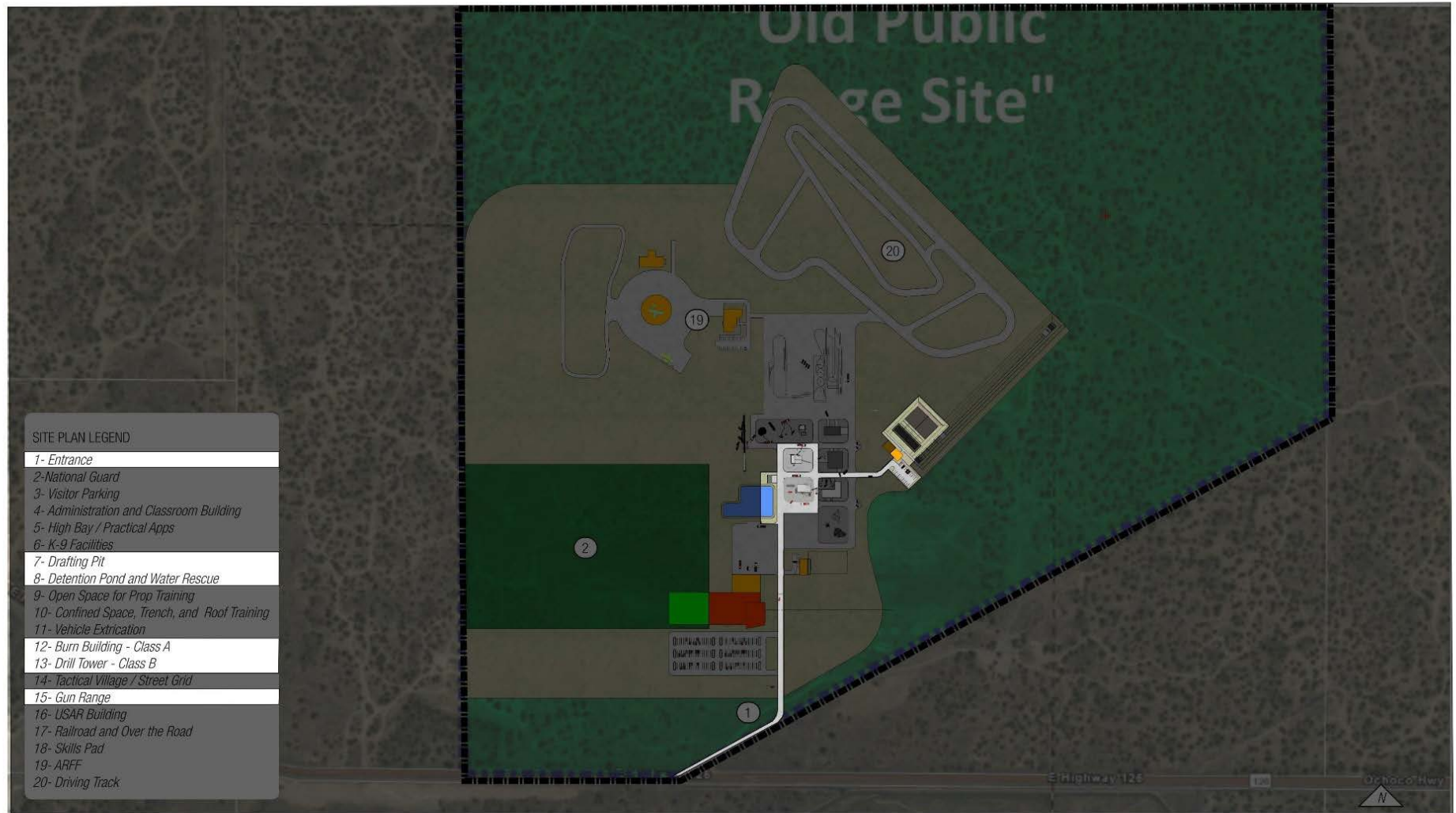
PHASE 1A
\$9.5 mil Phased Cost
\$9.5 mil Cumulative Cost

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PHASE 1B



Site Master Plan

Central Oregon Public Safety Training Center

2020-08-29

3003.430.00

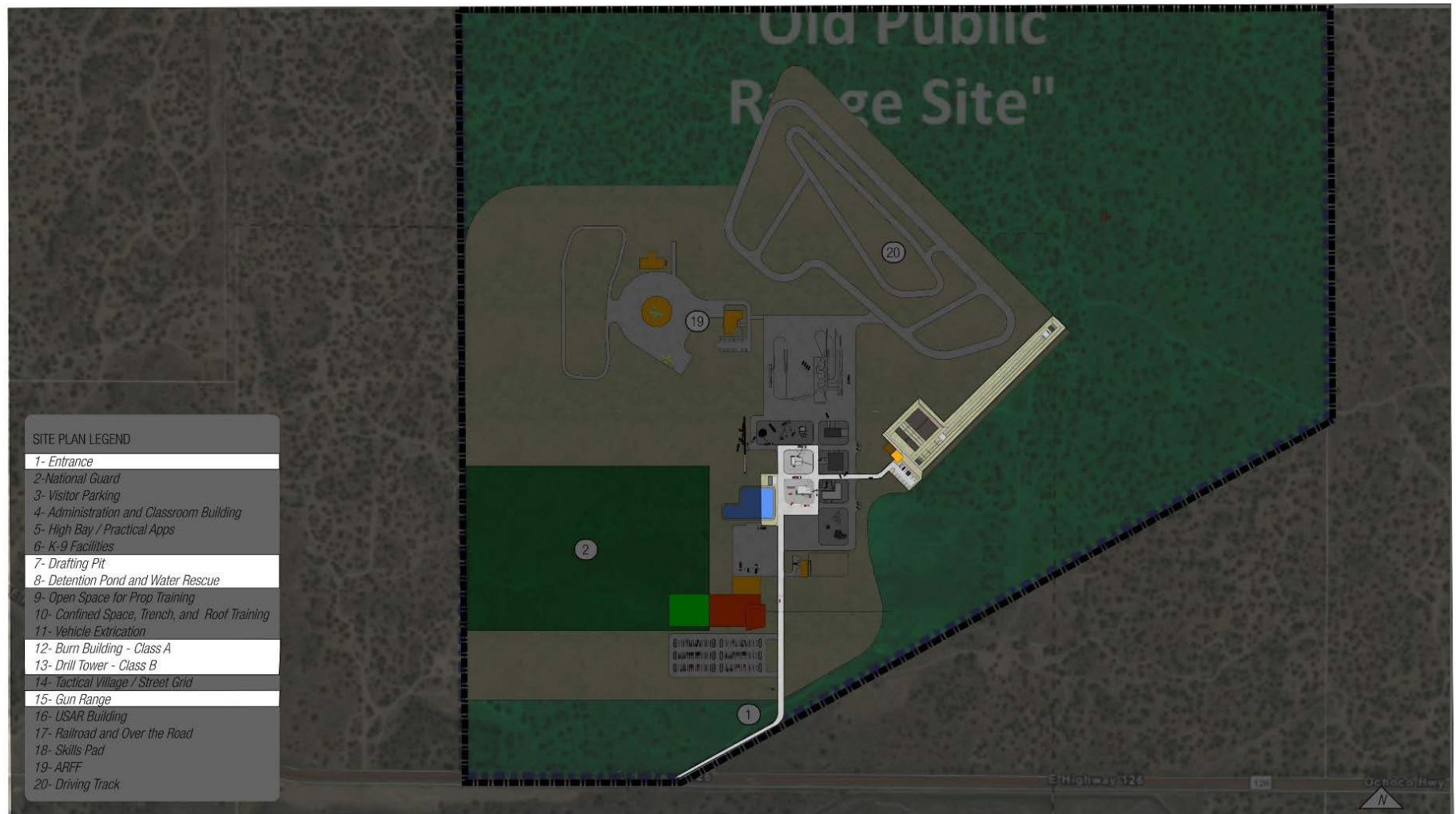
PHASE 1B

\$5.2 mil Phased Cost

\$14.6 mil Cumulative Cost



PHASE 2



Scale: 1" = 200'

Site Master Plan
 Central Oregon Public Safety Training Center
 2020-08-29 3003.430.00

PHASE 2
\$1.4 mil Phased Cost
\$15.9 mil Cumulative Cost

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PHASE 3



Scale: 1" = 200'

Site Master Plan

Central Oregon Public Safety Training Center

2020-08-29

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PHASE 3
 \$7.0 mil Phased Cost
 \$23.0 mil Cumulative Cost

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PHASE 4



Site Master Plan

Central Oregon Public Safety Training Center

2020-08-29

3003.430.00

PHASE 4

\$23.4 mil Phased Cost

\$46.5 mil Cumulative Cost

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PHASE 5



Site Master Plan

Central Oregon Public Safety Training Center

2020-08-29

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PHASE 5
\$17.6 mil Phased Cost
\$64.1 mil Cumulative Cost

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PHASE 6



Scale: 1" = 200'

Site Master Plan

Central Oregon Public Safety Training Center

2020-08-29 3003.430.00

PHASE 6

\$34.9 mil Phased Cost

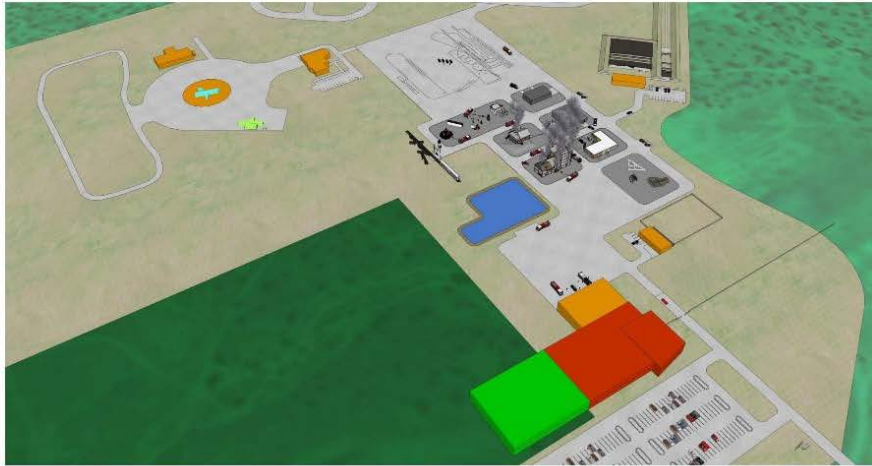
\$99.4 mil Cumulative Cost

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MASTER PLAN – PERSPECTIVE VIEW



Master Plan Perspective



Master Plan Perspective



Master Plan Perspective



Master Plan Perspective

Site Master Plan
Central Oregon Public Safety Training Center
2020-08-29 3003.430.00

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FACILITY PROGRAM

Guided by the information developed in the detailed Needs Assessment section of this report, the Steering Team has identified the major components of the training center that are vital to sustaining and enhancing the Participating Agency's training programs. The following chapter lists and describes the buildings, facilities, and props that will be located at the training center.

FACILITY AND EQUIPMENT PLAN

OFFICE SPACE AND ADMINISTRATIVE HUB

The training center will be a state-of-the-art classroom and administration building, site plan # 3. The building, at full buildout, will be approximately 85,000 square feet. The building will house office space, various multiple classrooms, a defensive tactics training room and a simulations classroom. In addition, there will be public restrooms, meeting and conference rooms, a library, auditorium and complete locker rooms and showers for instructors and training personnel.

CLASSROOMS

The training center needs a variety of different classrooms to conduct the required training. The center must accommodate classrooms for traditional podium lectures and hands-on lab exercises, as well as outdoor training venues with props. Types of classroom needs were identified during the assessment process. Below is a description of each classroom type:



FIGURE 8 - TYPICAL CLEAN CLASSROOM

- Standard Clean Classrooms – Each clean classroom will accommodate various student capacities based on the needs assessment data and with an instructor's podium. Each classroom will use "smart" technology such as LCD projector, DVD player, and computer access. Based on the data from the needs assessment the clean classroom(s) may double as computer enabled classroom(s) with Wi-Fi capability.



FIGURE 9 - TYPICAL PRACTICAL "DIRTY" CLASSROOM

Photo Courtesy RDG Planning & Design

- Practical Classroom "Dirty Classroom" – This type of classroom will be used for multiple purposes. It will be larger than the standard classroom to accommodate equipment-based training, such as hands-on lab exercises and tabletop equipment demonstrations. The practical classrooms will be situated with direct access to the outside training drill area, allowing for immediate passage to outside props.



FIGURE 10 - TYPICAL TACTICAL PADDED CLASSROOM

Photo Courtesy RDG Planning & Design

- Tactical Padded Classroom – This classroom will be used for physical conditioning, arrest methods and defensive tactics training. Wall mats are permanently attached to the walls, while floor mats can be removed so the room can be used as a general classroom when not used for defensive tactics training.

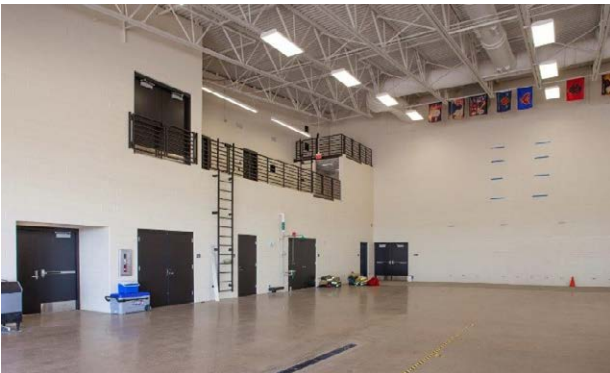


FIGURE 11 - PRACTICAL APPLICATIONS BAY

Photo Courtesy RDG Planning & Design



HIGH BAY PRACTICAL APPLICATIONS

This area, site plan Item #6, is in the administration/classroom building and will be high (2 stories) and wide with no columns. This open area building will be used for multiple exercises such as high angle rescue, ground and aerial ladder drills, apparatus placement, high rise hose evolution, and rappel entry and exit training. The building will allow for in-door fire training apparatus.



FIGURE 12 - TYPICAL OUTDOOR TARGETING AND BULLET TRAP

Photo Courtesy RDG Planning & Design

OUTDOOR GUN RANGE

The 25-lane gun range has been considered with safety and efficiency as top priorities. A baffle system made of ballistic steel, wood, and acoustical tiles will provide protection from bullet ricochet, spatter and escape as well as sound abatement. The firearms training facility will accommodate the most realistic training possible while providing a comprehensive, safe environment. The target systems are designed to facilitate qualifying and flexible “move and shoot” training scenarios. Below are detailed descriptions with size estimates of the major design components for the training center.



FIGURE 13 - TYPICAL GUN CLEANING ROOM AND TARGET CONTROL ROOM

Photo Courtesy RDG Planning & Design

- Gun Range and Support – This area consists of the firearms training range, which is configured as a, 25-lane, 50-yard fixed point and 25-yard tactical range with a lighting and target control booth. Other space required at the range include:
 - Armor area for gun storage, repair and maintenance rooms
 - Ammo storage room
 - Weapon cleaning room
 - Targeting System
 - Range storage room
 - Restrooms



FIGURE 14 - TARGET SYSTEM

Photo Courtesy RDG Planning & Design

- Range Bullet Trap – An environmentally friendly bullet containment system will be used. The design type of the bullet containment system has not been finalized. There are three commonly recognized bullet trapping systems for outdoors: 1) steel trap system, 2) rubber trap system and 3) earth backstop trap system. The following is a short laypersons description of each type of system. This information has been extracted from manufacturer's product literature.
 - Steel Containment System - The steel containment system will protect the shooters by using a gently sloping steel-plated funnel to direct rounds into a collection chamber where they will be safely contained. Because the low impact angle on the plates prevents bullets from breaking up on initial impact, splatter and ricochet are not concerns, even when rounds are fired at very close distances. A computer-controlled moving target system will provide solid, realistic, ongoing, and verifiable training.
 - Rubber Trap System – This system can be used with all pistol, shotgun, and rifle rounds up to 50 BMG. The granular rubber is made from recycled tires and is a cost-effective solution that will last indefinitely with regular maintenance. Bullet trap maintenance includes raking and lead removal after inspections or approximately 100,000 rounds have been fired per lane. Granular rubber absorbs incoming rounds reducing bullet fragmentation. Reduced fragmentation limits lead dust in the air which limits lead exposure to range users.
 - Earth Backstop: This system can be used with all pistol, shotgun, and rifle rounds up to 50 BMG. Backstops may be constructed with fill of any description, but on the side facing the shooter, a minimum of 18" - 24" of rock-free earth is required to reduce possible ricochet. Where not possible recommend rocks no greater than ¾" in size. The utilization of Geotextile materials can aid with the construction of the backstop if needed. The minimum height of the earth backstop shall be 20' high.
- Range Noise Consideration – In order to ensure a safe and noise compliant range it should meet the US Army Corps of Engineers noise performance criteria for shooting ranges. Which is an ASTM RT60 requirement to meet a 1.3 second reverb time across all octaves from 125 Hz to 8000 Hz. frequencies. Also, the range noise range limits must comply with OSHA CFR 29 noise exposure limits.¹

¹ Data provided by Troy Acoustics Corporation - <http://www.troysoundwalls.com/>

**FIGURE 15 - DRIVING SKILLS PAD****DRIVING SKILLS PAD**

The driving skills pad is approximately 400' x 400' where police officers and firefighters will practice a wide variety of driving techniques. These may include (but are not limited to):

- Skid control techniques during controlled braking exercises.
- Straight line skids and 90 degree turning skids.
- The pad may also be used to set up various slow speed exercises using traffic cones.
- Officers will apply learned techniques for serpentine, 9-3 steering, shuffle steering, lane changes, backing, and parking.

Following are various types of training that can be performed on the driving skills pad.

Typical Driving Skills Pad Training Scenarios	
Serpentine steering	High risk stops
Diminishing clearance exercises, primarily for large rigs	Braking techniques (ABS and non-ABS)
Confined space turns	Combined pursuit techniques
Offset alley maneuvers	Skid control practice
Four-corner exercises to acquaint drivers with the location and clearance of each side of the car	Proper seating and steering techniques
Emergency driving maneuvers	Controlled braking
Urban environment driving techniques	Proper backing techniques and practice
Complex cone course driving	Vehicle dynamics training

OPEN TRAINING PAD AREA

This concrete pad, adjacent to the Skills Pad, will be a central training venue for many large, open space training activities such as:

- Mass trauma response exercise
- Automobile extrication exercises
- Active shooter tactic response
- "CERT Rodeo" events for community response drills (portable fire extinguisher; sandbags; light debris removal, etc.)
- Natural disaster large functional response exercise
- Mobile Field Force/Crowd Control

SPECIALIZED FIRE TRAINING AREAS**DRILL TOWER AND CLASS B BURN BUILDING**

This stand-alone training building is designed for maximum training scenarios and evolutions for both fire and police. It will be located in the street grid, adjacent to the driver's skill pad and the Class B Burn Building to provide building approach training. Designed to provide interior or exterior training exercises, it will have two exterior and two interior stairs allowing for multiple drills to occur at the same time. Openings (simulated windows) on all sides will be gated to ensure trainee safety. Roof chop-out areas provide roof entry and ventilation exercises. All floors will be sloped for water drainage.



FIGURE 16 - DRILL TOWER, AURORA CO

Photo Courtesy RDG Planning & Design

Typical training scenarios for the building include:

- Computer controlled gas simulation
 - Home, industrial, and office fires
 - Smoke and flashover simulations
- Ground ladder training
- Hose advancement
- Fire department connection (FDC) operations
- Fire sprinkler operations and standpipe training
- Rappel entry and exit
- Over parapet, balconies, door and windows
- Flat and Rough walls
- Large double tie-off for safety and minimize wear on ropes

- Door, wall, ceiling and roof breaching
- Flexible maze panel system
- SCBA awareness
- Firefighter escape system training
- High-rise situation protocols
- Fire command and control
- Vertical and horizontal ventilation operations
- Confined space
- Building searches, and room clearing

* The building will be designed to meet the requirements of NFPA 1402, "Guide to Building Fire Service Training Centers".



FIGURE 17 - BED GAS-FUELED LIVE FIRE PROP

Photo Courtesy RDG Planning & Design

LIVE FIRE SIMULATORS

Gas-fueled, computer-controlled live fire training systems located inside the Drill Tower, Class B Burn Building provide many training advantages. These systems realistically recreate fire emergencies in a controlled environment. The heart of the training is a computer-controlled system with multiple built-in safety features. Each scenario can be generated by the instructor, who determines the flame height, rate of fire growth, fire spread, and ability to create a controlled flashover.¹ The system constantly monitors the environment in the burn rooms to keep conditions within acceptable limits. If a firefighter experiences an actual emergency, such as a malfunctioning SCBA, the system can be shut down with the push of a button. Once the emergency button is pushed, the control system automatically shuts down the gas flow, extinguishes the fire, and ventilates the heat and simulated smoke from the building. Even though a gas-produced fire is just as hot as fires used in traditional fire training, the gas fire is controlled and limited in duration to reduce thermal stress on the burn building.

With the use of gas-fueled training props, environmental compliance is easily achieved. Training fires fueled by natural gas or propane do not produce the volatile organic compounds and soot associated with conventional combustibles. To add realism, these systems also have smoke generators to obscure vision and match common field conditions. Even this "smoke" is an environmentally benign aerosol fog. Because no actual products of combustion are created, the system is 100% environmentally friendly. In addition, a gas-fueled system can be used year-round, thereby allowing training fires to continue even on "no burn" days that prevent other facilities from conducting live burns. Gas-fueled burn buildings are currently used across the United States and even operate close to suburban neighborhoods without adverse effects on residents or the environment.

¹ The stage of a fire in which a room or other confined area becomes heated so much that flames flash over the surface of the area.



**FIGURE 18 - TYPICAL
FLASHOVER PROP**

Courtesy Fire Blast Inc. Area

FLASHOVER LIVE FIRE PROP

The flashover prop, located within the Class A Building, trains firefighters to recognize conditions that lead up to a flashover event and learn techniques (known as Phase 1 capability) to delay this phenomenon—in a controlled, repeatable setting. The burn system combine purpose-built training units that train firefighters on fire behavior. The flashover prop will have capability up to the Phase 2 level. Meaning it will also have the ability to train students to recognize a room's fire condition, advancing a hose line, applying nozzle patterns, and ventilating fire gases through hydraulic ventilation methods.



**FIGURE 19 - MULTI STORY BURN BUILDING,
AURORA, CO**

Courtesy RDG Planning & Design

CLASS A BURN BUILDING

Designed to provide Class A fire training to recognize real fire behavior and heat, this building will be approximately 4,000 square foot (including roof training) designed to simulate a ranch style house with walkout basement and/or two-story house with an option of an attached garage. Burn room walls, floors and ceilings are protected to provide years of training use. Rooms are configured for maximum flexibility to simulate kitchen, bedroom, living, closet, storage, bathroom and attic spaces.

Typical training scenarios for the building include:

- Real fire behavior
- Ground ladder training
- Hose advancement
- Fire department connection (FDC) operations
- Fire sprinkler operations
- Rappel entry and exit
 - Over parapet, balconies, door and windows
 - Flat and Rough walls
 - Double tie-off for safety
 - Large tie-off anchors to minimize wear on equipment
- Door, wall, ceiling and roof breaching
- SCBA training
- Firefighter escape system training
- Vertical and horizontal ventilation operations
- Confined space
- Building searches, and room clearing
- Basement-level entry exercises

** The building will be designed to meet the requirements of NFPA 1402, "Guide to Building Fire Service Training Centers".*

OUTDOOR PROP TRAINING AREA

Based on the Fire Department Training Needs Assessment, the Project Team has identified several specialized training props and areas that are needed to support and enhance the Partner Departments' training programs.



FIGURE 20 - TYPICAL VEHICLE LIVE FIRE PROP

ENGINE DRAFTING PIT

Fire apparatus will conduct drafting operations and pump testing at this location. It will be located near the training grounds entry for easy apparatus access and its water supply will be integrated with that prop by city water. The pad surrounding the pit will be designed to support the weight of the Department's apparatus. Fire apparatus will have the ability to draft or use a hydrant located in the area. The piping system will be designed to recirculate discharge water.

VEHICLE EXTRICATION PAD

Vehicle extrication training will take place near the USAR and Class A Burn Buildings described above.



FIGURE 21 - TRENCH TRAINING PROP



FIGURE 22 - USAR URBAN SEARCH & RESCUE
Courtesy RDG Planning & Design

VEHICLE LIVE FIRE TRAINING PROP

The vehicle live fire simulator allows students to experience various live fire scenarios involving a motor vehicle. The prop is equipped with propane gas burners that simulate an engine compartment fire, passenger compartment fire.

ROOF/VERTICAL VENTILATION PROP

A ground level multi-pitched roof ventilation training props designed to allow students to have the opportunity vent a roof using various types of equipment and techniques. The simulator can be changed to reflect various materials and construction types.

USAR TRAINING AREA

The following multiple technical rescue prop areas are essential training tools for all personnel, and, in particular, the members of the Technical Rescue Teams. These props are designed to meet a variety of training mandates and they will maximize the educational benefit of training and provide a safe training environment. These props will also be built to any new or anticipated Federal Emergency Management Agency (FEMA) training requirements.

CONFINED SPACE PROP

It will include a variety of above ground and below ground pipes, vaults, etc. as well as at least one above ground tank with hatch.

TRENCH RESCUE PROP

It will be a permanent concrete "simulated" trench designed to allow for shoring practice, etc.

URBAN SEARCH AND RESCUE PROP

This unique structure provides for four stories of pancake collapsed floors, horizontal and vertical breaching penetrations, movable walls and roofs as well as multiple levels of shoring.

ORGANIZATIONAL STRUCTURE

The foundation for a successful training center is a well-defined organizational structure and a mutually agreed-upon management plan. A strong organization and well-defined management plan will significantly reduce the operational problems that may occur.

GOVERNANCE

Based on its nationwide experience with multi-jurisdictional, multi-discipline training center organizations, IBG identified and presented a number of possible governance models to the RESTCC Governance Committee. Those models which seemed to have the most relevance to this project include:

1. Memorandum of Understanding (MoU). Various definitions of an MoU include:

- A Memorandum of Understanding (MoU) describes an agreement between two or more parties. It expresses a convergence of will between the parties, specifying an intended common line of action. It may be legally binding if specified.
- A Memorandum of Understanding (MOU) is a formal agreement between federal, state, or local government agencies; academic institutions; and other entities (e.g., non-profit organizations). The MOU constitutes an understanding between the parties but is a non-binding agreement.
- A memorandum of understanding (MoU) is a type of agreement between two (bilateral) or more (multilateral) parties. It expresses a convergence of will between the parties, indicating an intended common line of action. ... It is a more formal alternative to a gentlemen's agreement.
- MOUs specify mutually-accepted expectations between two or more people or organizations as they labor together toward a common objective. And here are two other touchstones of MOUs -- generally they're not legally binding, in part because neither party wants to deal with the ramifications of a binding agreement, and they don't involve the exchange of money.

Oregon Revised Statutes (ORS):

2. "ORS 451" County Service Facilities (Deschutes County 9-1-1 Center model). Some key elements of the statute:

Chapter 451 – County Service Facilities

451.010 Authorization to establish master plans and service districts; purposes. (1) Master plans and service districts may be established as provided by this chapter regarding:

- (j) Emergency medical services, including ambulance services.
- (m) Services related to the emergency communications system established under ORS 403.105 to 403.250.
- (n) Law enforcement services.

(2) Within the geographical jurisdiction of any local government boundary commission established by or pursuant to ORS 199.410 to 199.519, in addition to the purposes described in subsection (1) of this section, master plans and service districts may be established as provided by this chapter regarding:

- (a) Fire prevention and protection.
- (b) Hospital and ambulance services.

(3) Within the boundaries of any subdivision, service districts may be established as provided by this chapter regarding:

- (a) Fire prevention and protection.

451.420 District may construct and operate service facilities. When authorized as provided in ORS 451.410 to 451.610 a district may construct, maintain and operate any or all of the service facilities specified in ORS 451.010

3. "ORS 190" Agreement. An ORS 190 Agreement is an intergovernmental agreement between two or more public agencies that seek to foster efficiency and economy by promoting the use of existing resources; "furthering economy and efficiency in local government..." Some key elements of the statute:

Chapter 190 – Cooperation of Governmental Units; State Census; Arbitration

190.010 Authority of local governments to make intergovernmental agreement. A unit of local government may enter into a written agreement with any other unit or units of local government for the performance of any or all functions and activities that

a party to the agreement, its officers or agencies, have authority to perform. The agreement may provide for the performance of a function or activity:

- (1) By a consolidated department;
- (2) By jointly providing for administrative officers;
- (3) By means of facilities or equipment jointly constructed, owned, leased or operated;
- (4) By one of the parties for any other party;
- (5) By an intergovernmental entity created by the agreement and governed by a board or commission appointed by, responsible to and acting on behalf of the units of local government that are parties to the agreement; or
- (6) By a combination of the methods described in this section

190.080 Powers of intergovernmental entity created by intergovernmental agreement; limits; debts of entity; procedure for distribution of assets; rules. (1) An intergovernmental entity created by an intergovernmental agreement under ORS 190.010 may, according to the terms of the agreement:

- (a) Issue revenue bonds under ORS chapter 287A or enter into financing agreements authorized under ORS 271.390 to accomplish the public purposes of the parties to the agreement, if after a public hearing the governing body of each of the units of local government that are parties to the agreement approves, by resolution or order, the issuance of the revenue bonds or entering into the financing agreement;
 - (b) Enter into agreements with vendors, trustees or escrow agents for the installment purchase or lease, with option to purchase, of real or personal property if the period of time allowed for payment under an agreement does not exceed 20 years; and
 - (c) Adopt all rules necessary to carry out its powers and duties under the intergovernmental agreement.
- (2) Except as provided in ORS 190.083, an intergovernmental entity may not levy taxes or issue general obligation bonds.
- (3) The debts, liabilities and obligations of an intergovernmental entity shall be, jointly and severally, the debts, liabilities and obligations of the parties to the intergovernmental agreement that created the entity, unless the agreement specifically provides otherwise.
- (4) A party to an intergovernmental agreement creating an intergovernmental entity may assume responsibility for specific debts, liabilities or obligations of the intergovernmental entity.
- (5) Any moneys collected by or credited to an intergovernmental entity shall not accrue to the benefit of private persons. Upon dissolution of the entity, title to all assets of the intergovernmental entity shall vest in the parties to the intergovernmental agreement. The agreement creating the entity shall provide a procedure for:
- (a) The disposition, division and distribution of any assets acquired by the intergovernmental entity; and
 - (b) The assumption of any outstanding indebtedness or other liabilities of the entity by the parties to the intergovernmental agreement that created the entity.
- (6) An intergovernmental entity created by intergovernmental agreement under ORS 190.010 may be terminated at any time by unanimous vote of all the parties to the intergovernmental agreement or as provided by the terms of the agreement.

Although all of these Governance models have potential relevance to the RESTCC project, based on a discussion of the options, there was consensus among the Governance Committee to begin formalizing the governance concept with a Memorandum of Understanding (MoU) between the Participating Agencies. The idea is start with a less-formal structure and scale-up in subsequent years to a more formal ORS 451 or ORS 190 model as needed.

IBG recommends that the RESTCC MoU should include statements of:

- Mission
- Shared Values
- Guiding Principles
- Purpose
- Tasks and Responsibilities
- Desired Outcomes

MANAGEMENT PLAN

The Participating Agencies have indicated that they intend to use this Strategic Business Plan to assist them in developing a Management Plan for the RESTCC. This chapter provides various options for owning, staffing, managing, and operating the training center to meet its stated goals.

RESTCC OWNERSHIP AND STAFFING

Participating Agency Leadership must decide in what manner the training center site (land) and physical improvements (buildings and props) will be owned. Various models for training center ownership exist throughout the country. Below are some examples:

- One entity owns both the land and physical improvements.
- One entity owns the land; a different entity owns the physical improvements. In this model there is typically a lease agreement for the land.
- A separate, stand-alone entity (such as a Joint Powers Agency/Authority) is created by the Participating Agencies; that entity owns the land and physical improvements.
- A separate public or private-sector entity (such as a college or private foundation) owns the land and physical improvements; the training center is then leased to the partner public safety agencies.

Participating Agency Leadership must also decide in what manner the training center will be staffed and operated on a day-to-day basis. Training Center support positions typically include a training center manager/coordinator, maintenance/janitorial employee(s), I.T. support employee(s), and other similar non-training personnel. Nationwide, there are many training center staffing models that may be considered. Below are some examples:

- One entity provides all training center support personnel (including full-time and part-time positions); these personnel are employees of that entity.
- Each Participating Agency contributes its own personnel toward training center support staffing; this is typically done on a fair-share FTE basis. Personnel remain employees of each respective entity.
- A separate, stand-alone entity (such as a Joint Powers Agency/Authority) is created by the Participating Agency; that entity employs the support staffing.
- Dedicated support staff is minimized to a single key employee (training center coordinator); the other support positions (maintenance/custodial; I.T.) are contracted out to a private company. Below are several options for staffing the Training Center Coordinator position:
 - **OPTION #1: NEW FULL TIME EQUIVALENT (FTE) POSITION**
 - ◆ In this option, the Training Center Coordinator (TCC) is a newly-funded position. The TCC would be an employee of one of the Participating Agencies; all agencies would contribute their fair share toward the position's salary and benefits.
 - **OPTION #2: FULL TIME EQUIVALENT (FTE) POSITION USING EXISTING EMPLOYEE**
 - ◆ In this option, the Training Center Coordinator position would be filled by an existing employee currently working for one of the Participating Agencies. That employee would be shifted from their current job assignment to the new TCC position.
 - **OPTION #3: ASSIGN EXISTING TRAINING STAFF**
 - ◆ In this option, the Training Center Coordinator role would be filled by one of the Participating Agency's existing Fire or Police Training Officers. The responsibility for coordinating the Training Center would be blended and balanced with the Training Officer's current job responsibilities.
 - **OPTION #4: ASSIGN EXISTING TRAINING STAFF ON A ROTATIONAL BASIS**
 - ◆ Similar to Option #3, the Training Center Coordinator role would be filled by one of the Participating Agency's existing Fire or Police Training Officers. However, rather than a long-term assignment, the position would be rotated among the Participating Agencies' Training Officers periodically (perhaps every two to three years). The responsibility for coordinating the Training Center would be blended and balanced with the assigned Training Officer's current job responsibilities.

□ OTHER CONSIDERATIONS

- ◆ With respect to Options #3 and #4, it should be noted that currently, the Participating Agencies' training staffs are doing an excellent job managing their respective agency's training activities. Placing the responsibility for operating the training center on existing training staff may result in negative impacts. If current training staff were to absorb the increased workload brought about by the opening of the training center, the assigned individual may not be able to support his/her agency's training programs at a desired level. Conversely, if the staff member places his/her focus on agency training programs and away from the needs of operating the training center, it will not run as effectively and efficiently.

RESTCC MANAGEMENT

The following section includes role descriptions – not formal job descriptions – for each key RESTCC position.

TRAINING CENTER COORDINATOR

The role of the Training Center Coordinator is to ensure the effective and efficient day-to-day operation of the training center. Some of the key responsibilities of this position include:

- Ensuring that classrooms and other non-specialty props and training center assets are prepped and ready for scheduled training.
- Providing day-to-day guidance and assistance to training center users; troubleshooting problems that arise during the use of the facility.
- Generating work orders for facility maintenance and repairs.
- Coordinating all outside contracts and warranty work for the specialized props and equipment.
- Maintaining the training schedule in accordance with mutually agreed-upon scheduling policies and guidelines.
- Developing specific RESTCC SOPs and Standard Operating Guidelines (SOGs) as part of a User Group Team.
- Developing periodic reports for facility usage, performance measurement, etc.
- Handling billing for facility use; calculating and preparing invoices.
- Managing facility use agreements.

TRAINING OFFICER (POLICE, FIRE, EMS, EMD, 911)

The role of the Training Officer is two-fold: 1) to administer his or her respective Department's training program; and 2) to be an active participant and voice to a User Group Team and help ensure the smooth operation of the training center. Some of the key responsibilities of this position include:

- Supervising staff that directly provides the training.
- Ensuring his or her Department's respective needs for training center assets are identified, forecasted, and scheduled as far in advance as is reasonably possible and in accordance with the mutually agreed-upon scheduling SOP; ensuring that last-minute needs are communicated to others that may be impacted.
- Attending User Group Team meetings as needed and participating in those meetings as a collaborative member.
- Working with the Training Center Coordinator and the Training Staff to resolve scheduling conflicts with a collaborative and flexible approach.
- Ensuring that RESTCC buildings, props, and other assets are clean, orderly, and in good repair at the beginning and conclusion of training; this is largely accomplished through the Training Staff.

TRAINING CENTER STAFF CADRE (POLICE, FIRE, EMS, EMD, 911)

The role of the Training Staff is two-fold: 1) to deliver his or her respective Department's training; and 2) to help ensure the smooth operation of the training center. Some of the key responsibilities of these positions include:

- Providing new employee and in-service training as directed by the Training Officers.
- Ensuring that training center buildings, props, and other assets are clean, orderly, and in good repair at the beginning and conclusion of training.
- Ensuring that specialty props and training center assets are prepped and ready for scheduled training.
- Working to resolve scheduling conflicts with a collaborative and flexible approach.

TRAINING CENTER MAINTENANCE AND REPAIR

The role of maintenance personnel working at the facility includes basic services, such as preventive maintenance, minor repairs, etc. Maintenance staff may also be trained in the upkeep of specialized assets. In addition, this staff may be responsible for training instructors in the use and simple repair of equipment and props.

- Authorized Police and Fire Department personnel are permitted to perform minor repairs and simple fixes.

Custodial/janitorial services may be provided by one or more of the Participating Agencies' personnel, by contracting those services out, or by a combination of these two options.

TRAINING CENTER INFORMATION TECHNOLOGY (IT) SUPPORT

The role of IT personnel includes supporting all computers and other information technology (IT) equipment at the training center.

RESTCC OPERATIONS

All RESTCC users, including the Participating Agencies' personnel and those from external agencies, will comply with SOPs/SOGs as established by a User Group Team, and, in the case of individual police and fire training programs, by departmental policies and procedures. The following section identifies some of the key RESTCC operational considerations.

SCHEDULING RULES

The scheduling of classrooms, props, and training areas will comply with policies/guidelines as established by a User Group Team. The Training Center Coordinator is responsible for maintaining the master schedule. Participating Agency Training Officers will forward their requests, and the Coordinator will process those requests and schedule appropriately.

- Training directly related to the personnel of the Participating Agencies will have first and highest priority for use of the facility. Their approved requests will be placed on the master schedule first. They will have 24/7 access to the facility for approved training uses. These operational hours will not generally apply to outside agencies.
- Community-related use of the training center associated with Participating Agency Police, Fire, EMD, and EMS programs have second priority for facility use.
- Other Participating Agency departments (non-public safety, such as Public Works) have third priority for facility use.
- Outside public safety agencies have fourth priority for facility use.
- The operational hours for outside agency use of the facility is dependent on the availability of training facility staff or other public safety personnel. To ensure adequate security and oversight, at least one Participating Agency Police/Fire representative will be present whenever outside agencies are training at the facility.
- The master calendar will document all facility training activities for 12 months. The calendar will use an "80-20 rule", which recommends that the calendar will normally not be more than 80% scheduled, allowing 20% for discretionary use.
- The Training Center Coordinator will utilize Microsoft Outlook or a similar software-based tool for scheduling to ensure that conflicting events are not scheduled simultaneously. The Administrative Assistant will work with the Participating Agency Training Officers to ensure training in adjacent locations (two training activities being held near each other) does not create an unsafe environment.
- Participating Agency Training Officers will have ongoing access to the scheduling calendar and will advise the Training Center Coordinator of all canceled events.

ACCESS CONTROL

The granting of access to the training center and issuance of individual access cards will comply with direction from the Training Center Board and policies/guidelines as established by a User Group Team. The Training Center Coordinator will manage the access control/card access system for the facility. Levels of access must be established, i.e. who is able to access the facility and when. The Coordinator will issue security codes to necessary personnel.

SET UP/TEAR DOWN/CLEAN UP

The Training Center Coordinator (or his or her designee) will ensure that classrooms and non-specialty prop areas are set up and ready in advance of scheduled training utilizing those assets. Training Staff will ensure that specialty props are ready in advance of their scheduled use. All agencies using the facility are responsible for clean up after their training activities. They are expected to leave the site in the condition they found it. All tables must be set-up in the previous format upon conclusion of any classroom training session.

PARTICIPATING AGENCY DEPARTMENTS RESPONSIBILITIES FOR FACILITY USE

Any damage caused to the facility or equipment shall be reported to the Training Center Coordinator as soon as possible.

OUTSIDE AGENCY USE OF FACILITY AND EQUIPMENT

Outside user agencies that are granted permission when capacity exists to utilize the RESTCC for training purposes are required to complete an *Outside User Agreement* form. When an outside agency is granted use of the training center and its associated training equipment, the equipment and training areas shall be evaluated for condition and documented on the *Site Use Checklist* by the Training Center Coordinator or Training Staff. When the outside agency has completed its training, the Training Center Coordinator or Training Staff shall inspect the used facilities and equipment with a statement of condition being documented on the *Site Post-Use Checklist*. Any damaged facilities or equipment will be documented using the *Damaged Equipment Report Form*. The user agency will be invoiced for all facility and/or equipment damage at actual repair or replacement cost.

CONSUMABLES

Consumable items include plywood, sheetrock, salvaged vehicles, etc. The Participating Agencies will purchase their own consumable items out of their respective training budgets. Outside law enforcement agencies will bring their own targets, ammunition, and weapons to the facility. Outside fire service agencies will be charged for actual use of consumables on a pay-as-you-go basis.

STORAGE

The Participating Agency's personnel are responsible for keeping their respective storage areas clean and organized. Storage areas are intended for the storage of training-related tools, materials, and supplies only. Expanded use of storage areas and/or creation of new storage areas are not permitted without the approval of the User Group Team.

SAFETY PROCEDURE

All training requires the presence of a designated safety officer. The Training Center Coordinator or Training Staff will ensure that one is in place for outside user agency training activities. This may be a Participating Agency staff member or other approved personnel. Safety issues/concerns must be reported to the Training Center Coordinator or Training Staff immediately. Any injury incurred at the RESTCC must be reported to the Training Center Coordinator or Training Staff immediately.

FEE SCHEDULE

RESTCC resources may be rented to agencies, departments, institutions, and other approved entities that are not affiliated with the Participating Agencies at the rates published in the annual service fees schedule and upon acceptance of the training center Site Use Agreement. The Training Center Coordinator is responsible for renting training center assets to outside users on a space-available basis.

VEHICLES/PARKING

Vehicles regularly assigned to the RESTCC will be identified by sign or decal and will be maintained by their respective agencies. Parking inside the facility fence is dependent on training activities, which have first priority.

FINANCIAL ASSESSMENT

CAPITAL COSTS

In association with the Steering Team, IBG+RDG has developed a facility plan that reflects the RESTCC build-out strategy based on the identified training needs. The following construction cost estimate has been established based on the training center described in the Facility & Equipment Assessment section. The costs were developed based on local project experience, training-specific equipment costs from manufacturers, and IBG historical data from similar fire training center projects. The following tables summarize the cost elements of all areas of the Main Training Campus.

SUMMARY OF CAPITAL COST

Conceptual Opinion of Cost of Full Master Plan Summary		PHASE 1A	PHASE 1B	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	MASTER PLAN
		Class A (2 Story) Burn Pad (8" Concrete), 25 Yard Tactical Baffled Range and Support Building	Add Class B Burn Building (4 story), Pump House and Recycling Pond	Add 50 yard fixed point range behind 25 yard tactical	Add 400'x400' Skills Pag (8" Concrete) & EVOC course (8" Concrete)	Add Class Admin Building, 8" Concrete Drice from Highway to Burn Pad, 5" concrete POV parking	ARFF	Remiander to Buildout	Master Plan - Includes Everything
August 29, 2020		\$9,461,482	\$5,131,891	\$1,368,332	\$7,090,265	\$23,460,961	\$17,626,505	\$34,925,969	\$99,461,030
01	Combined Education and Training Building	\$0	\$0	\$0	\$0	\$14,565,000	\$0	\$15,762,728	\$30,327,728
02	Drill Tower w/Class B Burn	\$0	\$2,966,000	\$0	\$0	\$0	\$0	\$200,000	\$3,166,000
03	Pumping Infrastructure	\$0	\$346,026	\$0	\$0	\$0	\$0	\$0	\$346,026
04	Class A Burn Building	\$1,078,000	\$0	\$0	\$0	\$0	\$0	\$0	\$1,078,000
05	Tactical/Search/Rescue Structure	\$0	\$0	\$0	\$0	\$0	\$0	\$253,000	\$253,000
06	Tactical Village	\$0	\$0	\$0	\$0	\$0	\$0	\$1,229,000	\$1,229,000
07a	Range - 25 Yard Tactical & 2,700 SF Support Building	\$2,774,000	\$0	\$0	\$0	\$0	\$0	\$346,500	\$4,4047,180
07b	Range - 50 Yard Fixed & 100 Yard Fixed	\$0	\$0	\$926,680	\$0	\$0	\$0	\$0	
08	Training Site	\$0	\$65,000	\$0	\$0	\$0	\$0	\$1,284,000	\$1,349,000
09	AARF - Aircraft Rescue Fire Fighting	\$0	\$0	\$0	\$0	\$0	\$13,040,500	\$0	\$13,040,500
10	Site Development	\$1,361,800	\$57,850	\$75,550	\$5,287,900	\$1,916,150	\$0	\$3,353,600	\$12,234,850
11	Utilities	\$1,543,400	\$350,265	\$0	\$0	\$242,000	\$0	\$1,133,340	\$3,269,005
SUBTOTAL		\$6,757,200	\$3,785,141	\$1,002,230	\$5,287,900	\$16,723,150	\$13,040,500	\$34,925,969	\$99,461,030
10% Contingency/GC Fees/Material Testing/Commissioning/etc		\$1,428,489	\$800,188	\$205,893	\$1,054,764	\$23,430,961	\$17,626,505	\$34,925,969	\$99,461,030
Non-Construction Soft Costs/FFE/Feess/etc		\$1,275,793	\$546,562	\$160,209	\$747,601	\$2,972,904	\$1,829,210	\$34,925,969	\$99,461,030
TOTAL PHASED COSTS		\$9,461,482	\$5,131,891	\$1,368,332	\$7,090,265	\$23,430,961	\$17,626,505	\$34,925,969	\$99,461,030
TOTAL CUMULATIVE COSTS		\$9,461,482	\$14,593,373	\$15,961,705	\$23,051,970	\$46,482,931	\$64,109,436	\$99,035,405	

OPERATION AND MAINTENANCE (O&M) COSTS

The cost to operate and maintain the RESTCC on an annual basis is separated into three general categories:

1. Staff Expense – these costs are for the dedicated facility staff.
2. Administration/Classroom Building – these costs include utilities, office supplies, computer supplies, telephone, etc.
3. Annual Prop Maintenance and Training Areas – these costs include expenditures directly associated with the delivery of training, such as live burn building, gun range, equipment maintenance, and training consumables, including fuel and water.

In terms of staff expense, although this SBP discusses options for staffing the RESTCC in the “Management Plan” chapter, there has not been a determination as to which option (or combination of options) will ultimately be chosen to provide the necessary staff to operate the center. For this reason, it’s not possible to develop a dollar-cost O&M estimate at this time.

Likewise, this SBP includes phasing scenarios for the development of the RESTCC assets in the “Conceptual Site Plan” section. The phasing and timing for construction of improvements such as the Administration/Classroom Building and various other training buildings and props will be determined at some point in the future. For this reason, it’s not possible to develop a dollar-cost O&M estimate at this time.

COST SHARE

Each of the Partner Agencies agrees in principle that they will contribute a fair share dollar amount to the training center ongoing annual operating costs. Although an exact cost share formula has not been determined, several variables can be considered in determining a formula. Those include:

- Overall population of each Partner jurisdiction.
- Number of fire, police, EMS, and dispatch personnel from each Partner that will be using the training center.
- Number of hours annually that each Partner’s personnel use the training center.

Any cost share formula agreed to should be reevaluated from time to time and any adjustment should be based on solid methodology. As mentioned in the Governance section of this SBP, the cost share should be documented in the written agreement between the Partners.

BENEFIT ANALYSIS

The effort to create a Strategic Business Plan for the RESTCC started in May 2019. The IBG Team interviewed numerous individuals, considered all information gathered, and prepared this report. An Emergency Services Training and Coordination Center strategically located in Central Oregon would provide numerous benefits. Key among those is: 1) the ability to properly support and optimize training efforts and allow for more consistent, realistic, and repeatable training exercises; 2) the ability to coordinate emergency management activities during times of local, regional, and statewide disasters. This section includes IBG's quantitative and qualitative analysis of the benefits associated with building the RESTCC.

POTENTIAL COST SAVINGS

The development of a Regional Emergency Services Training Center in the Central Oregon area brings with it the potential for certain cost savings in terms of how the Participating Agencies currently meet their training needs now and in the future. Those cost savings are identified below.

JOINT TRAINING FACILITY CONCEPT

By co-locating law enforcement, fire, EMS, emergency management, and 911 training buildings, facilities, and props at one location and creating shared-use classrooms and other features, the Participating Agencies are expected to realize some substantial capital cost and operational cost savings as compared to each Jurisdiction/Department building its own stand-alone training center.

COST OF TRAVEL TO TRAINING SITES AWAY FROM THE AREA

As noted in the "Existing Training Conditions" section of this report, from time to time the Participating Agencies conduct their training or attend specialized classes at locations outside of their respective jurisdictions. These training venues are frequently owned and controlled by other entities. There are real dollar costs associated with training at these locations, including:

- **Vehicle Costs.** The departments travel to outside training venues in agency vehicles (police cars, fire engines, etc.). Costs associated with this travel include fuel and vehicle mileage/wear and tear.
- **Facility Use Fees.** On occasion, the agencies must pay fees for the use of outside training venues.
- **Registration Fees.** From time to time, the departments must pay registration fees for specialized training classes hosted by outside agencies.
- **Greater Efficiency in Specialized Training Costs.** With properly-designed classrooms and the correct props, the RESTCC can become a host site for a great deal of specialized training that many agencies must currently obtain at distant locations. By being able to host specialized training, a much larger number of personnel can receive that training for the same cost as just a few at an offsite location.

The RESTCC – as envisioned – will meet the majority of the Participating Agency's training that is currently conducted away from their jurisdictions. As such, they can expect to see some degree of real dollar cost savings. Those funds can be redirected to help offset the training center O&M costs.

Note: Construction of a RESTCC will not eliminate all costs related to training outside of the Participating Agency jurisdictions. Certain highly-specialized training courses, such as high-speed driver training, will continue to be obtained at outside venues.

LEADERSHIP AND COMMITMENT

Leaders within the Participating Agencies have demonstrated their commitment to organizational development. This is evident in their viewpoints and attitudes toward training, in their respective training organization staffing levels, and in the allocation of funds to support both in-house and outside training. They understand that the environment in which employees are expected to learn is often challenging and that an adverse psychological impact on the education of emergency responders can occur when they lack adequate training facilities and logistical support to meet their ongoing needs.

Although the Departments are – for the most part – meeting their essential training needs, all of them recognize that meeting those needs in the future is not sustainable by continuing to rely heavily on current training locations. It is their vision to reduce the need for their respective agencies to go outside the area for training by having a training center built in the Redmond/Bend area. Leadership views this as an important investment in public safety. Creating a dedicated training facility demonstrates leadership and commitment to citizens, employees, and other agencies. This commitment is also an effective tool in helping to recruit and retain the very best public safety personnel.

SAFE, SECURE, & CONSISTENT TRAINING

The benchmark for modern, progressive public safety training is to conduct that training in a SAFE, SECURE, and CONSISTENT environment. The RESTCC will be a modern, state-of-the-art facility designed to meet the current and future training needs of the Participating Agency's first responders, personnel from other Participating Agency departments (such as Public Works and Risk Management), and potentially, other Central Oregon public safety agencies.

NON-MONETARY JOINT TRAINING FACILITY BENEFITS

Rather than having separate training facilities for each Participating Agency, this project envisions creating a joint training facility. There are important benefits realized in this approach, including:

- Joint first responder and mutual aid training – Many of the buildings, assets, and props envisioned for the new training facility support cooperative training opportunities for law enforcement, fire service, and EMS agencies. This is particularly important for scenario-based training exercises, such as hazardous materials emergencies, mass casualty incidents, active shooter incidents, etc.
- Training opportunities for non-public safety departments – The props and assets envisioned for the training center will also benefit and support some of the training needs of other Participating Agency departments such as Public Works, Utilities, Risk Management, etc.

IMPROVED AVAILABILITY OF FIRST RESPONDERS

Currently, Participating Agency staff must frequently leave their respective areas to complete some of their key training. IBG has determined that the Departments' first responders spend a considerable amount of time per year "off-post," away from their respective jurisdictions while traveling to, training at, and returning from training facilities located outside of their home areas. When this happens those personnel are not immediately available to respond to a larger-scale emergency event (such as an active shooter situation or weather event) should they be needed.

Should a major emergency situation arise, there could be a significant delay in deploying first responders who are training outside of the area to the scene. Having the ability to complete that same training locally would allow those first responders to immediately discontinue their training activity and respond to the evolving emergency scene.

INCREASED ABILITY TO MEET NEW TRAINING REGULATIONS

National and state regulations for public safety training will continue to update and change in the coming years. A dedicated training center will better-enable the Participating Agencies to respond to these changes more efficiently and develop dedicated training curricula specific to their needs.

OTHER BENEFITS

Several other benefits will be realized from establishing a RESTCC. Examples of these benefits include:

- Improved training capability. With the assistance of new training props and classrooms, the Participating Agencies will be able to provide the quantity and quality of training they desire in a variety of areas. Example include:
 - Vastly-improved live burn training. Fire service agencies will have regular access to state-of-the-art live burn buildings and props. This type of training is critical for safely and effectively responding to low-frequency, high-risk emergencies such as structure fires.
 - Deschutes County 9-1-1 leaders have a vision to position their training classrooms in such a way that the dispatchers can view real-time first responder activities on the training ground while the responders are communicating with the dispatch center.
- Ability to host specialized training. The training center will provide improved training capabilities which will benefit the Participating Agencies and the region with enhanced opportunities to host specialized classes and courses taught by nationally-recognized presenters.
- "One Stop Shop" training environment. Participating Agencies personnel, along with first responders from outside agencies in the region, will have access to all of the critical training assets they need to accomplish their most important training – all in one location. As envisioned, the training center will facilitate the most effective and efficient use of staff's valuable training time. For example, a training day could consist of defensive tactics in the morning and firearms training in the afternoon. Accomplishing these activities at various training sites (including well outside of the area) in the same day is virtually impossible.

- Better-prepared emergency first responders.
- Reduced risk of injuries and deaths of trainees, civilians, and emergency responders.
- Increased teamwork abilities of first responders due to a better understanding of duties and job responsibilities. Predictable, consistent, ongoing, and professional training.

COORDINATION OF EMERGENCY MANAGEMENT ACTIVITIES

The RESTCC will serve as a dedicated, multi-agency coordination center for emergency operations. It will be a critical hub for emergency management training and coordination of disaster-related emergency management activities not only for the Central Oregon region, but for the entire state as well. The site(s) under consideration are close to the Redmond Airport. In the event of a major natural disaster such as a Cascadia Subduction Zone event, Redmond and the Redmond Airport have been envisioned as a primary staging ground for statewide rescue and recovery operations. Another potential opportunity would be for the RESTCC to play a role for continuity of state government functions in the first weeks and months after a catastrophic event.

One important feature of RESTCC will be its dedicated, fully-functional EOC. A dedicated EOC invites and facilitates emergency management-related training, exercises, and simulations.

BACKUP 9-1-1 CENTER

The RESTCC will include a much needed, state-of-the-art backup 9-1-1 center with redundant emergency dispatch capabilities. This will vastly improve the ability to deliver redundant 9-1-1 and emergency dispatch services throughout the region.

COMMUNITY-ORIENTED USE OF THE FACILITY

In addition to supporting the training needs of the Participating Agencies and providing training opportunities to other emergency responders, the training facility may serve as a location for other community-oriented uses. Collaborating with the community for access opportunities presents the agencies with an opportunity to give back to its citizens while also enhancing department team building, recruiting, morale, community education, and public safety awareness.

While not inclusive, the following list outlines examples of community-oriented activities and events that could potentially utilize the training facility:

- Community Emergency Response Team (CERT) Training
- Free Health Screening Expo
- Science, Technology, Engineering, & Mathematics (STEM) classes
- Junior EMT and First Aid classes
- Hunter Safety classes
- Charity Fundraising

POTENTIAL FUNDING OPPORTUNITIES

This chapter identifies potential funding sources and revenue producers to help offset the Center's annual operational costs.

This chapter identifies potential funding opportunities for one-time capital construction and ongoing costs related to the operation and maintenance of the RESTCC. It is highly likely that the Center will need to use a combination of all of these available funding mechanisms to construct and operate the facility.

CAPITAL FUNDING:

Based on the information gathered during the course of this project, IBG and the Steering Team have identified the following potential funding sources that could be utilized toward the cost of constructing the Center.

BONDS

Based on IBG's experience, bonds are frequently used to help finance the construction of public safety training centers. The State of Oregon Revised Statutes includes provisions for the issuance of local government bonds. Excerpts include:

- ORS 287A.050 Authority of city to issue general obligation bonds
 - (1) Upon approval of the electors of a city, the city may issue general obligation bonds to finance:
 - ◆ (a) Capital construction or capital improvements permitted by Article XI, sections 11 and 11b, of the Oregon Constitution.
 - ◆ (b) Capital costs permitted by Article XI, section 11L, of the Oregon Constitution.
- ORS 287A.150 Authority of public body to issue revenue bonds
 - (1) In addition to any other authority to issue revenue bonds, a public body may authorize revenue bonds by resolution or nonemergency ordinance pursuant to this section for a public purpose.

IBG Note: It isn't likely that revenue bonds would be used for this project since the amount of revenue that's expected to be generated by the Center would not be sufficient to pay the bond principal and interest.

CAPITAL IMPROVEMENT PROJECT (CIP) FUNDS

Most cities and counties throughout the country have Capital Improvement Program (CIP) budgets established to help build and maintain public facilities (such as fire stations, libraries, etc.) and fund infrastructure improvements (such as roads, bridges, water/wastewater plants, etc.). CIP budgets are typically forecast five or more years in advance and funds are accumulated over a series of years for each identified project. Funds used for CIP projects can come from a variety of sources including cash and borrowed funds. Common examples include gas tax, state and federal grants, capital development fees, and bond proceeds.

SPECIAL LEGISLATION

The Partner Agencies could seek special one-time funding from the Oregon State Legislature for a portion of the training center capital improvements. The benefits of building the RESTCC have the potential of extending well beyond education, training, dedicated multi-agency coordination for emergency operations, and backup 911-capability. The physical presence of these kinds of facilities has proven to be transformational for many of the communities in which they are located.

State Senator Tim Knopp represents Senate District 27, which encompasses the Central Oregon communities of Bend, Redmond, Sunriver, and Tumalo.

PRIVATE SECTOR DONATIONS

Given the potential regional economic benefit that the RESTCC could generate, it's very possible that private sector entities could step forward with one-time donations of money, equipment, and labor – or some combination of all three. For example, IBG is aware of instances where trade labor unions (such as electricians, heavy equipment operators, carpenters, etc.) have donated labor and materials to construct training center props as part of their apprenticeship training programs.

OPERATIONAL FUNDING:

IBG and the Steering Team have identified several potential funding sources that could be utilized toward the ongoing operation and maintenance of the Center.

REGIONAL USER FEES

Perhaps the most significant operational funding source for the RESTCC may come from the region's public services entities. As described in the Training Needs Assessment chapter, there are strong indications that the Center will be utilized extensively by a variety of agencies to help them meet their specialized training needs. It is IBG's experience that this type of training typically involves an agency providing its own instructor and paying a user fee for training center time and assets. For example, if an EVOCC were built at the RESTCC, a law enforcement agency would likely provide its own driving instructor and rent time and space at the driving track. Given the specialized training assets envisioned for the RESTCC, IBG believes that a large portion of the training center's overall operational cost could be offset by this type of revenue.

STATE & FEDERAL USER FEES

It's likely that the RESTCC may be used from time to time to help facilitate training that's sponsored by state and federal entities. To provide a sense of this revenue opportunity, IBG has identified some examples of fees associated with state and federal public services training:

- **Emergency Management Functional Exercises:** The RESTCC could be used to support large functional exercises that occur from time to time. Grant funds that are used to support this type of training typically allow a portion of the exercise budget to be allocated to the use of a suitable facility, including the staff that supports the facility.
- **Oregon State Police:** A Major with the Oregon State Police has indicated that the availability of a central Oregon training facility could be beneficial to the local area command and to the Department generally as a region or division-level training venue to provide in-service training to OSP personnel. The Department focuses most of its mandatory training at the Area Commands, which are the localized offices for the OSP throughout the state. Providing training at the local level has been the most efficient and low cost for training our personnel statewide. He further emphasized that a new facility with large conference rooms in addition to the facility's training props and assets may be utilized by OSP for in-service training or specialty training such as SWAT, arson and explosives, etc.
- **Oregon National Guard:** IBG+RDG and the RESTCC Steering Team met with a representative from the Oregon National Guard's 142nd Medical Group to discuss potential areas of mutual interest in the project. The unit he is involved with is the "CBRNE Enhanced Response Force Package" (CERFP). It is a 205-person team of medical professionals/field operators who provide disaster response, including search and extraction and medical/chemical triage.

The vast majority of their training occurs on weekends. They typically conduct three (3) major training events per year in a hardened training environment. The representative believes his unit would potentially train at RESTCC if it was available, even if there was a fee for such use. One of the reasons he gave to support the use of RESTCC was the issue of "fatigue" given the unit's training at the same site over and over.

SPECIALTY SEMINARS

Guest speakers and specialty seminars may also be a source of income for the facility. Nationally-recognized speakers may draw students from a wide geographical area. Hosting such seminars may generate some revenue to help offset operational costs.

GRANTS:

When evaluating potential grant programs, it is important to realize that grants are offered to solve some governmental or societal problem. Foundation and government grants fill very specific niches. However, even in program areas that would appear to have a similar interest and mission (such as Homeland Security), there is a limit as to how far the funding can be spread around a variety of missions including border patrol, port and airport security, law enforcement, fire service, and emergency medical service. With that said, grant programs do exist that will help offset the cost of facility, curriculum development and delivery, equipment, supplies, and furnishings. Potential grant funding that may be available to help offset the cost of the Center includes:

ASSISTANCE TO FIREFIGHTERS GRANT (AFG) PROGRAM

The primary goal of the Assistance to Firefighters Grant (AFG) is to meet the firefighting and emergency response needs of fire departments and non-affiliated emergency medical service organizations.

Since 2001, AFG has helped firefighters and other first responders obtain critically needed equipment, protective gear, emergency vehicles, **training** and other resources necessary for protecting the public and emergency personnel from fire and related hazards.

The Fiscal Year (FY) 2019 Assistance to Firefighters Grant (AFG) Program is one of three grant programs that constitute the Department of Homeland Security (DHS), Federal Emergency Management Agency's (FEMA) focus on enhancing the safety of the public and firefighters with respect to fire and fire-related hazards. The AFG Program accomplishes this by providing financial assistance directly to eligible fire departments, nonaffiliated emergency medical service (EMS) organizations, and State Fire Training Academies (SFTA) for critical training and equipment. The AFG Program represents one part of a comprehensive set of measures authorized by Congress and implemented by DHS. Among the five basic homeland security missions noted in the DHS Quadrennial Homeland Security Review, the AFG Program supports the goal to Strengthen National Preparedness and Resilience.

For the FY 2019 Program:

- Training ‘props’ were limited to \$50,000 except for a State Fire Training Academy request.
- Funding Priorities, Operations and Safety – Training Overview: FEMA has determined that hands on, instructor-led training that meets a national, state, or DHS adopted standard and results in a national or state certification provides the greatest training benefit.

NON-PROFIT FOUNDATIONS:

Many public safety agencies have embraced the concept of public-private partnerships by working with various private sector entities that wish to provide ongoing financial support to a training center or facility. The structure for doing so frequently takes the form of a not-for-profit corporation that is organized and operated exclusively for charitable and educational purposes. These Public Safety Training Center Foundations generally enjoy tax-exempt status pursuant to Section 501(c) (3) of the federal Internal Revenue Code. They typically solicit and receive public and private donations, gifts, grants, memorials, and bequests of money, property, and services that support training of fire, police, EMS, emergency management, other public agency personnel, and related private sector employees.

Examples of existing foundations include:

- The Northeastern Illinois Public Safety Training Academy (NIPSTA) Foundation.¹ Founded in 2006, it is governed by a five-member Board of Directors. This Foundation supports:
 - Development of a diverse public safety curriculum
 - Design and implementation of state-of-the-art training props
 - Expansion of NIPSTA facilities, programs, and services
 - Enhancement of emergency preparedness and response
 - Improvements in community safety that result from better-trained personnel

Their web site lists over 60 private-sector foundation contributors.

- The Nassau County (New York) Police Department Foundation.² It is governed by a fourteen-member Board of Directors and was formed to help make the vision of the new Nassau County Center for Law Enforcement Training and Intelligence a reality. The Nassau County Police Department sought to explore using a public/private partnership to get this project accomplished. With this in mind, a group of concerned business leaders established the Nassau County Police Department Foundation, Inc., a not-for-profit corporation. This entity will help provide private monies to establish the new Center.
- The Highlands Ranch Law Enforcement Training Foundation (Littleton, Colorado).³ Founded in 1993, the Foundation was created to manage the large training facility built in 1986. It too is a not-for-profit 501 (c) (3) corporation governed by a Board of Directors that includes representatives of Douglas and Arapahoe County Sheriff’s Offices, as well as Shea Homes Inc.
- Cincinnati Fire Foundation - The Cincinnati Fire Foundation is an independent corporation.⁴ The foundation was chartered in 2008 and is recognized as exempt under section 501 (c) (3) of the Internal Revenue Code. The corporation is non-political in nature and exists to provide effective support to the purchase and/or maintenance of equipment and vehicles, providing funds for professional education forums and training of fire-fighting personnel, providing funds for the promotion of fire prevention and general safety training and material for the general public. An independent Board of Directors manages the affairs of the Cincinnati Fire Foundation.

While the training centers supported by these types of foundations clearly benefit from the generosity of its members and contributors, the individuals and private-sector businesses supporting the foundations are also rewarded. Private citizens and local businesses often view their contributions as a way to give back to their community by providing financial support to their local first responders. Larger regional or national companies often have programs in place that set aside funds to donate to worthy causes and these foundations give them an opportunity to showcase their support for public safety. Frequently, a foundation will recognize large corporate donations that are targeted to support a specific program or capital purchase by aligning the business name with the program or item that it sponsored.

Particularly during these challenging economic times, public safety foundations can provide the kind of public-private partnership that’s ideal for helping to raise funds used to build, equip, and maintain state-of-the art training facilities and provide specialized training courses.

¹ <https://www.nipsta.org/247/About-the-Foundation>

² <https://ncpdfoundation.org/about-us/>

³ <https://hrletf.org/about/>

⁴ <https://www.cincinnati-firefoundation.org/>

GO FORWARD PLAN

This chapter addresses the implementation of the Go Forward Plan. Its purpose is to provide guidelines for Participating Agency Leaders to use to proceed with the development of the RESTCC. Going forward, agency management and staff must develop the detailed steps, implement the steps, measure the results, evaluate progress, and determine whether the results meet expectations.

Organizations need plans to survive and prosper. Organizations need business plans to provide a framework for the next month, next quarter, and next year. The annual budget is a component of a business plan. Organizations need strategic plans to provide long-term solutions to issues that they must address. The future of an organization without a strategic plan is subject to fate. An organization that has a strategic plan has a management tool that gives it control over its fate. A strategic plan identifies a desired vision and the objectives, measures, and actions needed to achieve the vision.

Considering the importance of having a strategic plan, it's unfortunate that many organizations either do not have one or struggle trying to develop and/or implement one. Strategic Planning can have many pitfalls, including:

- The Vision established is not practical
- The plan attempts to solve too many issues
- The plan lacks champions to move it forward
- The planning team does not include personnel with capabilities suitable for the tasks assigned.
- The plan participants are too busy with day-to-day tasks,
- The goals are not sufficiently measurable to assess progress
- The plan champion does not obtain periodic and frequent feedback from participants on the task assignments
- Senior management disengages itself from monitoring progress

Working closely with the RESTCC Steering Team, Morrison-Maierle, IBG, and RDG, have prepared a strategic plan that avoids these pitfalls. The following recommendations and action items are focused and practical. They can be implemented with the support of senior management and a team that is willing to expend significant effort to achieve the goals.

RECOMMENDATIONS AND ACTION ITEMS

This chapter includes Morrison-Maierle and IBG+RDG's professional recommendations for the project's success and gives the RESTCC Steering Team a blueprint for improving the training capabilities for Participating Agency personnel and other first responder agencies in the region.

RECOMMENDATION #1: DEVELOP A FORMAL AGREEMENT

- IBG recommends the Partner Agencies develop a Memorandum of Understanding (MoU) which formalizes the partnership envisioned by the leadership of each entity as described in the "Governance and Management" chapter of this report. Those details (and many others) need to be addressed and memorialized in a document which will ultimately be approved by the governing bodies of all Participating Agency entities.

RECOMMENDATION #2: DEVELOP A PHASED IMPROVEMENT PLAN

- IBG+RDG recommends the RESTCC Steering Team develop a detailed phasing plan for construction of the Training Center. With an estimated project cost of \$99,000,000 for the full facility buildout, it's uncertain whether all of the envisioned training assets can be developed at the same time.
- The RESTCC Steering Team needs to identify which of the improvements have the highest priority; for example, construction of the main Administration/Classroom building or shooting range.

RECOMMENDATION #3: ESTABLISH A FOUNDATION

- The RESTCC Steering Team should consider creating a non-profit foundation to support the training center. Funds raised through such a foundation could be used for both one-time capital expenses and ongoing operations and maintenance costs. A "RESTCC Training Foundation" would provide an opportunity for individuals and entities to give back to the region's Public Safety Agencies in a meaningful way.

RECOMMENDATION #4: VISIT OTHER SIMILAR TRAINING CENTERS

- The RESTCC Steering Team should consider visiting other training centers and talking to other training center staff to learn from their experiences. IBG can provide a list of training centers that are similar in scope to the proposed training center.

RECOMMENDATION #5: REINFORCE THE REGIONAL ASPECT OF THE TRAINING CENTER

- IBG recommends the RESTCC Steering Team continues to stress and reinforce the regional importance of the RESTCC. This project will support and encourage the kind of multi-agency and interdisciplinary training and coordination that is critically needed in the Central Oregon area, in the rest of the state, and throughout the country.

ACRONYMS

ARFF	Aircraft Rescue Fire Fighting
AS	Associate Of Science
AV	Audio Visual
BLM	Bureau of Land Management
CALEA	Commission on Accreditation for Law Enforcement Agencies
CERFP	Enhanced Response Force Package
CERT	Community Emergency Response Team
CEU	Continuing Education Unit
COCC	Central Oregon Community College
COIC	Central Oregon Intergovernmental Council
CSC	Community Service Center
DOT	Department of Transportation
DPSST	Department of Public Safety Standards and Training
DT	Defensive Tactics
EMSP	Emergency Medical Services Professions
EOC	Emergency Operations Center
EVOC	Emergency Vehicle Operations Course
FATS	Fire Arms Training Simulator
FBI	Federal Bureau of Investigation
FESHE	Fire and EMS Higher Education
FSA	Fire Service Administration
FSRS	Fire Suppression Rating Schedule
FTE	Full Time Equivalent
IBG	Interact Business Group

ICS	Incident Command System
IFSAC	International Fire Service Accreditation Congress
ILA	Inter Local Agreement
ISO	Insurance Services Office
IT	Information Technology
NFPA	National Fire Protection Association
NIMS	National Incident Command System
O&M	Operations and Maintenance
OAR	Oregon Administration Rules
OEM	Office of Emergency Management
OJT	On The Job Training
OSP	Oregon State Police
OT	Overtime
POST	Police Officer Standards and Training
RESTCC	Regional Emergency Services Training and Coordination Center
SBP	Strategic Business Plan
SO	Sheriff's Office
SOG	Standard Operating Guideline
SOP	Standard Operating Procedure
STEM	Science, Technology, Engineering, & Mathematics
SWAT	Special Weapons and Tactics
T.O.	Training Officer
TCC	Training Center Coordinator
USFS	United States Forest Service

After Recording Return To:
City of Redmond
411 SW 9th Street
Redmond, OR 97756

ANNEXATION AGREEMENT

This Annexation Agreement is made and entered into this _____ day of _____, 2024, by and between the City of Redmond, Oregon, an Oregon municipal corporation (hereinafter “City”) and Deschutes County (hereinafter “County”).

RECITALS

WHEREAS, City is an Oregon municipal corporation possessing all the powers granted to municipalities under applicable provisions of State statute, Homerule, and the Redmond City Code, including the power to annex property contiguous to its boundaries, the power to zone and enforce zoning within boundaries of the property so annexed, and the power to contract.

WHEREAS, County is the owner of the property legally described on Exhibit A attached hereto and incorporated herein (hereinafter referred to as the “Property”); and

WHEREAS, there are no electors residing on the Property; and,

WHEREAS, the Property is proposed to be annexed to the City after inclusion to the Redmond Urban Growth Boundary; and,

WHEREAS, County desires to have the Property annexed to the City; and

WHEREAS, County has submitted a petition for annexation and its written consent to the annexation; and,

WHEREAS, City is willing to annex the Property on the terms and conditions, and subject to the provisions, of this Agreement; and

WHEREAS, County proposes to apply Public Facility (PF) zone and Redmond comprehensive plan designation to the property; and,

WHEREAS, City will initiate zoning upon the successful annexation of said property by resolution of the City; and

NOW, THEREFORE, in consideration of the representations, promises, and mutual covenants contained herein, the City and County agree as follows:

AGREEMENT

1. **RECITALS**: The foregoing recitals are incorporated herein as if fully set forth in this Section.
2. **ANNEXATION**:

- a. City agrees that it will initiate a resolution annexing the Property into the City upon inclusion of the property to the Redmond Urban Growth Boundary, and once all required consents, the signed Annexation Agreement, and final documentation providing for the dedication of all anticipated rights-of-way within the Property have been received by City. The parties agree to do all things necessary and appropriate to cause the subject property to be annexed into the City.
- b. County may terminate this Agreement by serving written notice to the City. The notice must be received by the City at least 60 days prior to the public hearings for council consideration of the resolution to annexation. If the City receives such notice, this Agreement terminates as of the effective date of the notice. After the annexation resolution is adopted by the City, this Agreement may only be terminated or amended by written consent of County and City.
3. **COMPREHENSIVE PLAN/ZONING:** The City will initiate an ordinance to apply PF zoning designation upon annexation of the Property.
4. **DEVELOPMENT:**
 - a. Any and all development of the Property will be subject to compliance with any and all City standards, regulations, and policies. Development must also comply with Federal and State regulations.
 - b. County shall waive and shall not assert any claim against the City that may now exist or that may accrue through the date of annexation of the Property that it may claim due to its ownership of the Property. This includes any claim arising out of any land use regulation or under Measure 37 (ORS 197.352), Measure 49, and Measure 56 (ORS 227.186).
 - c. County agrees to not remonstrate against the formation of a local improvement district or reimbursement district created for funding public improvements that will serve the Property. This waiver applies to the Property until all utility service and all required infrastructure that will service or benefit the Property is completed and accepted by City. If the property is developed in phases, the waiver may be removed on a phase-by-phase basis if all utility service and all required infrastructure that will service or benefit the Property is completed and accepted by City.
5. **AMENDMENT:** This Agreement and any exhibits attached hereto may be amended only by the mutual written consent of both parties.
6. **SEVERABILITY:** If any provision, covenant or portion of this Agreement or its application to any person, entity, property or portion of property is held invalid, or if any ordinance or resolution adopted pursuant to this Agreement or its application to any person, entity, property or portion of property is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants or portions of this Agreement or other ordinances or resolutions passed pursuant hereto, and to that end, all provisions, covenants, and portions of this Agreement and of the ordinances and resolutions adopted pursuant hereto are declared to be severable.
7. **NO WAIVER OF RIGHT TO ENFORCE AGREEMENT:** Failure of any party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.
8. **ENTIRE AGREEMENT:** This Agreement supersedes all prior agreements, negotiations and exhibits and is a full integration of the entire agreement of the parties relating to the subject matter hereof. The parties shall have no obligations other than specifically stated in this Agreement except those of

general applicability.

9. **SURVIVAL**: The provisions contained in this Agreement shall survive the annexation of the property and shall not be merged or expunged by the annexation of the property or any part thereof to the City.
10. **SUCCESSORS AND ASSIGNS**: This Agreement shall run with the land described on Exhibit A and inure to the benefit of, and be binding upon, the successors in title of the County's and their respective successors, grantees, lessees, and assigns, and upon successor corporate authorities of the City and successor municipalities.
11. **TERM OF AGREEMENT**: This Agreement shall be binding upon the parties and their respective successors and assigns for twenty (20) years, commencing as of the date of this Agreement.
12. **ENFORCEMENT**: County agrees that if it fails to perform as required under this Agreement, the City Council may, at the Council's option, de-annex and that County will not object or oppose such de-annexation in any manner or any forum.
13. **NOTICES**: Any notice required or permitted under this Agreement shall be deemed given when received or when deposited with postage prepaid in the United States Mail as registered or certified, return receipt requested addressed as follows:

TO THE CITY
Attn:
City of Redmond
411 NW 9th St.
Redmond, OR 97756

TO THE COUNTY
Deschutes County Property Management
PO Box 6005
Bend, OR 97708-6005

14. **ATTORNEY FEES**: In any proceeding to enforce, apply or interpret this Agreement, each party shall bear its own attorneys' fees and costs.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

CITY

Keith Witcosky, City Manager

ATTEST:

Kelly Morse, City Recorder

STATE OF OREGON)
) ss.
County of Deschutes)

Keith Witcosky, City Manager, on behalf of the City of Redmond, who acknowledged that he had authority to sign on behalf of the City of Redmond and this instrument to be the City's voluntary act and deed, acknowledged this instrument before me this _____ day of _____ 2024.

Notary Public for Oregon

DATED this _____ day of _____ 2024.

DESCHUTES COUNTY,
a political subdivision of the State of Oregon

Kristie Bollinger, Property Manager
Authorized Signer pursuant to
Deschutes County Order 2023-027

ATTEST:

Kimberly Riley, Assistant Legal Counsel

STATE OF OREGON)
) ss.
County of Deschutes)

Before me, a Notary Public, personally appeared the above named Kristie Bollinger as Property Manager for Deschutes County, Oregon and acknowledged the foregoing instrument on behalf of Deschutes County, Oregon.

DATED this _____ day of _____ 2024.

Notary Public for Oregon

Exhibit “A”

PORTION OF TAX LOT 1513000000103

Totaling approximately 228 acres

Description to be provided by the applicant and reviewed by the City.

Central Oregon Intergovernmental Council:

Central Oregon Ready, Responsive, Resilient (CORE3) Facility



Figure 1 CORE3 Informational Website (<https://core3center.org/>)

Introduction to Land Use Applications

Prepared by Winterbrook Planning

In coordination with SERA Architects, Kittelson & Associates, and HHPR Inc.

This project is funded by Oregon general fund dollars through the Department of Land Conservation and Development. The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

December 2023



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Application Narratives:



Introduction to Land Use Applications

Part 1. Comprehensive Plan Text Amendment

Part 2. Urban Growth Boundary Amendment

Part 3. Master Development Plan

Part 4. Redmond Zone Change & Annexation

Part 5. Deschutes County Plan Map & Zone Change

General Information

Applicant:	Central Oregon Intergovernmental Council (COIC) Scott Aycok, COIC Community and Economic Development Director, 1250 NE Bear Creek Rd. Bend, OR 97701 541-390-4653, scotta@coic.org
Representative:	Jesse Winterowd, AICP, Winterbrook Planning 610 SW Alder Street, Suite 810 Portland, OR 97205 503-827-4422 ext. 109, Jesse@WinterbrookPlanning.com
Property Owner:	Kristie Bollinger, Deschutes County Property Management 14 NW Kearney Avenue Bend, OR 97703 541-385-1414
Site Address:	No Situs
Tax Lot ID:	151300-00-00103
Current Zoning:	Deschutes County Exclusive Farm Use – Alfalfa Subzone
Proposed Zoning:	City of Redmond Public Facility
Proposal:	Introduction to a series of land use applications necessary to permit the CORE3 facility in the City of Redmond. The facility is proposed on a site currently within Redmond's URA. Development on this site will require seven consecutive land use applications in five narrative parts.

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 - I.7 Sign Posting Evidence
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Reference Documents

- City of Redmond Comprehensive Plan (2020)
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- Deschutes County Transportation System Plan (2010)
- City of Redmond UGB Adjustment, Redmond Ordinance No. 2020-01 (2019)

Abbreviations

- (BLM) Federal Bureau of Land Management
- (BOCC) Board of Deschutes County Commissioners
- (COIC) Central Oregon Intergovernmental Council
- (CORE3) Central Oregon Ready, Responsive, Resilient
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- (DCCP) Deschutes County Comprehensive Plan
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- (FEMA) Federal Emergency Management Agency
- (JMA) Redmond-Deschutes County Joint Management Agreement
- (MDP) City of Redmond Master Development Plan
- (OAR) Oregon Administrative Rules
- (ODOT) Oregon Department of Transportation
- (ORS) Oregon Revised Statutes

- (PF) City of Redmond Public Facility Zone
- (RCP) Redmond Comprehensive Plan
- (RDC) Redmond Development Code
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- (UGB Rule) the Urban Growth Boundary Rule – OAR Chapter 660, Division 024
- (URA) or (RURA) Redmond Urban Reserve Area
- (UH-10) Deschutes County Urban Holding Zone

0 Project Context and Vision

The Central Oregon Ready, Responsive, Resilient (CORE3)¹ facility will address a critical need for both a centralized public safety training facility and a coordination center for emergency response operations. The CORE3 facility will fulfill a local, regional, and state public facilities need in the following ways:

- **Training Facilities:** Central Oregon has insufficient facilities to meet existing, minimum mandatory training needs of public safety personnel. In a growing region, the need for trained public safety and emergency service professionals is increasing, and the CORE3 facility will incorporate industry best practices to ensure that the best training is provided to those that need it. There are significant operational and performance benefits and financial efficiencies to co-locating these facilities. The CORE3 facility will enable multiple emergency response agencies to coordinate logistics during the training stage, rather than having to do so in the field while responding to an emergency. It will also enable multiple agencies to share certain program elements, reducing the public funds needed for construction overall.
- **Emergency Coordination Center:** This facility will serve as a dedicated, multi-agency coordination center for emergency operations and regional recovery, as well as a centralized base for disaster response coordination that the region currently lacks.
- **Classrooms and Practical Learning Spaces:** The facility will provide opportunities for Central Oregon Community College's wildland and structural fire, criminal justice, and other related programs. This effort will further support public safety and provide workforce training.
- **State Resiliency Center:** U.S. Highway 97 has been identified by local, state, and the federal emergency management agency as a critical facility and the community of Redmond as a staging site for emergency response and recovery efforts during the event of a major natural disaster. In the occurrence of a Cascadia subduction zone event, the CORE3 facility, sited on E. HWY 126 that runs directly to HWY 97, will be critical to statewide emergency response efforts because there is far less likelihood of damage to facilities in Central Oregon than in the western portion of the state – including the state capital of Salem. CORE3 is envisioned as space for the continuity of state governance in the first weeks and months after a catastrophic event. Proximity to the Redmond Airport will be essential in this and other major regional disruption events.



Figure 2 ["The Big One", Readers Digest](#)

¹ Previously known as the Regional Emergency Services Training and Coordination Center (RESTCC).

The CORE3 facility is the result of a regional effort led by the Central Oregon Intergovernmental Council (COIC). COIC serves as a neutral convener on behalf of Central Oregon's local governments and public safety agencies, as well as several state and federal agencies. COIC does not have a service provision role in emergency management or related services but has facilitated regional coordination for the conceptualization and implementation of the CORE3 facility.

In September of 2020, a (see Appendix I.1) was prepared for COIC that provided an assessment of current emergency services and training capacity and identified additional training needs and facilities necessary for regional emergency relief response capacity. The plan highlighted some preliminary sites that could support the CORE3 facility in and around the City of Redmond. Specifically, the report defined locational needs and site characteristics for any future CORE3 site and pointed to a preferred site – the southern 300 acres of a roughly 1,800-acre Deschutes County-owned parcel near the Redmond Municipal Airport. While the project will ultimately need 300 acres, a Master Development Plan has been prepared for 228 acres of the site to reflect programmatic needs for both Phase 1 and Future-Phase work for the CORE3 development. The proposed UGB amendment includes the 228 acres identified in the Master Development Plan. The 228-acre site is outside the City of Redmond city limits and Urban Growth Boundary (UGB), but it is within the City's Urban Reserve Area (URA).

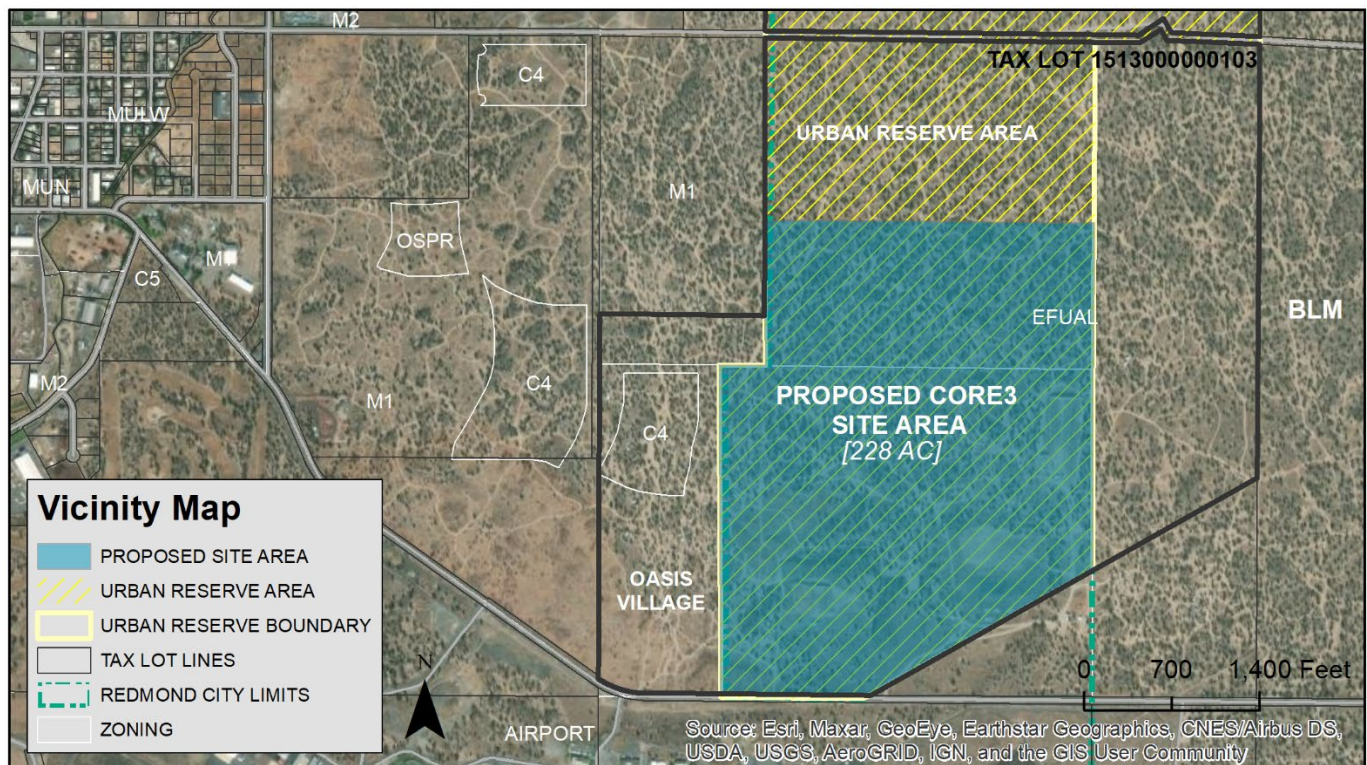


Figure 3 Vicinity Map

1 Implementation

Winterbrook conducted a detailed analysis of all lands within the City of Redmond's UGB, URA and up to 1.5 miles from the UGB to identify the best site for the CORE3 facility, considering a series of site and locational needs:

- 300 contiguous acres of suitable vacant land²
- Within one-quarter mile of the Redmond Airport
- Direct access to a state highway without the need to travel through designated residential or commercial areas.

Like the Strategic Business Plan (Appendix G.1), this analysis also identified the subject site as the optimal site. For more detailed information, please see Appendix F. Site Selection Analysis and Division 24 Findings. As shown in Figure 3, the subject site is outside of the existing Redmond UGB but within the Redmond URA. Because of this, an Urban Growth Boundary amendment and a series of land use applications are required to permit the CORE3 facility at this location.

1.1 Applications

This Introduction provides broad context for seven of the 10 applications required for CORE3 land use entitlements. Applications are designed to be heard consecutively by decision makers to provide the full project context. The seven requested applications are contained in the following five narrative parts:

- Part 1. Comprehensive Plan Text Amendment:** A new comprehensive plan policy is proposed to support the identified regional public facilities need. This new policy describes needed site and locational characteristics for the facility.
- Part 2. Urban Growth Boundary Amendment:** The subject site must be included into the City of Redmond's UGB. UGB expansions must be consistent with Statewide Planning Goal 14 (Urbanization) and its implementing rule (OAR Chapter 660, Division 024).
- Part 3. Master Development Plan (MDP):** MDPs are required as a condition of annexation and development. The MDP must demonstrate consistency with applicable Great Neighborhood Principles (RDC 8.0270.3.C.14).
- Part 4. Redmond Zone Change & Annexation:** Any future development, consistent with the MDP, will require a zone change from County Urban Holding (UH-10) to the City Public Facility (PF) zone and annexation into the city limits.
- Part 5. Deschutes County Plan Map & Zone Change:** Concurrent with city land use applications, dual map amendments are required in Deschutes County to move from County Exclusive Farm Use (EFU) to County UH-10 and from an Ag designation to RUUGA (Redmond Unincorporated Urban Growth Area). This will allow the rezoning and annexation applications contained in Part 4.

² As noted above, the proposal is to include 228 of the total need of 300 acres within the UGB to reflect the current Master Development Plan.

Three additional unattached applications are required for the CORE3 project, but are not addressed in these five narrative parts:

- Deschutes County Partition Application
- Redmond Partition Application
- Redmond Variance to Final Plat Requirements Application.

All application parts contain their relevant approval criteria and demonstrate consistency with state rules, statutes, and local criteria and plans. For example, Redmond Comprehensive Plan (RCP) policies relating to Part 1. Comprehensive Plan Text Amendment are different from the relevant RCP policies addressed in Parts 2 or 3. Consistency with Statewide Planning Goals and Great Neighborhood Principles are found in Appendix J: Statewide Planning Goal Analysis, and Appendix K: Great Neighborhood Principles Findings. Additional applications will be required for project development and are not included at this stage of the planning process. Among them include Redmond Site and Design Review, public works and building permits.

To aid in project development and to help prove consistency with approval criteria, Winterbrook consulted a variety of reports and planning documents from the City of Redmond and other agencies. Below is a list of materials referenced, some of which are included as appendices to this application package.

- **Strategic Business Plan (Appendix G.1):** The COIC commissioned a 2020 report to plan for the future CORE3 facility (which at that time was branded the RESTCC). Information from this document helped inform site requirements and programmatic details.
- **Intergovernmental Agreement (Appendix G.2):** This agreement between the City of Redmond and Deschutes County, passed in 2007, establishes the process for providing an orderly transition of urban services from county to city jurisdiction, including plan and map amendments in the Redmond URA into the UGB.
- **Oregon Emergency Services Center Viability Assessment (Appendix G.3):** This June 2018 report prepared by the University of Oregon's Partnership for Disaster Resilience found a strong regional need for an emergency services center in Central Oregon.
- **City of Redmond Development Code:** Contains requirements for requested applications.
- **City of Redmond Comprehensive Plan:** All proposals must comply with RCP policies.
- **City of Redmond Transportation System Plan and Deschutes County Transportation System Plan (TSP):** These TSPs were consulted both to facilitate long-range transportation planning in the Redmond URA and to inform the Site Selection Analysis (Appendix F).
- **City of Redmond Economic Opportunities Analysis (EOA):** The Economic Opportunities Analysis assisted in discussions of demonstrated compliance with State-Wide planning Goal 9: Economy of the State.
- **City of Redmond Parks Master Plan:** The Parks Master Plan assisted in discussions of demonstrated compliance with State-Wide planning Goal 8: Recreation Needs.
- **Deschutes County Code (DCC):** Titles 18-23 of the DCC contain county zoning regulations and county comprehensive plan policies.
- **City of Redmond UGB Adjustment (2019):** This 2019 application shows the process by which 156 acres of the subject site was removed from the UGB and "swapped" for another site.

1.2 Subject Site History

The CORE3 facility is proposed on the southern 228 acres of a roughly 1,800-acre Deschutes County-owned parcel near the Redmond Municipal Airport (see Figure 3). Until recently, 156 acres of the subject site were included in the Redmond UGB and city limits. An abbreviated site history is as follows:

- 1979: the southern 156-acre portion is shown within Redmond's UGB, zoned Industrial.
- 1980: rezoned Open Space, Parks and Recreation to allow for a fairgrounds project that was ultimately never constructed.
- 1980-2012: the City was unable to rezone the property back to Industrial, constrained by transportation improvements required by the State's Transportation Planning Rule (TPR).
- 2005: The Redmond URA was jointly adopted by Redmond and Deschutes County. At this time there was a mapping discrepancy between the City's mapping of the URA and the County's mapping of the URA, shown in Figure 4. Since this mapping discrepancy, subsequent City adoptions, including the Redmond Comprehensive Plan and Zoning Map, showed a different URA boundary than that of Deschutes County.

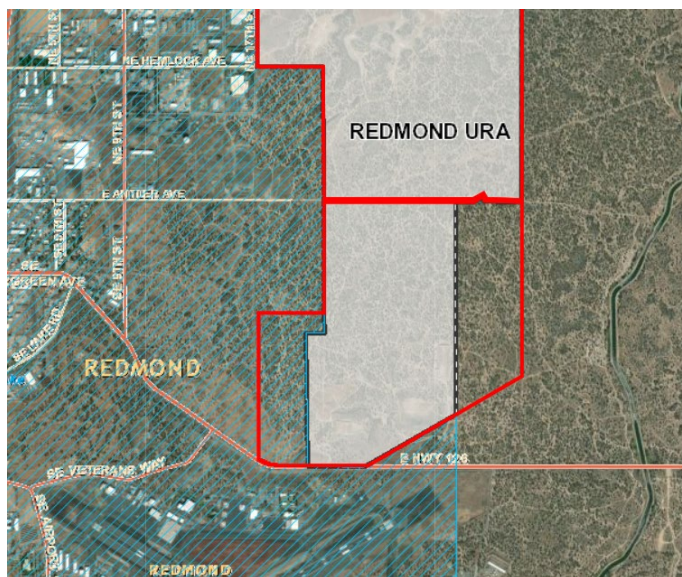


Figure 4 :City URA (red line) vs County URA (grey)

- 2007: The City of Redmond and Deschutes County adopted the Redmond-Deschutes County Urban Area Joint Management Agreement.
- 2012: Oregon Senate Bill 1544 was adopted. It allowed cities to plan for large lot industrial development, mitigating traffic impacts incrementally. The 156-acre portion of the subject site was rezoned Light Industrial and Heavy Industrial with approval of the Senate Bill.
- 2020: No development occurred between 2012 and 2019. Because of this, it was included in a reconfiguration of the Redmond UGB. The 156-acre portion of the subject site was excluded from the UGB, and a separate 156-acre portion of URA was included into the UGB (see City of Redmond Ordinance No. 2020-01).

Today, the 228-acre subject site is outside of the UGB, zoned County EFU, but inside the URA. As show on the Existing Conditions Diagram contained in Appendix C., the site contains the former Redmond Rod and Gun Club skeet range and rifle/pistol range, along with the former sheriff's office shooting range and a landfill. The site is largely undeveloped, with multiple unimproved vehicle pathways throughout.

2 Master Development Plan

The CORE3 MDP is shown in Figure 4. The Master Development Plan Set is contained in Appendix C. Application narrative Part 3. MDP contains details on the major program elements and site layout, and responses to approval criteria. This information is summarized in this section.

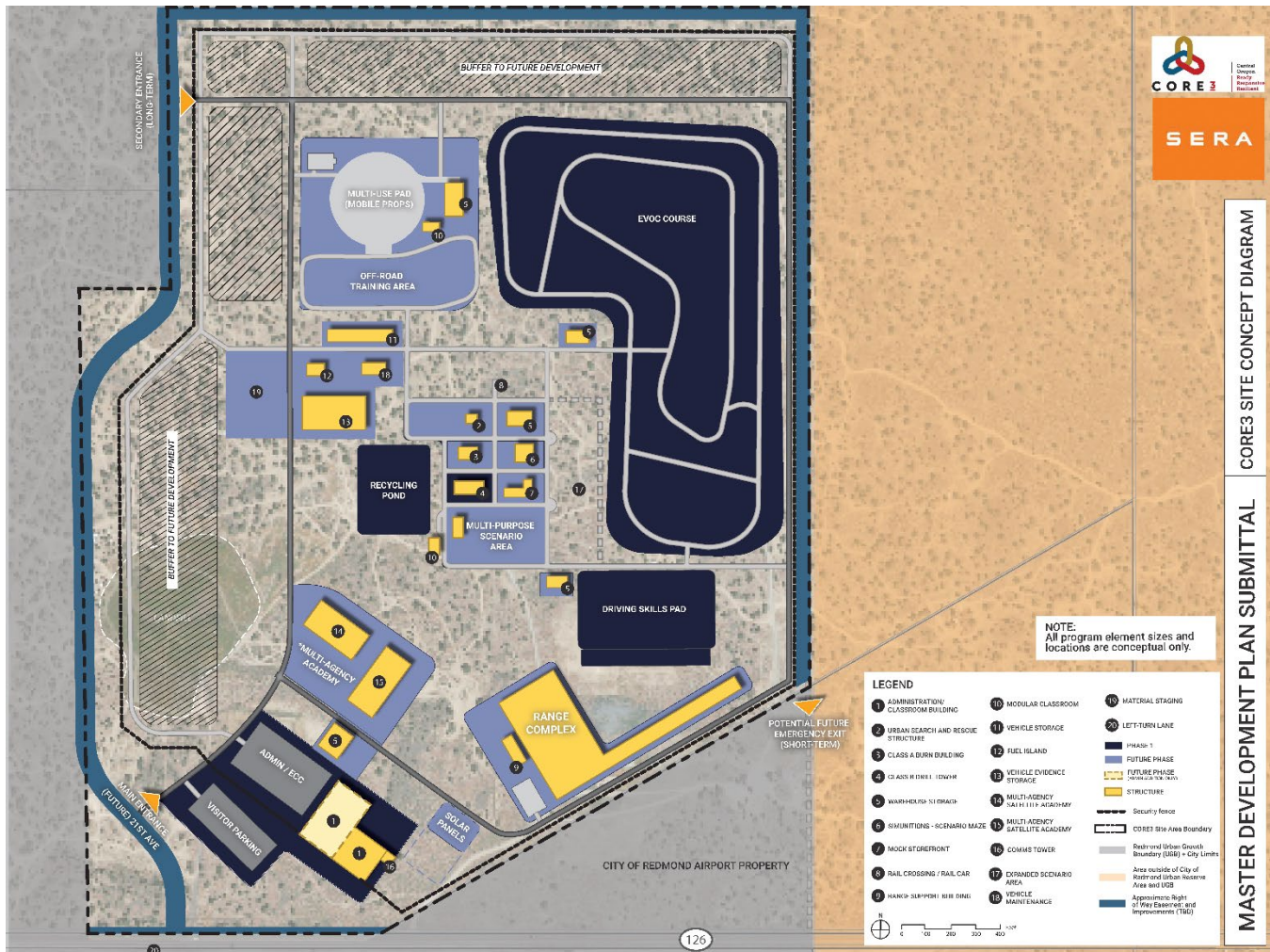


Figure 5 Master Development Plan

2.1 Major Program Element Types

The MDP shows the build-out of Phase 1 and Future-Phase work of the site, addressing regional training and emergency response needs in the long term. The features and structures planned for the CORE3 facility generally fall into the following categories:

- Academic and Administrative Facilities;
- Multi-Purposed Scenario Area and Training Props;
- Vehicular Training;
- Specialized Training Areas; and

- Storage and Maintenance.

Multiple structures have dual purposes to serve both immediate training needs and future state resiliency. For instance, the academic and administrative facilities will ordinarily host classrooms, conference rooms, etc., but during the event of a natural disaster these facilities are intended to support an Emergency Communications Center as well as operations related to continuity of state governance functions.

Other features to support regional emergency response training activities include: structures for simulations, driving tracks with various terrains, an emergency communications tower, gun range, and general storage for vehicles and fuel.

2.2 Site Concept Plan Layout

The 228-acre CORE3 facility is planned to meet identified facility needs, while buffering activities from one another and from surrounding land uses. As shown on the MDP (Figure 4), large buffers are planned for the western and northern sides of the site, and a proposed public right of way is planned on the western side of the site. These buffers will separate training facilities from land currently within the Redmond UGB to the west and from future urban lands to the north within the URA.

The MDP has been designed to take advantage of key programmatic adjacencies in order to maximize collaborative training opportunities across the different agencies. Similar uses are grouped together, with some internal buffers between functions. A private loop road will provide internal access, and the proposed right-of-way of 21st Ave. will provide public access. With full buildout of all phases, the CORE3 facility will have one primary access and one secondary access onto 21st Ave. Secondary access is proposed for redundancy and emergency response events.

3 Public Facilities

The CORE3 site fronts E. HWY 126, opposite the Redmond Municipal Airport. The site will be served by a new public water main and sanitary sewer line from the proposed right-of-way of 21st Avenue (see Appendix C). Stormwater will be contained on-site.

3.1 Water Service

Potable water service will be provided by extending the existing 16" public water main from the south side of E. HWY 126 at SE Ochoco Way, approximately 1,200 linear feet easterly to the planned right-of-way of 21st Avenue. From there, the public water main will be extended northerly in 21st Avenue approximately 550 linear feet to the project's access road. The CORE3 site will be served by a single potable water service and a single fire service. All on-site domestic and fire water service will be private and isolated from the public water main system.

3.2 Sanitary Sewer Service

Sanitary sewer service will be provided by connecting to the existing 12" public sanitary sewer main along the south of E. HWY 126. The connection will require crossing E. HWY 126 and extending a public sewer main northerly approximately 600 linear feet in future 21st Avenue to the project access road. The CORE 3 site will be served by a single sanitary service. All on-site sanitary sewer will be private and gravity served where possible. Due to project topography, lower lying areas will be served by a private lift station/force main system.

3.3 Stormwater

Stormwater will be collected and dispersed on-site via swales, underground injection control devices (such as drywells), or a combination of both methods.

4 Conclusion

This introduction provides broad context for all decision makers across seven of the ten requested land use applications. These applications are designed to be heard consecutively to provide the full project context. The seven application narratives are contained in the following five application parts:

- Part 1. Comprehensive Plan Text Amendment
- Part 2. Urban Growth Boundary Amendment
- Part 3. Master Development Plan
- Part 4. Redmond Zone Change & Annexation
- Part 5. Deschutes County Plan Map & Zone Change

Central Oregon Intergovernmental Council:

Central Oregon Ready, Responsive, Resilient (CORE3) Facility



Figure 1 Planning for the CORE3 Facility

Part 1. Comprehensive Plan Text Amendment

Prepared by Winterbrook Planning
In coordination with SERA Architects, Kittelson & Associates, and HHPR Inc.
This project is funded by Oregon general fund dollars through the Department of Land Conservation and Development. The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

December, 2023



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Application Narratives:

Introduction to Land Use Applications



Part 1. Comprehensive Plan Text Amendment

Part 2. Urban Growth Boundary Amendment

Part 3. Master Development Plan

Part 4. Redmond Zone Change & Annexation

Part 5. Deschutes County Plan Map & Zone Change

General Information

Applicant:	Central Oregon Intergovernmental Council (COIC) Scott Aycock, COIC Community and Economic Development Director, 1250 NE Bear Creek Rd. Bend, OR 97701 541-390-4653, scotta@coic.org
Representative:	Jesse Winterowd, AICP, Winterbrook Planning 610 SW Alder Street, Suite 810 Portland, OR 97205 503-827-4422 ext. 109, Jesse@WinterbrookPlanning.com
Property Owner:	Kristie Bollinger, Deschutes County Property Management 14 NW Kearney Avenue Bend, OR 97703 541-385-1414
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Tax Lot ID:	151300-00-00103
Current Zoning:	Deschutes County Exclusive Farm Use – Alfalfa Subzone
Proposed Zoning:	City of Redmond Public Facility
Proposal:	Part 1 in a series of five narrative parts necessary to permit the CORE3 facility in the City of Redmond. The proposed comprehensive plan text amendment identifies a public facility need and defines site/location characteristics for the CORE3 facility.

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3.3 RDC 8.0760(3) In conformity with the Redmond Comprehensive Plan, land use requirements and policies; and	9
3.4 RDC 8.0760(4) That there is a change of circumstances, further studies justifying the amendment or mistake in the original zoning.	10
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1 Relation to Other Land Use Applications

This application contains findings to support a comprehensive plan text amendment.

This application narrative is the first in a series of five narrative parts containing seven applications to develop the Central Oregon Ready, Responsive, Resilient (CORE3) facility in the City of Redmond. Three unattached applications include two partition applications and a variance to final plat requirements. An overview of the project and additional information on required applications are contained in the Introduction to Land Use Applications.

OAR 660-024-0040(3) allows cities to consider UGB expansions based on a demonstrated land need for either housing, employment lands, or public facilities without the simultaneous review of other land need categories¹. OAR 660-024-0065(3) acknowledges that particular industrial uses and public facilities require specific site characteristics.

To facilitate inclusion of a suitable site for the development of the CORE3 facility in Redmond, a new comprehensive plan policy is proposed. This new comprehensive plan policy will:

- (1) describe an identified public facility need; and
- (2) define necessary site and locational characteristics for the CORE3 facility.

2 Proposed Text Amendment

Winterbrook proposes the following comprehensive plan text as a new "Public Facilities and Services Policy 11-1-7:"

To implement the Central Oregon Emergency Services Center Viability Assessment and the related Strategic Business Plan, the City has determined a need for a suitable site for the Central Oregon Ready, Responsive, Resilient (CORE3) regional public facility as a new community element. The CORE3 facility requires the following site and locational characteristics:

- ***300 contiguous acres of suitable vacant land;***
- ***Within one-quarter mile of the Redmond Municipal Airport; and***
- ***Direct access to a state highway without the need to travel through designated residential or commercial areas.***

Any land brought into the Urban Growth Boundary to meet public services and facilities site needs identified through this policy shall be limited to Public Safety, Emergency Services, Training and Coordination Facilities.

¹ OAR 660-024-0040 (3) A local government may review and amend the UGB in consideration of one category of land need (for example, housing need) without a simultaneous review and amendment in consideration of other categories of land need (for example, employment need).

3 Redmond Development Code (RDC) 8.0760 Criteria for Amendments:

The proposed text amendments must meet RDC 8.0760 Criteria for Amendments. RDC 8.0760 reads as follows:

- 1. In conformity with all applicable State statutes;***
- 2. In conformity with the State-wide planning goals whenever they are determined to be applicable;***
- 3. In conformity with the Redmond Comprehensive Plan, land use requirements and policies; and***
- 4. That there is a change of circumstances, further studies justifying the amendment or mistake in the original zoning.***

Responses to these criteria and supporting evidence are described in sections 3.1 through 3.4. Winterbrook's responses are shown in standard font. All Statewide Planning Goals, OARs, ORSs, RCP policies, and the RDC are shown in **bold italic font**.

3.1 RDC 8.0760(1) In conformity with all applicable State statutes;

ORS 197.250 Compliance with goals required

Response: Adopted comprehensive plans – and land use regulations to carry out those comprehensive plans – must comply with all Statewide Planning Goals and implementing administrative rules. The proposed comprehensive plan text amendment to the adopted and acknowledged RCP will comply with all applicable goals, as demonstrated in response to RDC 8.0760.2 (See section 3.2).

ORS 197.610 Submission of proposed comprehensive plan or land use regulation changes to Department of Land Conservation and Development; rules.

Response: The City of Redmond has an adopted development code and an adopted comprehensive plan, both acknowledged by the State of Oregon, that follow provisions in ORS 197. The city and county will provide notice to DLCD 35 days prior to the first evidentiary hearing, as required by OAR 660-018-0020.

3.2 RDC 8.0760(2) In conformity with the State-wide planning goals whenever they are determined to be applicable;

Response: As demonstrated in Appendix J: Statewide Planning Goal Analysis, the proposed text amendment is in conformity with applicable Statewide Planning Goals. The proposed comprehensive plan text amendment will meet:

- Goals 1 and 2 because the proposal is being processed through an established and acknowledged land use process;
- Goals 7 and 11 requirements to plan for natural disasters and hazards, and public facilities and services;

- Goal 13's requirement to plan for efficient use of land and energy because it will allow for a site with consolidated facilities and uses; and
- Goal 14's rules to evaluate land needs and accommodate demonstrated land needs for urban uses (public facilities).

The proposed policy will not allow for a circumvention of the UGB expansion evaluation requirements of OAR 660-024-0050, 0065, & 0067. Any accommodation of the CORE3 facility outside of the adopted Redmond UGB requires a detailed land evaluation (see Part 2. UGB Amendment and Appendix F. Site Selection Analysis and Division 24 Findings).

3.3 RDC 8.0760(3) In conformity with the Redmond Comprehensive Plan, land use requirements and policies; and

Response: The comprehensive plan text amendment must demonstrate consistency with RCP policies. As shown in the following responses, all applicable RCP policies, and this criterion, are met.

POLICY 7-3-1 Plan and prepare for the Cascadia earthquake to reduce the City's vulnerability to loss of life and property and build capacity for local, regional and state relief.

Response: During a Cascadia subduction event, the CORE3 facility will act as the hub for local agency emergency coordination, and it will serve as the State Resiliency Center. The proposed plan amendment to establish a need for the CORE3 facility in Redmond directly supports this policy to build local, regional, and state resiliency during a major earthquake. Redmond will become the state's center for relief if ever a Cascadia Subduction Zone Earthquake event occurs. For more context on the CORE3 facility functions, please see the Introduction, Part 3. MDP, and Appendix I.1. Strategic Business Plan.

POLICY 7-3-2 Support plans and programs to expedite the restoration of critical services following a natural hazard event, including lifeline transportation routes.

Response: As discussed in the Introduction to Land Use Applications, Redmond and the region currently lack both a centralized public safety training facility and a coordination center for emergency response operations. The proposed plan amendment directly supports this policy by allowing for a CORE3 facility that will better equip emergency service personnel and provide a centralized location for disaster response.

POLICY 9-5-1 Ensure that the City's planning for economic development increases economic resiliency, mitigating long-run economic risks such as future disruptions such as: infrastructure issues, technological disruptions, natural disasters, or national economic recessions.

&

POLICY 15-1-15 Redmond shall develop strategies that improve resiliency in times of crisis and reduce the potential negative impact to the whole city should any one system falter or fail. Improving resiliency means Redmond should maximize the variety of business types.

Response: The programmatic elements of the CORE3 facility and the physical space of the facility will better prepare emergency service personnel and create a coordination center for emergency

response operations. Although the facility itself will not be a major employment center, the facility's programmatic elements will better equip Redmond's and the region's emergency service personnel. Planning for the CORE3 facility through the proposed comprehensive plan text amendment is consistent with these policies and will allow the city to mitigate an identified economic long-run risk – natural disasters.

POLICY 9-5-6 Ensure that Redmond has the services and amenities necessary for residents of Redmond. These services and amenities include those in Policy 9-5-6 but also include parks and open space, public library, and public safety services. Redmond should also ensure that there are opportunities for development of housing and services for seniors, such as assisted living and other senior housing opportunities.

&

POLICY 11-1-4 Maintain and enhance the provision of police, fire and emergency medical services for residents.

Response: The proposed plan amendment is consistent with these policies because it will allow for a CORE3 facility to satisfy local and regional needs for a centralized public safety training facility and a coordination center for emergency response operations. Programmatic facility elements will enhance Redmond's public safety services. Redmond's current and future residents will be better served by police, fire, and emergency medical services through the facility's development.

3.4 RDC 8.0760(4) That there is a change of circumstances, further studies justifying the amendment or mistake in the original zoning

Response: 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 (See Appendix I.3. Central Oregon Emergency Services Center Viability Assessment). COIC then published a Strategic Business Plan in October 2020 that 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 (See Appendix I.1. Strategic Business Plan). The proposed comprehensive plan text amendment is necessary to allow the city to adequately plan for the CORE3 facility.

Proposed policy 11-1-7 articulates the site and locational needs of the CORE3 facility that have already been defined through multi-agency efforts and reports over the last decade. This documented need has created a change in circumstances that justifies creating a new comprehensive plan policy to adequately address the identified public facility need. This criterion is met.

4 Conclusion

The proposed comprehensive plan text amendment identifies a regional public facility need for the CORE3 facility in the City of Redmond and implements this need through a comprehensive plan policy. The proposed new comprehensive plan policy 11-1-7 describes the identified public facility need and defines site and locational characteristics necessary for the facility. This narrative demonstrates that the proposed comprehensive plan text amendment is consistent with RDC 8.0760 Criteria for Amendments and consistent with all applicable ORSs, Statewide Planning Goals, and RCP policies.

Central Oregon Intergovernmental Council:

Central Oregon Ready, Responsive, Resilient (CORE3) Facility

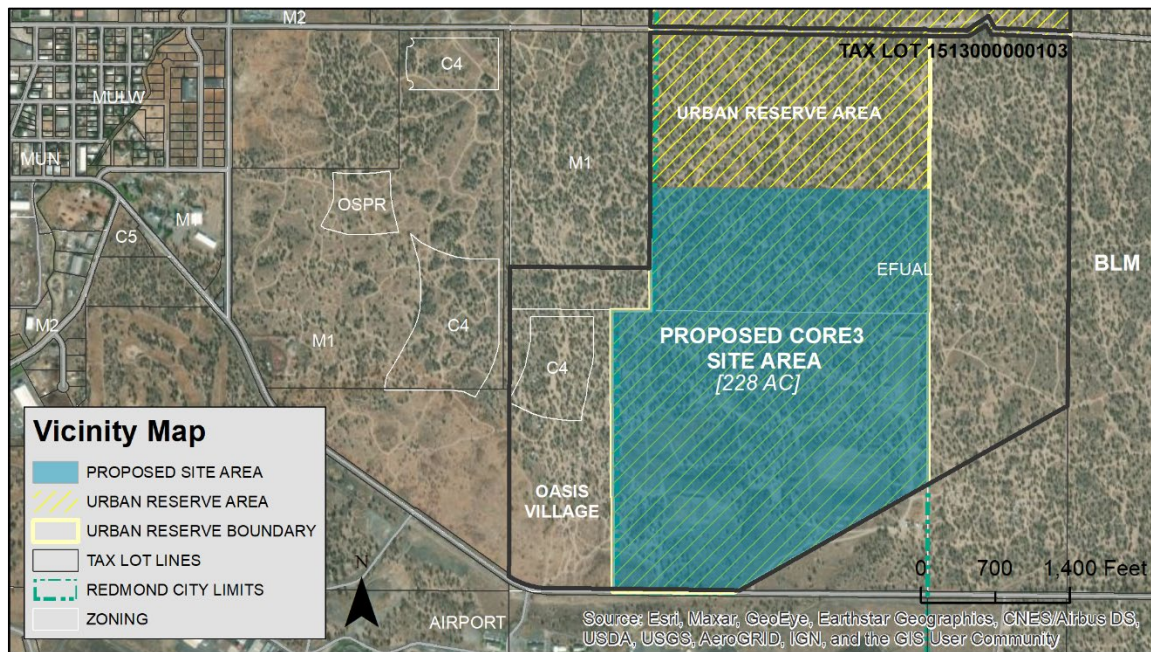


Figure 1 Proposed CORE3 Facility Site in Relation to Redmond UGB and URA

Part 2. Urban Growth Boundary Amendment

Prepared by Winterbrook Planning
In coordination with SERA Architects, Kittelson & Associates, and KPFF Consulting
This project is funded by Oregon general fund dollars through the Department of Land Conservation and Development. The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

December, 2023



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Application Narratives:

Introduction to Land Use Applications

Part 1. Comprehensive Plan Text Amendment



Part 2. Urban Growth Boundary Amendment

Part 3. Master Development Plan

Part 4. Redmond Zone Change & Annexation

Part 5. Deschutes County Plan Map & Zone Change

General Information

Applicant:	Central Oregon Intergovernmental Council (COIC) Scott Aycock, COIC Community and Economic Development Director, 1250 NE Bear Creek Rd. Bend, OR 97701 541-390-4653, Scotta@COIC.org
Representative:	Jesse Winterowd, AICP, Winterbrook Planning 610 SW Alder Street, Suite 810 Portland, OR 97205 503-827-4422 ext. 109, Jesse@WinterbrookPlanning.com
Property Owner:	Kristie Bollinger, Deschutes County Property Management 14 NW Kearney Avenue Bend, OR 97703 541-385-1414
Site Address:	No Situs
Tax Lot ID:	151300-00-00103
Current Zoning:	Deschutes County Exclusive Farm Use – Alfalfa Subzone
Proposed Zoning:	City of Redmond Public Facility
Proposal:	Part 2 in a series of five narratives to permit the CORE3 facility in the City of Redmond. This application is to amend the City of Redmond UGB by 228-acres to accommodate the CORE3 facility, a centralized public safety training facility and coordination center for emergency response operations.

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Reference Documents

- City of Redmond Comprehensive Plan (2020)
- City of Redmond Transportation System Plan (2020)
- City of Redmond Economic Opportunity Analysis (2020)
- City of Redmond Parks Master Plan (2018)
- Deschutes County Transportation System Plan (2010)
- City of Redmond UGB Adjustment, Redmond Ordinance No. 2020-01 (2019)

Abbreviations

- (BLM) Federal Bureau of Land Management
- (BOCC) Board of Deschutes County Commissioners
- (COIC) Central Oregon Intergovernmental Council
- (CORE3) Central Oregon Ready, Responsive, Resilient
- (DLCD) the Oregon Department of Land Conservation and Development
- (DCC) Deschutes County Code
- (DCCP) Deschutes County Comprehensive Plan
- (ECC) Emergency Communications Center
- (EFU) Deschutes County Exclusive Farm Use Zone
- (EOA) Economic Opportunities Analysis
- (EVOC) Emergency Vehicle Operator Course
- (FEMA) Federal Emergency Management Agency
- (JMA) Redmond-Deschutes County Joint Management Agreement
- (MDP) City of Redmond Master Development Plan
- (OAR) Oregon Administrative Rules
- (ODOT) Oregon Department of Transportation
- (ORS) Oregon Revised Statutes

- (PF) City of Redmond Public Facility Zone
- (RCP) Redmond Comprehensive Plan
- (RDC) Redmond Development Code
- (RUUGA) Redmond Unincorporated Urban Growth Area
- (TGR) Trip Generation Report
- (TPR) Transportation Planning Rule – OAR Chapter 660, Division 012
- (TSP) Transportation System Plan
- (UGB) or (RUGB) Redmond Urban Growth Boundary
- (UGB Rule) the Urban Growth Boundary Rule – OAR Chapter 660, Division 024
- (URA) or (RURA) Redmond Urban Reserve Area
- (UH-10) Deschutes County Urban Holding Zone

1 Relation to Other Land Use Applications

This application contains findings to support a 228-acre Urban Growth Boundary (UGB) amendment.

This application narrative is the second in a series of five narrative parts containing seven applications to develop the Central Oregon Ready, Responsive, Resilient (CORE3) facility in the City of Redmond. Three unattached applications include two partition applications and a variance to final plat requirements. This narrative provides the factual and analytical basis to justify the inclusion of 228 acres of Urban Reserve Area (URA) within the UGB to accommodate the CORE3 facility. An overview of the project and additional information on required applications are contained in the Introduction to Land Use Applications.

Part 1. Comprehensive Plan Text Amendment amends the Redmond Comprehensive Plan (RCP) to include a new Public Facilities and Services Policy 11-1-7 which reads:

To implement the Central Oregon Emergency Services Center Viability Assessment and the related Strategic Business Plan, the City has determined a need for a suitable site for the Central Oregon Ready, Responsive, Resilient (CORE3) regional public facility as a new community element. The CORE3 facility requires the following site and locational characteristics:

- ***300 contiguous acres of suitable vacant land;***
- ***Within one-quarter mile of the Redmond Municipal Airport; and***
- ***Direct access to a state highway without the need to travel through designated residential or commercial areas.***

Any land brought into the Urban Growth Boundary to meet public services and facilities site needs identified through this policy shall be limited to Public Safety, Emergency Services, Training and Coordination Facilities.

This RCP policy (1) demonstrates a public facility land need and (2) defines necessary site and locational characteristics. OAR 660-024-0065(3) allows cities to identify siting requirements for public facilities to be applied in the UGB evaluation and amendment process. The proposal is to include 228 acres of the identified need, consistent with the Master Development Plan prepared for Phase 1 and programs identified for the Future Phase. The proposed 228-acre UGB amendment is justified through a detailed land evaluation using the necessary site and locational characteristics identified in RCP policy 11-1-7.

1.1 UGB Amendment Burden of Proof

This narrative addresses Statewide Planning Goal 14 (Urbanization) and its implementing UGB Rule (OAR Chapter 660, Division 024). As documented in Appendix F: Site Selection Analysis and Division 24 Findings and Section 2.1 of this document, no property within the existing UGB can meet identified CORE3 facility site needs. Goal 14 allows UGBs to be expanded to accommodate a “demonstrated need for housing, employment opportunities, livability or uses such as public

facilities, streets and roads, schools, parks or open space."¹ Winterbrook proposes a 228-acre UGB expansion to meet a demonstrated public facility land need to accommodate the CORE3 facility.

Section 2 summarizes the Site Selection Analysis contained in Appendix F. Site Selection Analysis and Division 24 Findings. Section 3 demonstrates compliance with the Redmond Development Code (RDC) and compliance with all applicable Statewide Planning Goals, OARs, ORSs, and RCP policies. Quotations from applicable goals, rules, statutes, or local policies and criteria are shown in **bold italic font**. Winterbrook's responses are shown in standard font.

2 Public Facility Site Need and Supply

The new RCP policy (Public Facilities and Services Policy 11-1-7) defines necessary site and locational characteristics for the CORE3 facility. To satisfy the demonstrated public facility need, Winterbrook conducted a geospatial analysis. Detailed methodology is contained in Appendix F. Site Selection Analysis and Division 24 Findings. This section (section 2) provides a summary of that analysis, while a more complete discussion of relevant OAR requirements is included in section 3.2.1.

2.1 Evaluating Lands within Redmond's UGB

Goal 14's implementing UGB Rule (OAR 660-0024-0050[1]) and ORS 197.298/197A.320 require cities to first look inside their UGBs to satisfy urban land needs. If development cannot reasonably be accommodated within the existing UGB, cities must then amend their plan in accordance with Goal 14 (OAR 660-024-0050[4]).

The CORE3 facility is a unique proposal with specific site characteristic needs. OAR 660-024-0065(3) allows site characteristics to be considered when identifying a site to satisfy demonstrated public facility needs. Site characteristics include, but are not limited to, size, topography, and proximity. As defined in the new RCP policy 11-1-7, required site characteristics for the CORE3 facility are:

- 300 contiguous acres of suitable vacant land;
- Within one-quarter mile of the Redmond Municipal Airport; and

1 Goal 14: Urbanization

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Land Need

Establishment and change of urban growth boundaries shall be based on the following:

- (1) Demonstrated need to accommodate long range urban population, consistent with a 20-year population forecast coordinated with affected local governments, or for cities applying the simplified process under ORS chapter 197A, a 14-year forecast; and*
- (2) Demonstrated need for housing, employment opportunities, livability or uses such as public facilities, streets and roads, schools, parks or open space, or any combination of the need categories in this subsection (2). In determining need, local government may specify characteristics, such as parcel size, topography or proximity, necessary for land to be suitable for an identified need. Prior to expanding an urban growth boundary, local governments shall demonstrate that needs cannot reasonably be accommodated on land already inside the urban growth boundary.*

- Direct access to a state highway without the need to travel through designated residential or commercial areas.

Winterbrook evaluated all land within the UGB based on these site and locational characteristics. No land within the UGB met all three of these conditions. Therefore, land outside of the UGB was evaluated.

2.2 Evaluating Surrounding Lands

OAR 660-024-0065 "Establishment of Study Area to Evaluate Land for Inclusion in the UGB" allows for the narrow establishment of a preliminary study area specific to the identified public facility site and locational needs. It states:

(1) When considering a UGB amendment to accommodate a need deficit identified in OAR 660-024-0050(4), a city outside of Metro must determine which land to add to the UGB by evaluating alternative locations within a "study area" established pursuant to this rule. To establish the study area, the city must first identify a "preliminary study area" which shall not include land within a different UGB or the corporate limits of a city within a different UGB. The preliminary study area shall include:

(a) All lands in the city's acknowledged urban reserve, if any;

(b) All lands that are within the following distance from the acknowledged UGB:

(A) For cities with a UGB population less than 10,000: one-half mile;

(B) For cities with a UGB population equal to or greater than 10,000: one mile;

(c) All exception areas contiguous to an exception area that includes land within the distance specified in subsection (b) and that are within the following distance from the acknowledged UGB:

(A) For cities with a UGB population less than 10,000: one mile;

(B) For cities with a UGB population equal to or greater than 10,000: one and one-half miles;

[...]

(3) When the primary purpose for expansion of the UGB is to accommodate a particular industrial use that requires specific site characteristics, or to accommodate a public facility that requires specific site characteristics, and the site characteristics may be found in only a small number of locations, the preliminary study area may be limited to those locations

within the distance described in section (1) or (2), whichever is appropriate, that have or could be improved to provide the required site characteristics. For purposes of this section:

(a) The definition of “site characteristics” in OAR 660-009-0005(11) applies for purposes of identifying a particular industrial use.

(b) A “public facility” may include a facility necessary for public sewer, water, storm water, transportation, parks, schools, or fire protection. Site characteristics may include but are not limited to size, topography and proximity.

A preliminary study area was established that included Redmond's four URAs, all tax lots within one mile of the existing UGB, and all tax lots in exception areas² within one and one-half mile from the existing Redmond UGB.

After analyzing all sites within the preliminary study area, only one site meets the identified public facility site and locational needs: tax lot 151300-00-00103 owned by Deschutes County. The majority of the site is within the eastern URA.

ORS 197.298[1][a] and OAR 660-024-0060 establish a system of prioritization for lands to be included in the UGB. URAs are first priority for inclusion in the UGB. A city must consider all urban reserves in the study area and select for inclusion “as much of the land as necessary to satisfy the need for land.” (ORS 197A.320[2][c][A]). The UGB should therefore be amended to accommodate the CORE3 facility on the subject site.

The subject site is large, vacant, and proximal to air and highway transportation. The subject site is roughly 1,800 acres. A 300-acre portion of the site will be needed to develop all of the program elements of the CORE3 facility. This application proposes an area for inclusion consistent with the Master Development Plan: 228 acres of the site to satisfy site needs for Phase I and the Future Phase of site build-out. To satisfy locational needs, the 228-acre UGB expansion should be located at the southern end of the subject site, nearest to E. HWY 126 and the Redmond Municipal Airport. The master-planned CORE3 facility location is shown outlined in blue in figure 2.

² For this analysis, lands with the following zoning designations were used to determine status as exception areas: Rural Residential, Rural Industrial, Multiple Use Agricultural, Surface Mining and Open Space.

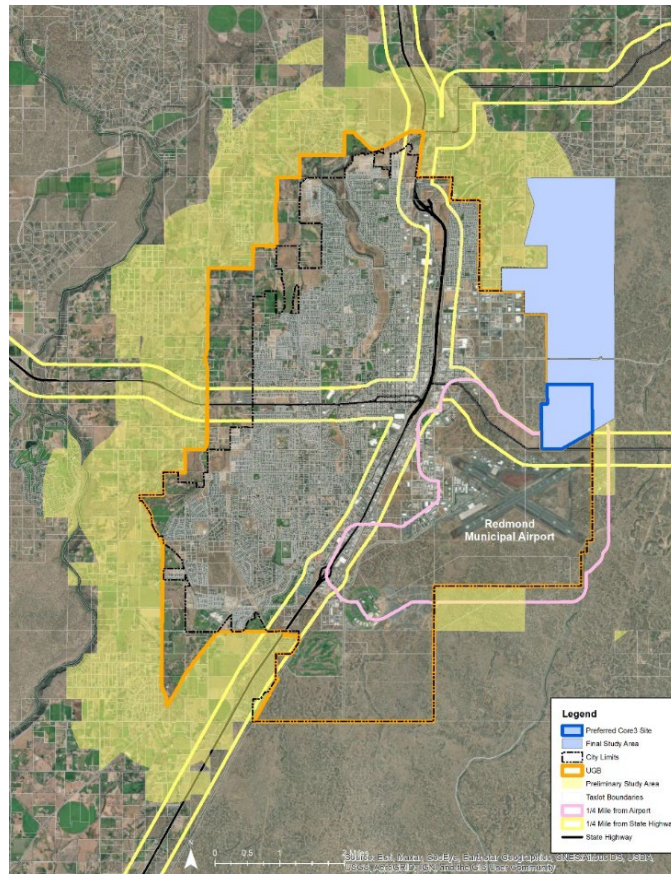


Figure 2 Final Study Area with Preferred CORE3 Site

3 Redmond Development Code 8.0760 and Deschutes County Development Code 20.36.030 Criteria for Amendments:

The proposed UGB amendment must meet RDC 8.0760 Criteria for Amendments. RDC 8.0760 reads as follows:

1. ***In conformity with all applicable State statutes;***
2. ***In conformity with the State-wide planning goals whenever they are determined to be applicable;***
3. ***In conformity with the Redmond Comprehensive Plan, land use requirements and policies; and***
4. ***That there is a change of circumstances, further studies justifying the amendment or mistake in the original zoning.***

The subject site is designated as agricultural land in the Deschutes County Comprehensive Plan and will need to be redesignated. The proposed UGB amendment requires a Deschutes County Plan Map and Zone Change (addressed in Part 5), and the proposal must meet Deschutes County

Code (DCC) 20.36.030 Criteria for Map Amendments. Because DCC criteria are similar to RDC criteria, we have addressed both under the same responses in the pages that follow.

All applicable OARs, ORSs, RCP policies, and the city and county criteria are addressed in sections 3.1 through 3.4; findings for compliance with Statewide Planning Goals are provided in Appendix J: Statewide Planning Goal Analysis.

3.1 RDC 8.0760(1) In conformity with all applicable State statutes;

This criterion is substantively identical to DCC 20.36.030(A), which requires the proposal “**(A) Conforms with the applicable state statutes.**” Applicable ORS requirements are implemented through OAR 660-024, which is addressed under Goal 14 findings in Appendix J: Statewide Planning Goal Analysis and in detail in Appendix F: Site Selection Analysis and Division 24 findings. The following procedural statutory requirements also apply:

ORS 197.250 Compliance with goals required

Response: Adopted comprehensive plans – and land use regulations to carry out those comprehensive plans – must comply with all Statewide Planning Goals and implementing administrative rules. The proposed comprehensive plan text amendment to the adopted and acknowledged RCP will comply with all applicable goals, as demonstrated in response to RDC 8.0760.2 (See section 3.2).

ORS 197.610 Submission of proposed comprehensive plan or land use regulation changes to Department of Land Conservation and Development; rules.

Response: The City of Redmond has an adopted development code and an adopted comprehensive plan, both acknowledged by the State of Oregon, that follow provisions in ORS 197. The city and county will provide notice to DLCD 35 days prior to the first evidentiary hearing, as required by OAR 660-018-0020.

ORS 197.626 Submission of land use decisions that expand urban growth boundary or designate urban or rural reserves

Response: The proposed UGB amendment will add over 100 acres to the City of Redmond UGB and therefore requires notice to DLCD per ORS 197.626(1)(a). The city and county will provide notice to DLCD and will receive a final order within 90 days after the Redmond City Council votes on the proposed amendment.

3.2 RDC 8.0760(2) In conformity with the State-wide planning goals whenever they are determined to be applicable;

This criterion is substantively identical to DCC 20.36.030(B) which requires the proposal “**(B) Conforms with the applicable state-wide planning goals and Oregon Administrative Rules (OAR) whenever they are determined to be applicable;**”

As stated in OAR 660-024-0020 “Adoption or Amendment of a UGB”:

(1) All statewide goals and related administrative rules are applicable when establishing or amending a UGB, except as follows:

(a) The exceptions process in Goal 2 and OAR chapter 660, division 4, is not applicable unless a local government chooses to take an exception to a particular goal requirement, for example, as provided in OAR 660-004-0010(1);

(b) Goals 3 and 4 are not applicable;

(c) Goal 5 and related rules under OAR chapter 660, division 23, apply only in areas added to the UGB, except as required under OAR 660-023-0070 and 660-023-0250;

(d) The transportation planning rule requirements under OAR 660-012-0060 need not be applied to a UGB amendment if the land added to the UGB is zoned as urbanizable land, either by retaining the zoning that was assigned prior to inclusion in the boundary or by assigning interim zoning that does not allow development that would generate more vehicle trips than development allowed by the zoning assigned prior to inclusion in the boundary;

(e) Goal 15 is not applicable to land added to the UGB unless the land is within the Willamette River Greenway Boundary;

(f) Goals 16 to 18 are not applicable to land added to the UGB unless the land is within a coastal shorelands boundary;

(g) Goal 19 is not applicable to a UGB amendment.

(2) The UGB and amendments to the UGB must be shown on the city and county plan and zone maps at a scale sufficient to determine which particular lots or parcels are included in the UGB. Where a UGB does not follow lot or parcel lines, the map must provide sufficient information to determine the precise UGB location.

Goals applicable to this application are: Goal 1 (Citizen Involvement), Goal 2 (Land Use Planning), Goal 5 (Open Spaces, Scenic, and Historic Areas), Goal 6 (Air, Water, and Land Resources Quality), Goal 7 (Areas Subject to Natural Disasters and Hazards), Goal 8 (Recreation Needs), Goal 9 (Economy of the State), Goal 10 (Housing), Goal 11 (Public Facilities and Services), Goal 12 (Transportation), Goal 13 (Energy), Goal 14 (Urbanization). Goal 14 Urbanization is implemented by OAR 660-024 (Division 24), which establishes substantive and procedural requirements for UGB amendments. Compliance with the Division 24 is demonstrated in Appendix F: Site Selection Analysis and Division 24 Findings. Compliance with applicable statewide planning goals is demonstrated in Appendix J: Statewide Planning Goal Analysis.

3.3 RDC 8.0760(3) In conformity with applicable Redmond Comprehensive Plan, land use requirements and policies; and

This criterion is substantively similar to DCC 20.36.030(C) which requires that all map amendments **“[conform] with the City Comprehensive Plan.”** This confirms that only RCP policies apply to county map amendments – including UGB amendments. Therefore, this application meets this criterion by responding to applicable RCP Policies.

The following RCP policies apply:

3.3.1 Redmond Comprehensive Plan Policies

POLICY 7-3-1 Plan and prepare for the Cascadia earthquake to reduce the City's vulnerability to loss of life and property and build capacity for local, regional and state relief.

Response: During a Cascadia subduction event, the CORE3 facility will act as the State Resiliency Center. The proposed UGB amendment to establish the CORE3 facility in Redmond directly supports this policy to build local, regional, and state resiliency during a major earthquake.

Redmond will become the state's center for relief if a Cascadia Subduction Zone Earthquake event occurs. For more context on the CORE3 facility functions, please see the Introduction to Land Use Applications, Part 3. MDP, and Appendix I.1. Strategic Business Plan.

POLICY 7-3-2 Support plans and programs to expedite the restoration of critical services following a natural hazard event, including lifeline transportation routes.

Response: As discussed in the Introduction to Land Use Applications, Redmond and the region currently lack both a centralized public safety training facility and a coordination center for emergency response operations. The proposed UGB amendment to establish the CORE3 facility in Redmond directly supports this policy by providing for land to site the CORE3 facility – a facility that will better equip emergency service personnel and provide a centralized location for disaster response.

POLICY 9-5-1 Ensure that the City's planning for economic development increases economic resiliency, mitigating long-run economic risks such as future disruptions such as: infrastructure issues, technological disruptions, natural disasters, or national economic recessions.

&

POLICY 15-1-15 Redmond shall develop strategies that improve resiliency in times of crisis and reduce the potential negative impact to the whole city should any one system falter or fail. Improving resiliency means Redmond should maximize the variety of business types.

Response: The programmatic elements of the CORE3 facility and the physical space of the facility will better prepare emergency service personnel and create a coordination center for emergency response operations. Although the facility itself will not be a major employment center, the facility's programmatic elements will better equip Redmond's and the region's emergency service personnel to help protect businesses and residences throughout the region. Planning for the CORE3 facility through the proposed UGB amendment is consistent with these policies and will allow the city to mitigate an identified economic long-run risk – natural disasters.

POLICY 9-5-6 Ensure that Redmond has the services and amenities necessary to for residents of Redmond. These services and amenities include those in Policy 9-5-6 but also include parks and open space, public library, and public safety services. Redmond should

also ensure that there are opportunities for development of housing and services for seniors, such as assisted living and other senior housing opportunities.

&

POLICY 11-1-4 Maintain and enhance the provision of police, fire and emergency medical services for residents.

Response: The proposed UGB amendment is consistent with these policies because it will allow for a CORE3 facility to satisfy local and regional needs for a centralized public safety training facility and a coordination center for emergency response operations. Programmatic facility elements will enhance Redmond's public safety services. Redmond's current and future residents and businesses will be better served by police, fire, and emergency medical services through the facility's development.

POLICY 11-2-1 Coordinate public facility planning for the Redmond UGB with participation and assistance from Deschutes County and the following service providers:

- ***Transportation – Deschutes County, Oregon Department of Transportation,***
- ***Burlington Northern Santa Fe Railroad, Central Oregon Intergovernmental Council – Cascade East Transit.***
- ***Water – Brentwood Water Association, Avion Water, Central Oregon Irrigation District***
- ***Sewer***
- ***Storm Drainage – Deschutes County, Central Oregon Irrigation District***
- ***Parks – Deschutes County, RAPRD, Redmond School District.***

Response: Appendix D. Public Facilities Plan and Appendix E. Transportation Studies (TGR – TPR) demonstrate orderly, economic, and efficient public facility serviceability for the subject site. With previous inclusion in the UGB, prior to 2019, the subject site has been included in past discussions between service providers regarding public facility planning. Throughout this process, COIC has been in coordination with Deschutes County Transportation department and City of Redmond public works. Development of the CORE3 facility will require more detailed discussions with service providers during future land use entitlements and building permits.

POLICY 2-2-4 Adopt a Comprehensive Plan Map that identifies planned uses for all land within the Redmond Urban Growth Boundary (UGB). The land use designations in the above table will be used on the Comprehensive Plan Map to designate areas intended for the land uses described. The table also includes a list of City and County zoning designations that are compatible with the associated Comprehensive Plan Map designation. All property added to the UGB from the Urban Reserve Area (URA) is considered to have an Urban Holding Area Comprehensive Plan designation and an Urban Holding-10 (UH-10) zone. Urban development consistent with the Plan designation may not be approved until the land is annexed to the City of Redmond and rezoned consistent with the zoning categories listed.

&

POLICY 14-1-5 When land is brought into the UGB, it shall be designated Urban Holding (UH-10) on the comprehensive plan map.

&

POLICY 14-1-6 The UH-10 plan designation may be changed when the land is annexed and approved for urban zoning through a Master Plan approval process.

&

POLICY 14-1-7 Land that is designated UH-10 on the Comprehensive Plan Map shall be planned for urban development using a Master Development Plan or Partial Master Development Plan. Such plans may be approved through a quasi-judicial land use process and should be prepared so that contiguous UH-10 zoned parcels are covered by the plan. Minority property holdings that abut or are surrounded by a proposed Master Development Plan or Partial Master Development Plan may be included in the plan without landowner consent, but City annexation and rezoning may be delayed until requested by the landowner.

Response: These policies establish the rezoning process during UGB expansions for moving from county comprehensive plan designation to city. Inclusion lands are first zoned county UH-10, and then once a MDP is approved the area is allowed to be rezoned.

This application package contains five sequential land use narrative packages. Part 3 contains the requested MDP approval. Ultimately, we are proposing the city and county rezone the subject site from county EFU, to county UH-10, to city PF in a sequential decision process, adhering to the rezoning process established in these policies. Please see Parts 3, 4, and 5 for more information on the rezoning requests.

POLICY 14-2-1 The establishment and change of the UGB shall be a cooperative process between the City of Redmond and Deschutes County.

&

POLICY 14-3-4 The City of Redmond will adopt and implement IGAs with Deschutes County and other agencies to facilitate long-range transportation planning and master planning of the Redmond Urban Reserve Area.

Response: The City of Redmond and Deschutes County have a cooperative UGB amendment process, as established in the joint management agreement for the Redmond unincorporated urban growth areas and the urban reserve areas (see Appendix I.2. Redmond-Deschutes County Joint Management Agreement). Policy 4-2-1 in the Deschutes County Comprehensive Plan states that the county will “participate in the processes initiated by cities in Deschutes County to create and/or amend their urban growth boundaries.”

The requested UGB amendment is proposed to both the city and the county. Both city and county processes have been followed, in accordance with the joint management agreement, RDC, RCP, DCC, and the Deschutes County Comprehensive Plan.

POLICY 14-3-3 Urban Reserve Area lands will be included within the UGB on a phased basis as the need for urbanizable land warrants an expansion. The City and County may establish a strategy and priority for expanding the UGB based on factors such as proximity to existing urban development and ability to extend public facilities and services in an orderly and efficient manner.

Response: The proposed UGB expansion includes URA land. The subject site was identified through a site selection process consistent with Goal 14 and Division 24. This is summarized in sections 2 and

3.2.1, and discussed in detail in Appendix F. Site Selection Analysis and Division 24 Findings. Evaluation of locational site needs identified the southern portion of the eastern URA as the only suitable expansion area for the CORE3 facility.

RCP policy 11-1-7 establishes three site and locational characteristics necessary to site the CORE3 facility. Two locational characteristics include adjacency to the Redmond Municipal Airport and access to the state's highway system. Because of these necessary site needs, the proposed UGB expansion is onto the southern portion of the eastern URA land.

In order to evaluate the extension of public facilities and services in an orderly and efficient manner, the proposal is required to demonstrate compliance with Goals 14, 12, and 11. Goal 14 prioritization and location factors are discussed in Appendix F: Site Selection Analysis and Division 24 Findings. Goal 11 is addressed in Appendix J: Statewide Planning Goal Analysis and Appendix D: Public Facilities Plan. Goal 12 is addressed in Appendix J: Statewide Planning Goal Analysis and Appendix E. Transportation Studies (TGR – TPR).

POLICY 14-3-5 The City will encourage the preparation of Framework Plans for urban reserve area(s) prior to approving an UGB amendment consistent with the City/County Urban Area Management Agreement.

Response: The subject site is within the eastern URA. The Eastside Framework Plan was prepared in 2008 for the eastern URA consistent with this policy.

The Eastside Framework Plan did not consider the unique needs of a regional public safety training facility and coordination center for emergency response operations. The CORE3 facility is a unique public facility with specific needs relating to site characteristics, size, and location. The proposed UGB amendment is regulated by state law and must supersede the conceptual URA planning of the Eastside Framework Plan. The proposed site will be designated for Public Facility use. Therefore, the Master Development Plan proposed in Part 3. MDP will be consistent with the RCP.

The subject site will be zoned PF, with a MDP for the CORE3 facility on the subject site. OAR 660-024-0050(7)³ and RCP Policy 11-1-7 prevent any zoning or uses that are inconsistent with the land needs used to justify the UGB expansion.

POLICY 14-3-8 Property owners have the opportunity to request that land within a designated Urban Reserve Area be included within the UGB, based on consideration of the following factors outlined in Statewide Goal 14, as amended. The Goal generally includes:

- ***Demonstrated need to accommodate urban population growth requirements;***
- ***Need for housing, employment opportunities and livability;***

Response: The UGB expansion is based on a multi-agency regional and statewide collaborative effort, which culminated in RCP policy 11-1-7. This policy establishes a need, and site requirements necessary for, the CORE3 facility in Redmond. See sections 2 and 3.2.1 for more details.

³ (7) Lands included within a UGB pursuant to OAR 660-024-0065(3) to provide for a particular industrial use, or a particular public facility, must be planned and zoned for the intended use and must remain planned and zoned for that use unless the city removes the land from the UGB.

- **Orderly and economic provision of public facilities or services;**

Response: Serving the site with public facilities will be orderly, economic and efficient. Evidence is contained in Appendix D. Public Facilities Plan, in responses in section 3.2.1, and section 3.2.10, and in Appendices F and J.

- **Maximum efficiency of land uses;**

Response: One of the primary objectives of the CORE3 facility is efficient provision of regional training and emergency response facilities. Rather than individual locations with land needs across the region, these facilities are planned in a central location with internal and external synergies – each portion of the site can be used by multiple agencies, and the entire site is close to air and ground transportation. The site's efficient layout of facilities is further discussed in Part 3. MDP.

- **Retention of agricultural land;**

Response: By following the priorities in Goal 14, the proposed UGB expansion includes only land within the URA that has already been dedicated for future urban use. No agricultural land outside of URA boundaries is included in the proposed expansion. Additionally, DEQ has determined that the site is not appropriate for any agricultural use (see Appendix I.5).

- **Compatibility of urban uses with nearby agricultural activities; and**

Response: The subject site is designated URA and is already committed to future urban use. Compatibility with nearby agricultural activities was considered and addressed in the URA designation process. In addition, Part 3. MDP directly addresses compatibility of the CORE3 site with adjacent uses and proposes significant buffers around the facility to reduce urban-rural conflicts.

- **Environmental, energy, economic and social consequences.**

Response: Environmental Consequences. As discussed under Goals 5 and 6 in Appendix J: Statewide Planning Goal Analysis, no natural resources have been mapped or identified within the proposed bounds of the subject site. Any future development of the CORE3 facility will require compliance with both Goal 5 and 6 policies and measures, including regulations and mitigation measures related to air quality.

Energy Consequences. As discussed under Goal 13 in Appendix J: Statewide Planning Goal Analysis, efficient provision of multi-agency public facilities and services on the CORE3 site will reduce vehicle miles traveled for routine training within the region. Energy consequences of the proposed UGB expansion are positive.

Economic Consequences. As discussed under Goal 9 Appendix J: Statewide Planning Goal Analysis, expanding the UGB to allow development and use of the CORE3 facility will bring employment, visitors, and commercial spending to Redmond. Economic consequences of the proposed UGB expansion are positive.

Social Consequences. In general, public safety training and disaster preparedness is a social positive, as it increases safety and peace of mind for local, regional, and state residents. The proposed CORE3 facility is supported by all local and regional public safety agencies, as well as state agencies, for this reason. Social consequences of the proposed UGB expansion are positive.

3.4 RDC 8.0760(4) That there is a change of circumstances, further studies justifying the amendment or mistake in the original zoning.

Response: 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 (See Appendix I.3. Central Oregon Emergency Services Center Viability Assessment). COIC then published a Strategic Business Plan in October 2020 that 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 (See Appendix I.1. Strategic Business Plan).

The new RCP policy 11-1-7 puts into policy what has already been determined through multi-agency efforts and reports over a span of several years: that a new, regional emergency response center is needed in Central Oregon and would be used by public entities, private users, and other regional and state agencies. This documented need—paired with the fact that no suitable site could be identified within the existing UGB—has created a change in circumstances that justifies the amendment of the UGB to accommodate a suitable site.

4 Conclusion

The proposed UGB amendment to provide land for the 228-acre Phase I and Future Phase Master Development Plan of CORE3 facility meets most of the identified public facility land need for a regional emergency services training and coordination center in Redmond. Site selection was based on identified site and locational characteristics contained in RCP policy 11-1-7:

- 300 contiguous acres of suitable vacant land;
- Within one-quarter mile of the Redmond Airport; and
- With direct access to a state highway without the need to travel through designated residential or commercial areas.

After a site selection analysis based on these factors, there are no suitable sites with the existing UGB to satisfy this need. A suitable site was identified in the southern portion of the eastern URA adjacent to the City of Redmond, and a Master Development Plan for 228 acres of the site is included in this application package. UGB expansion onto the subject site meets Goal 14 priorities for UGB expansion, and this narrative and attached appendices demonstrates that the proposed UGB amendment is consistent with RDC 8.0760 Criteria for Amendments and consistent with all applicable ORSs, Statewide Planning Goals, and RCP policies.

Central Oregon Intergovernmental Council: Central Oregon Ready, Responsive, Resilient (CORE3) Facility

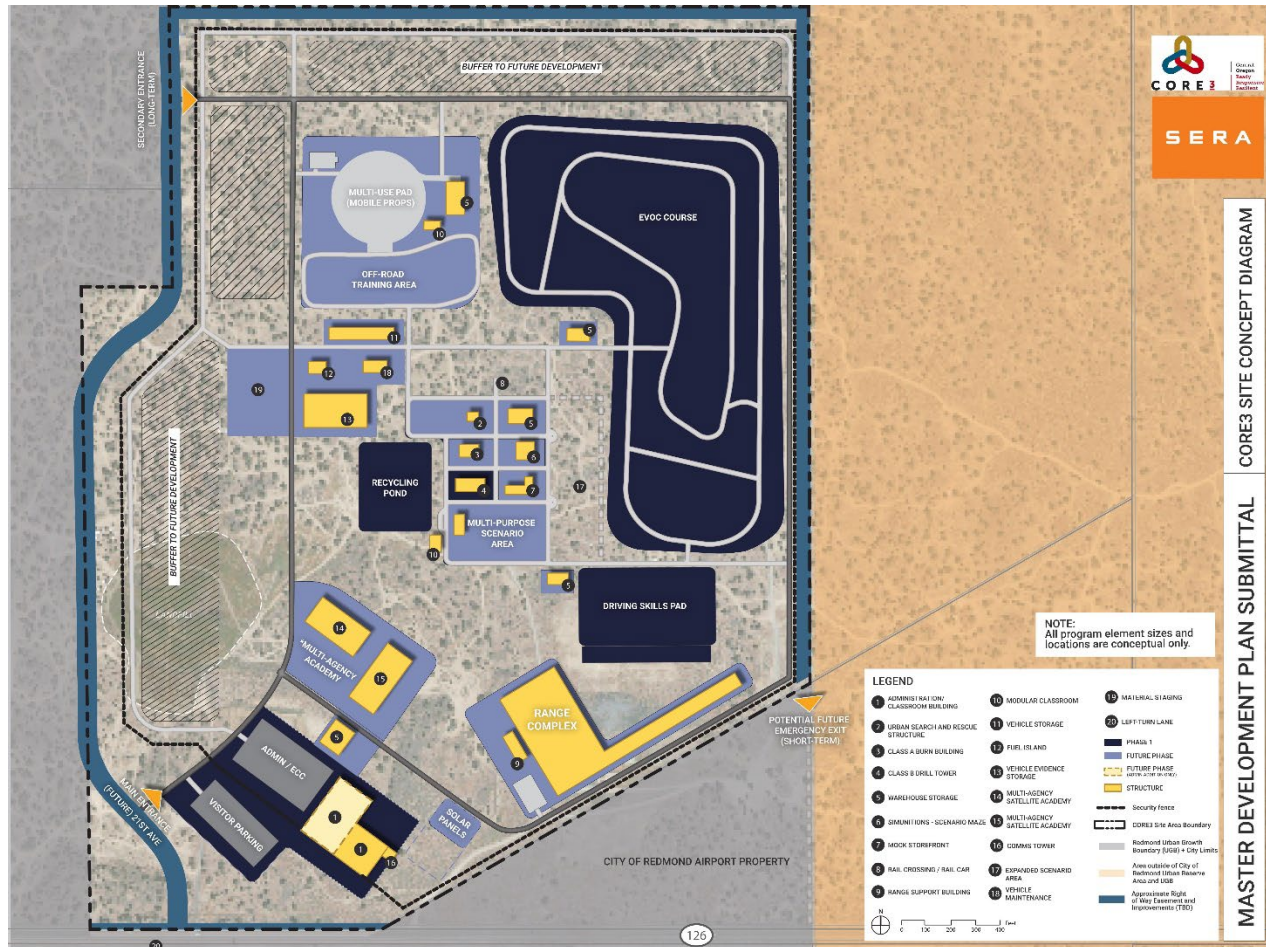


Figure 1 CORE3 Master Development Plan

Part 3. Master Development Plan

Prepared by SERA Architects
In coordination with Winterbrook Planning, Kittelson & Associates, and HHPR Inc.
This project is funded by Oregon general fund dollars through the Department of Land Conservation and Development. The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

December, 2023



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Application Narratives:

Introduction to Land Use Applications

Part 1. Comprehensive Plan Text Amendment

Part 2. Urban Growth Boundary Amendment



Part 3. Master Development Plan

Part 4. Redmond Zone Change & Annexation

Part 5. Deschutes County Plan Map & Zone Change

General Information

Applicant:	Central Oregon Intergovernmental Council (COIC) Scott Aycok, COIC Community and Economic Development Director, 1250 NE Bear Creek Rd. Bend, OR 97701 541-390-4653, SCotta@COIC.org
Representative:	Jesse Winterowd, AICP, Winterbrook Planning 610 SW Alder Street, Suite 810 Portland, OR 97205 503-827-4422 ext. 109, Jesse@WinterbrookPlanning.com
Property Owner:	Kristie Bollinger, Deschutes County Property Management 14 NW Kearney Avenue Bend, OR 97703 541-385-1414
Site Address:	No Situs
Tax Lot ID:	151300-00-00103
Current Zoning:	Deschutes County Exclusive Farm Use – Alfalfa Subzone
Proposed Zoning:	City of Redmond Public Facility
Proposal:	Part 3 in a series of five narratives necessary to permit the CORE3 facility in the City of Redmond. This narrative describes the master development plan and addresses all applicable criteria.

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- Appendix J. Statewide Planning Goal Analysis
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Reference Documents

- City of Redmond Comprehensive Plan (2020)
- City of Redmond Transportation System Plan (2020)
- City of Redmond Economic Opportunity Analysis (2020)
- City of Redmond Parks Master Plan (2018)
- Deschutes County Transportation System Plan (2010)
- City of Redmond UGB Adjustment, Redmond Ordinance No. 2020-01 (2019)

Abbreviations

- (BLM) Federal Bureau of Land Management
- (BOCC) Board of Deschutes County Commissioners
- (COIC) Central Oregon Intergovernmental Council
- (CORE3) Central Oregon Ready, Responsive, Resilient
- (DLCD) the Oregon Department of Land Conservation and Development
- (DCC) Deschutes County Code
- (DCCP) Deschutes County Comprehensive Plan
- (ECC) Emergency Communications Center
- (EFU) Deschutes County Exclusive Farm Use Zone
- (EOA) Economic Opportunities Analysis
- (EVOC) Emergency Vehicle Operator Course
- (FEMA) Federal Emergency Management Agency
- (JMA) Redmond-Deschutes County Joint Management Agreement
- (MDP) City of Redmond Master Development Plan
- (OAR) Oregon Administrative Rules
- (ODOT) Oregon Department of Transportation
- (ORS) Oregon Revised Statutes
- (PF) City of Redmond Public Facility Zone
- (RCP) Redmond Comprehensive Plan
- (RDC) Redmond Development Code

- (RUUGA) Redmond Unincorporated Urban Growth Area
- (TGR) Trip Generation Report
- (TPR) Transportation Planning Rule – OAR Chapter 660, Division 012
- (TSP) Transportation System Plan
- (UGB) or (RUGB) Redmond Urban Growth Boundary
- (UGB Rule) the Urban Growth Boundary Rule – OAR Chapter 660, Division 024
- (URA) or (RURA) Redmond Urban Reserve Area
- (UH-10) Deschutes County Urban Holding Zone

1 Relation to Other Land Use Applications

This application narrative is the third in a series of five narrative parts containing seven applications to develop the Central Oregon Ready, Responsive, Resilient (CORE3) facility in the City of Redmond. Three unattached applications include two partition applications and a variance to final plat requirements. An overview of the project and additional information on required applications are contained in the Introduction to Land Use Applications.

The City of Redmond requires all areas zoned UH-10 to have an approved Master Development Plan (MDP) prior to annexation and rezoning to a city zoning designation. This application narrative part contains findings to support the adoption of a MDP for the CORE3 facility site.

This application narrative is organized by the following:

- **Section 2** contains context and information about the proposed MDP.
- **Section 3** contains responses to approval criteria for the MDP. These are found in RDC 8.0270(3)(B).
- **Section 4** contains responses to the MDP submittal requirements, additional approval criteria, and approval process. These criteria are found in RDC 8.0270(3)(C).

Responses to these criteria and supporting evidence are described in the sections to follow.

Responses are shown in standard font. All Statewide Planning Goals, OARs, ORSs, RCP policies, and the RDC are shown in ***bold italic font***.

2 MDP Overview & Elements

In September of 2020, the COIC developed a Strategic Business Plan (Appendix G.1) identifying a need for, and preliminary siting requirements for, a centralized public safety training facility. The CORE3 facility will address a critical need for both a centralized public safety training facility and a coordination center for emergency operations.

CORE3 Mission: To deliver a high caliber public safety training and emergency coordination facility that enhances public safety, builds resilience, and mitigates risk.

CORE3 Vision: A model center in Central Oregon for public safety providers which delivers superior, collaborative emergency services training and coordination across disciplines, creating a safe and resilient Oregon.

2.1 CORE3 Facility Goals and Objectives

The CORE3 facility is required to address a critical local, regional, and state public facilities need. Addressing that public facilities need is the primary goal of the CORE3 facility. To achieve this goal, the facility is designed to meet a series of four objectives. The CORE3 facility is designed to satisfy that public facilities need through the following objectives:

Training Facilities: Central Oregon has insufficient facilities to meet existing, minimum mandatory training needs of public safety personnel. In a growing region, the need for trained public safety and emergency service professionals is increasing, and the CORE3 facility will incorporate industry best practices to ensure that the best training is provided to those that need it. There are significant operational and performance benefits and financial efficiencies to collocating these facilities. The CORE3 facility will enable multiple emergency response agencies to coordinate logistics during the training stage, rather than having to do so in the field while responding to an emergency. It will also enable multiple agencies to share certain program elements, reducing the public funds needed for construction overall.

Emergency Coordination Center: This facility will provide a dedicated, multi-agency coordination center for emergency operations and regional recovery, as well as a centralized base for disaster response coordination that the region currently lacks.

Classrooms and Practical Learning Spaces: The facility will provide opportunities for Central Oregon Community College's public safety programs, to support public safety and provide workforce training.

State Resiliency Center: U.S. Highway 97 has been identified by the FEMA as a critical facility and the Redmond Municipal Airport as a staging site for emergency response and recovery efforts during the event of a major natural disaster. Because there is far less likelihood of damage to facilities in Central Oregon than in the western portion of the state – including Salem – the CORE3 facility will be relied upon extensively after a Cascadia subduction zone event. CORE3 will provide a space for the continuity of state governance in the first weeks and months after a catastrophic event. Proximity to Redmond Airport will be essential in this and other major regional disruption events.



Figure 2 Bend Police Drone Training (<https://core3center.org/>)

2.2 Major Program Element Types

The multi-agency facility will incorporate a variety of program types for training emergency responders in the region. These program types can be broken down into the following categories which represent the proposed features and structures of the full build out of the concept plan. All MDP plans are contained in Appendix C. As shown in the Master Development Plan, the majority of the 228 acres is not occupied by buildings, and many of the anticipated buildings would be used for training scenarios.

Academic and Administrative Facilities: The main Administration and Classroom building will house office space, various classrooms, a defensive scenario training room and a simulations classroom. In addition, there will be public restrooms, meeting and conference rooms, a library, auditorium and complete locker rooms and showers for instructors and training personnel. This building will also act as the Emergency Coordination Center (ECC) in the event of a major disaster and could support other temporary programs for emergency uses and continuous operations for public entities. A wireless communications tower will need to be included in order to support this emergency functionality.

The Multi-agency Academy is a potential future large space for a 16-week long training academy which could be supported by facilities such as cafeteria, personal hygiene, fitness, kitchen, and dining hall. It could also temporarily house emergency personnel in case of a disaster event.

There are also plans for the site to house a few remote, small, modular classroom buildings to support training in the field adjacent to other program elements.

Multi-Purpose Scenario Area and Training Props: This is the centralized training area with specialty buildings to support emergency response training for police and fire personnel. These structures support search and rescue and pursuit training under various conditions. They benefit from being together in a street-grid formation to help simulate larger events.

Vehicular Training: The CORE3 site will contain several courses of different types of terrain to help with training for vehicle operations and pursuits. These include the Emergency Vehicle Operator Course (EVOC) and the driving skills pad, the off-road training area,

Specialized Training Areas: There are other unique features and facilities as part of the CORE3 project that will support specialized activities on the site. These include a gun range an aircraft rescue fire trainer, train derailment props, and a multi-purpose pad that can support a variety of specialized and mobile props.

Storage and Maintenance: In order to support the operations of this facility, there will be several types of storage and maintenance facilities on site. These will store equipment and supplies to support and maintain the site, cached emergency supplies, vehicles, and will help maintain the specialized vehicles and training props. A fuel island will help support training vehicles as well as emergency response vehicles in an emergency event in order to avoid going through downtown Redmond.

2.3 Site Concept Layout

The MDP is contained in Appendix C and shown in Figure 3 on the following page. This section contains descriptions of the general elements of the plan, including driving forces that influenced the siting of CORE3 facility elements. For instance, admin and academic facilities were clustered near the southern main entrance to act as a “gate” to the CORE3 facility and program elements.

Buffers and Setbacks: The concept plan designates large buffers on the North and West sides of the CORE3 site area to ensure separation between the training facilities and adjacent uses. Training facilities are to be set away from these edges to minimize impacts to future development. The project will work with the City of Redmond Engineering Department as well as ODOT to ensure proper setbacks and easements are designated along the site perimeter to support future roadway development as needed.

Efficiency: The Site Concept Plan lays out the program to take advantage of key programmatic adjacencies in order to maximize collaborative training opportunities across the different agencies. Similar uses are grouped together with some internal buffers between functions to create separation for safety and disturbance reasons. The loop road allows for efficiency and safety for on-site circulation, as well as utility distribution.

Access and Parking: Main access for the CORE3 site will be from the south side of the property, off of a future 21st Ave that connects to E. HWY 126. There will be a visitor parking lot outside of the security perimeter before you reach the secured entry point. Parking for the main Administrative and Classroom building will also be provided inside of the entry. Other small parking areas will be provided throughout the site for access to the various training facilities.

While only one access point is currently required to meet Redmond Fire Department standards for Phase 1 development, a second access/egress point is recommended for resilience and redundancy purposes to serve emergency response events. Ideally this second point would be located at the Northwest corner of the site and tie into the future extension of 21st Ave. While that is still in development, it makes sense to pursue a temporary access easement across the City of Redmond Airport property to the south, inside the UGB. This is conceptual only and approval for this easement will be a future process, outside of this application.

Landscaping: The site and landscape design will be developed as each phase of work is designed. A minimum of 15% of each area will be landscaped, and a large portion of the site will remain as existing undeveloped native landscape, especially in the perimeter and internal buffer zones. Native and drought-tolerance species will be selected, and care will be taken to minimize any wildfire risk around structures.

2.4 Phasing

Based on the Strategic Plan, COIC anticipates that CORE3 MDP will be achieved in phases, with initial operations intended by the end of Year 2026 and full operations by the end of Year 2035. Phase I is anticipated to include the following components:

3 Redmond Development Code (RDC) 8.0270(3)(A) & (B) MDP Approval Criteria

The proposed MDP must meet RDC 8.0270(3)(A) and (B). Standard A sets the boundaries of the MDP. Standard B contains the MDP approval criteria. Responses to these standards are addressed in this section.

3.1 RDC 8.0270(3)(A) General

A. General. Master Development Plans (MDP or PMDP) shall be approved through a quasi-judicial review process. Application procedures and related fees for approval may be streamlined in order to promote timely development of urban planning for land zoned UH-10. The Community Development Director, or designee, shall inform the applicant during the mandatory pre-application stage if the proposed MDP area includes the necessary contiguous properties. The determination for the proposed plan area shall be based on utilizing the following factors:

- 1. Whether there are properties that abut or are surrounded by the plan boundary that would reasonably fit within the zoning concept for the area plan;**
- 2. Whether the extension of public services and infrastructure would be enhanced by the inclusion of abutting properties;**
- 3. Whether the total acreage of abutting or enclave properties is less than the acreage in the proposed plan area; and**
- 4. There is a community interest that would be served by including additional properties in the plan area.**

Response: A pre-application conference was held with the City on January 17th, 2023. The City agreed that the proposed MDP boundary is appropriate for the CORE3 facility. The MDP will only apply to the CORE3 facility site and proposed right-of-way of 21st Ave.

The CORE3 facility is a unique public facility, planned on 228-acres of URA land that will be brought into the Redmond UGB with approval of this application package (findings for the expansion are contained in application Part 2. UGB Amendment). As described in Section 2, the facility will contain multiple program elements and facilities that are specialized to the CORE3 facility. Because of the site size and specialized elements and facilities, the MDP plans for potential conflicts with adjacent lands through the use of large buffers and siting more intensive activities nearer to rural BLM land.

3.2 RDC 8.0270(3)(B) Review and Approval Criteria

B. Review and approval criteria for Master Development Plans (MPD) or Partial Master Development Plans (PMDP).

- 1. General. In the review of any application for a Master Development Plan, the Planning Commission and City Council, if required, shall consider the following:**

a. Whether the proposed Plan is generally consistent with the Framework Plan, adopted Area Plan, and Comprehensive Plan in terms of land use, density, transportation systems and networks, adequacy of infrastructure and open space.

Response: The subject site is within the eastern URA. The Eastside Framework Plan was prepared in 2008 for the eastern URA and guides development. The Eastside Framework Plan did not consider the unique needs of a regional public safety training facility and coordination center for emergency response operations. The CORE3 facility is a unique public facility with specific needs relating to site characteristics, size, and location. The Site Selection Analysis and Division 24 Findings (Appendix F) concludes that the site is the only suitable location for the CORE3 facility, based on needed site characteristics and land inclusion priorities.

The proposed UGB amendment will designate the expansion area for public facility use. UGB expansions are regulated by ORS 197, as implemented by OAR 660-024; therefore, the proposed UGB expansion process and requirements supersede conceptual planning contained in the Eastside Framework Plan. Through adoption of the proposed UGB amendment, the RCP designation of Public Facilities will be the controlling land use designation for the proposed expansion area. OAR 660-024-0050(7)¹ prevents any zoning that is inconsistent with the land needs used to justify the UGB expansion. The subject site will be zoned PF (see Parts 4 and 5). This is consistent with the proposed comprehensive plan designation of Public Facility.

Appendix E. Transportation Studies (TGR – TPR) demonstrates that the proposed public facility will not overburden transportation facilities, and therefore will be consistent with the transportation system. The MDP proposal includes a new local road – 21st Ave. This road is not planned in the TSP, but it is consistent with the Eastside Framework Plan.

Appendix D. Public Facilities demonstrates that there will be adequate water and sewer capacity for the site. All stormwater will be managed on-site. The proposal is consistent with the City's public facility planning.

b. Whether the proposed Plan is generally suitable for the area in which it is proposed, considering existing and planned neighborhoods, shopping and employment areas, and natural resources and hazards.

Response: The Site Selection Analysis and Division 24 Findings (Appendix F) concludes that the site is the only suitable location for the CORE3 facility, based on needed site characteristics and land inclusion priorities. Further, the site is ideal for the facility because it is planned adjacent to the airport, and between industrial zoned land and land outside of the city URA/UGB, owned by BLM.

Airport adjacency is critical for the CORE3 facility. In the event of a major disaster, the facility will need to be readily accessible via air transport, without navigating through established residential or commercial areas. Further, due to the fact that FEMA will set up operations at the Redmond Airport in the event of Cascadia or another major natural disaster, the proposed CORE3 location is ideal in that public safety personnel may easily access both disaster response centers. The CORE3 proposed site is just north of the Redmond Municipal Airport; the Airport has been a participating

¹ (7) Lands included within a UGB pursuant to OAR 660-024-0065(3) to provide for a particular industrial use, or a particular public facility, must be planned and zoned for the intended use and must remain planned and zoned for that use unless the city removes the land from the UGB.

partner in the CORE3 definition and design process, and the airport will also benefit from locating the CORE3 facility on the subject site, making the proposed MDP highly suitable for this location.

The property to the east – owned by BLM – is unlikely to develop for urban uses in the near future. Siting the facility on the urban fringe is ideal for the proposed program elements contained in the MDP. Significant buffers will mitigate any potential impacts to adjacent lands to the west and east. This design and the site's location make it suitable for the CORE3 facility.

c. Whether the proposed Plan is functionally integrated with developed or planned areas.

Response: Areas within the URA north of the site are planned for mixed-use employment and light industrial uses. The plan also includes a grid network of roads. Land to the west is within the UGB and zoned light industrial, this area is committed for the future Oasis Village. All land adjacent to the site is currently vacant.

Although the CORE3 site does not need to conform to the Eastside Framework Plan, it will enable future development of the mixed-use and industrially planned land in the north. The CORE3 proposal includes full buildout of a new north-south road (21st Ave.) and a new east-west road along the northern property line. Both of these connections will provide access and utility services for the eventual development of lands to the north and west.

The CORE3 facility has been designed to mitigate any potential impacts through the use of buffers and siting program elements with potentially more impacts towards the eastern side of the site, adjacent to BLM land.

To the south is the Redmond Municipal Airport. Similar to the airport, the CORE3 facility will be a public facility use with limited access to users. The Redmond Municipal Airport has been a partner in the CORE3 definition and design process and will also benefit from the siting and location of facility, making the proposed Plan functionally integrated with this existing and major development.

Lastly, the proposed administrative buildings will be visible from E. HWY 126. As the eastern-most part of the City, along E. HWY 126, the CORE3 facility will function as a “gateway” into Redmond. Building designs will be developed with this gateway concept in mind.

d. The proposed Plan meets the applicable Great Neighborhood Principles.

Response: The Great Neighborhood Principles are contained in RDC 8.270(3)(C)(14). Applicable principles and findings are discussed in Appendix K: Great Neighborhood Principles Findings. The MDP is consistent with the Great Neighborhood Principles.

4 Redmond Development Code (RDC) 8.0270(3)(C) Submittal Requirements and Approval Process

C. Master Development Plan (MDP) or Partial Master Development Plan (PMDP) Submittal Requirements and Approval Process.

An application for approval shall include the submittal requirements set forth in the City's Land Use Review application form as well as the elements described below.

1. Narrative. A narrative shall set forth the goals and objectives of the plan and describe the urban characteristics of the planned area.

Response: Section 2.1 contains a description of program elements and the driving forces that influenced the siting of CORE3 facility elements. This section addresses the goal and the four objectives of the CORE3 facility.

2. Neighborhood Meeting. Proof a neighborhood meeting was conducted to provide an opportunity for the applicant to meet with surrounding property owners discuss the proposal. See Section 8.0385 for meeting requirements.

Response: A neighborhood meeting was held on March 13, 2023, at Redmond City Hall. Evidence of the neighborhood meeting is contained in Appendix I. All requirements and procedures of RDC 8.0385 were followed, as shown in Appendix I.

3. Development Plan Map. A map of the plan area and surrounding vicinity shall indicate planned land uses for each land parcel in the area, including plans for park and open space and community facilities, if known. The plan shall show proposed comprehensive plan map designations and zoning. The plan shall include a list of all affected properties with tax lot numbers, current ownership, parcel size, and other information that is pertinent to the plan.

&

4. Land Use Diagram. The land use diagram shall generally indicate the distribution and location of planned land uses for the master plan area, including plans for park and open space and community facilities, if known. The plan shall show proposed comprehensive plan designations, zoning, and density.

Response: The Vicinity and Zoning Map in Appendix C shows the CORE3 site in context with surrounding land uses, proposed and existing zoning, and adjacent tax lots. An Existing Conditions Plan in Appendix C shows current land uses, and the CORE3 Site Concept Diagram in Appendix C shows proposed program elements and site features. Together, these plans satisfy the requirements of these criteria.

5. Significant Resources Inventory. An inventory of significant natural resources, scenic and historic resources, and open space areas including those identified on the City's adopted inventory and those that have the potential to qualify for protection under Redmond's Goal 5 resource protection program. When significant resources are present, the proposed plan shall include a management plan to protect resource sites.

Response: The site contains no inventoried Goal 5 resources or potential Goal 5 resources. This criterion is not applicable.

6. Parks and Open Space. Identify land suitable for park and recreation use in accordance with the needs analysis in the City of Redmond Park Master Plan (Park Plan) and an adopted Area Plan. In particular, where the Park Plan indicates there is a need for neighborhood or community park, the master plan shall identify sites that may be suitable for park development using the design and location criteria from the Park Plan or an adopted Area Plan. Density transfers, SDC credits, dedication, and other value consideration may be

identified in the planning process to compensate property owners for land dedicated to public use.

Response: The CORE3 facility will be a secure facility, not open to the public. Program elements are planned to fill the entire 228-acre site. Public parks and open spaces are not proposed, and there are no proposed parks or trails in the Park Plan on the CORE3 site.

7. Air, Noise, and Water Resources. Review air, noise and water resources that may be impacted by planned development and address how adverse impacts will be avoided or mitigated in compliance with applicable local, state, and federal regulations. The analysis may use City public facility plans, technical studies, and policies to meet this requirement when those plans address how urban development in the plan area can be served. In these instances, the Master Development Plan must show that the envisioned land uses in the plan area are consistent with the land use assumptions in the public facility plans. This requirement is particularly important for storm water management.

Response: All impacts from the CORE3 facility will be mitigated to ensure that the facility does not adversely affect existing resources or adjacent properties.

Air: The proposed training facilities on the site do include vehicle training courses. These courses are planned near the eastern portion of the site, away from potential urban development to the west and north, adjacent to BLM land. The CORE3 facility will also include burn buildings that could have impacts on air quality. To reduce impacts from these facilities on surrounding lands, element siting, design and operational program has been developed to best meet state and federal air quality standards.

The State of Oregon Department of Public Safety Standards and Training has adopted the 2019 Edition of the National Fire Protection Association's 1001 Standard for Fire Fighter Professional Qualifications. The Class A Burn Building and Class B Drill Tower (see Appendix C. MDP and Figure 3) are essential training components to provide a safe, secure and consistent training environment to fulfill certification requirements for fire behavior, search and rescue, ventilation, water supply, hose management, fire control, fire streams, sprinkler control, scene safety, and the practical use of self-contained breathing apparatus.

The Class A and Class B Burn Buildings are currently programmed for approximately 510 training hours annually. Of those training hours, Class A live burn training, using combustible materials such as hay and wood, will represent a small fraction of the total training hours annually. Class A live burn training operations are expected to occur a few times a month with the actual burns lasting less than hour. Class B fire training operations utilize propane fueled fire training props and theatrical smoke that is engineered to dissipate quickly.

As part of the CORE3 facility operation plan, live burn training operations must meet environmental parameters such as wind speed and direction to promote the rapid dissipation of smoke. The Class A and Class B training structures are strategically located on the site to take advantage of prevailing wind patterns to optimize the dissipation of smoke from populated areas.

Construction of the CORE3 facility will require additional local, state, and federal reviews to ensure that all potential air quality impacts are mitigated through element siting, structure designs, and operational program development.

Noise: The CORE3 facility is designed with large, landscaped buffers. The roughly 100-to-300-foot buffers are planned between the facility and potential uses to the west and north. More intensive uses such as the driving course have been purposefully sited away from potential development in the City and URA. The siting along with large buffers will mitigate noise the CORE3 facilitate may produce. Gun ranges planned for the Future Phase of development will be enclosed, with appropriate sound mitigation measures incorporated into the design.

Water: There are no existing water resources on the site. The land is largely undeveloped and is proposed to be developed with multiple buildings and outdoor training facilities. Any stormwater runoff from the proposed development is proposed to be managed on-site. In addition to the proposed training facilities, the CORE3 site will also contain an extensive network of potable water, sanitary-sewer, power, and telecommunication lines (see Appendix D.1 Public Facility Plan). As shown in Appendix D, the proposed MDP is consistent with planned and existing public facilities for this area.

8. Natural Hazard Areas. Inventory areas subject to natural hazards, particularly steep slopes, and program urban development that is suitable for the identified hazard areas.

Response: The proposed site area is generally flat, without hazardous steep slopes. While there are no significant forested areas on the site, the site is within a high-risk wildfire area defined by Deschutes County. However, the CORE3 proposal includes robust water infrastructure to serve training activities related to fire response. This water infrastructure will ensure that any wildfire risk potential is mitigated.

Additionally, the site contains several landfill and contaminated areas that require mitigation. These contamination sites are proposed to be mitigated. Per DEQ Record of Decision for Remedial Action, onsite disposal is recommended for this site. The soil containments are not mobile and would be reliably contained under sufficiently robust cover. Contaminated areas would be remediated per DEQ recommendation by utilizing soil or new infrastructure to cap and cover contaminated soil. The project team is working with Deschutes County to integrate the soil cover and hardscape remedial alternative into the proposed redevelopment. Contaminated soil and debris will be contained within soil berms and pavement surfaces proposed at the facility. The forthcoming remedial design and Contaminated Media Management Plan (CMMP) will document the remedial action and the future management requirements. Please see Appendix I.4 and I.5 for reports on groundwater and soil contamination and mitigation recommendations.

9. Residential Uses. Identify areas planned for housing development, if any, and the proposed zoning districts to be applied. The housing plan must identify a mix of housing types and densities so that the overall density in the area meets or exceeds the housing density objectives for the area that are identified in the Redmond Urban Framework Plan, adopted Area Plans, and the Comprehensive Plan. The Framework Plan and adopted Area Plans provide general guidance on housing densities that need to be achieved in order to meet future housing needs. Where proposed residential land uses differ from those shown in the Redmond Urban Framework Plan or adopted Area Plans, the master plan shall demonstrate how it meets the overall housing objectives of the Redmond Urban Framework Plan or adopted Area Plans. Applicants may propose new zoning districts when the proposed district(s) in total achieve the housing densities envisioned in the Redmond Urban Framework Plan or adopted Area Plans.

&

10. Employment Uses. Identify areas planned for employment use and/or mixed uses and the proposed zoning for these areas. Applicants may propose new zoning districts in cases where existing districts are not suitable for the planned development provided the proposed district(s) achieve similar land improvement values and/or employment densities envisioned in the Redmond Urban Framework Plan or adopted Area Plans.

Response: The CORE3 site is included in the Eastside Framework Plan. This Plan shows planned residential and employment uses on the site. However, the Eastside Framework Plan is outside of the UGB and does not contain land currently needed for Housing or Employment uses. Additionally, DEQ has determined that the site is not suitable for either residential or agricultural uses (see Appendix I.5). As described in response to 8.0270(3)(B)(a), the site will be designated as public facility, consistent with the identified public facility need in Goal 11 (Public Facilities) of the Comprehensive Plan and statutory requirements for UGB expansion location described in Part 1 and Part 2 application narratives in this package. The proposal contains no employment or residential uses.

11. Transportation Analysis and Diagram. Prepare a Transportation Impact Analysis (TIA) including a grid street plan that is consistent with street spacing and connectivity guidelines in the Redmond Transportation System Plan (TSP) and adopted Area or Framework Plans. The TIA shall identify and show:

a. The proposed classification for all streets.

b. The location of approved TSP improvement projects.

c. Any capital improvements that may need to be added to the TSP in order to serve the plan area.

d. Proposed bicycle pedestrian, and trail routes.

e. Demonstrate how planned transportation facilities will connect to transportation facilities in adjacent urban areas

Response: . A Transportation Planning Rule (TPR) analysis is included in Appendix E to respond to these requirements. The MDP (Appendix C) shows three public roads planned to run along the site's perimeter. These public roads will be classified as local roads and will connect the site with the existing transportation system. The proposed public roads are consistent with conceptually planned roadways within the Eastside Framework Plan. There are no capital improvements within the TSP planned for this area because the site is currently within the URA and will be brought into the UGB with Parts 1 and 2 of this application package.

12. Public Facilities Analysis and Diagram. The plan shall include a conceptual layout of public facilities, (including sanitary sewer, water, and storm drainage) needed to support the planned uses. The Public Facilities Analysis must be consistent with the city's adopted Public Facility Plan (PFP) and related facility master plans, including improvements related to the adopted Area Plan that may require amending the PFP.

Response: A Public Facilities Plan is contained in Appendix D.1. A Water and Sewer Capacity Analysis is contained in Appendix D.2. As demonstrated in these appendices, public facilities are

planned and sized appropriately to meet CORE3 facility needs and the future needs of adjacent development.

13. North Redmond US 97 Interchange Area Management Plan (IAMP) Compliance. The master plan shall [...]

Response: The site is not within the IAMP boundary.

14. Great Neighborhood Principles. MDPs shall address applicable Great Neighborhood Principles below. In instances where the property proposed for a MDP is located within the boundary of an adopted Area Plan, the MDP shall also address the Great Neighborhood Principles according to the specificity provided in the Area Plan.

Response: The CORE3 campus will not be open to the public. As such, we see the primary applicability of the Great Neighborhood Principles to be most relevant for the CORE3 project's edge conditions. The following principles are applicable and addressed individually in the pages that follow: Transportation; Open Spaces, Greenways, Recreation; Integrated Design Elements; Scenic Views; Urban-Rural Interface; and Green Design. Compliance with Great Neighborhood Principles is found in Appendix K.

5 Conclusion

The City of Redmond requires all areas zoned UH-10 to have an approved MDP prior to annexation and rezoning to a city zoning designation. This application narrative part addresses all applicable MDP approval criteria. The proposed MDP will be consistent with the RCP, will be suitable for the area and is designed to be functionally integrated with surrounding planned development, and meets all applicable Great Neighborhood Principles.

Central Oregon Intergovernmental Council:

Central Oregon Ready, Responsive, Resilient (CORE3) Facility

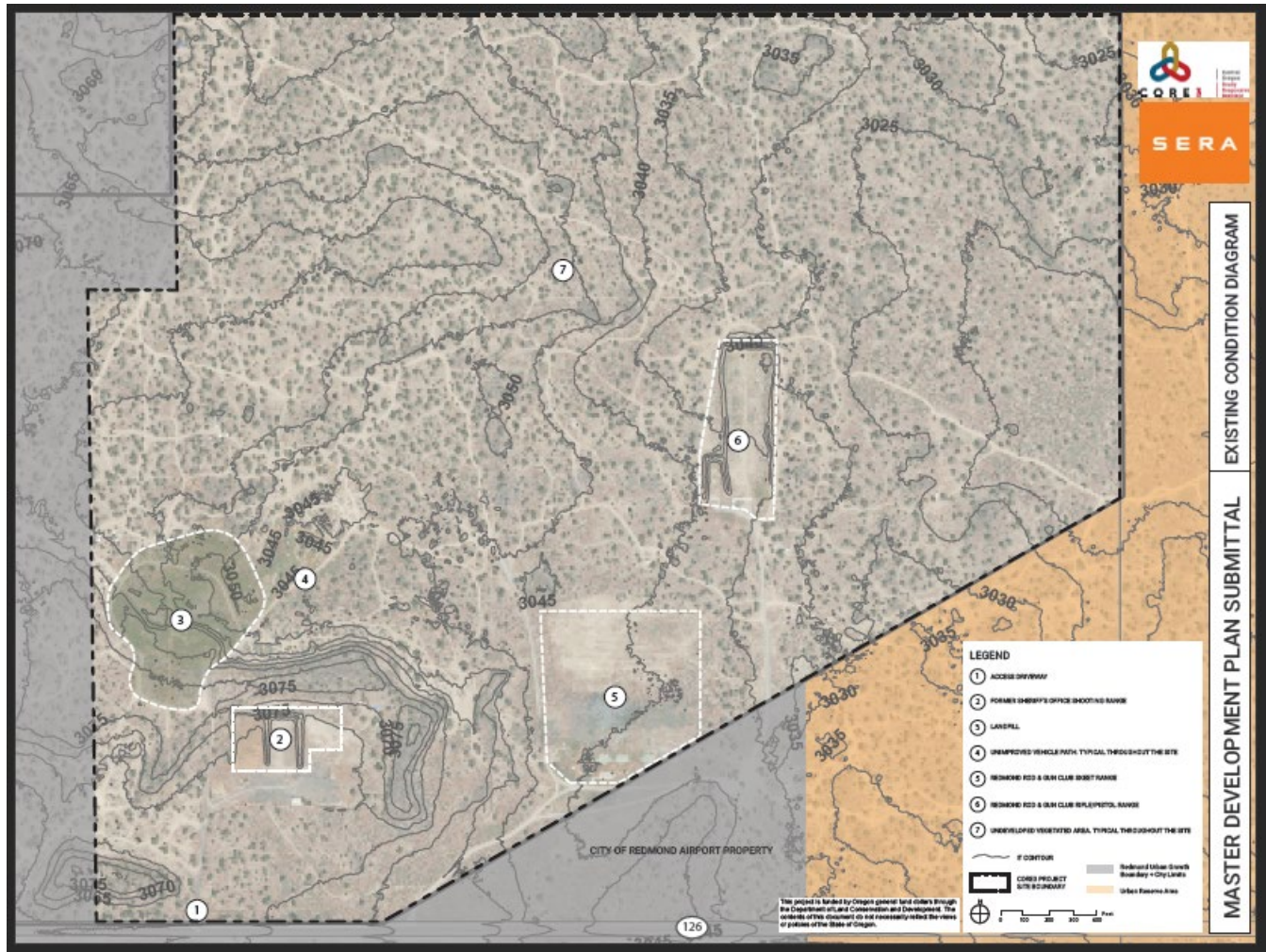


Figure 1 Existing Conditions Diagram

Part 4. Redmond Zone Change & Annexation

Prepared by Winterbrook Planning
In coordination with SERA Architects, Kittelson & Associates, and HHPR Inc.
This project is funded by Oregon general fund dollars through the Department of Land Conservation and Development. The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

December, 2023



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Application Narratives:

Introduction to Land Use Applications

Part 1. Comprehensive Plan Text Amendment

Part 2. Urban Growth Boundary Amendment

Part 3. Master Development Plan



Part 4. Redmond Zone Change & Annexation

Part 5. Deschutes County Plan Map & Zone Change

General Information

Applicant:	Central Oregon Intergovernmental Council (COIC) Scott Aycock, COIC Community and Economic Development Director, 1250 NE Bear Creek Rd. Bend, OR 97701 541-390-4653, SCotta@COIC.org
Representative:	Jesse Winterowd, AICP, Winterbrook Planning 610 SW Alder Street, Suite 810 Portland, OR 97205 503-827-4422 ext. 109, Jesse@WinterbrookPlanning.com
Property Owner:	Kristie Bollinger, Deschutes County Property Management 14 NW Kearney Avenue Bend, OR 97703 541-385-1414
Site Address:	No Situs
Tax Lot ID:	151300-00-00103
Current Zoning:	Deschutes County Exclusive Farm Use – Alfalfa Subzone
Proposed Zoning:	City of Redmond Public Facility
Proposal:	Part 4 in a series of five narratives necessary to permit the CORE3 facility in the City of Redmond. This narrative is for the rezone and annexation of the 300-acre subject site. The proposal is to rezone the land from UH-10 to PF, and annex into the City of Redmond.

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Reference Documents

- City of Redmond Comprehensive Plan (2020)
- City of Redmond Transportation System Plan (2020)
- City of Redmond Economic Opportunity Analysis (2020)
- City of Redmond Parks Master Plan (2018)
- Deschutes County Transportation System Plan (2010)
- City of Redmond UGB Adjustment, Redmond Ordinance No. 2020-01 (2019)

Abbreviations

- (BLM) Federal Bureau of Land Management
- (BOCC) Board of Deschutes County Commissioners
- (COIC) Central Oregon Intergovernmental Council
- (CORE3) Central Oregon Ready, Responsive, Resilient
- (DLCD) the Oregon Department of Land Conservation and Development
- (DCC) Deschutes County Code
- (DCCP) Deschutes County Comprehensive Plan
- (ECC) Emergency Communications Center
- (EFU) Deschutes County Exclusive Farm Use Zone
- (EOA) Economic Opportunities Analysis
- (EVOC) Emergency Vehicle Operator Course
- (FEMA) Federal Emergency Management Agency
- (JMA) Redmond-Deschutes County Joint Management Agreement
- (MDP) City of Redmond Master Development Plan
- (OAR) Oregon Administrative Rules
- (ODOT) Oregon Department of Transportation
- (ORS) Oregon Revised Statutes
- (PF) City of Redmond Public Facility Zone
- (RCP) Redmond Comprehensive Plan
- (RDC) Redmond Development Code
- (RUUGA) Redmond Unincorporated Urban Growth Area
- (TGR) Trip Generation Report
- (TPR) Transportation Planning Rule – OAR Chapter 660, Division 012
- (TSP) Transportation System Plan
- (UGB) or (RUGB) Redmond Urban Growth Boundary

- (UGB Rule) the Urban Growth Boundary Rule – OAR Chapter 660, Division 024
- (URA) or (RURA) Redmond Urban Reserve Area
- (UH-10) Deschutes County Urban Holding Zone

1 Relation to Other Land Use Applications

This narrative part is the fourth in a series of five narrative parts containing seven applications to develop the Central Oregon Ready, Responsive, Resilient (CORE3) facility in the City of Redmond. Three unattached applications include two partition applications and a variance to final plat requirements. This application contains findings to support the rezoning and annexation of the subject site. An overview of the project and additional information on required applications are contained in the Introduction to Land Use Applications.

The requested annexation and rezoning (comprehensive plan and zoning map amendment) from county UH-10 to city PF is to ensure consistency between the MDP, RCP, and RDC. Specifically, as required by:

RDC 8.0085 Zoning of Annexed Areas. Property annexed to the city shall be zoned in compliance with approved Urban Area Master Plans or with a zoning classification that is compatible with planned land use designations in the Comprehensive Plan, the Redmond Urban Area Framework Plan, as determined by the City.

This application narrative is organized by the following:

- **Section 2** contains approval criteria for the Redmond Comprehensive Plan and Redmond Zoning Map amendments¹ and annexation applications. These are found in RDC 8.0760.
- **Section 3** contains additional approval criteria and procedures for annexation into the Redmond city limits. These are found in the Redmond-Deschutes County Joint Management Agreement (JMA)(see Appendix I.2.)

Responses to these criteria and supporting evidence are described in the sections to follow. Winterbrook's responses are shown in standard font. All Statewide Planning Goals, OARs, ORSs, RCP policies, the JMA, and the RDC are shown in **bold italic font**.

2 Zone Change & Annexation Consistency with RDC

The proposed comprehensive plan and zoning map amendment must meet RDC 8.0760 Criteria for Amendments. RDC 8.0760 reads as follows:

- 1. In conformity with all applicable State statutes;***
- 2. In conformity with the State-wide planning goals whenever they are determined to be applicable;***
- 3. In conformity with the Redmond Comprehensive Plan, land use requirements and policies; and***
- 4. That there is a change of circumstances, further studies justifying the amendment or mistake in the original zoning.***

¹ Note that the City of Redmond has a single mapping system, providing both comprehensive plan and zoning designation on one map.

Responses to each of these criteria are contained in sections 2.1 through 2.4.

2.1 RDC 8.0760(1) In conformity with all applicable State statutes;

ORS 197.250 Compliance with goals required

Response: Adopted comprehensive plans – and land use regulations to carry out those comprehensive plans – must comply with all Statewide Planning Goals and implementing administrative rules. The proposed annexation and comprehensive plan and zoning map amendment to the adopted and acknowledged RCP will comply with all applicable goals, as demonstrated in Appendix J. Statewide Goal Analysis. Appendix J is also referenced in response to RDC 8.0760.2 (see section 2.2).

ORS 197.610 Submission of proposed comprehensive plan or land use regulation changes to Department of Land Conservation and Development; rules.

Response: The City of Redmond has an adopted development code and an adopted comprehensive plan, both acknowledged by the State of Oregon, that follow provisions in ORS 197. The city and county will provide notice to DLCD 35 days prior to the first evidentiary hearing, as required by OAR 660-018-0020.

ORS 222.111 Authority and procedure for annexation; specifying tax rate in annexed territory

(1)When a proposal containing the terms of annexation is approved in the manner provided by the charter of the annexing city or by ORS 222.111 (Authority and procedure for annexation) to 222.180 (Effective date of annexation) or 222.840 (Short title) to 222.915 (Application of ORS 222.840 to 222.915), the boundaries of any city may be extended by the annexation of territory that is not within a city and that is contiguous to the city or separated from it only by a public right of way or a stream, bay, lake or other body of water. Such territory may lie either wholly or partially within or without the same county in which the city lies.

Response: The subject site is contiguous to the current Redmond city limits, entirely within the URA. The adjacent right-of-way, E. HWY 126, is part of the annexation proposal. There are no other existing or planned rights-of-way between the proposed annexation area and the current city limits.

ORS 222.120 Procedure for annexation without election

(1)Except when expressly required to do so by the city charter, the legislative body of a city is not required to submit a proposal for annexation of territory to the electors of the city for their approval or rejection.

(2) When the legislative body of the city elects to dispense with submitting the question of the proposed annexation to the electors of the city, the legislative body of the city shall fix a day for a public hearing before the legislative body at which time the electors of the city may appear and be heard on the question of annexation.

(3)The city legislative body shall cause notice of the hearing to be published once each week for two successive weeks prior to the day of hearing, in a newspaper of general

circulation in the city, and shall cause notices of the hearing to be posted in four public places in the city for a like period.

(4) After the hearing, the city legislative body may, by an ordinance containing a legal description of the territory in question:

(a) Declare that the territory is annexed to the city upon the condition that the majority of the votes cast in the territory is in favor of annexation;

(b) Declare that the territory is annexed to the city where electors or landowners in the contiguous territory consented in writing to such annexation, as provided in ORS 222.125 or 222.170, prior to the public hearing held under subsection (2) of this section; or

(c) Declare that the territory is annexed to the city where the Oregon Health Authority, prior to the public hearing held under subsection (1) of this section, has issued a finding that a danger to public health exists because of conditions within the territory as provided by ORS 222.840 to 222.915.

Response: The Redmond City Charter² does not require this annexation and zone change be put to a vote in a city-wide election. The JMA provides annexation authority, procedures, and approval criteria (see responses in section 3 for more information, and view Appendix G.2. An annexation consent agreement is included in this application package, referenced as Appendix B.3 and contained within the Annexation Application form.

The city and county will hold public hearings for the proposed annexation and zone change, at which time electors may be heard on the question of annexation. The City of Redmond will provide proper notice for the public hearing per ORS 222.120(3), and the City may adopt an ordinance declaring the territory is annexed per written consent agreement for annexation.

ORS 222.170 Annexation by consent before public hearing or order for election

(1) The legislative body of the city need not call or hold an election in any contiguous territory proposed to be annexed if more than half of the owners of land in the territory, who also own more than half of the land in the contiguous territory and of real property therein representing more than half of the assessed value of all real property in the contiguous territory consent in writing to the annexation of their land in the territory and file a statement of their consent with the legislative body on or before the day:

(a) The public hearing is held under ORS 222.120, if the city legislative body dispenses with submitting the question to the electors of the city; or [...]

Response: Public elections are not required before annexation into the city limits if a majority of landowners consent to the annexation. The subject site has just one landowner: Deschutes County. A written consent agreement for annexation has been provided prior to the public hearing, referenced as Appendix B.3 and contained within the Annexation Application form. This application adheres to ORS 222.170(1)(a).

² <https://www.redmondoregon.gov/home/showpublisheddocument/4/635276495855770000>

2.2 RDC 8.0760(2) In conformity with the State-wide planning goals whenever they are determined to be applicable;

Response Applicable goals to the proposed annexation and comprehensive plan and zoning map amendment to the adopted and acknowledged RCP are defined in OAR 660-024-0020 and are: Goal 1 (Citizen Involvement), Goal 2 (Land Use Planning), Goal 5 (Open Spaces, Scenic, and Historic Areas), Goal 6 (Air, Water, and Land Resources Quality), Goal 7 (Areas Subject to Natural Disasters and Hazards), Goal 8 (Recreation Needs), Goal 9 (Economy of the State), Goal 10 (Housing), Goal 11 (Public Facilities and Services), Goal 12 (Transportation), Goal 13 (Energy), Goal 14 (Urbanization). The proposal will comply with all applicable goals, as demonstrated in Appendix J. Statewide Goal Analysis.

2.3 RDC 8.0760(3) In conformity with the Redmond Comprehensive Plan, land use requirements and policies; and

The following RCP policies are applicable to the requested zone change and annexation applications:

POLICY 7-3-1 Plan and prepare for the Cascadia earthquake to reduce the City's vulnerability to loss of life and property and build capacity for local, regional and state relief.

Response: During a Cascadia subduction event, the CORE3 facility will act as the State Resiliency Center. The proposed UGB amendment to establish the CORE3 facility in Redmond directly supports this policy to build local, regional, and state resiliency during a major earthquake.

Redmond will become the state's center for relief if ever a Cascadia Subduction Zone Earthquake event occurs. For more context on the CORE3 facility functions, please see the Introduction, Part 3. MDP, and Appendix I.1. Strategic Business Plan.

POLICY 7-3-2 Support plans and programs to expedite the restoration of critical services following a natural hazard event, including lifeline transportation routes.

Response: As discussed in the Introduction to Land Use Applications, Redmond and the region currently lack both a centralized public safety training facility and a coordination center for emergency response operations. The proposed zone change and annexation applications to allow the development of the CORE3 facility in Redmond directly supports this policy by allowing land brought into the UGB for the CORE3 facility to develop as the CORE3 facility – a facility that will better equip emergency service personnel and provide a centralized location for disaster response and communications.

POLICY 9-5-1 Ensure that the City's planning for economic development increases economic resiliency, mitigating long-run economic risks such as future disruptions such as: infrastructure issues, technological disruptions, natural disasters, or national economic recessions.

&

POLICY 15-1-15 Redmond shall develop strategies that improve resiliency in times of crisis and reduce the potential negative impact to the whole city should any one system falter or fail. Improving resiliency means Redmond should maximize the variety of business types.

Response: The programmatic elements of the CORE3 facility and the physical space of the facility will better prepare emergency service personnel and create a coordination center for emergency response operations. Although the facility itself will not be a major employment center, the facility's programmatic elements will better equip Redmond's and the region's emergency service personnel. Planning for the CORE3 facility through the proposed zone change and annexation is consistent with these policies and will allow the city to mitigate an identified economic long-run risk – natural disasters.

POLICY 9-5-6 Ensure that Redmond has the services and amenities necessary to for residents of Redmond. These services and amenities include those in Policy 9-5-6 but also include parks and open space, public library, and public safety services. Redmond should also ensure that there are opportunities for development of housing and services for seniors, such as assisted living and other senior housing opportunities.

&

POLICY 11-1-4 Maintain and enhance the provision of police, fire and emergency medical services for residents.

Response: The proposed zoning and annexation is consistent with these policies because it will allow for a CORE3 facility to satisfy local and regional needs for a centralized public safety training facility and a coordination center for emergency response operations. Programmatic facility elements will enhance Redmond's public safety services. Redmond's current and future residents and businesses will be better served by police, fire, and emergency medical services through the facility's development.

POLICY 11-2-1 Coordinate public facility planning for the Redmond UGB with participation and assistance from Deschutes County and the following service providers:

- ***Transportation – Deschutes County, Oregon Department of Transportation,***
- ***Burlington Northern Santa Fe Railroad, Central Oregon Intergovernmental Council – Cascade East Transit.***
- ***Water – Brentwood Water Association, Avion Water, Central Oregon Irrigation District***
- ***Sewer***
- ***Storm Drainage – Deschutes County, Central Oregon Irrigation District***
- ***Parks – Deschutes County, RAPRD, Redmond School District.***

Response: Appendix D. Public Facilities Plan and Appendix E. Transportation Studies (TGR – TPR) demonstrate orderly, economic, and efficient public facility serviceability for the subject site. With previous inclusion in the UGB, prior to 2019, the subject site has been included in past discussions between service providers regarding public facility planning. Throughout this process, COIC has been in coordination with Deschutes County Transportation department and City of Redmond public works. Development of the CORE3 facility will require more detailed discussions with service providers during future land use and building permit reviews.

POLICY 2-2-4 Adopt a Comprehensive Plan Map that identifies planned uses for all land within the Redmond Urban Growth Boundary (UGB). The land use designations in the above

table will be used on the Comprehensive Plan Map to designate areas intended for the land uses described. The table also includes a list of City and County zoning designations that are compatible with the associated Comprehensive Plan Map designation. All property added to the UGB from the Urban Reserve Area (URA) is considered to have an Urban Holding Area Comprehensive Plan designation and an Urban Holding-10 (UH-10) zone. Urban development consistent with the Plan designation may not be approved until the land is annexed to the City of Redmond and rezoned consistent with the zoning categories listed.

&

POLICY 14-1-5 When land is brought into the UGB, it shall be designated Urban Holding (UH-10) on the comprehensive plan map.

&

POLICY 14-1-6 The UH-10 plan designation may be changed when the land is annexed and approved for urban zoning through a Master Plan approval process.

&

POLICY 14-1-7 Land that is designated UH-10 on the Comprehensive Plan Map shall be planned for urban development using a Master Development Plan or Partial Master Development Plan. Such plans may be approved through a quasi-judicial land use process and should be prepared so that contiguous UH-10 zoned parcels are covered by the plan. Minority property holdings that abut or are surrounded by a proposed Master Development Plan or Partial Master Development Plan may be included in the plan without landowner consent, but City annexation and rezoning may be delayed until requested by the landowner.

&

POLICY 14-1-8

Master Development Plans (MDP(s)) or Partial Master Development Plans (PMDP(s)) will be used to support rezoning land zoned Urban Holding-10 (UH-10), whether or not the land is inside City limits. City approval of an MDP or PMDP will require an amendment to the comprehensive plan map and zone change to reflect the new land use designations. Properties may be annexed concurrently with the City's approval of an MDP or PMDP unless otherwise approved by the City. [...]

Response: These policies establish the rezoning process during UGB expansions for moving from county comprehensive plan designation to city. Inclusion lands are first zoned county UH-10, and then once a MDP is approved the area is allowed to be rezoned to city zoning.

This application package contains five sequential land use applications. Part 3 contains the requested MDP approval. Ultimately, we are requesting the city and county rezone the subject site from county EFU to county UH-10, and then to city PF in a sequential decision process, adhering to the rezoning process established in these policies. The rezone and annexation request in this application narrative (Part 4) is to rezone the subject site from UH-10 to PF, consistent with the approved MDP for this area. The requested applications are consistent with the process described in these policies.

POLICY 15-1-10 [sic³] Upon annexation, roads and rights-of-way will be accepted by the City under the City's annexation regulations.

- **Annexation of roads and rights-of-way will include the full width of existing and new rights-of-way along the frontage of annexing properties.**
- **In addition to annexing right-of-way along the frontage of annexing properties, annexation of right-of-way will include the full length and width of the existing road and right-of-way within the UGB, including road and right-of-way segments that do not adjoin annexing properties, so as to avoid creating segments of alternating jurisdictional authority over the road within the UGB. In locations where annexation of road and right-of-way segments that do not adjoin annexing properties conflicts with adopted City legislation, jurisdictional transfer, in accordance with the procedures given in ORS 373.270 and by intergovernmental agreement under the authority given in ORS 190.010 and ORS 223.930, shall be required.**
- **All annexed rights-of-way shall require a transfer of jurisdictional authority from the County to the City per ORS 373.270.**

Response: All roadways and rights-of-way surrounding the property will also be annexed into the city limits along with the subject site. These roadways are sufficient to support the new PF zone and the CORE3 facility on the subject site, as shown in Appendix E. Transportation Studies (TGR – TPR).

2.4 RDC 8.0760(4) That there is a change of circumstances, further studies justifying the amendment or mistake in the original zoning.

Response: 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 (See Appendix G.3. Central Oregon Emergency Services Center Viability Assessment). COIC then published a Strategic Business Plan in October 2020 that 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 (See Appendix G.1. Strategic Business Plan).

RCP policy 11-1-7 establishes the need for the CORE3 facility in Redmond. This documented need—paired with the fact that no suitable site could be identified within the existing UGB—has created a change in circumstances that justified the UGB expansion contained in Part 2 of the application package. The UGB expansion, in turn, has created another change of circumstances that warrants the rezoning and annexation of the subject site, consistent with Part 3. MDP.

³ This numbering reflects a typo in the Redmond Comprehensive Plan. The policy is contained in "Statewide Planning Goal 14 Urbanization" chapter and therefore should be numbered "14-1-10".

3 Annexation into the City of Redmond

Annexation into the City of Redmond is guided by the Redmond-Deschutes County Joint Management Agreement (JMA) (see Appendix G.2.). This agreement is also recorded as "Joint Agreement – Redmond URA/UGB – DC Document No. 2007-110". Annexation procedures are contained in section 10(A) of the JMA. Responses to this section are addressed as follows:

JMA Section 10(A) Annexations to City Limits

1) City and County may rely on this agreement as a prerequisite to annexation under ORS 195.205(2)(a)(B) and statutes referenced therein.

Response: ORS 195.205(2)(a)(B) does not apply to this proposal. The statute allows cities, who provide urban services to areas, the ability to incorporate those areas in their cities through a vote, as long as the area is subject to an urban services agreement.

2) City annexations will occur only within the RUGB

Response: The subject site is being brought into the UGB. The UGB amendment proposal is contained in Part 2 of this application package. This proposed rezone and annexation application follows after the UGB amendment and MDP approval. The annexation will occur only on Redmond UGB land.

3) Specific annexation decisions will comply with applicable land use law and be consistent with City annexation policies.

Response: Section 2 demonstrates compliance with applicable ORSs, Statewide Planning Goals, and RCP policies. The proposed annexation complies with local and state land use law.

4) City will provide County at least 15 days' notice prior written notice to review and comment on annexation decisions.

Response: The city will provide proper noticing for the annexation hearing. Additionally, Part 5 of this application package directly addresses Deschutes County requirements for rezoning county land. The county will receive their own set of application materials, thereby providing notice of the intent to annex.

5) When annexing territory, City will also annex roads and road rights of way adjacent to such territory provided that such rights of way are entirely located within the RURA.

Response: All roadways and rights-of-way surrounding the property will also be annexed into the city limits along with the subject site.

6) Transfer of authority upon annexation:

- a. Upon annexation, jurisdiction of all land use approvals within the territory annexed will automatically transfer from County to City. Permits will remain effective and will be recognized by City as if they were made by City.***
- b. Upon annexation, City will administer all land use approvals in the annexed territory, implement and enforce such approvals together with all implementing agreements. This includes improvement agreements, conditions of approval agreements, bonds and other similar arrangements.***

- c. ***For land use approvals within the RUGA after the date of this agreement, all improvement agreements, conditions of approvals agreements, annexation agreements, utility agreements and similar agreements will be approved and signed by the Council and the BOCC jointly. All bonds must designate both City and County as the assured agencies.***

Response: We will adhere to any jurisdiction transfer and the proper proceedings regarding that transfer.

4 Conclusion

The narrative provides findings for the rezone and annexation of the CORE3 facility site. The proposed rezone will redesignate the subject site from UH-10 to PF, consistent with the RDC, RCP, and MDP. The proposed applications comply with all applicable local and state criteria, and city-county management agreements.

Central Oregon Intergovernmental Council:

Central Oregon Ready, Responsive, Resilient (CORE3) Facility

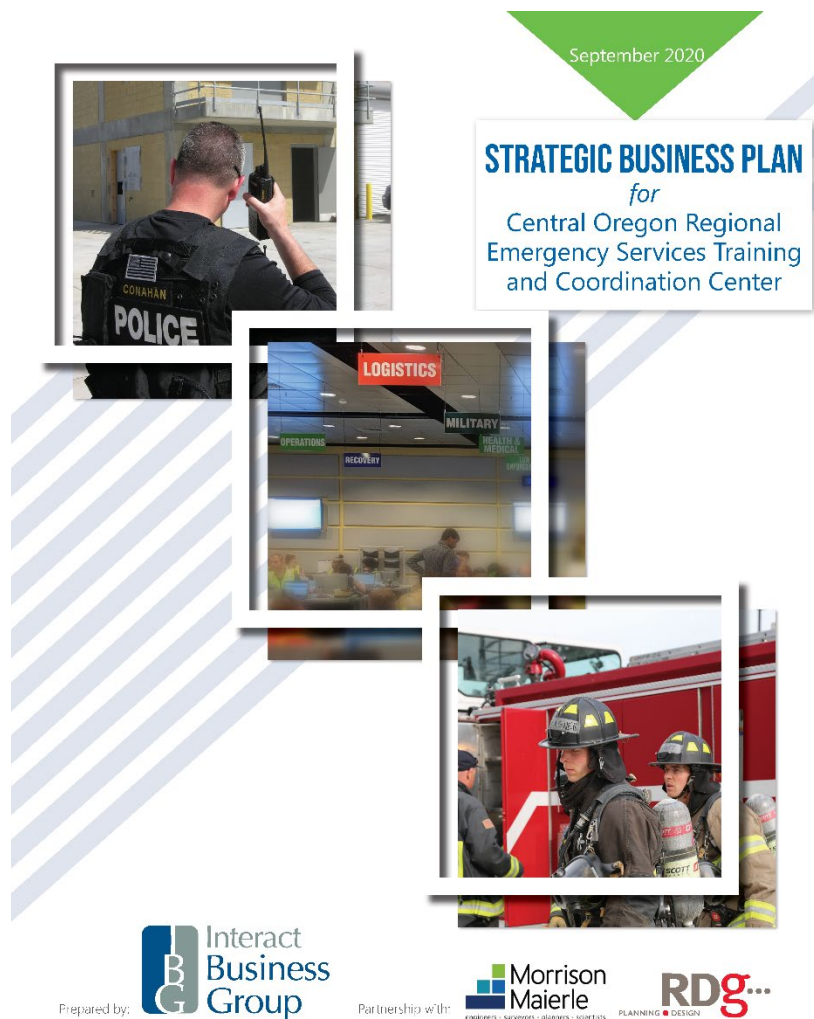


Figure 1 Strategic Business Plan for CORE3

Part 5. Deschutes County Plan Map, Zone Change

Prepared by Winterbrook Planning

In coordination with SERA Architects, Kittelson & Associates, and HHPR Inc.

This project is funded by Oregon general fund dollars through the Department of Land Conservation and Development. The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

December, 2023



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Application Narratives:

Introduction to Land Use Applications

Part 1. Comprehensive Plan Text Amendment

Part 2. Urban Growth Boundary Amendment

Part 3. Master Development Plan

Part 4. Redmond Zone Change & Annexation



Part 5. Deschutes County Plan Map & Zone Change

General Information

Applicant:	Central Oregon Intergovernmental Council (COIC) Scott Aycock, COIC Community and Economic Development Director, 1250 NE Bear Creek Rd. Bend, OR 97701 541-390-4653, SCotta@COIC.org
Representative:	Jesse Winterowd, AICP, Winterbrook Planning 610 SW Alder Street, Suite 810 Portland, OR 97205 503-827-4422 ext. 109, Jesse@WinterbrookPlanning.com
Property Owner:	Kristie Bollinger, Deschutes County Property Management 14 NW Kearney Avenue Bend, OR 97703 541-385-1414
Site Address:	No Situs
Tax Lot ID:	151300-00-00103
Current Zoning:	Deschutes County Exclusive Farm Use – Alfalfa Subzone
Proposed Zoning:	City of Redmond Public Facility
Proposal:	Part 5 in a series of five narrative parts necessary to permit the CORE3 facility. This application is for the rezoning of the CORE3 facility site from County EFU to County UH-10 and a comprehensive plan map amendment to redesignate the CORE3 facility site from Agriculture/RURA to Redmond Urban Growth Area.

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Reference Documents

- City of Redmond Comprehensive Plan (2020)
- City of Redmond Transportation System Plan (2020)
- City of Redmond Economic Opportunity Analysis (2020)
- City of Redmond Parks Master Plan (2018)
- Deschutes County Transportation System Plan (2010)
- City of Redmond UGB Adjustment, Redmond Ordinance No. 2020-01 (2019)

Abbreviations

- (BLM) Federal Bureau of Land Management
- (BOCC) Board of Deschutes County Commissioners
- (COIC) Central Oregon Intergovernmental Council
- (CORE3) Central Oregon Ready, Responsive, Resilient
- (DLCD) the Oregon Department of Land Conservation and Development
- (DCC) Deschutes County Code
- (DCCP) Deschutes County Comprehensive Plan
- (ECC) Emergency Communications Center
- (EFU) Deschutes County Exclusive Farm Use Zone
- (EOA) Economic Opportunities Analysis
- (EVOC) Emergency Vehicle Operator Course
- (FEMA) Federal Emergency Management Agency
- (JMA) Redmond-Deschutes County Joint Management Agreement
- (MDP) City of Redmond Master Development Plan
- (OAR) Oregon Administrative Rules
- (ODOT) Oregon Department of Transportation
- (ORS) Oregon Revised Statutes
- (PF) City of Redmond Public Facility Zone
- (RCP) Redmond Comprehensive Plan
- (RDC) Redmond Development Code
- (RUUGA) Redmond Unincorporated Urban Growth Area
- (TGR) Trip Generation Report
- (TPR) Transportation Planning Rule – OAR Chapter 660, Division 012
- (TSP) Transportation System Plan
- (UGB) or (RUGB) Redmond Urban Growth Boundary
- (UGB Rule) the Urban Growth Boundary Rule – OAR Chapter 660, Division 024
- (URA) or (RURA) Redmond Urban Reserve Area
- (UH-10) Deschutes County Urban Holding Zone

1 Relation to Other Land Use Applications

This application narrative part contains findings to support a Deschutes County Comprehensive Plan and Zone Map amendment for a 228-acre site within the Redmond Urban Reserve Area (RURA). This narrative is the fifth in a series of five narrative parts containing seven applications to develop the Central Oregon Ready, Responsive, Resilient (CORE3) facility site. Three unattached applications include two partition applications and a variance to final plat requirements. An overview of the project and additional information on required applications are contained in the Introduction to Land Use Applications.

This application narrative is organized by the following:

- **Section 2** contains findings for approval criteria for map amendments within the RUUGA (DCC 20.36.030)
- **Section 3** contains findings for approval criteria for zone changes within Deschutes County (DCC 18.136.020).

Responses to these criteria and supporting evidence are described in the sections to follow. Winterbrook's responses are shown in standard font. All Statewide Planning Goals, OARs, ORSs, RCP policies, DCCP policies, and the DCC are shown in **bold italic font**.

2 DCC 20.36.030 Criteria for Map Amendments

The proposed comprehensive plan amendment will redesignate the subject site from Deschutes County Agriculture to Redmond Urban Growth Area and the proposed rezone will redesignate the subject site from Deschutes County EFU to UH-10. Proposed zoning and map amendments in the RUUGA must meet DCC 20.36.020 Criteria for Map Amendments. DCC 20.36.020 reads:

1. **Conforms with the applicable state statutes;**
2. **Conforms with the applicable state-wide planning goals and Oregon Administrative Rules (OAR) whenever they are determined to be applicable;**
3. **Conforms with the City Comprehensive Plan.**

Responses to each of these criteria are contained in sections 2.1 through 2.4.

2.1 DCC 20.36.030(1) Conforms with the applicable state statutes;

ORS 197.250 Compliance with goals required

Response: Adopted comprehensive plans – and land use regulations to carry out those comprehensive plans – must comply with all Statewide Planning Goals and implementing administrative rules. The proposed amendment to the Deschutes County Comprehensive Plan (DCCP) Map will comply with all applicable goals, as demonstrated in response to DCC 20.36.030(2) (see section 2.2) and Appendix G: Statewide Planning Goal Analysis.

ORS 197.610 Submission of proposed comprehensive plan or land use regulation changes to Department of Land Conservation and Development; rules.

Response: Deschutes County has an adopted development code and an adopted comprehensive plan, both acknowledged by the State of Oregon, that follows provisions in ORS 197. The county will provide notice to DLCD 35 days prior to the first evidentiary hearing, as required by OAR 660-018-0020.

2.2 DCC 20.36.030(2) Conforms with the applicable state-wide planning goals and Oregon Administrative Rules (OAR) whenever they are determined to be applicable;

Response: The proposed comprehensive plan and zoning map amendments will comply with all applicable statewide planning goals, as demonstrated in Appendix G. Statewide Planning Goal Analysis.

OAR Chapter 660 Division 14 guides the implementation of Goal 14 as it applies to annexation and urban development on previously rural lands. Because the UGB was expanded onto the subject site to satisfy a demonstrated public facility land need, the subject site must be annexed into the Redmond city limits and rezoned PF, consistent with OAR 660-024-0050. The requested comprehensive map change from Agriculture to Redmond Urban Growth Area and zone change from EFU to UH-10 is consistent with the UGB expansion justification to include the land for a demonstrated public facilities land need. The requested application directly supports the requirements of OAR 660-024-0050.

2.3 DCC 20.36.030(3) Conforms with the City Comprehensive Plan.

The following RCP policies are applicable to the requested comprehensive plan and zoning map amendments.

POLICY 7-3-1 Plan and prepare for the Cascadia earthquake to reduce the City's vulnerability to loss of life and property and build capacity for local, regional and state relief.

Response: During a Cascadia subduction event, the CORE3 facility will act as the State Resiliency Center. The proposed UGB amendment to establish the CORE3 facility in Redmond directly supports this policy to build local, regional, and state resiliency during a major earthquake.

Redmond will become the state's center for relief if ever a Cascadia Subduction Zone Earthquake event occurs. For more context on the CORE3 facility functions, please see the Introduction, Part 3. MDP, and Appendix G.1. Strategic Business Plan.

POLICY 7-3-2 Support plans and programs to expedite the restoration of critical services following a natural hazard event, including lifeline transportation routes.

Response: As discussed in the Introduction to Land Use Applications, Redmond and the region currently lack both a centralized public safety training facility and a coordination center for emergency response operations. The proposed map amendments directly support this policy by allowing land brought into the UGB for the CORE3 facility to develop as the CORE3 facility – a

facility that will better equip emergency service personnel and provide a centralized location for disaster response.

POLICY 9-5-1 Ensure that the City's planning for economic development increases economic resiliency, mitigating long-run economic risks such as future disruptions such as: infrastructure issues, technological disruptions, natural disasters, or national economic recessions.

&

POLICY 15-1-15 Redmond shall develop strategies that improve resiliency in times of crisis and reduce the potential negative impact to the whole city should any one system falter or fail. Improving resiliency means Redmond should maximize the variety of business types.

Response: The programmatic elements of the CORE3 facility and the physical space of the facility will better prepare emergency service personnel and create a coordination center for emergency response operations. Although the facility itself will not be a major employment center, the facility's programmatic elements will better equip Redmond's and the region's emergency service personnel. Planning for the CORE3 facility through the proposed map amendments is consistent with these policies and will allow the city to mitigate an identified economic long-run risk – natural disasters.

POLICY 9-5-6 Ensure that Redmond has the services and amenities necessary to for residents of Redmond. These services and amenities include those in Policy 9-5-6 but also include parks and open space, public library, and public safety services. Redmond should also ensure that there are opportunities for development of housing and services for seniors, such as assisted living and other senior housing opportunities.

&

POLICY 11-1-4 Maintain and enhance the provision of police, fire and emergency medical services for residents.

Response: The proposed map amendments are consistent with these policies because it will allow for a CORE3 facility to satisfy local and regional needs for a centralized public safety training facility and a coordination center for emergency response operations. Programmatic facility elements will enhance Redmond's public safety services. Redmond's current and future residents will be better served by police, fire, and emergency medical services through the facility's development.

POLICY 11-2-1 Coordinate public facility planning for the Redmond UGB with participation and assistance from Deschutes County and the following service providers:

- ***Transportation – Deschutes County, Oregon Department of Transportation,***
- ***Burlington Northern Santa Fe Railroad, Central Oregon Intergovernmental Council – Cascade East Transit.***
- ***Water – Brentwood Water Association, Avion Water, Central Oregon Irrigation District***
- ***Sewer***
- ***Storm Drainage – Deschutes County, Central Oregon Irrigation District***
- ***Parks – Deschutes County, RAPRD, Redmond School District.***

Response: Appendix D. Public Facilities Plan and Appendix E. Transportation Studies (TGR – TPR) demonstrate orderly, economic, and efficient public facility serviceability for the subject site. With previous inclusion in the UGB, prior to 2019, the subject site has been included in past discussions between service providers regarding public facility planning. Development of the CORE3 facility will require more detailed discussions with service providers during future land use and building permit reviews.

POLICY 2-2-4 Adopt a Comprehensive Plan Map that identifies planned uses for all land within the Redmond Urban Growth Boundary (UGB). The land use designations in the above table will be used on the Comprehensive Plan Map to designate areas intended for the land uses described. The table also includes a list of City and County zoning designations that are compatible with the associated Comprehensive Plan Map designation. All property added to the UGB from the Urban Reserve Area (URA) is considered to have an Urban Holding Area Comprehensive Plan designation and an Urban Holding-10 (UH-10) zone. Urban development consistent with the Plan designation may not be approved until the land is annexed to the City of Redmond and rezoned consistent with the zoning categories listed.

&

POLICY 14-1-5 When land is brought into the UGB, it shall be designated Urban Holding (UH-10) on the comprehensive plan map.

&

POLICY 14-1-6 The UH-10 plan designation may be changed when the land is annexed and approved for urban zoning through a Master Plan approval process.

&

POLICY 14-1-7 Land that is designated UH-10 on the Comprehensive Plan Map shall be planned for urban development using a Master Development Plan or Partial Master Development Plan. Such plans may be approved through a quasi-judicial land use process and should be prepared so that contiguous UH-10 zoned parcels are covered by the plan. Minority property holdings that abut or are surrounded by a proposed Master Development Plan or Partial Master Development Plan may be included in the plan without landowner consent, but City annexation and rezoning may be delayed until requested by the landowner.

&

POLICY 14-1-8

Master Development Plans (MDP(s)) or Partial Master Development Plans (PMDP(s)) will be used to support rezoning land zoned Urban Holding-10 (UH-10), whether or not the land is inside City limits. City approval of an MDP or PMDP will require an amendment to the comprehensive plan map and zone change to reflect the new land use designations. Properties may be annexed concurrently with the City's approval of an MDP or PMDP unless otherwise approved by the City. [...]

Response: These policies establish the rezoning process during UGB expansions for moving from county comprehensive plan designation to city. Inclusion lands are first rezoned to county UH-10, and then, once a MDP is approved, the area is allowed to be rezoned to a different city zoning.

This application package contains seven sequential land use applications, in addition to three unattached applications. Part 3 contains the requested MDP approval. Ultimately, we are requesting the city and county rezone the subject site from county EFU to county UH-10, and then to city PF in a sequential decision process, adhering to the rezoning process established in these policies. The proposed map amendments in this narrative (Part 5) will redesignate the subject site from EFU to UH-10, consistent with the JMA. The requested applications are consistent with the process described in these policies.

POLICY 15-1-10 [sic¹] Upon annexation, roads and rights-of-way will be accepted by the City under the City's annexation regulations.

- ***Annexation of roads and rights-of-way will include the full width of existing and new rights-of-way along the frontage of annexing properties.***
- ***In addition to annexing right-of-way along the frontage of annexing properties, annexation of right-of-way will include the full length and width of the existing road and right-of-way within the UGB, including road and right-of-way segments that do not adjoin annexing properties, so as to avoid creating segments of alternating jurisdictional authority over the road within the UGB. In locations where annexation of road and right-of-way segments that do not adjoin annexing properties conflicts with adopted City legislation, jurisdictional transfer, in accordance with the procedures given in ORS 373.270 and by intergovernmental agreement under the authority given in ORS 190.010 and ORS 223.930, shall be required.***
- ***All annexed rights-of-way shall require a transfer of jurisdictional authority from the County to the City per ORS 373.270.***

Response: All roadways and rights-of-way surrounding the property will also be annexed into the city limits along with the subject site. These roadways are sufficient to support the eventual rezone to Redmond PF and the CORE3 facility on the subject site, as shown in Appendix E. Transportation Studies (TGR – TPR).

3 DCC 18.136.020 Rezoning Standards

The proposed comprehensive plan amendment will redesignate the subject site from Deschutes County Agriculture to Redmond Urban Growth Area and the proposed rezone will redesignate the subject site from Deschutes County EFU to UH-10. Proposed quasi-judicial zoning and map amendments must also comply with DCC 18.136.020 Rezoning Standards. DCC 18.136.020 reads:

¹ This numbering reflects a typo in the Redmond Comprehensive Plan. The policy is contained in "Statewide Planning Goal 14 Urbanization" chapter and therefore should be numbered "14-1-10".

- A. *That the change conforms with the Comprehensive Plan, and the change is consistent with the plan's introductory statement and goals.*
- B. *That the change in classification for the subject property is consistent with the purpose and intent of the proposed zone classification.*
- C. *That changing the zoning will presently serve the public health, safety and welfare considering the following factors:*
 - 1. *The availability and efficiency of providing necessary public services and facilities.*
 - 2. *The impacts on surrounding land use will be consistent with the specific goals and policies contained within the Comprehensive Plan.*
- D. *That there has been a change in circumstances since the property was last zoned, or a mistake was made in the zoning of the property in question.*

Responses to these criteria are contained in sections 3.1 through 3.5 of this narrative.

3.1 DCC 18.136.020(A) That the change conforms with the Comprehensive Plan, and the change is consistent with the plan's introductory statement and goals.

3.1.1 DCCP Section 1.3 – Land Use Planning

Goal 1 Maintain an open and public land use process in which decisions are based on the objective evaluation of facts.

&

Goal 2 Promote regional cooperation and partnerships on planning issues.

&

Policy 1.3.11 Participate in and, where appropriate, coordinate regional planning efforts.

a. Provide affected agencies, including irrigation districts, an opportunity to comment and coordinate on land use policies or actions that would impact their jurisdictions.

Response: This proposal has come together through a high level of coordination between COIC, the City of Redmond, Deschutes County, and state and federal agencies. Agencies involved include the Department of Public Safety Standards and Training (DPSST), State Fire Marshal, State Police, and Oregon Emergency Management; Governor Brown's Regional Solutions; the US Forest Service; local public safety agencies; and others.

All land use entitlements contained in this proposed application package have required inter-governmental coordination – including the City of Redmond and Deschutes County – to provide an appropriate site for development of a needed regional public facility. And, as evidenced in this application narrative, the proposal will be processed with proper public noticing and hearings before the Deschutes County's Board of County Commissioners. As adopted in DLCD acknowledged documents, the land use processes and review criteria applicable to this application proposal are in conformance with statewide planning Goals 1 and 2.

3.1.2 DCCP Section 2.2 – Agricultural Lands

Policy 2.2.1 Retain agricultural lands through Exclusive Farm Use zoning.

&

Policy 2.2.3 Allow comprehensive plan and zoning map amendments, including for those that qualify as non-resource land, for individual EFU parcels as allowed by State Statute, Oregon Administrative Rules and this Comprehensive Plan.

&

Policy 2.2.4 Develop comprehensive policy criteria and code to provide clarity on when and how EFU parcels can be converted to other designations.

Response: The subject site is currently zoned EFU and designated as Redmond Urban Reserve Area. The proposal in this narrative (Part 5) is to move from EFU to UH-10, and Ag to RUUGA, concurrent with the proposed UGB expansion contained in Part 2. Statewide Planning Goals 3&4 and their implementing comprehensive plan goals and policies are not applicable to UGB amendments and concurrent zone changes; however, it is interesting to note that DEQ has also determined that the site is not appropriate for any agricultural use (see Appendix G.5).

The proposed plan and zone map amendments follow requirements of state statutes, OARs, and the DCCP. See section 2.1 for compliance with ORS's. See section 2.2 for compliance with applicable OARs. Reference this section for compliance with other portions of the DCCP.

Policy 2.2.5 Uses allowed in Exclusive Farm Use zones shall comply with State Statute and Oregon Administrative Rule.

Response: The proposal will rezone the subject site from EFU to UH-10. No development or uses are proposed prior to this rezoning. No development or uses are proposed while zoned UH-10. A sequential zone change application (contained in Part 4) will rezone the property from UH-10 to PF, consistent with the MDP. At that point, the property will have urban zoning and will be able to develop urban uses and at urban intensities. Therefore, ORSs and OARs guiding uses on EFU lands do not apply to this development proposal.

Policy 2.2.13 Identify and retain accurately designated agricultural lands

Response: Although the subject site is currently zoned EFU and designated Ag in the comprehensive plan, it is designated with the Redmond URA combining zone and therefore first priority for inclusion into the Redmond UGB when a UGB expansion is necessary to accommodate an identified land need.

To designate Redmond URAs, the city conducted an extensive analysis that required identifying UGB expansion alternatives considering agricultural land capabilities, among other factors. The subject site has been designated Redmond URA through these state-approved and acknowledged analyses.

This application package proposes a UGB expansion. A site selection analysis (Appendix F) contains evidence to support this expansion onto the subject site. Through this analysis and findings

contained in application narrative Part 2, the subject site will be redesignated RUUGA and rezoned UH-10. Redesignation and rezoning allow the site to be annexed and developed.

The findings related to (1) designating the land as Redmond Urban Growth Area and then to (2) UGB inclusion and rezoning provide evidence to show that the subject site is best suited for future urban development and not retained as designated agricultural land.

3.1.3 DCCP Section 2.5 – Water Resources

Goal 6 Coordinate land use and water policies.

&

Policy 2.5.24 Ensure water impacts are reviewed and, if necessary, addressed for significant land uses or developments.

Response: The proposed zone change and annexation will not change any applicable Goal 6 policies or measures that relate to water resource quality. Actual development of the CORE3 facility will require subsequent development reviews and compliance with Redmond land use and water policies. Development will require coordination with and approvals from Redmond public works, and state and federal entities. If any water impacts are identified, these will be addressed during the development application process.

3.1.4 DCCP Section 2.8 – Energy Resources

Response: The Goals and Policies contained in this section provide County directives to encourage energy conservation and resiliency. Winterbrook has confirmed with County Staff Planner Haleigh King on March 20, 2023, that DCCP Section 2.8 Goals and Policies do not apply to the requested DCCP map and zone change. Compliance with DCCP Section 2.8 is met through addressing Statewide Planning Goal 13 (see Section 2.2.11 in this narrative) and relevant energy-related goals and policies in the RCP.

3.1.5 DCCP Section 2.9 – Environmental Quality

Goal 1 Maintain and improve the quality of the air, water and land.

Response: There are some proposed elements and activities that may impact air quality if not for mitigation. As described in section 2.2.4 in response to Statewide Planning Goal 6, the siting, design, and operation programming of these elements were targeted to reduce any potential air impacts and to mitigated impacts unable to be addressed through the design process.

Further, developing the CORE3 facility will require additional reviews and approvals from federal, state, and local offices regulating air, water, and land quality. Development will require any impacts to be identified and mitigated.

Goal 2 Promote sustainable building practices that minimize the impacts on the natural environment.

Response: A master development plan is included in this application package (Part 3) that requires the CORE3 facility to meet applicable City of Redmond Great Neighborhood Principles. Among those principles are “green design.” As a resiliency facility for emergency services, the buildings for the CORE3 campus will be held to a high standard of efficiency and performance to ensure the

optimal use of resources and support emergency operations. Occupied buildings will be designed to meet the State's goals with LEED Silver equivalency, and SEED (20% above current energy code).

3.1.6 DCCP Section 2.10 – Surface Mining

Goal 1 Protect and utilize mineral and aggregate resources while minimizing adverse impacts of extraction, processing and transporting the resource.

&

Policy 2.10.3 Balance protection of mineral and aggregate resources with conflicting resources and uses

Response: Negus Landfill is located north of the proposed subject site (see Figure 2 following this response). The 300-acre subject site will not contain the inventoried natural resource (Deschutes County Surface Mining Mineral and Aggregate Inventory #482). The proposed area of the dual map amendments (the subject site) does not contain any county Statewide Planning Goal 5 resources or any potential City of Redmond Statewide Planning Goal 5 resources.

#	Taxlot	Name	Type	Quantity*	Quality	Access/Location
443	150917-00-00600	Willamette Ind	Rock	150,000	Fair	
453	161209, 10-00-00600, 301	Robert Fullhart	S & G	704,000	ODOT Specs	
459	141131-00-05200	Deschutes County	Cinders	50,000	Good	
465	141333-00-00900	Oregon State Hwy	Cinders	100,000	Good	
466	141333-00-00600	Fred Elliott	Cinders	5.5 M	Good	
467	141333-00-00601	Knorr Rock Co	Cinders	5 M	Good	
469	141131-00-00100	Deschutes County	Cinders	2 M	Fair	
475	151012-00-00600	Deschutes County	Cinders	200,000	Good	Cloverdale Road
482	151300-00-00103	Deschutes County	Dirt	2 M	Good	Negus Landfill
488	161230-00-00100, 600,	Bend	S & G	400,000	ODOT	

Figure 2 DCCP Table 5.8.1

3.1.7 DCCP Section 3.4 – Rural Economy

Goal 1 Maintain a stable and sustainable rural economy, compatible with rural lifestyles and a healthy environment.

&

Policy 3.4.4 Support regional educational facilities and workforce training programs.

Response: As discussed in the Introduction to Land Use Applications, Redmond and the region currently lack both a centralized public safety training facility and a coordination center for emergency response operations. The CORE3 facility will provide support to rural emergency services, thereby stabilizing current and futural rural economies. The proposed map amendments

will allow the development of the CORE3 facility inside the Redmond City Limits. Locating this facility inside an existing urban area will help maintain the rural economy while being compatible with the County's rural lifestyle and supporting a healthy environment. The classrooms and practical learning spaces of the proposed CORE3 facility will serve regional rural economic needs while concentrating development within urban areas.

3.1.8 DCCP Section 3.5 – Natural Hazards

Goal 1 Protect people, property, infrastructure, the economy and the environment from natural hazards.

Response: The CORE3 facility is a centralized public safety training facility and coordination center for emergency response operations. The CORE3 facility will act as the State Resiliency Center during a Cascadia subduction event. The proposed map amendments will allow for siting the CORE3 facility in Redmond. This is consistent with – and directly implements – Statewide Planning Goal 7 requirements and this DCCP policy because the CORE3 facility will provide local, regional, and state emergency response capacity to respond to natural disasters and hazards.

Policy 3.5.3 Coordinate with emergency service providers when new development is proposed.

Response: Input on the proposal has been received by emergency service providers. Coordination has occurred during the conceptual stages and the creation of the MDP contained in Part 3 of the application package. Further communication will continue with providers as future development applications are necessary to permit the CORE3 facility on the subject site.

Policy 3.5.6 Critical facilities (schools, churches, hospitals and other facilities as defined by the Federal Emergency Management Agency) should be located outside high risk natural hazard areas, where possible.

Response: The CORE3 facility will be a regional coordination and state resiliency center during the event of major natural disasters. As such, the CORE3 facility should be located outside of any high risk natural hazard areas.

The subject site is outside of any flood areas, and it does not contain any steep slopes nor wetlands. The subject site is shown within the Deschutes County Wildfire Zone². This zone requires the use of specialty building codes, per DCC 15.04.085 and DCC 15.04.010(A).

Actual development of the CORE3 facility will occur within the City of Redmond's jurisdiction and will require subsequent land use reviews and compliance with Statewide Goal 7, including wildfire mitigation measures, where applicable.

² See Deschutes County Wildfire Mitigation Advisory Committee Final Report (April, 2020)

Policy 3.5.7 Address wildfire danger particularly in the wildland urban interface.

a. Survey and map wildfire hazard at risk areas using the Wildfire Hazard Identification and Mitigation System.

b. Survey and map all areas not protected by structural fire protection agencies.

Response: These policies direct Deschutes County to survey and map wildfire risk areas and areas not protected by structural fire protection agencies, and therefore are not directly applicable. But, the subject site is shown on the Deschutes County Wildfire Zone and so these policies are indirectly addressed.

The subject site will be served by City of Redmond fire protection services, and the site will be designed for fire resiliency. For more details, see Part 3. MDP.

Policy 3.5.9 Support local fire protection districts and departments in providing and improving fire protection services.

Response: The CORE3 facility will serve as a training facility for police, fire, and emergency services. Development of the CORE3 facility will directly support firefighter training, and thus improve fire protection services.

3.1.9 DCCP Section 3.6 – Public Facilities and Services

Goal 1 Support the orderly, efficient and cost-effective siting of rural public facilities and services.

&

Policy 3.6.9 New development shall address impacts on existing facilities and plans through the land use entitlement process.

Response: Statewide Planning Goals 11 and 12 guide the orderly, economic, and efficient provision of public utilities and services. Responses to these goals are contained in Appendix J: Statewide Planning Goal Analysis. Supplemental information supporting the availability and future efficiency of public facilities and transportation systems are contained in Appendix D. Public Facility Plan and Appendix E. Transportation Studies (TGR – TPR).

Policy 3.6.7 Before disposing of County-owned property review whether the land is appropriate for needed public projects such as schools, health clinics, fire stations or senior centers.

Response: The subject site is currently owned by Deschutes County. The proposed map amendments are necessary to permit the CORE3 facility, a needed regional public facility project. Although the county will not own the CORE3 facility, the facility will fulfill a demonstrated local and regional public facility land need.

3.1.10 DCCP Section 3.7 – Transportation (Appendix C)

Goal 1 Achieve an efficient, safe, convenient and economically viable transportation and communication system. This system includes roads, rail lines, public transit, air, pipeline, pedestrian and bicycle facilities. The Deschutes County transportation system shall be designed to serve the existing and projected needs of the unincorporated communities and

rural areas within the County. The system shall provide connections between different modes of transportation to reduce reliance on any one mode.

&

Goal 3 The transportation plan and facilities of Deschutes County shall be coordinated with the plans and facilities of incorporated cities within Deschutes County, adjacent counties and the State of Oregon.

Response: The subject site abuts E. HWY 126. Development of the site requires coordination with ODOT, City, and County officials (see Appendix E. Transportation Studies (TGR – TPR)). COIC is coordinating the proposed UGB expansion, map amendments, and Master Plan with the City of Redmond, Deschutes County, and ODOT. The CORE3 facility is a unique public training facility that requires restricted public access. Because of this, no through transportation connections are planned through the site. However, internal transportation design will not prevent city or county transportation connections that would negatively impact the efficiency of existing or future transportation networks. Further findings detailing compliance with Statewide Planning Goal 12 are found in Appendix J: Statewide Planning Goal Analysis.

Policy 3.1 Deschutes County shall notify ODOT concerning:

a. All land use proposals or actions that would create access onto a state highway or add >100 ADT to any County road intersection with a state highway;

b. Any proposed land use or development within 500 feet of a state highway or public use airport within the County; and

c. Require ODOT road approach permits.

Response: The subject site is adjacent to E. HWY 126. Appendix E. Transportation Studies (TGR – TPR) will be reviewed by ODOT, as required by the RDC.

3.1.11 DCCP Section 4.2 – Urbanization

Goal 1 Coordinate with cities, special districts and stakeholders to support urban growth boundaries and urban reserve areas that provide an orderly and efficient transition between urban and rural lands.

&

Policy 4.2.1 Participate in the processes initiated by cities in Deschutes County to create and/or amend their urban growth boundaries.

&

Policy 4.2.2 Promote and coordinate the use of urban reserve areas.

Response: Part 2. UGB Amendment in this application package contains findings to support UGB expansion onto the subject site. The subject site is currently in the Redmond URA, but the series of applications within this larger proposal incorporate the subject site into the RUUGA and then into the City of Redmond.

This application process has involved coordination with both the City of Redmond and Deschutes County, and the application will need to be heard by both city and county hearings bodies. The proposed UGB expansion onto the subject site is an orderly, economic, and efficient transition between urban and rural lands, as demonstrated in Appendix D. Public Facility Plan and Appendix E. Transportation Studies (TGR – TPR).

Policy 4.2.11 Collaborate with the City of Redmond to assure that the County-owned 1,800 acres in the RURA is master planned before it is incorporated into Redmond's urban growth boundary.

Response: The subject site is a portion of the county-owned parcel identified in this policy. Part 3. MDP of this application package contains a master development plan for the subject site. This is required for rezone and annexation into the City of Redmond by the RDC. Development on the subject site will be guided by this MDP, as required by the RDC.

3.2 DCC 18.136.020(B) That the change in classification for the subject property is consistent with the purpose and intent of the proposed zone classification.

Response: The proposed map amendments will change the comprehensive plan designation from Agriculture to Redmond Urban Growth Area and the zoning from county Exclusive Farm Use (EFU) to county Urban Holding – 10 (UH-10). The purpose statement of the UH-10 zone is:

DCC 20.12.010 Purpose

The following regulations shall apply in areas designated Urban Holding Zone (UH-10) on the Deschutes County Title 20 Zoning map. This zone is intended to be used to retain large undeveloped or underdeveloped land areas for future urban development. The UH-10 zone is a holding zone and is considered agricultural or rural residential and it will allow agricultural uses to continue operation until such time as urbanization takes place after annexation.

Response: As described, the County UH-10 zone is a holding zone. Lands within this zone are intended to be master planned, annexed and rezoned into the City of Redmond. Part 3 of this application package contains an MDP for the subject site. Part 4 contains a request for rezoning and annexing the subject property. This application narrative (Part 5) contains a request to the county for dual map amendments for the subject site to be rezoned from EFU to UH-10 to allow for the site to then be rezoned PF. The subject site will not be urbanizable until the entirety of this application package is approved by both city and county hearings bodies.

3.3 DCC 18.136.020(C)(1) The availability and efficiency of providing necessary public services and facilities.

Response: Statewide Planning Goals 11 and 12 guide the orderly, economic, and efficient provision of public utilities and services. Responses to these goals are contained in Appendix J: Statewide Planning Goal Analysis. Supplemental information supporting the availability and future

efficiency of public facilities and transportation systems are contained in Appendix D. Public Facility Plan and Appendix E. Transportation Studies (TGR – TPR).

Appendix D. Public Facilities Plan shows that the site can be served by a proposed public water line and a proposed public sanitary sewer line. Potable water service will be provided by extending the existing 16" public water main from the south side of Highway OR126 at SE Ochoco Way approximately 1,200 LF easterly to future SE 21st Avenue. From there, the public water main will be extended northerly in SE 21st Avenue approximately 550 LF to the project access road. The CORE3 site will be served by a single potable water service and a single fire service. All on-site domestic and fire water will be private and isolated from the public water main system.

Wastewater (sanitary sewer) service will be provided by connecting to the existing 12" public sanitary sewer main along the south of Highway OR126. The project connection will require crossing OR126 and extending a public sewer main northerly approximately 600 LF in future SE 21st Avenue to the project access road.

The CORE 3 site will be served by a single sanitary service. All on-site sanitary sewer will be private and gravity served where possible. Due to project topography, lower lying areas will be served by a private lift station/force main system.

All stormwater will be contained on-site. Stormwater will be collected and dispersed on-site via swales, underground injection control (UIC) devices such as drywells, or a combination of both methods.

A certified engineer has determined that the 16' water line and the 12" sanitary sewer line would be adequate to serve the project, discussed in Appendix D.2.

Appendix E analyses the zone change from Deschutes County EFU to city PF. The zoning from EFU to PF will have a more significant change than zoning from EFU to UH-10, and therefore encompasses any transportation impacts from rezoning EFU to UH-10.

3.4 DCC 18.136.020(C)(2) The impacts on surrounding land use will be consistent with the specific goals and policies contained within the Comprehensive Plan.

Response: Consistency with the Redmond Comprehensive Plan is demonstrated in section 2.3. Further, Redmond requires a MDP for the proposed rezone and annexation into the city limits. MDP's must be consistent with Redmond's Great Neighborhood Principles. These principles ensure compatibility with surrounding land uses, urban and rural.

3.5 DCC 18.136.020(D) That there has been a change in circumstances since the property was last zoned, or a mistake was made in the zoning of the property in question.

Response: 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 (See Appendix I.3. Central

Oregon Emergency Services Center Viability Assessment). COIC then published a Strategic Business Plan in October 2020 that 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 (See Appendix I.1. Strategic Business Plan).

RCP policy 11-1-7 establishes the need for the CORE3 facility in Redmond. This documented need—paired with the fact that no suitable site could be identified within the existing UGB—has created a change in circumstances that justified the UGB expansion contained in Part 2 of the application package. The UGB expansion, in turn, has created another change of circumstances that warrants the rezoning and annexation of the subject site, consistent with Part 3. MDP. The proposed Deschutes County comprehensive plan and zoning map amendments from UH-10 to PF are necessary in order to develop the CORE3 facility, a facility spurred through regional planning and codified in the RCP.

4 Conclusion

This narrative part provides findings for the proposed comprehensive plan and zoning map amendments of the CORE3 facility site. The proposed comprehensive plan amendment will redesignate the subject site from Deschutes County Agriculture to Redmond Urban Growth Area and the proposed rezone will redesignate the subject site from Deschutes County EFU to UH-10, consistent with the RDC, RCP, Redmond MDP for the area, the DCCP, and the DCC. The proposed applications in this narrative comply with all applicable local, county, and state criteria.

Central Oregon Intergovernmental Council:

Central Oregon Ready, Responsive, Resilient (CORE3) Facility



Figure 1 Planning for the CORE3 Facility

Appendix H: Great Neighborhood Principles Findings

Prepared by Winterbrook Planning
In coordination with SERA Architects, Kittelson & Associates, and HHPR Inc.
This project is funded by Oregon general fund dollars through the Department of Land Conservation and Development. The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

December, 2023



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Reference Documents

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- City of Redmond Transportation System Plan (2020)
- City of Redmond Economic Opportunity Analysis (2020)
- City of Redmond Parks Master Plan (2018)
- Deschutes County Transportation System Plan (2010)
- City of Redmond UGB Adjustment, Redmond Ordinance No. 2020-01 (2019)

Abbreviations

- (BLM) Federal Bureau of Land Management

- (BOCC) Board of Deschutes County Commissioners
- (COIC) Central Oregon Intergovernmental Council
- (CORE3) Central Oregon Ready, Responsive, Resilient
- (DLCD) the Oregon Department of Land Conservation and Development
- (DCC) Deschutes County Code
- (DCCP) Deschutes County Comprehensive Plan
- (ECC) Emergency Communications Center
- (EFU) Deschutes County Exclusive Farm Use Zone
- (EOA) Economic Opportunities Analysis
- (EVOC) Emergency Vehicle Operator Course
- (FEMA) Federal Emergency Management Agency
- (JMA) Redmond-Deschutes County Joint Management Agreement
- (MDP) City of Redmond Master Development Plan
- (OAR) Oregon Administrative Rules
- (ODOT) Oregon Department of Transportation
- (ORS) Oregon Revised Statutes
- (PF) City of Redmond Public Facility Zone
- (RCP) Redmond Comprehensive Plan
- (RDC) Redmond Development Code
- (RUUGA) Redmond Unincorporated Urban Growth Area
- (TGR) Trip Generation Report
- (TPR) Transportation Planning Rule – OAR Chapter 660, Division 012
- (TSP) Transportation System Plan
- (UGB) or (RUGB) Redmond Urban Growth Boundary
- (UGB Rule) the Urban Growth Boundary Rule – OAR Chapter 660, Division 024
- (URA) or (RURA) Redmond Urban Reserve Area
- (UH-10) Deschutes County Urban Holding Zone

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Great Neighborhood Principles.

MDPs must demonstrate consistency with applicable Great Neighborhood Principles, in addition to other local criteria (RDC 8.0270.3.B.1). The CORE3 facility campus will have controlled access for security and safety reasons, limiting access to the general public. The facility's proposed program elements, buildings, and internal transportation system will be restricted to only authorized users. As such, the primary applicability of Great Neighborhood Principles is most relevant around the CORE3 facility's edges. Edge conditions and internal buffer areas have been designed with the Great Neighborhood Principles in mind to better integrate the proposed facility with existing and future adjacent urban uses and the adjacent rural interface. The following principles are applicable and addressed individually in the pages that follow: Transportation; Open Spaces, Greenways, Recreation; Integrated Design Elements; Scenic Views; Urban-Rural Interface; and Green Design.

Additional design refinement will occur with site and design review applications during the next stage of the land use process. Site and design review also require findings to support the Great Neighborhood Principles.

Transportation

Connect people and places through a complete grid street network and trail system that invites walking and bicycling and provides convenient access to parks, schools, neighborhood service centers, and possible future transit stops. Traffic calming techniques and devices may be required to slow vehicles. Curved streets are encouraged to provide interest and variety in neighborhood design. Trails shall be provided to link with existing or planned pedestrian facilities.

A new public road is proposed along the western side of the site. This road will connect to E. HWY 126, providing access to undeveloped areas within the URA. This road is consistent with Redmond's Eastside Framework Plan. No other transportation facilities are proposed, because CORE3 will be a secure facility that is unavailable to the public.

Open Spaces, Greenways, Recreation

All new neighborhoods shall provide useable open spaces with recreation amenities that are integrated to the larger community. Central parks and plazas shall be used to create public gathering places and should be located in or near the center of the project to the extent practicable. New neighborhoods should retain and incorporate significant geological features such as rock outcroppings or stands of clustered native trees into the design and lot layout. Neighborhood and community parks shall be developed in locations consistent with the Redmond's Parks Master Plan.

While there will not be public access into the site, buffer zones at the northern and western side of the property could include native vegetation that can be viewed from adjacent properties and could contribute to a larger green space context that supports local habitat.

Integrated Design Elements

Streets, civic spaces, signage, and architecture shall be coordinated to establish a coherent and distinct character for the MDP. MDPs may integrate design themes with adjacent developed or planned areas.

The character of the proposed MDP will be directly related to its function as a centralized public safety training facility and a coordination center for emergency response operations. This fits well into the character of the Ochoco Highway route into and out of Redmond, which includes the adjacent airfield and facilities to the south of the site. The proposed plan incorporates buffers and includes a north-south transportation connection to enable a positive interaction with current and future neighboring land uses.

Scenic Views

Identify and preserve scenic views and corridors of the Cascade Range, Ochoco Mountains, and Smith Rock, such as in street view sheds or park areas. Streets and common, or public, open spaces should be located and oriented to capture and preserve scenic views for the public. Minimize visual clutter from signs and utilities within scenic corridors.

While still very much in concept stage, the CORE3 campus was designed to accommodate view corridors to key landmarks: Smith Rock to the north, the Cascade Range including the South Sister to the southwest and Mount Jefferson to the northwest, and the Ochoco Mountains to the east. A planned north-south connection will establish a view corridor to the north, towards Smith Rock, as well as providing potential NW and SW views toward the Cascades. Buildings will be generally low profile and the design incorporates space between structures to preserve view corridors across the site, as shown by the MDP.

Urban – Rural Interface

Urban development shall interface with rural areas through landscaped open space buffers at least 100 feet wide and the length of the urban development, excluding public streets, or shall be transitioned from higher density development to lower density development at the urban - rural interface.

Land to the west is currently within the UGB and planned for development. Land to the north is within the RURA and will eventually be developed at urban densities. Land to the east is outside of the UGB and RURA and will likely never develop since it's owned by the Federal government. Large buffer areas, exceeding 100 feet, are planned along the western and northern edges of the site. These buffer areas are planned to deliberately manage the interface between the campus and its surroundings. These buffer areas will include native vegetation that can be viewed from adjacent properties and could contribute to a larger green space context of the area.

Green Design

Energy-efficient design through solar access setbacks, xeriscaping, and planting of drought-resistant trees to minimize water usage and provide shade.

As a resiliency facility for emergency services, the buildings for the CORE3 campus will be held to a high standard of efficiency and performance to ensure the optimal use of resources and support emergency operations. Occupied buildings will be designed to meet the State's goals with LEED

Silver equivalency, and SEED (20% above current energy code). Native and drought-tolerant vegetation will be prioritized as part of the planting design.

Central Oregon Intergovernmental Council:

Central Oregon Ready, Responsive, Resilient (CORE3) Facility



Figure 1 Planning for the CORE3 Facility

Appendix J: Statewide Planning Goal Analysis

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December, 2023



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- (DCCP) Deschutes County Comprehensive Plan
- (ECC) Emergency Communications Center
- (EFU) Deschutes County Exclusive Farm Use Zone
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- (URA) or (RURA) Redmond Urban Reserve Area
- (UH-10) Deschutes County Urban Holding Zone

Seven applications for CORE3 land use entitlements are presented in a package that contains 5 narrative parts. Three unattached applications include two partition applications and a variance to final plat requirements. The following applications, divided into narrative parts, require demonstration of compliance with applicable statewide planning goals.

- Part 1: Comprehensive Plan Text Amendment
- Part 2. UGB amendment
- Part 4. Redmond Zone Change and Annexation
- Part 5. Deschutes County Plan Map and Zone Change

This Statewide Goal Analysis provides demonstration of compliance with applicable statewide planning goals for the applications. Findings for compliance are often applicable across applications. Applicable goals to the proposed applications are defined in OAR 660-024-0020 and are: Goal 1 (Citizen Involvement), Goal 2 (Land Use Planning), Goal 5 (Open Spaces, Scenic, and Historic Areas), Goal 6 (Air, Water, and Land Resources Quality), Goal 7 (Areas Subject to Natural Disasters and Hazards), Goal 8 (Recreation Needs), Goal 9 (Economy of the State), Goal 10 (Housing), Goal 11 (Public Facilities and Services), Goal 12 (Transportation), Goal 13 (Energy), Goal 14 (Urbanization).

1 Statewide Planning Goals:

Goal 1: Citizen Involvement

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

Response: Goal 1 calls for the opportunity for the public to be involved in all phases of the planning process and is applicable to all proposed amendments. The City of Redmond and Deschutes County have adopted and acknowledged procedures within the RDC that are consistent with Goal 1. The proposal will be processed with proper public noticing and hearings before the Redmond Urban Area Planning Commission – the city's formal citizen advisory committee – and the Redmond City Council for the City of Redmond applications. For Deschutes County applications, the proposal will be processed with proper public noticing and hearings before Deschutes County's Board of County Commissioners. By meeting applicable city and county notice requirements, the application will be in conformity with Goal 1.

Goal 2: Land Use Planning

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.

Response: Goal 2 generally requires consideration of alternatives, coordination with affected units of government, and that comprehensive plan policies be implemented by local land use regulations. Goal 2 applies to all proposed amendments. This proposal has come together through a high level of coordination between the Central Oregon Intergovernmental Council (COIC), the City of Redmond, Deschutes County, and state and federal agencies. Agencies involved include the Department of Public Safety Standards and Training (DPSST), State Fire Marshal, State Police, and Oregon Emergency Management; Governor Brown's Regional Solutions; the US Forest Service; local public safety agencies and Districts; and others. A Steering Team completed a Strategic Business Plan in 2020 that developed, among other things, site layout considerations and facility needs for the site.

Goal 2 requires jurisdictions to establish a factually-based planning process for all land use decisions. This planning process includes the creation of a comprehensive plan and other supporting planning documents that inventory a city's built and natural environments, providing a basis for policy goals and implementation measures.

The proposed comprehensive text amendment will establish an identified need for a regional public facility use with specific required characteristics. The amendment is crafted to enable evaluation and potential urban growth consistent with the RCP and public facility infrastructure, and it is consistent with RCP policies as demonstrated in Section 3.3 of Part 1. Comprehensive Plan Text Amendment.

The proposed UGB amendment will designate the expansion area for public facility use. UGB expansions are regulated by ORS 197, as implemented by OAR 660-024; therefore, the proposed UGB expansion process and requirements supersede conceptual planning contained in the Eastside Framework Plan. Through adoption of the proposed UGB amendment, the RCP designation of Public Facilities will be the controlling land use designation for the proposed expansion area. The RCP designation of the site for public facilities is relevant to the MDP application in Part 3, and subsequent annexation applications in Parts 4 and 5.

City of Redmond policy mandates that the land added to the UGB will remain with an Urban Holding Area (UH-10) zoning designation until time of annexation. The annexation applications for both the city and Deschutes County (Parts 4 and 5) are part of this application package and will rezone the land as Public Facilities (PF) upon city annexation.

In 2007, the City of Redmond and Deschutes County signed a joint management agreement, an intergovernmental agreement to establish the process for eventual plan and map amendments in the Redmond URA. The agreement states that the "City will accept and process all legislative and quasi-judicial applications, including County initiated ones, for comprehensive plan, plan map, zoning map and zoning regulations text amendments." (See JMA section 4(D) in Appendix G.2).

City of Redmond policy mandates that the land added to the UGB will remain with an Urban Holding Area (UH-10) zoning designation until time of annexation. This application narrative requests annexation into the City of Redmond concurrent with the requested zone change from

UH-10 to PF. The requested zone change is consistent with the MDP contained in Part 3 of the application package, and the justification for UGB expansion to meet public facility land need contained in Part 2 of the application package. The requested land use actions are consistent with the DCCP, DCC, and JMA.

The proposed amendments are consistent with Goal 2.

Goal 3 Agricultural Lands and Goal 4 Forest Lands:

Goals 3 and 4 are not applicable to lands within UGBs or to UGB amendments, per OAR 660-024-0020(1)(b) "Adoption or Amendment of a UGB".

Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources

To protect natural resources and conserve scenic and historic areas and open spaces.

Response: The area of the proposed annexation and zone change does not include any inventoried or potential Goal 5 resources. Actual development of the CORE3 facility will require subsequent land use reviews and compliance with Goals 5, if and where applicable. Portions of Tax lot 151300-00-00103 contain an inventoried Deschutes County Goal 5 resource: the Negus Landfill. This resource is listed as #482 on Table 5.8.1 within the Deschutes County Comprehensive Plan. Although a portion of the tax lot containing the subject site is an inventoried Goal 5 resource, the proposed UGB expansion area onto the subject site is south of the Negus Landfill and will not include this resource. Moreover, there are no other potential Goal 5 resources on the subject site that could be incorporated into the City of Redmond Goal 5 inventories. Goal 5 is met.

Goal 6: Air, Water and Land Resources Quality

To maintain and improve the quality of the air, water and land resources of the state.

Response: The Redmond Comprehensive Plan text amendment (Part 1) does not affect any Goal 6 policies. The proposed map amendments will not change any applicable Goal 6 policies or measures that relate to air or water resource quality. However, the CORE3 facility will include burn buildings and a wildfire training area that could have impacts on air quality. To reduce impacts from these facilities on surrounding lands, element siting, design and operational program has been developed to best meet state and federal air quality standards.

The State of Oregon Department of Public Safety Standards and Training has adopted the 2019 Edition of the National Fire Protection Association's 1001 Standard for Fire Fighter Professional Qualifications. The Class A Burn Building and Class B Drill Tower (see Appendix C. MDP) are essential training components to provide a safe, secure and consistent training environment to fulfill certification requirements for fire behavior, search and rescue, ventilation, water supply, hose management, fire control, fire streams, sprinkler control, scene safety, and the practical use of self-contained breathing apparatus.

The Class A and Class B Burn Buildings are currently programmed for approximately 510 training hours annually. Of those training hours, Class A live burn training, using combustible materials such as hay and wood, will represent a small fraction of the total training hours annually. Class A live burn training operations are expected to occur a few times a month with the actual burns lasting

less than hour. Class B fire training operations utilize propane fueled fire training props and theatrical smoke that is engineered to dissipate quickly.

As part of the CORE3 facility operation plan, live burn training operations must meet environmental parameters such as wind speed and direction to promote the rapid dissipation of smoke. The Class A and Class B training structures are strategically located on the site to take advantage of prevailing wind patterns to optimize the dissipation of smoke from populated areas.

The Recycling Pond component of the plan helps to capture and store water used in the fire training exercises in the tactical village and holds it for reuse in future exercises. Utilizing the pond to recycle water used in onsite trainings preserves water resources by reducing the overall water used.

The CORE3 development contains a gun range/firearms training area that is planned to be an open-air enclosed and fully-baffled gun range with sound mitigation measures integrated into the design. The no-blue sky configuration is to be designed so errant rounds cannot escape the perimeters of the range.

The fuel island component of the site is envisioned as a minimum of (1) 12,000-gallon gas fuel tank and (1) 12,000-gallon diesel fuel tank with two pumps to fuel training vehicles used on site. The fuel stations will be designed with appropriate spill control and mitigation measures and will meet or exceed local, state, and federal regulations.

Construction of the CORE3 facility will require additional local, state, and federal reviews to ensure that all potential air, land, and water quality impacts are mitigated through element siting, structure designs, and operational program development, thereby complying with Goal 6.

Goal 7: Areas Subject to Natural Disasters and Hazards

To protect people and property from natural hazards.

Response: Goal 7 requires local governments to adopt natural hazard inventories, policies, and implementing measures. RCP policies 7-3-1 and 7-3-2 require the City to “plan and prepare” for the Cascadia earthquake and to “support plans and programs to expedite the restoration of critical services following a natural hazard event”. There are three DCCP policies that implement Goal 7 and support the development of the CORE3 facility: Section 3.5 Goal 1, Policy 3.5.6, and Policy 3.5.9. Part 5 addresses each policy in detail in Section 3.1 of Part 5 Deschutes County Plan Map and Zone Change.

The CORE3 facility is a centralized public safety training facility and coordination center for emergency response operations. The CORE3 facility will act as the State Resiliency Center during a Cascadia subduction event. The proposed UGB amendment will allow for siting the CORE3 facility in Redmond. This is consistent with – and directly implements – Goal 7 requirements, RCP policies, and Deschutes County Natural Hazard Mitigation Plan Action Item #9. This is because the CORE3 facility will provide local, regional, and state emergency response capacity to respond to natural disasters and hazards.

Further, the subject site is outside of any flood areas. It does not contain steep slopes (slopes over 15% are a development constraint and considered unsuitable for employment uses in the Redmond Economic Opportunity Analysis, an adopted and acknowledged document). And the

subject site does not contain any wetlands¹ – nor does Deschutes County regulate wetland areas. Wetland areas and steep slopes in relation to the subject site are shown in Figure 2.

The subject site is shown within the Deschutes County Wildfire Zone². This zone requires the use of specialty building codes, per DCC 15.04.085 and DCC 15.04.010(A).

Actual development of the CORE3 facility will occur within the City of Redmond's jurisdiction and will require subsequent land use reviews and compliance with Statewide Goal 7, including wildfire mitigation measures, where applicable. Thus, the proposed amendments comply with Goal 7.

¹ <https://maps.dsl.state.or.us/swi/>

² See Deschutes County Wildfire Mitigation Advisory Committee Final Report (April, 2020)

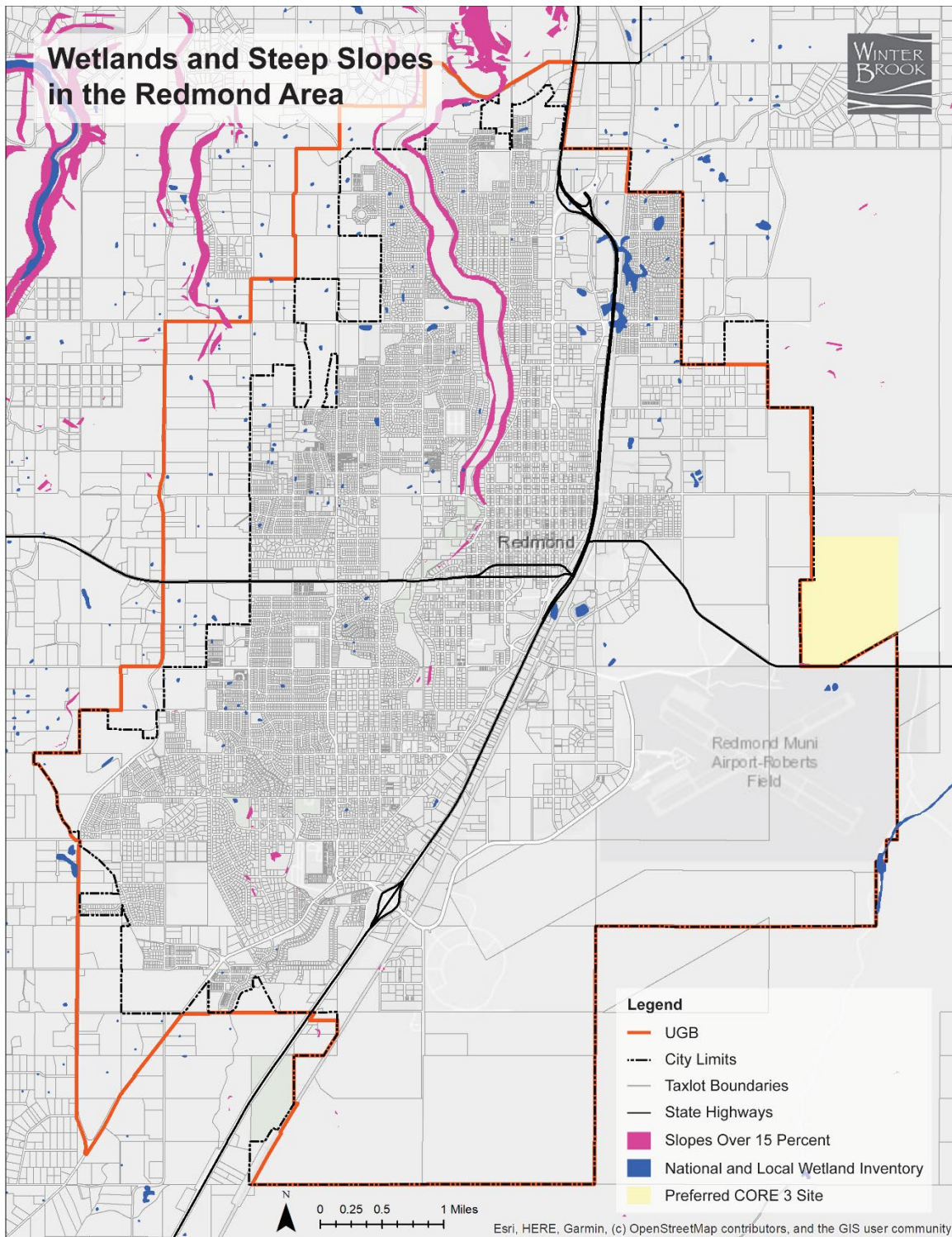


Figure 2: Redmond Area Wetlands and Steep Slopes

Goal 8: Recreation Needs

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Response: Goal 8 is not applicable to the proposed amendments because there are no potential park or recreational facilities on the subject site (as identified in the Redmond Parks Master Plan and Deschutes County Comprehensive Plan), and no park or recreational facilities are proposed. The proposed development is a unique public facility use that will not be a major employment center or residential center that would create an excess of potential park users that would strain existing recreational resources. While the site will contain open buffer areas and vegetation, for safety and security reasons the site will not be open to the general public for recreation. The proposed Comprehensive Plan text amendment has no impact on compliance with Goal 8.

Goal 9: Economy of the State

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Response: A 156-acre portion of the subject site was originally inventoried as industrial land in the 2019 Redmond EOA. Since then, the subject site has been removed from the UGB and redesignated as county agricultural land (see reference document City of Redmond UGB Adjustment, Redmond Ordinance No. 2020-01). A separate 156-acre portion of URA was included and zoned the same industrial designations as the subject site was previously. Because of this land swap, the subject site is currently non-contributing to the City of Redmond's employment lands inventory. The subject site is currently designated as agricultural land within the Redmond URA for future urbanization. The site is currently non-contributing to Deschutes County economic activities.

The subject site is proposed to be designated as public facility land with PF zoning. The CORE3 facility *itself* will not be a major employment center. However, establishment of the site will have some positive impact on the local economy because development and use of the facility will increase economic activity within the City of Redmond. The facility will serve as a training center for personnel from regional and state agencies, increasing visitors to Redmond and consumer spending at local commercial establishments. The proposed map amendments are compliant with Goal 9.

The proposed Comprehensive Plan text amendment has no impact on compliance with Goal 9.

Goal 10: Housing

To provide for the housing needs of citizens of the state.

Response: Goal 10 is not applicable to the proposed amendments because the site does not contain residential land and no housing is proposed.

Goal 11: Public Facilities and Services

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Response: Goal 11 requires communities to consider the provision of public facilities and services in their planning and development decisions, this goal is applicable to all proposed amendments.

The CORE3 facility is critical to the provision of local and regional public safety and emergency response services. For more details on programmatic elements of the CORE3 facility, see Introduction to Land Use Applications and Part 3. MDP.

The proposed UGB amendment, comprehensive plan and zoning map amendments – and the ultimate construction of the CORE3 facility – will allow the City of Redmond, Deschutes County and the greater region to efficiently serve current and future residents' public safety needs, consistent with Goal 11.

Goal 11 and Goal 14 require that public facilities and services planned in urbanizable areas be adequate to serve planned development. Part 3 Master Development Plan and Appendix D. Public Facilities Plan demonstrate how the proposed provision of public facilities and services to serve the CORE3 facility will be orderly, economic, and efficient.

Appendix D. Public Facilities Plan shows that the site can be served by a proposed public water line and a proposed public sanitary sewer line. Potable water service will be provided by extending the existing 16" public water main from the south side of Highway OR126 at SE Ochoco Way approximately 1,200 LF easterly to future SE 21st Avenue. From there, the public water main will be extended northerly in SE 21st Avenue approximately 550 LF to the project access road. The CORE3 site will be served by a single potable water service and a single fire service. All on-site domestic and fire water will be private and isolated from the public water main system.

Wastewater (sanitary sewer) service will be provided by connecting to the existing 12" public sanitary sewer main along the south of Highway OR126. The project connection will require crossing OR126 and extending a public sewer main northerly approximately 600 LF in future SE 21st Avenue to the project access road.

The CORE 3 site will be served by a single sanitary service. All on-site sanitary sewer will be private and gravity served where possible. Due to project topography, lower lying areas will be served by a private lift station/force main system.

All stormwater will be contained on-site. Stormwater will be collected and dispersed on-site via swales, underground injection control (UIC) devices such as drywells, or a combination of both methods.

A certified engineer has determined that the 16' water line and the 12" sanitary sewer line would be adequate to serve the project, discussed in Appendix D.2.

Goal 12: Transportation

To provide and encourage a safe, convenient, and economic transportation system.

Response: This goal applies to all proposed map amendments. The proposed text amendment in Part 1 itself does not affect the TSP or change any plan designation or zoning within the UGB. Therefore, the adoption of the proposed comprehensive plan text amendment will not impact the city's ability to plan for and provide an efficient transportation system.

OAR Chapter 660 Division 12 – the Transportation Planning Rule (TPR) – is the implementing rule for Goal 12. Although compliance with OAR 660-012-0060 (which requires that zone and map amendments consider the impact on the transportation system from the proposed change) does not necessarily apply to UGB amendments per OAR 660-024-0020[1][d]³, they do apply to the zoning map changes from city UH-10 to city PF. See application Part 4. Redmond Zone Change & Annexation.

In order to reach compliance with OAR 660-012-0060, the proposed zone and map amendment from UH-10 to PF must consider the impact on the transportation system from the proposed change. Applicants must demonstrate that there will be no significant effect on the transportation system. If rezoning would alter the total trips or functional classifications of roads and streets, then feasible transportation mitigation strategies are required.

Goal 13: Energy

To conserve energy

Response: Goal 13 directs jurisdictions to evaluate land use planning proposals with consideration of efficient use of land and energy and applies to all the proposed applications. By consolidating training facilities for over 20 regional organizations and agencies, the CORE3 facility will improve energy efficiency by reducing vehicle trips and vehicle miles traveled from the current condition where training facilities are dispersed between multiple sites. In the event of a major natural hazard event, the CORE3 facility's relative location adjacent to the airport and E. HWY 126 will shorten regional emergency response travel. Overall, the proposed UGB amendment will further the objectives of Goal 13, allowing for conservation of energy by reducing excessive travel linked largely to fossil fuel consumption.

Due to the emergency functionality needed during power outages and natural disasters, it is in the project's best interest to utilize efficient building systems in order to minimize the size and costs of back-up systems. This will allow this facility to function off-grid, as well as reduce on-going operational costs. And as a resiliency facility for emergency services, the buildings for the CORE3 campus will be held to a high standard of efficiency and performance to ensure the optimal use of

³ OAR 660-024-0020(1)(d) The transportation planning rule requirements under OAR 660-012-0060 need not be applied to a UGB amendment if the land added to the UGB is zoned as urbanizable land, either by retaining the zoning that was assigned prior to inclusion in the boundary or by assigning interim zoning that does not allow development that would generate more vehicle trips than development allowed by the zoning assigned prior to inclusion in the boundary;

resources and support emergency operations. Occupied buildings will be designed to meet the State's goals with LEED Silver equivalency, and SEED (20% above current energy code).

Goal 14: Urbanization

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Land Need

Establishment and change of urban growth boundaries shall be based on the following:

- (1) Demonstrated need to accommodate long range urban population, consistent with a 20-year population forecast coordinated with affected local governments, or for cities applying the simplified process under ORS chapter 197A, a 14-year forecast; and***
- (2) Demonstrated need for housing, employment opportunities, livability or uses such as public facilities, streets and roads, schools, parks or open space, or any combination of the need categories in this subsection (2). In determining need, local government may specify characteristics, such as parcel size, topography or proximity, necessary for land to be suitable for an identified need. Prior to expanding an urban growth boundary, local governments shall demonstrate that needs cannot reasonably be accommodated on land already inside the urban growth boundary.***

Response: Goal 14 and its implementing rule OAR 660-024 guide cities to plan for the efficient accommodation of all urban uses, such as public facilities. This goal is applicable to all of the proposed actions. The proposed plan amendment incorporates the identified⁴ regional need for a centralized public safety training facility and coordination center for emergency response operations in the City of Redmond. By codifying this identified need through the adoption of this policy, the City can plan to accommodate this need within its UGB.

Part 2. UGB Amendment and Appendix F. Site Selection Analysis and Division 24 findings evaluate land sufficiency of the UGB to accommodate the identified need, consistent with OAR 660-024 requirements.

As described in detail in Part 2. UGB Amendment of this application package, this land must be brought into the UGB and annexed into the city to meet a regional need for a consolidated emergency response training facility. OAR Chapter 660 Division 14 guides the implementation of Goal 14 as it applies to annexation and urban development on previously rural lands. Because the UGB was expanded onto the subject site to satisfy a demonstrated public facility land need, the subject site must be annexed into the Redmond city limits and rezoned PF, consistent with OAR 660-024-0050:

(6) When land is added to the UGB, the local government must assign appropriate urban plan designations to the added land, consistent with the need determination and the requirements of section (7) of this rule, if applicable. The local government must also apply appropriate zoning to the added land consistent with the plan designation or may maintain

⁴ See Appendix G.1. Strategic Business Plan

the land as urbanizable land until the land is rezoned for the planned urban uses, either by retaining the zoning that was assigned prior to inclusion in the boundary or by applying other interim zoning that maintains the land's potential for planned urban development. The requirements of ORS 197.296 regarding planning and zoning also apply when local governments specified in that statute add land to the UGB.

(7) Lands included within a UGB pursuant to OAR 660-024-0065(3) to provide for a particular industrial use, or a particular public facility, must be planned and zoned for the intended use and must remain planned and zoned for that use unless the city removes the land from the UGB.

The requested Deschutes County zone change from EFU to UH-10 and comprehensive map change from Ag to RUGA is consistent with the UGB expansion justification to include the land for a demonstrated public facilities land need. The requested applications directly support the requirements of the UGB Rule, and therefore the requirements of Goal 14.

Once brought into the UGB, the CORE3 facility is proposed to be designated in the RCP as Public Facility and zoned City Public Facility (PF), consistent with the UGB expansion justification to include land for a demonstrated public facilities land need. Application Part 4. Redmond Zone Change & Annexation provides the rationale for rezoning the site from county UH-10 to the PF zone, consistent with the proposed Master Development Plan (see Part 3. MDP).

The requested applications directly support the requirements of the UGB Rule, and therefore the requirements of Goal 14.

Goals 15-19

These goals are not applicable to the proposed requests, as they apply to specific geographic locations unrelated to Central Oregon.

Central Oregon Intergovernmental Council:

Central Oregon Ready, Responsive, Resilient (CORE3) Facility

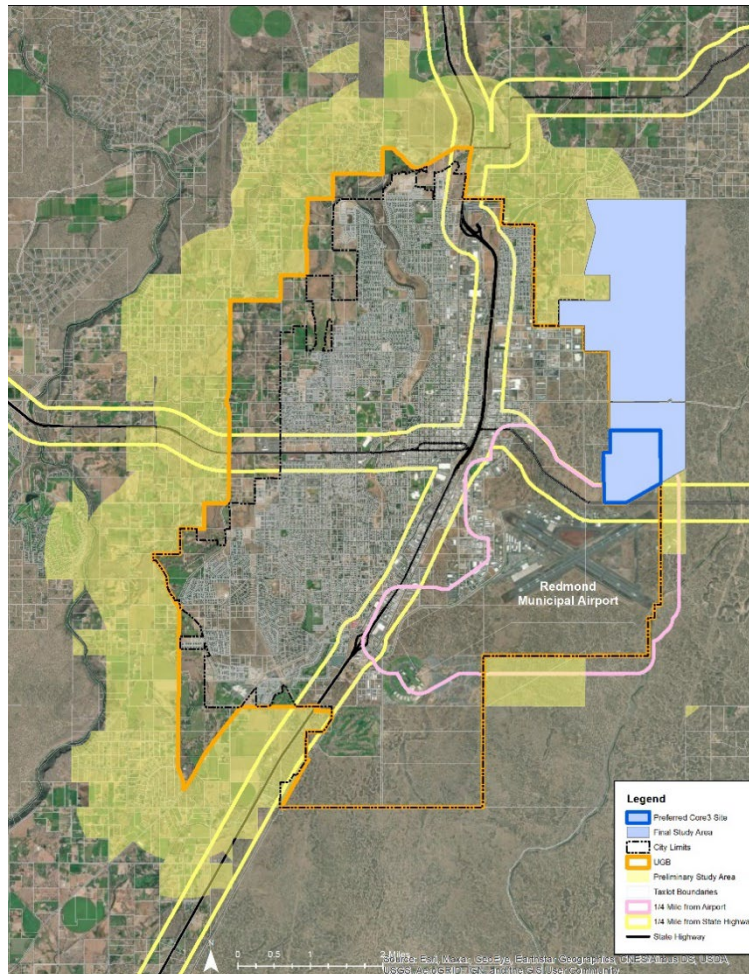


Figure 1 UGB Study Area and CORE3 Site

Appendix F. Site Selection Analysis and Division 24 Findings

Prepared by Winterbrook Planning
 In coordination with SERA Architects, Kittelson & Associates, and HHPR Inc.
 This project is funded by Oregon general fund dollars through the Department of Land Conservation and Development. The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

December, 2023



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Reference Documents

- City of Redmond Comprehensive Plan (2020)
- City of Redmond Transportation System Plan (2020)
- City of Redmond Economic Opportunity Analysis (2020)
- City of Redmond Parks Master Plan (2018)
- Deschutes County Transportation System Plan (2010)
- City of Redmond UGB Adjustment, Redmond Ordinance No. 2020-01 (2019)

Data Sources

Deschutes County Data Portal¹

- Tax Lots, published June 4, 2021
- Zoning, published June 4, 2021
- Urban Growth Boundaries, published June 4, 2021
- Urban Reserve Areas, published June 4, 2021
- Zoning Airport Safety, published June 4, 2021
- State Routes, published June 4, 2021
- Wetland National and Local Inventory, published June 4, 2021

Oregon Department of Geology and Mineral Industries

- Digital Elevation Modeling 1M, Ohio grid: 44121-C2

Abbreviations

- (BLM) Federal Bureau of Land Management

¹ <https://data.deschutes.org/>

- (BOCC) Board of Deschutes County Commissioners
- (COIC) Central Oregon Intergovernmental Council
- (CORE3) Central Oregon Ready, Responsive, Resilient
- (DLCD) the Oregon Department of Land Conservation and Development
- (DCC) Deschutes County Code
- (DCCP) Deschutes County Comprehensive Plan
- (ECC) Emergency Communications Center
- (EFU) Deschutes County Exclusive Farm Use Zone
- (EOA) Economic Opportunities Analysis
- (EVOC) Emergency Vehicle Operator Course
- (FEMA) Federal Emergency Management Agency
- (JMA) Redmond-Deschutes County Joint Management Agreement
- (MDP) City of Redmond Master Development Plan
- (OAR) Oregon Administrative Rules
- (ODOT) Oregon Department of Transportation
- (ORS) Oregon Revised Statutes
- (PF) City of Redmond Public Facility Zone
- (RCP) Redmond Comprehensive Plan
- (RDC) Redmond Development Code
- (RUUGA) Redmond Unincorporated Urban Growth Area
- (TGR) Trip Generation Report
- (TPR) Transportation Planning Rule – OAR Chapter 660, Division 012
- (TSP) Transportation System Plan
- (UGB) or (RUGB) Redmond Urban Growth Boundary
- (UGB Rule) the Urban Growth Boundary Rule – OAR Chapter 660, Division 024
- (URA) or (RURA) Redmond Urban Reserve Area
- (UH-10) Deschutes County Urban Holding Zone

1 Purpose & Overview

This appendix describes evaluation methodology for analyzing lands in and around the City of Redmond to site the CORE3 facility. OAR 660-024-0065(3) allows specific site characteristics to be used to identify a site for public facilities, including but not limited to, size, topography, and proximity. As defined in RCP policy 11-1-7, required site characteristics for the CORE3 facility are:

- 300 contiguous acres of suitable vacant land;
- Within one-quarter mile of the Redmond Airport; and
- With direct access to a state highway without the need to travel through designated residential or commercial areas.

While a 300 acre need for a CORE3 facility was identified, the first phases of the facility buildout, reflected in the Master Development Plan, will require 228 acres, therefore, the site selection analysis will include sites that can accommodate 300 acres, but for the purposes of this UGB expansion request, only 228 acres are proposed to be brought into the UGB.

The site selection analysis concludes that the area within tax lot 151300-00-00103 is the only suitable site for the CORE3 facility. This 228-acre area is outside of the Redmond UGB but within the Redmond URA. The subject site covers the southern portion of tax lot 151300-00-00103 and is shown in Figure 2 in blue as the proposed CORE3 site area.

This document will explain the statutory requirements in evaluation that led to selecting the subject site for the proposed CORE3 facility in Redmond and compliance with Division 24 (the UGB Rule).

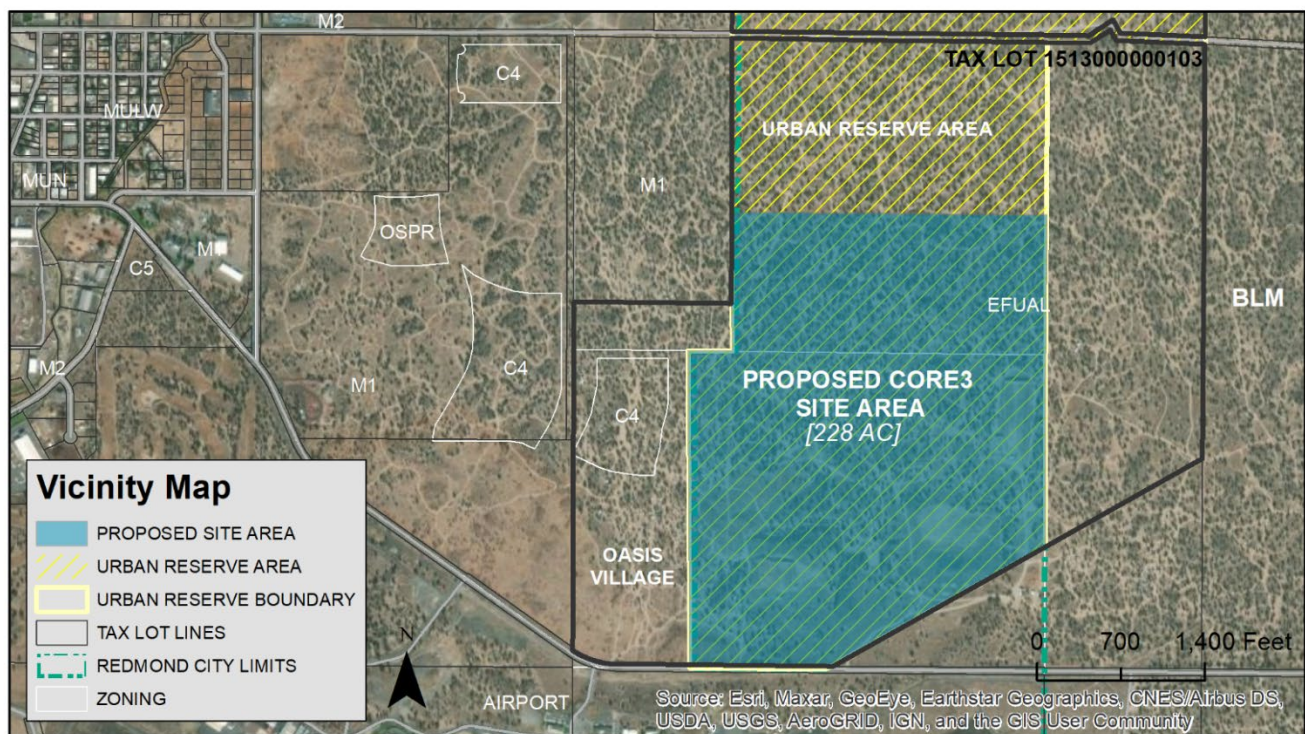


Figure 2 Proposed CORE3 Site Area

2 Regulatory Framework

This analysis is controlled by Statewide Planning Goal 14 (Urbanization)², its implementing rule OAR Chapter 660, Division 024 (the UGB Rule), and ORS 197.298 and 197A.320. Goal 14 includes two Land Need factors:

Establishment and change of urban growth boundaries shall be based on the following:

- (1) Demonstrated need to accommodate long range urban population, consistent with a 20-year population forecast coordinated with affected local governments, or for cities applying the simplified process under ORS chapter 197A, a 14-year forecast; and***
- (2) Demonstrated need for housing, employment opportunities, livability or uses such as public facilities, streets and roads, schools, parks or open space, or any combination of the need categories in this subsection (2). In determining need, local government may specify characteristics, such as parcel size, topography or proximity, necessary for land to be suitable for an identified need. Prior to expanding an urban growth boundary, local governments shall demonstrate that needs cannot reasonably be accommodated on land already inside the urban growth boundary.***

The proposed UGB amendment to include the subject site is based on a demonstrated public facility land need. This need is codified in RCP "Public Facilities – Policy 11-1-7", which reads:

To implement the Central Oregon Emergency Services Center Viability Assessment and the related Strategic Business Plan, the City has determined a need for a suitable site for the Central Oregon Ready, Responsive, Resilient (CORE3) regional public facility as a new community element. The CORE3 facility requires the following site and locational characteristics:

- 300 contiguous acres of suitable vacant land;***
- Within one-quarter mile of the Redmond Municipal Airport; and***
- Direct access to a state highway without the need to travel through designated residential or commercial areas.***

OAR 660-024-0040(1) requires cities to accommodate demonstrated land needs within their UGBs:

OAR 660-024-0040 Land Need

(1) The UGB must be based on the appropriate 20-year population forecast for the urban area as determined under rules in OAR chapter 660, division 32, and must provide for

² Goal 14 reads in relevant part:

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Urban Growth Boundaries

Urban growth boundaries shall be established and maintained by cities, counties and regional governments to provide land for urban development needs and to identify and separate urban and urbanizable land from rural land. Establishment and change of urban growth boundaries shall be a cooperative process among cities, counties and, where applicable, regional governments.

An urban growth boundary and amendments to the boundary shall be adopted by all cities within the boundary and by the county or counties within which the boundary is located, consistent with intergovernmental agreements, [...]

needed housing, employment and other urban uses such as public facilities, streets and roads, schools, parks and open space over the 20-year planning period consistent with the land need requirements of Goal 14 and this rule. The 20-year need determinations are estimates which, although based on the best available information and methodologies, should not be held to an unreasonably high level of precision. Local governments in Crook, Deschutes or Jefferson Counties may determine the need for Regional Large-Lot Industrial Land by following the provisions of OAR 660-024-0045 for areas subject to that rule.

And OAR 660-024-0040(3) allows cities to review and amend their UGB based on only one category of land, like public facilities.

(3) A local government may review and amend the UGB in consideration of one category of land need (for example, housing need) without a simultaneous review and amendment in consideration of other categories of land need (for example, employment need).

To satisfy this demonstrated land need, lands inside the existing Redmond UGB and lands adjacent to the Redmond UGB were evaluated. The following sections show the process of evaluation, following the UGB Rule and ORSs.

3 Establishing Study Area for Evaluation

OAR 660-024-0065(3) allows for the narrow establishment of a study area specific to public facility needs:

OAR 660-024-0065 Establishment of Study Area to Evaluate Land for Inclusion in the UGB

(3) When the primary purpose for expansion of the UGB is to accommodate a particular industrial use that requires specific site characteristics, or to accommodate a public facility that requires specific site characteristics, and the site characteristics may be found in only a small number of locations, the preliminary study area may be limited to those locations within the distance described in section (1) or (2), whichever is appropriate, that have or could be improved to provide the required site characteristics. For purposes of this section:

(a) The definition of “site characteristics” in OAR 660-009-0005(11) applies for purposes of identifying a particular industrial use.

(b) A “public facility” may include a facility necessary for public sewer, water, storm water, transportation, parks, schools, or fire protection. Site characteristics may include but are not limited to size, topography and proximity.

UGBs may be amended in consideration of one category of land need without a simultaneous review of other categories, and local governments can identify specific site requirements for public facilities for purposes of UGB expansion.

RCP policy 11-1-7 demonstrates (1) public facility land need and (2) defines necessary site and locational characteristics. RCP policy 11-1-7 reads:

To implement the Central Oregon Emergency Services Center Viability Assessment and the related Strategic Business Plan, the City has determined a need for a suitable site for the

Central Oregon Ready, Responsive, Resilient (CORE3) regional public facility as a new community element. The CORE3 facility requires the following site and locational characteristics:

- 300 contiguous acres of suitable vacant land;
- Within one-quarter mile of the Redmond Municipal Airport; and
- Direct access to a state highway without the need to travel through designated residential or commercial areas.

The UGB may be amended in consideration of this demonstrated public facility need without simultaneous review of other land use categories, and the analysis can use the specific site requirements outlined in this policy for the purposes of UGB expansion. The first phases of the Core3 facility will require 228 acres.

ORS 197A.320(6) also allows a narrow study area establishment:

(6) When the primary purpose for expansion of the urban growth boundary is to accommodate a particular industry use that requires specific site characteristics, or to accommodate a public facility that requires specific site characteristics and the site characteristics may be found in only a small number of locations, the city may limit the study area to land that has, or could be improved to provide, the required site characteristics. Lands included within an urban growth boundary for a particular industrial use, or a particular public facility, must remain planned and zoned for the intended use:

Winterbrook relied on RCP policy 11-1-7 to define the narrow study area. The policy provides three site and locational needs for the CORE3 facility. The subject site must be:

- 1) At least 300 contiguous acres of vacant land;
- 2) Within one-quarter mile of the Redmond Municipal Airport; and
- 3) Within one-quarter mile of a state highway.

Winterbrook interpreted the RCP policy section "Direct access to a state highway without the need to travel through designated residential or commercial areas" to mean within one-quarter mile of a state highway. This proximal boundary limits the likelihood of access conflicts through residential or commercial areas, which is the intention of the RCP policy section. While a 300 acre need for a CORE3 facility was identified, the Master Development Plan included in this application package plans for only 228 acres for Phase 1 and the Future Phase. Therefore, the site selection analysis will include sites that can accommodate 300 acres, but for the purposes of this UGB expansion request, only 228 acres will be considered to be brought into the UGB.

Using the above site and locational characteristics, lands inside the existing UGB were first evaluated to see if they could satisfy the demonstrated public facility land need.

4 Evaluating Lands Within Redmond's UGB

The UGB Rule (OAR 660-0024-0050[1]) requires cities first to look inside their UGBs to satisfy urban land demands.

OAR 660-024-0050

Land Inventory and Response to Deficiency

(1) When evaluating or amending a UGB, a local government must inventory land inside the UGB to determine whether there is adequate development capacity to accommodate 20-year needs determined in OAR 660-024-0040. [...]

Response: Cities must first look at lands within their UGBs to satisfy an identified need before considering a UGB expansion. Winterbrook evaluated lands inside the current UGB based on the land's ability to meet defined site characteristics in RCP policy 11-1-7. No sites within the UGB will meet CORE3 facility site requirements (OAR 660-024-0050[1]). Therefore, the CORE3 facility cannot be reasonably accommodated within the current UGB, and the City of Redmond must amend its UGB (OAR 660-024-0050[4]).

Sites inside the UGB were first identified based on their total vacant acreage. In the case of tax lots that fell partially within and partially outside of the UGB, only the portions of tax lots that fell inside the UGB were considered. Contiguous tax lots under the same ownership were considered a single site.

Winterbrook identified five sites over 300 acres, shown in Figure 3. Winterbrook used a combination of aerial imagery, assessor data, and information from the 2019 Redmond Economic Opportunities Analysis to confirm vacancy or current use of the sites. Four sites within the UGB have established land uses and are not available for development of the CORE3 facility:

- 1) Juniper Golf Course (Tax lot 151332-00-01000)
- 2) Deschutes County Fair & Expo Center (Tax lot 151328-00-00100)
- 3) Redmond Municipal Airport (Tax lots 151322-00-00100, 151300-00-01500, and other contiguous parcels under City of Redmond ownership)³
- 4) Two tax lots under Central Oregon Irrigation District ownership (Tax lots 151315-00-00101 and 151315-00-00102)

Because these four sites are either developed or committed – and therefore not vacant and available for the CORE3 facility site – they were removed from consideration.

³ While the airport does hold buildings of similar use to the CORE3 facility (the Redmond Air Center, for instance, is a training and resources hub for wildland firefighting owned by the U.S. Forest Service), the airport already has its own Master Plan, and not enough vacant or uncommitted land remains on the site to support the 300 acres required for CORE3.

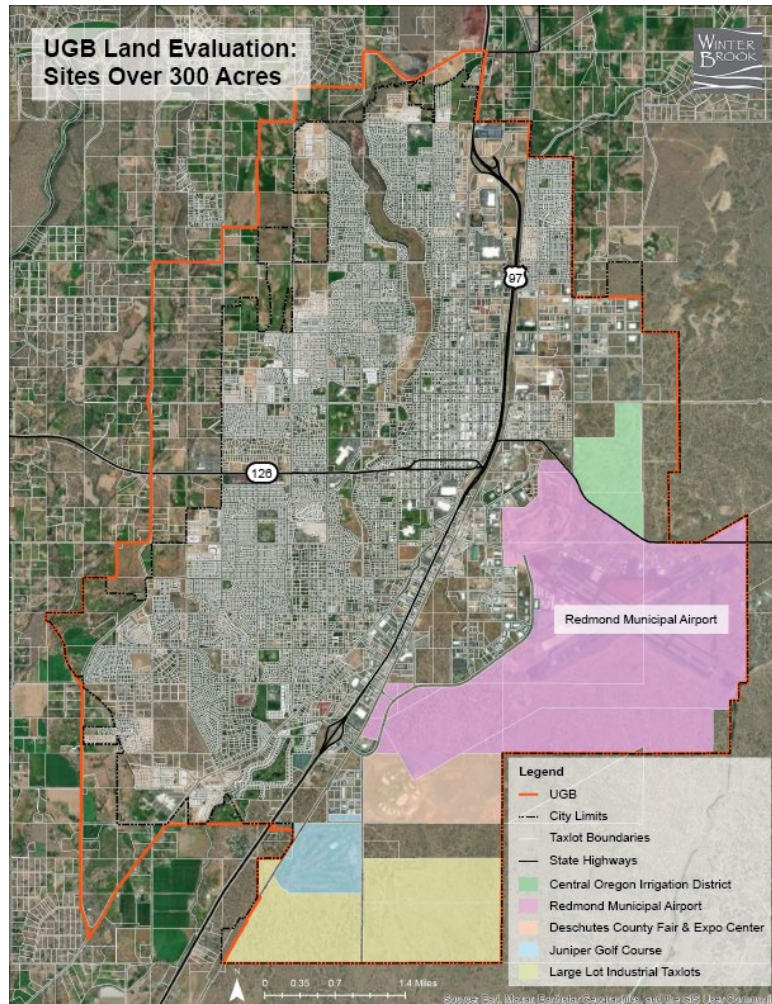


Figure 3 300-Acre Sites within UGB

After removing these four sites from consideration, one site remains. This site is shown on Figures 3 and 4 as “Large Lot Industrial” – its designation in RCP. Although this vacant site is large enough to accommodate the CORE3 facility, the site does not meet the locational requirements identified in RCP policy 11-1-7. The Large Lot Industrial site is farther than one-quarter miles away from the Redmond Municipal Airport. Further, this site is a planned part of the Central Oregon Large Lot Industrial Land program (OAR 660-024-0045) and is unable to be developed for the CORE3 facility per RDC 8.0186 and OAR 660-024-0045(9) and (10). Therefore, this site is removed from consideration, and there are no remaining sites within the UGB that meet CORE3 facility siting requirements.

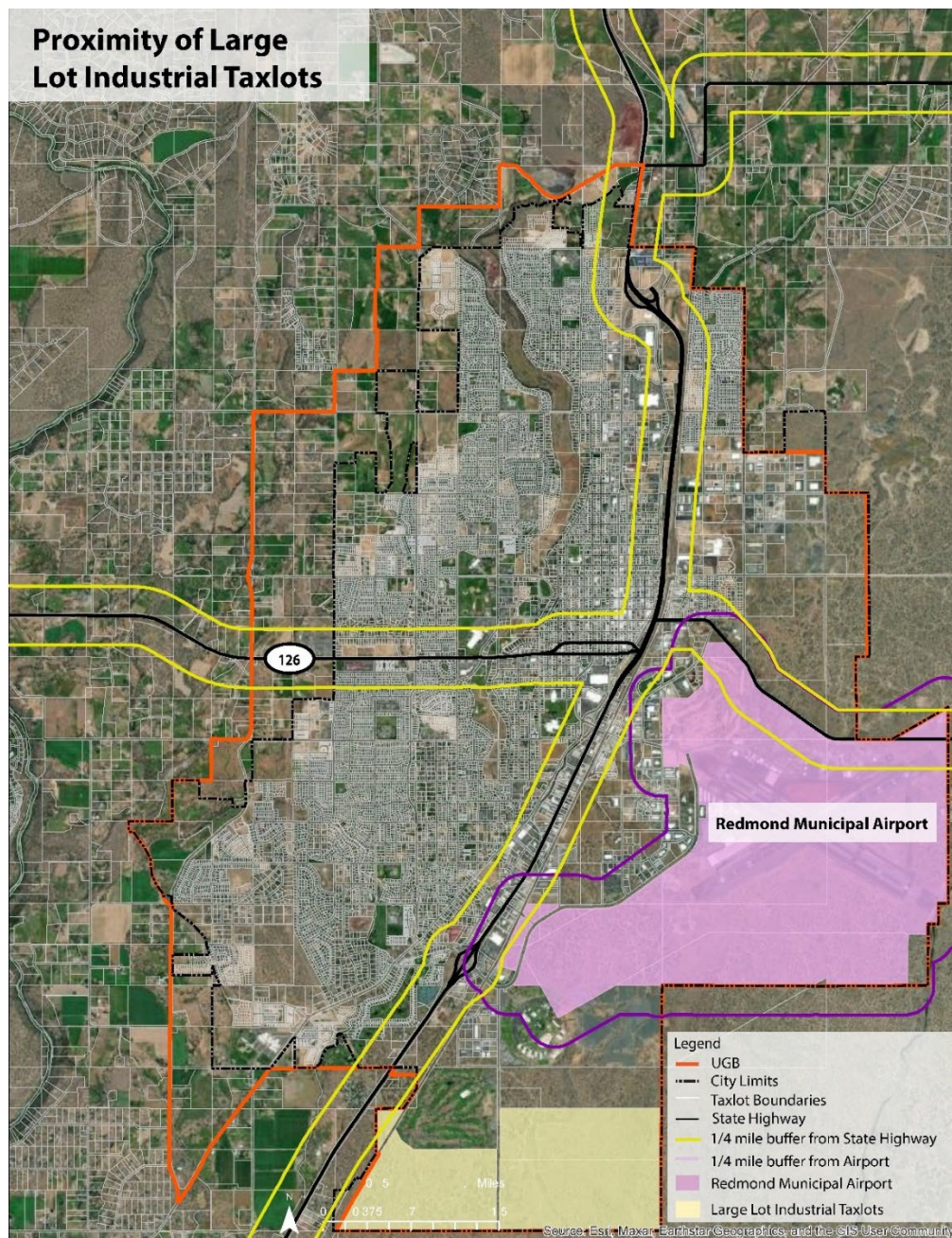


Figure 4 Proximal Evaluation of Large Lot Industrial Site

With no vacant and suitable land within the existing UGB to satisfy demonstrated public facility land needs, the City of Redmond must amend their UGB to accommodate the land need, per OAR 660-024-0050(4):

(4) If the inventory demonstrates that the development capacity of land inside the UGB is inadequate to accommodate the estimated 20-year needs determined under OAR 660-024-0040, the local government must amend the plan to satisfy the need deficiency, either by increasing the development capacity of land already inside the city or by expanding the UGB, or both, and in accordance with ORS 197.296 where applicable. Prior to expanding the UGB, a

local government must demonstrate that the estimated needs cannot reasonably be accommodated on land already inside the UGB. If the local government determines there is a need to expand the UGB, changes to the UGB must be determined by evaluating alternative boundary locations consistent with Goal 14 and applicable rules at OAR 660-024-0060 or 660-024-0065 and 660-024-0067.

5 Evaluating Lands Outside Redmond's UGB

5.1 Establishing Preliminary Study Area

As previously explained, OAR 660-024-0065 guides the establishment of a preliminary study area and the refinement of that study area based on the narrow evaluation of the study area, per OAR 660-024-0065(3) and ORS 197A.320(6). The preliminary study area shall include:

660-024-0065

Establishment of Study Area to Evaluate Land for Inclusion in the UGB

(1) When considering a UGB amendment to accommodate a need deficit identified in OAR 660-024-0050(4), a city outside of Metro must determine which land to add to the UGB by evaluating alternative locations within a “study area” established pursuant to this rule. To establish the study area, the city must first identify a “preliminary study area” which shall not include land within a different UGB or the corporate limits of a city within a different UGB. The preliminary study area shall include:

(a) All lands in the city's acknowledged urban reserve, if any;

(b) All lands that are within the following distance from the acknowledged UGB:

(A) For cities with a UGB population less than 10,000: one-half mile;

(B) For cities with a UGB population equal to or greater than 10,000: one mile;

(c) All exception areas contiguous to an exception area that includes land within the distance specified in subsection (b) and that are within the following distance from the acknowledged UGB:

(A) For cities with a UGB population less than 10,000: one mile;

(B) For cities with a UGB population equal to or greater than 10,000: one and one-half miles;

The initial preliminary study area includes:

- 1) Redmond's four URAs;
- 2) All tax lots within one mile of the existing Redmond UGB; and
- 3) All exception areas⁴ within one and one-half mile from the existing Redmond UGB.

⁴ For this analysis, lands with the following zoning designations were used to determine status as exception area: Rural Residential, Rural Industrial, Multiple Use Agricultural, Surface Mining and Open Space.

Cities can exclude certain lands from the preliminary study area, per OAR 660-024-0065[4]⁵. Generally, the exclusions include lands that are impracticable to serve with public facilities, lands with significant natural hazards, lands with natural resources or other protections, or land that is owned by the federal government and managed for rural purposes. Lands owned and managed by the Federal Bureau of Land Management (BLM) were therefore removed from consideration in the preliminary study area.

After exclusions per OAR 660-024-0065[4], figure 5 shows the preliminary study area. The total acreage of this preliminary study area is over 9,700 acres—over 30 times the amount of land needed to accommodate the 300-acre CORE3 facility. This complies with OAR 660-024-0065[5]:

(5) After excluding land from the preliminary study area under section (4), the city must adjust the area, if necessary, so that it includes an amount of land that is at least twice the amount of land needed for the deficiency determined under OAR 660-024-0050(4) or, if applicable, twice the particular land need described in section (3). Such adjustment shall be made by expanding the distance specified under the applicable section (1) or (2) and applying section (4) to the expanded area.

⁵ (4) The city may exclude land from the preliminary study area if it determines that:

- (a) Based on the standards in section (7) of this rule, it is impracticable to provide necessary public facilities or services to the land;
- (b) The land is subject to significant development hazards, due to a risk of:
 - (A) Landslides: The land consists of a landslide deposit or scarp flank that is described and mapped on the Statewide Landslide Information Database for Oregon (SLIDO) Release 3.2 Geodatabase published by the Oregon Department of Geology and Mineral Industries (DOGAMI) December 2014, provided that the deposit or scarp flank in the data source is mapped at a scale of 1:40,000 or finer. If the owner of a lot or parcel provides the city with a site-specific analysis by a certified engineering geologist demonstrating that development of the property would not be subject to significant landslide risk, the city may not exclude the lot or parcel under this paragraph;
 - (B) Flooding, including inundation during storm surges: the land is within the Special Flood Hazard Area (SFHA) identified on the applicable Flood Insurance Rate Map (FIRM);
 - (C) Tsunamis: the land is within a tsunami inundation zone established pursuant to ORS 455.446;
- (c) The land consists of a significant scenic, natural, cultural or recreational resource described in this subsection:
 - (A) Land that is designated in an acknowledged comprehensive plan prior to initiation of the UGB amendment, or that is mapped on a published state or federal inventory at a scale sufficient to determine its location for purposes of this rule, as:
 - (i) Critical or essential habitat for a species listed by a state or federal agency as threatened or endangered;
 - (ii) Core habitat for Greater Sage Grouse; or
 - (iii) Big game migration corridors or winter range, except where located on lands designated as urban reserves or exception areas;
 - (B) Federal Wild and Scenic Rivers and State Scenic Waterways, including Related Adjacent Lands described by ORS 390.805, as mapped by the applicable state or federal agency responsible for the scenic program;
 - (C) Designated Natural Areas on the Oregon State Register of Natural Heritage Resources;
 - (D) Wellhead protection areas described under OAR 660-023-0140 and delineated on a local comprehensive plan;
 - (E) Aquatic areas subject to Statewide Planning Goal 16 that are in a Natural or Conservation management unit designated in an acknowledged comprehensive plan;
 - (F) Lands subject to acknowledged comprehensive plan or land use regulations that implement Statewide Planning Goal 17, Coastal Shoreland, Use Requirement 1;
 - (G) Lands subject to acknowledged comprehensive plan or land use regulations that implement Statewide Planning Goal 18, Implementation Requirement 2;
- (d) The land is owned by the federal government and managed primarily for rural uses.

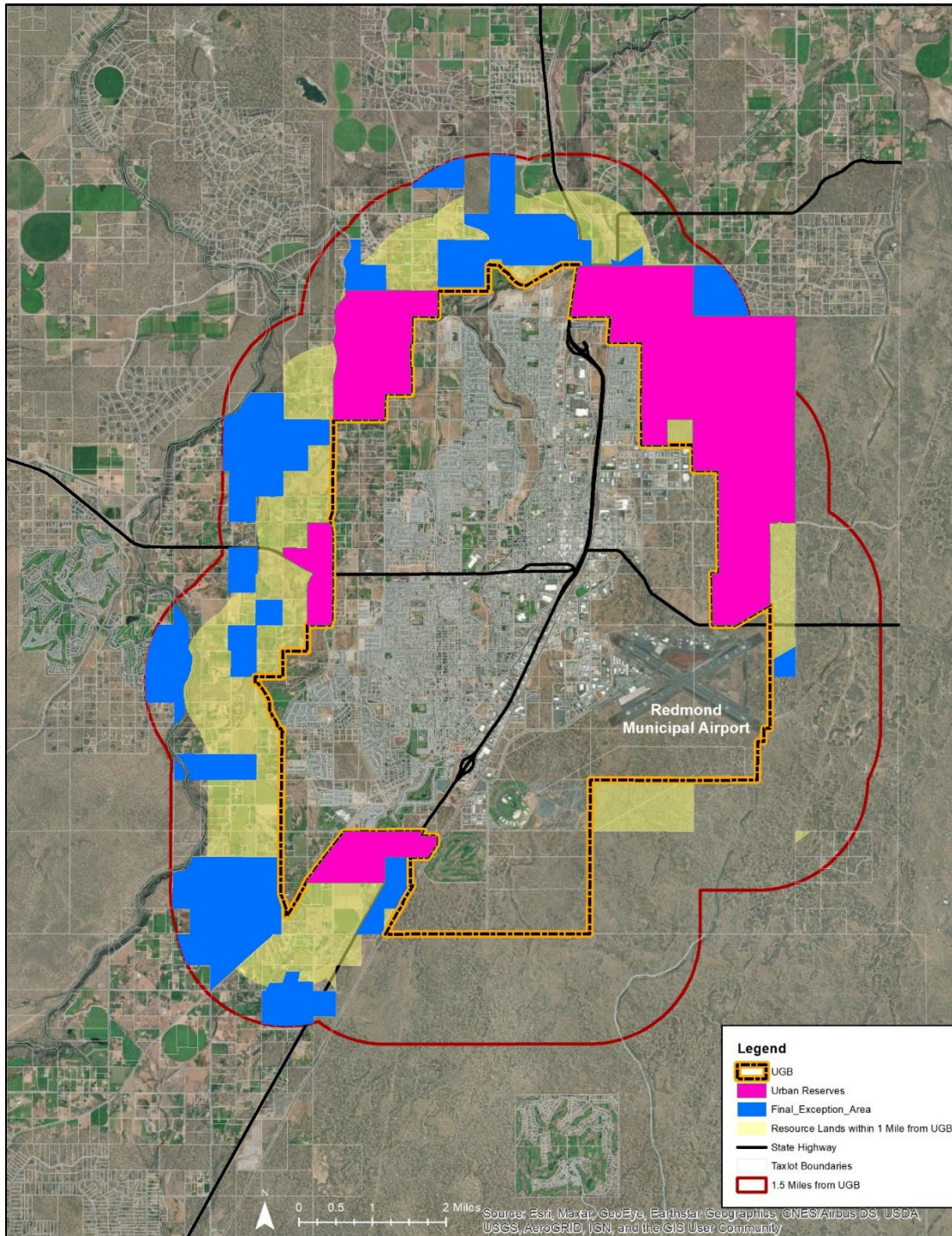


Figure 5 Preliminary Study Area

5.2 Refining Preliminary Study Area

As with the UGB lands evaluation, lands within this preliminary study area were evaluated based on their ability to satisfy the CORE3 facility's site and locational needs.

- 1) At least 300 contiguous acres of vacant land;
- 2) Within one-quarter mile of the Redmond Municipal Airport; and
- 3) Within one-quarter mile of a state highway.

Winterbrook identified four vacant sites in the preliminary study area over 300 acres. These sites are shown on Figure 6.

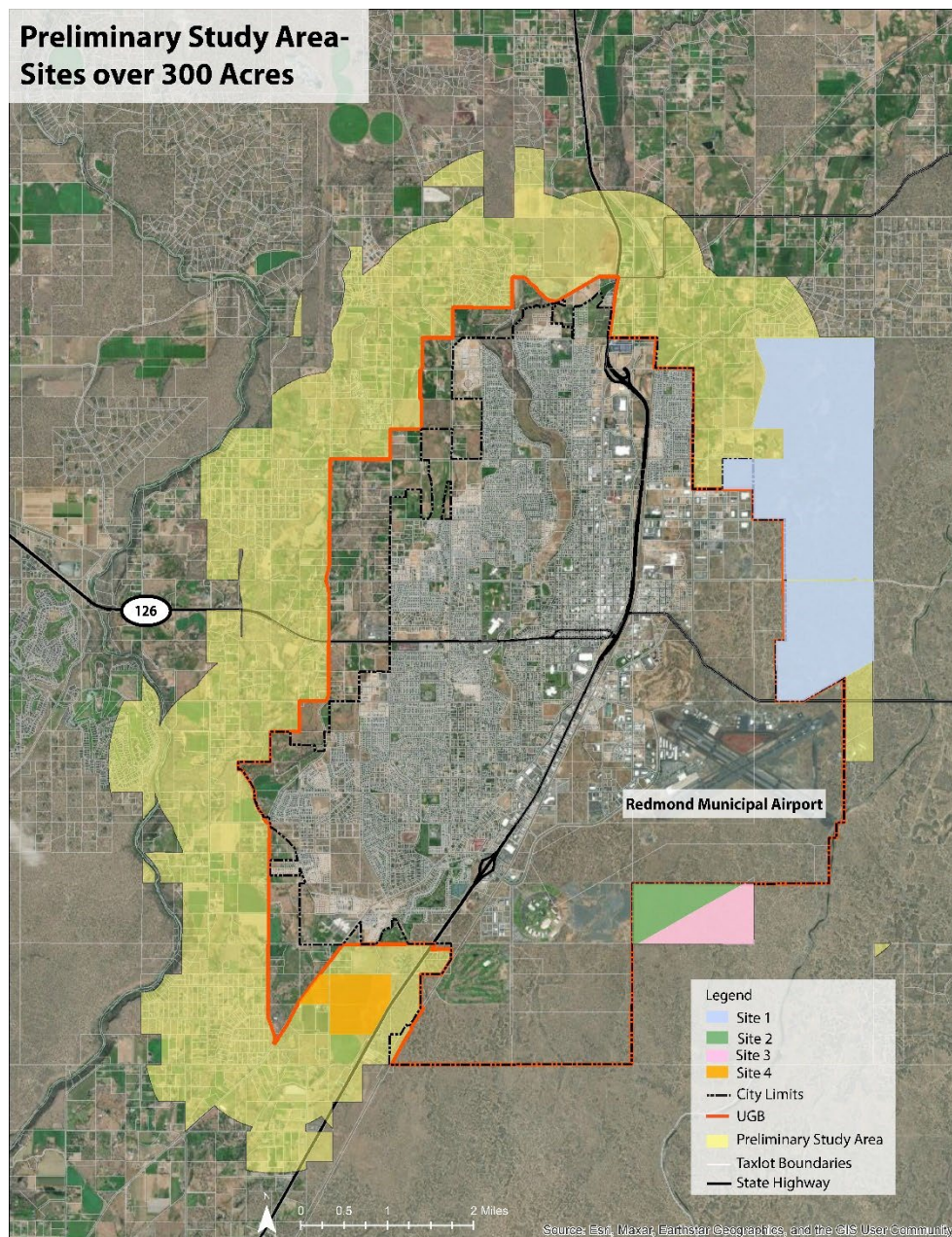


Figure 6 Sites Over 300 Acres in the Preliminary Study Area

Of these four sites, only Site 1 is within both one-quarter miles of the Redmond Municipal Airport and within one-quarter miles of a state highway. Sites 2, 3, and 4 are not within this proximity; they were excluded from the preliminary study area. All four sites are shown in context with one-quarter mile buffers in Figure 7.

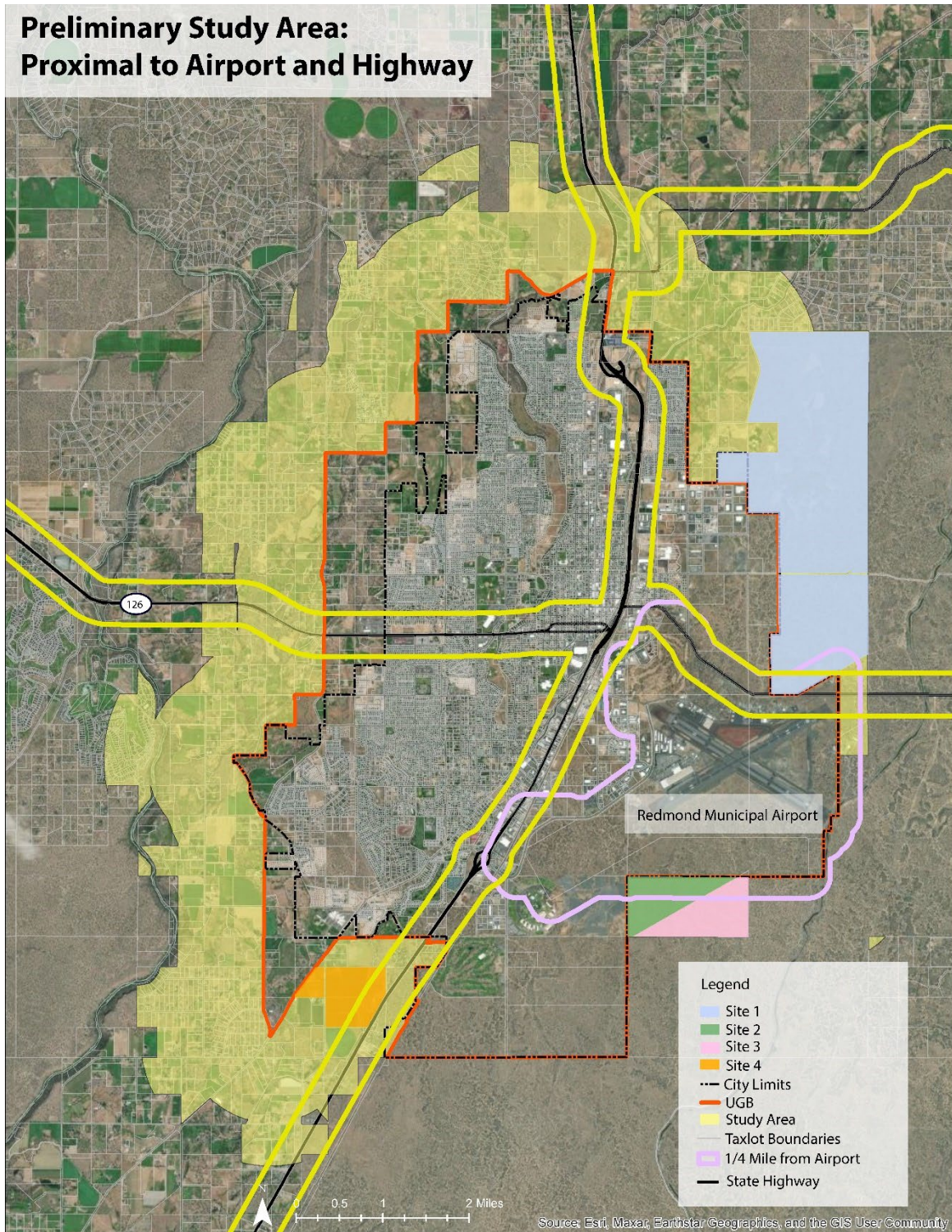


Figure 7 Sites Over 300 Acres and Near Redmond Airport in Preliminary Study Area

Site #1 (tax lot 151300-00-00103) is the only site within the preliminary study area to meet CORE3's site and locational needs: at least 300-acres of contiguous vacant land within on-quarter miles of both the Redmond Municipal Airport and a state highway.

Site 1 is within the eastern Redmond URA. The site is owned by Deschutes County and contains roughly 1,800 acres. Only 300-acres are needed for the entirety of the CORE3 facility. The preferred location of Phase 1 and the Future Phase CORE3 facility is shown on figure 8, and contains 228 acres. This preferred location meets all three site and locational needs of the CORE3 facility and is considered the final study area.

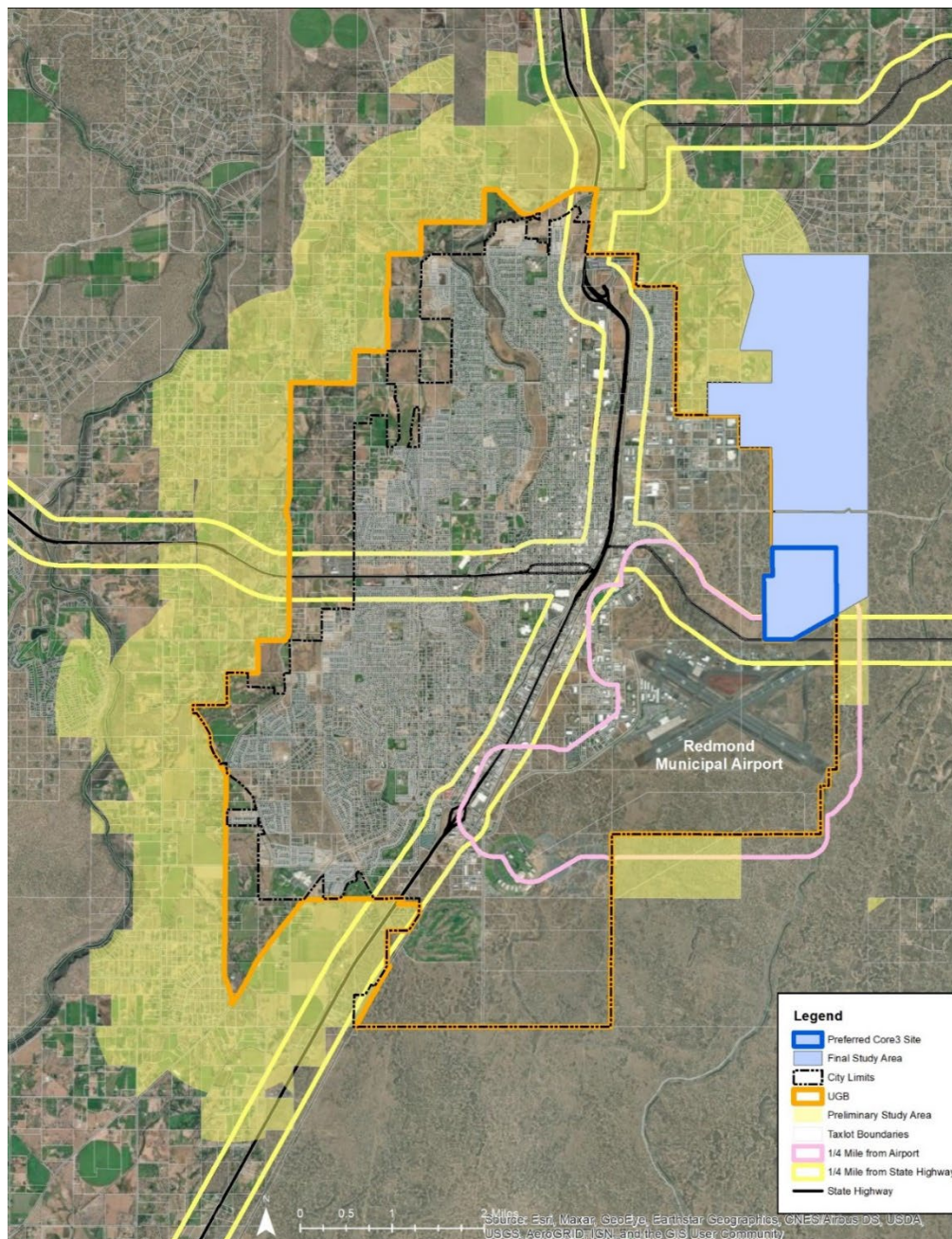


Figure 8 Final Study Area

5.3 Evaluating Final Study Area

ORS 197.298[1][a] and OAR 660-024-0067(2) establish a system of prioritization for lands to be included in the UGB. They require that URAs be among the first priority for inclusion in the UGB. Site 1 is within the URA and therefore first priority land for UGB inclusion.

660-024-0067 Evaluation of Land in the Study Area for Inclusion in the UGB; Priorities

(2) Priority of Land for inclusion in a UGB:

(a) First Priority is urban reserve, exception land, and nonresource land. Lands in the study area that meet the description in paragraphs (A) through (C) of this subsection are of equal (first) priority:

(A) Land designated as an urban reserve under OAR chapter 660, division 21, in an acknowledged comprehensive plan;

(B) Land that is subject to an acknowledged exception under ORS 197.732; and

(C) Land that is nonresource land.

(b) Second Priority is marginal land: land within the study area that is designated as marginal land under ORS 197.247 (1991 Edition) in the acknowledged comprehensive plan.

(c) Third Priority is forest or farm land that is not predominantly high-value farm land: land within the study area that is designated for forest or agriculture uses in the acknowledged comprehensive plan and that is not predominantly high-value farmland as defined in ORS 195.300, or that does not consist predominantly of prime or unique soils, as determined by the United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS). In selecting which lands to include to satisfy the need, the city must use the agricultural land capability classification system or the cubic foot site class system, as appropriate for the acknowledged comprehensive plan designation, to select lower capability or cubic foot site class lands first.

(d) Fourth Priority is agricultural land that is predominantly high-value farmland: land within the that is designated as agricultural land in an acknowledged comprehensive plan and is predominantly high-value farmland as defined in ORS 195.300. A city may not select land that is predominantly made up of prime or unique farm soils, as defined by the USDA NRCS, unless there is an insufficient amount of other land to satisfy its land need. In selecting which lands to include to satisfy the need, the city must use the agricultural land capability classification system to select lower capability lands first.

[...]

(5) With respect to section (1), a city must assume that vacant or partially vacant land in a particular priority category is "suitable" to satisfy a need deficiency identified in OAR 660-024-0050(4) unless it demonstrates that the land cannot satisfy the specified need based on one or more of the conditions described in subsections (a) through (g) of this section:

Existing parcelization, lot sizes or development patterns of rural residential land make that land unsuitable for an identified employment need; as follows:

[...]

(e) With respect to a particular industrial use or particular public facility use described in OAR 660-024-0065(3), the land does not have, and cannot be improved to provide, one or more of the required specific site characteristics.

[...]

(8) The city must apply the boundary location in coordination with service providers and state agencies, including the Oregon Department of Transportation (ODOT) with respect to Factor 2 regarding impacts on the state transportation system, and the Oregon Department of Fish and Wildlife (ODFW) and the Department of State Lands (DSL) with respect to Factor 3 regarding environmental consequences. "Coordination" includes timely notice to agencies and service providers and consideration of any recommended evaluation methodologies.

ORS 197.298 priority:

197.298 Priority of land to be included within urban growth boundary.

(1) In addition to any requirements established by rule addressing urbanization, land may not be included within an urban growth boundary of Metro except under the following priorities:

(a) First priority is land that is designated urban reserve land under ORS 195.145, rule or metropolitan service district action plan.

(b) If land under paragraph (a) of this subsection is inadequate [...]

ORS 197A.320 priority:

197A.320 Priority of land to be included within urban growth boundaries outside Metro; rules. (2)(c)(A):

(c) When evaluating the priority of land for inclusion under paragraph (b) of this subsection:

(A) The city shall evaluate the land within the study area that is designated as an urban reserve under ORS 195.145 in an acknowledged comprehensive plan, land that is subject to an acknowledged exception under ORS 197.732 or land that is nonresource land and select as much of the land as necessary to satisfy the need for land using criteria established by the commission and criteria in an acknowledged comprehensive plan and land use regulations.

Response: Per OAR 60-024-0067(2)(a), land within the URA is first priority for UGB inclusion. The study area contains one site that is entirely within the URA, as shown on Figure 8. The subject area within tax lot 151300-00-00103 is vacant and meets identified site needs. It is therefore suitable (OAR 660-024-0067[5]).

OAR 660-24-0067(8) requires that cities apply the boundary location factors of Goal 14⁶ in coordination with service providers and state agencies.

- Efficiency and compatibility in compliance with Goal 14 boundary location factors 1 and 2 are demonstrated by Appendix D. Public Facility Plan and Appendix E. Transportation Studies (TGR – TPR).
- To address locational factor 3, adopted Deschutes County Goal 5 inventories, the State's wetland database⁷, and the RCP were consulted. There are no identified Goal 5 resources – or potential Goal 5 resources – on the southern portion of the subject site, the proposed area for UGB inclusion. (See figure 5).
- Finally, the proposed CORE3 facility has been designed with consideration of adjacent agricultural land. Application Part 3. MDP details the urban-rural buffers to ensure compatibility, consistent with the Great Neighborhood Principles. The proposed UGB expansion area will only accommodate the CORE3 facility. No other urban uses will be permitted. Therefore, the MDP for CORE3 addresses any urban uses within the proposed UGB expansion area, and therefore any potential urban-rural conflicts.

There are no other suitable sites which require the four boundary location factors to be weighed against one another on alternative sites.

In evaluation, a city must consider all urban reserves in the study area and select for inclusion “as much of the land as necessary to satisfy the need for land.” (ORS 197A.320[2][c][A] and OAR 660-024-0067[1][a]⁸). RCP policy 11-1-7 has defined the land need for the CORE3 facility as 300-acres, and the locational requirements as near the Redmond Municipal Airport and near a state highway. Phase 1 and the Future Phase depicted in the Master Development Plan included requires 228 acres. The southern portion of Site #1 is nearest to the Redmond Municipal Airport and E. HWY 126. Therefore, 228 acres of the southern portion of Site #1 should be included in the UGB to satisfy the demonstrated public facility land need for this phase of the CORE3 facility. While tax lot 151300-00-00103 contains roughly 1800 acres, 76.5 of which are already within the Redmond UGB, this portion of the site is already planned for and committed to The Oasis Village shelters. Additionally, the programmatic elements depicted in the Master Development Plan require site contiguity, the western portion of tax lot 151300-00-00103 has a public road running along the edge

⁶For reference, the four locational factors of Goal 14 are:

- (1) Efficient accommodation of identified land needs;
- (2) Orderly and economic provision of public facilities and services;
- (3) Comparative environmental, energy, economic and social consequences; and
- (4) Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.

⁷ <https://maps.dsl.state.or.us/swi/>

⁸ 660-024-0067

Evaluation of Land in the Study Area for Inclusion in the UGB; Priorities

(1) A city considering a UGB amendment must decide which land to add to the UGB by evaluating all land in the study area determined under OAR 660-024-0065, as follows

(a) Beginning with the highest priority category of land described in section (2), the city must apply section (5) to determine which land in that priority category is suitable to satisfy the need deficiency determined under OAR 660-024-0050 and select for inclusion in the UGB as much of the land as necessary to satisfy the need.

of the current Urban Growth Boundary, a public road running through the CORE3 facility would present security and access issues.

6 Conclusion

This site selection analysis has identified Site #1 as the ideal site for the CORE3 facility. Site #1, hereafter referred to as the subject site and referred to in the proposed application parts as the subject site, is vacant and suitable for the CORE3 facility. The subject site meets all special siting characteristics required in RCP policy 11-1-7. The subject site is large enough to accommodate the 228-acres needed for Phase 1 and the Future Phase of the master plan, and the subject site is proximal to the Redmond Municipal Airport and a state highway. The 228-acre portion of the subject site is located in the Redmond URA – the first priority for inclusion into UGBs as guided by the UGB Rule and ORSs.

The Redmond UGB should be expanded to include the subject site to meet a demonstrated public facility land need.



February 16, 2023

To: Property Landowners Adjacent to Proposed CORE3 Site
From: Central Oregon Intergovernmental Council

RE: Neighborhood meeting to discuss the proposed land use applications for the CORE3 project in Redmond, Oregon.

Dear Deschutes County Property Landowners,

On March 13, 2023 from 5-6:30pm at Redmond City Hall (411 SW 9th St. Redmond, OR 97756, Civic Rooms 207/208), the Central Oregon Intergovernmental Council will be holding a neighborhood meeting to discuss the proposed land use applications for the CORE3 project in Redmond, Oregon. This meeting will also be held online via Zoom at (<https://us06web.zoom.us/j/85247944825?pwd=M2tsS3BaMUU5MnJBSE4rejhsYnZOQT09>) and the recording will be posted to the CORE3 website at core3center.org.

Deschutes County owns a +/- 1,670-acre tract of land in east Redmond, which was acquired by a federal land patent in 1965. The property known as Map and Tax Lot 1513000000103 borders Highway 126 to the south and NE Upas Avenue to the north, various roads and undeveloped property to the west and undeveloped Bureau of Land Management (BLM) property to the east. In 2022, the Deschutes County Board of County Commissioners entered into a Memorandum of Understanding along with local and regional agency partners, districts and other stakeholders to memorialize the vision of the CORE3 project and to reserve +/- 300-acres of County owned property located at the south end of TL 103 for said project.

In September of 2020, Central Oregon Intergovernmental Council, on behalf of local and state public safety partners, developed a Strategic Business Plan (SBP) identifying a need for, and preliminary siting requirements for, a centralized public safety training facility. This Central Oregon Ready, Responsive, Resilient (CORE3) facility will address a critical need for both a centralized public safety training facility and a coordination center for emergency operations.

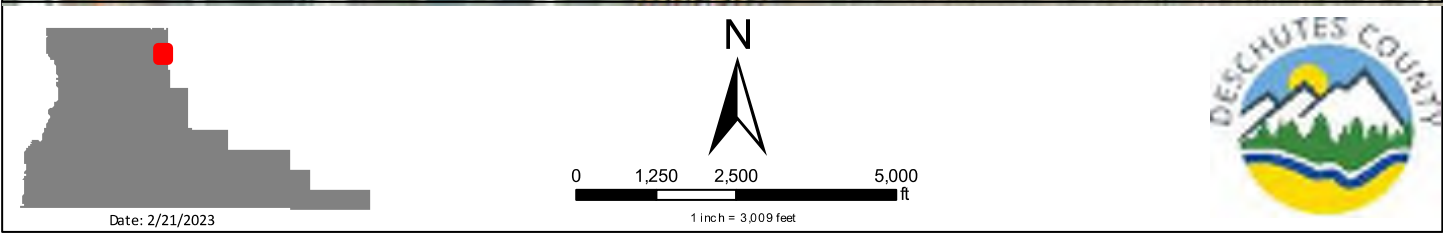
The SBP highlighted some preliminary sites that could support the CORE3 facility in and around the City of Redmond. Specifically, the report defined locational needs and site characteristics for any future CORE3 site and identified a preferred site – the southern 300 acres of the property identified above, near the Redmond Municipal Airport. The property is outside the City of Redmond limits and Urban Growth Boundary (UGB), but within the City's Urban Reserve Area (URA). A copy of the GIS map that clearly identifies the location of the proposed development site is attached as well as the facility's conceptual site plan.

The purpose of the neighborhood meeting is to provide a forum for the applicant, surrounding neighbors, and interested members of the community to meet and consider the proposed facility,

the land use applications, and to discuss issues/concerns regarding the proposal prior to application submittal. Neighborhood meetings encourage citizen participation early in the development process, and an opportunity to revise the land use application to address the issues prior to application submittal.

To learn more about the CORE3 project, please visit core3center.org. For additional questions, you may also reach out to Scott Aycock, Community & Economic Development Director for COIC at scotta@coic.org or at (541)390-4653.

1513000000103





NOTE:
All program element
sizes and locations
are conceptual only.

SERA

CORE3 SITE PLAN DIAGRAM

- 1 ALTERNATIVE CLASSROOM BUILDING
- 2 USAR
- 3 CLASS & BROWN BUILDING
- 4 CLASS & GEAR TOWER
- 5 INNOVATIVE STORAGE
- 6 SANITATIONS - TACTICAL KITCHEN
- 7 MOBILE STORAGE
- 8 KILL CROSSING / RAIL CAR
- 9 RANGE SUPPORT BUILDING
- 10 MOBILE CLASSROOM
- 11 VEHICLE PROTECT
- 12 FUEL ISLAND
- 13 VEHICLE ENTRANCE
- 14 STORAGE
- 15 MULTI-AGENCY BUILDINGS
- 16 MULTI-AGENCY BELL, HALL & FITNESS
- 17 COMING TOWER
- 18 EXPANDED VILLAGE
- 19 VEHICLE
- 20 VEHICLE
- 21 MATERIAL STRONG
- 22 LEFT TURN LANE
- 23 PHASE 1
- 24 PHASE 2
- 25 PHASE 3
- 26 PHASE 4
- 27 STRUCTURE



CORE3 Neighborhood Meeting

March 13th, 2023 | 5-6:30pm | Redmond City Hall or Virtually via Zoom

411 SW 9th St., Civic Rooms 207/208, Redmond, OR 97756

Zoom Link: <https://us06web.zoom.us/j/85247944825?pwd=M2tsS3BaMUU5MnJBSE4rejhSYnZOQT09> |

Meeting ID: 852 4794 4825 | Passcode: 311315 | Dial-in: +1 253 215 8782

AGENDA

1. Introduction to the CORE3 Project
2. Land Use Process Detailed Conversation
3. Public Comment and Q&A

Addresses for CORE3 Neighborhood Meeting

Account	MapTaxlot	Owner	Agent	InCareOf	Property Owner Address	CityStZip	Site Address	SiteCityStZip
184746	151316DD00114	2K PROPERTIES INC	C/O ROBERT & VICKI KRONBERG (A)		PO BOX 1416	REDMOND, OR 97756	1409 LAKE RD	REDMOND, OR 97756
123164	151315BB04300	416 SE JACKSON STREET TRUST			2660 NE HIGHWAY 20 #610-523	BEND, OR 97701	416 JACKSON ST	REDMOND, OR 97756
123144	151315BB02400	ABBAS & NISSEN INVESTMENTS LLC			PO BOX 357	REDMOND, OR 97756	122 FRANKLIN ST	REDMOND, OR 97756
123066	151315BA08400	ABBAS, ROGER A & LINDA S			6827 NE 33RD ST	REDMOND, OR 97756	145 6TH ST	REDMOND, OR 97756
123128	151315BB02000	ADAME, OMAR			123 SE JACKSON ST	REDMOND, OR 97756	123 JACKSON ST	REDMOND, OR 97756
123111	151315BB00100	ALBERT WESLEY PAYTON TRUST			1857 NW 57TH ST	REDMOND, OR 97756	108 JACKSON ST	REDMOND, OR 97756
123160	151315BB04700	AMEZOLA, FAVIOLA GARCIA			2763 NE WALNUT AVE	REDMOND, OR 97756		
155228	151315BA11502	ANDERSON, HOLLY R			1387 SW 51ST ST	REDMOND, OR 97756	545 EVERGREEN AVE	REDMOND, OR 97756
123135	151315BB03201	ARELLANO, HIPOLITO			64900 HUNNELL RD #3	BEND, OR 97703	303 DESCHUTES AVE	REDMOND, OR 97756
123087	151315BA10600	BALDWIN,FRED W & DEBRA A			2821 NW LYNCH LN	REDMOND, OR 97756	251 5TH ST	REDMOND, OR 97756
123061	151315BA06900	BEAUVAIS LLC			5858 SW CHINOOK LN	CULVER, OR 97734	627 BLACK BUTTE BLVD	REDMOND, OR 97756
264486	151315CB01000	BECKER HOLDINGS LLC			PO BOX 8505	BEND, OR 97708	931 4TH CT	REDMOND, OR 97756
124142	151316DC00100	BELL CO LLC	C/O ES-Q-EN TB LLC		PO BOX 607	MERIDIAN, ID 83680	1214 HWY 97	REDMOND, OR 97756
201214	151315BA11801	BENWAY, PAUL EDWARD			PO BOX 2256	REDMOND, OR 97756	407 7TH ST	REDMOND, OR 97756
123100	151315BA11300	BLACK, CHARLES H			436 SE DESCHUTES AVE	REDMOND, OR 97756	436 DESCHUTES AVE	REDMOND, OR 97756
123099	151315BA11301	BLACK, CHARLES HENRY			432 SE DESCHUTES AVE	REDMOND, OR 97756	432 DESCHUTES AVE	REDMOND, OR 97756
123079	151315BA09100	BOERSMA TRUST			150 SW 85TH ST	REDMOND, OR 97756	506 BLACK BUTTE BLVD	REDMOND, OR 97756
123150	151315BB03700	BRENT T MCGARRY TRUST			374 INFLECTION ST	HENDERSON, NV 89011	308 FRANKLIN ST	REDMOND, OR 97756
123161	151315BB04600	BRIAN & HEATHER TURNER FAMILY TRUST			PO BOX 5203	BEND, OR 97708	419 JACKSON ST	REDMOND, OR 97756
123158	151315BB04900	BROCK, ROBERT L & HELEN J			PO BOX 1264	REDMOND, OR 97756	304 DESCHUTES AVE	REDMOND, OR 97756
123131	151315BB01700	BROOKS, SHERRY			PO BOX 8756	BEND, OR 97708	157 JACKSON ST	REDMOND, OR 97756
123117	151315BB01301	BUILDING MANAGEMENT SERVICES LLC			315 SE JACKSON ST	REDMOND, OR 97756	315 JACKSON ST	REDMOND, OR 97756
201458	151316DC00899	BURLINGTON NORTHERN & SANTA FE RAILWAY			PO BOX 961089	FORT WORTH, TX 76161-0089	711 VETERANS WAY	REDMOND, OR 97756
123152	151315BB03500	BURZYNSKI, ANDREW			324 SE FRANKLIN ST	REDMOND, OR 97756	324 FRANKLIN ST	REDMOND, OR 97756
127489	151315BA11700	BUSTAMANTE, OLGA SUSANA SEGOVIANO			PO BOX 2305	REDMOND, OR 97756	615 EVERGREEN AVE	REDMOND, OR 97756
277879	151316DD00122	CAHILL, PAUL C & FAULKNER,KENNETH ROY JR			63765 DESCHUTES MARKET RD	BEND, OR 97701	1263 LAKE RD	REDMOND, OR 97756
123058	151315BA07200	CANDELARIO, SANTOS SIERRA ET AL			246 SE 6TH ST	REDMOND, OR 97756	246 6TH ST	REDMOND, OR 97756
123088	151315BA10500	CARLA ANN MCGINLEY REV LV TRUST			5194 SE JERRY DR	PRINEVILLE, OR 97754	243 5TH ST	REDMOND, OR 97756
123086	151315BA10700	CARROLL, ANDREW B			1668 NE WELLS ACRES RD	BEND, OR 97701	305 5TH ST	REDMOND, OR 97756
123156	151315BB05100	CARSON OIL COMPANY INC	C/O LANCE WOODBURY		PO BOX 6030	PORTLAND, OR 97228-6030	244 ANTLER AVE	REDMOND, OR 97756
150595	151315BB05201	CASCADE NATURAL GAS CORP			222 FAIRVIEW WAY N	SEATTLE, WA 98109		
123013	151315BA01700	CASPER DEVELOPMENT LLC			20525 SWALLEY RD	BEND, OR 97703	398 8TH ST	REDMOND, OR 97756
123155	151315BB05200	CCC LAND LLC			255 SE BLACK BUTTE BLVD	REDMOND, OR 97756	255 BLACK BUTTE BLVD	REDMOND, OR 97756
123060	151315BA07000	CECIL,ROGER D			210 SE 6TH ST	REDMOND, OR 97756	210 6TH ST	REDMOND, OR 97756
264816	1513150000101	CENTRAL OREGON IRRIGATION DISTRICT			1055 SW LAKE CT	REDMOND, OR 97756	901 HWY 126	REDMOND, OR 97756
162184	151316DD00107	CHARRON PROPERTIES INC			6930 FAIRVIEW RD	HOLLISTER, CA 95023	1266 LAKE RD	REDMOND, OR 97756
123159	151315BB04800	CISNEROS, ROBERT	C/O TAMI CHAPIN (A)		428 SE WARSAW ST	REDMOND, OR 97756	428 WARSAW ST	REDMOND, OR 97756
150598	1513150000300	CITY OF REDMOND - COMMUNITY DEVELOPMENT			411 SW 9TH ST	REDMOND, OR 97756	139 VETERANS WAY	REDMOND, OR 97756
124123	151316DA00100	CLM INDUSTRIES LLC			6306 SW VALLEY VIEW RD	POWELL BUTTE, OR 97753	833 1ST ST	REDMOND, OR 97756
123122	151315BB00900	COONROD, SCOTT D			20470 SE BRAELEN LN	BEND, OR 97702	330 JACKSON ST	REDMOND, OR 97756
122999	151315BA01100	CRABTREE, KEVIN & SHARI			3067 SW HEMHOLTZ WAY	REDMOND, OR 97756	411 9TH ST	REDMOND, OR 97756
284827	151315BA09802	CRAWFORD, JULIA			421 SW 120TH ST	SEATTLE, WA 98146		
123070	151315BA08000	CRENSHAW, HELEN M			235 SE 6TH ST	REDMOND, OR 97756	235 6TH ST	REDMOND, OR 97756
123108	151315BB00400	CROSS, TROY			PO BOX 25557	EUGENE, OR 97402	210 JACKSON ST	REDMOND, OR 97756
123056	151315BA07400	CROTHWELL,CLINTON CALHOUN JR			542 SE CASCADE AVE	REDMOND, OR 97756	542 CASCADE AVE	REDMOND, OR 97756
169794	1513150000201	DA DEVELOPMENT LLC			565 SE LAKE RD	REDMOND, OR 97756	565 LAKE RD	REDMOND, OR 97756
123136	151315BB03200	DAHLBERG, KENNETH HUNTER			44 SE BRIDGEFORD BLVD #140	BEND, OR 97702	334 WARSAW ST	REDMOND, OR 97756
123180	151315BB05900	DAHOCO LLC ET AL			63557 JEFFERS CT	BEND, OR 97701	147 EVERGREEN AVE	REDMOND, OR 97756
123154	151315BB03300	DANIEL B HAMLET TRUST			2763 NE SPRING WATER PL	BEND, OR 97701	352 FRANKLIN ST	REDMOND, OR 97756
123141	151315BB02700	DEAN, DANNY R			5353 NW 19TH ST	TERREBONNE, OR 97760	208 FRANKLIN ST	REDMOND, OR 97756
180204	151316DD00113	DEL & RITA BARBER JOINT TRUST			61170 BILLADEAU RD	BEND, OR 97702	511 VETERANS WAY	REDMOND, OR 97756
150687	151316DD00100	DENNIS & JODI CLARK JOINT REV TR			16047 NE SEALY SPRINGS RD	PRINEVILLE, OR 97754		
123098	151315BA11400	DESCHUTES COUNTY	C/O JUSTIN WIMMER (A)		PO BOX 5536	BEND, OR 97708		
123097	151315BA11500	DESCHUTES COUNTY			PO BOX 6005	BEND, OR 97708-6005		
123175	151315BB06300	DIAMOND IN THE ROUGH DETAILING LLC	C/O PROPERTY MANAGEMENT		407 SE WARSAW ST	REDMOND, OR 97756	407 WARSAW ST	REDMOND, OR 97756
123123	151315BB00801	DIBARI PROPERTIES LLC			PO BOX 1585	REDMOND, OR 97756	322 JACKSON ST	REDMOND, OR 97756
123149	151315BB03800	DICE, RICKY LEE & CARRIE A			PO BOX 758	REDMOND, OR 97756	206 RAILROAD BLVD	REDMOND, OR 97756
123179	151315BB05901	DK & DO HOLDINGS INC			148 SE DESCHUTES AVE	REDMOND, OR 97756	148 DESCHUTES AVE	REDMOND, OR 97756
123093	151315BA09700	DOAN, RONALD G			PO BOX 2064	TERREBONNE, OR 97760	137 5TH ST	REDMOND, OR 97756
177536	151316DD00112	DRYDEN-EBERHARD-BRYANT PROP LLC	C/O RONALD L BRYANT (A)		PO BOX 457	REDMOND, OR 97756	1303 LAKE RD	REDMOND, OR 97756
123174	151315BB06301	EDWARDS, KRISTINA			411 SE EVERGREEN AVE	REDMOND, OR 97756	411 EVERGREEN AVE	REDMOND, OR 97756
123069	151315BA08100	EVERHART,LEON M & DORIS M			221 SE 6TH ST	REDMOND, OR 97756	221 6TH ST	REDMOND, OR 97756
123071	151315BA07900	FINER HOMES & CONSTRUCTION INC			7205 SW SPARROW DR	TERREBONNE, OR 97760	535 CASCADE AVE	REDMOND, OR 97756
123106	151315BB00600	FINLEY, MICHAEL N			PO BOX 1428	REDMOND, OR 97756	240 JACKSON ST	REDMOND, OR 97756
123067	151315BA08300	FITE, JEREMIAH EUGENE SHOEMAKER			531 SE BLACK BUTTE BLVD	REDMOND, OR 97756	531 BLACK BUTTE BLVD	REDMOND, OR 97756
123074	151315BA07600	FLEWELLING, TIMOTHY W & TANA C			PO BOX 744	REDMOND, OR 97756	508 CASCADE AVE	REDMOND, OR 97756
123126	151315BB02200	FOSTER, LEONA D & DAVID B			PO BOX 244	ARLINGTON, OR 97716	105 JACKSON ST	REDMOND, OR 97756
173615	1513150000202	FRED HODECKER INC			PO BOX 488	REDMOND, OR 97756	1011 LAKE RD	REDMOND, OR 97756
123189	151315BC00301	FRED HODECKER INC	%TEAM MILLWORK LLC (A)		PO BOX 828	MADRAS, OR 97741	630 1ST ST	REDMOND, OR 97756
124141	151316DC00200	G & R LOT LLC			11619 SW PACIFIC HWY	TIGARD, OR 97223	1242 HWY 97	REDMOND, OR 97756
123121	151315BB01000	GARY R DIFENDERFER TRUST			517 NW 35TH ST	REDMOND, OR 97756	348 JACKSON ST	REDMOND, OR 97756
263796	151316DD00121	GB REDMOND LLC	C/O VALLEY FREIGHTLINER INC (A)		277 STEWART RD	PACIFIC, WA 98047		
123023	151315BA02700	GILES, BRYAN			PO BOX 6498	BEND, OR 97708		
123138	151315BB03000	GONZALEZ, VICENTE SANCHEZ			60345 ARNOLD MARKET RD	BEND, OR 97702	310 WARSAW ST	REDMOND, OR 97756
124153	151316DC00900	GR BEND LLC			PO BOX 1668	REDMOND, OR 97756	1302 HWY 97	REDMOND, OR 97756
123120	151315BB01100	GRAHAM, JASON M & MOSER, KENDRA E			102 E KISLING AVE	BROWNSVILLE, OR 97327	347 JACKSON ST	REDMOND, OR 97756
123105	151315BB00700	GREENE, SHAWNA K			256 SE JACKSON ST	REDMOND, OR 97756	256 JACKSON ST	REDMOND, OR 97756
123162	151315BB04500	GRENNINGER, JEDEDIAH & TRENTITY			407 SE JACKSON ST	REDMOND, OR 97756	407 JACKSON ST	REDMOND, OR 97756
123132	151315BB01601	HAMMAGREN REVOCABLE LIVING TRUST			240 VISTA RIM DR	REDMOND, OR 97756	205 JACKSON ST	REDMOND, OR 97756
123007	151315BA02300	HARPER, BRIAN & ANGIE			PO BOX 493	STAYTON, OR 97325	216 8TH ST	REDMOND, OR 97756
123083	151315BA08700	HENDRIX, LINNIE & MCDANIEL, SKIP			520 E ANTLER AVE	REDMOND, OR 97756	520 ANTLER AVE	REDMOND, OR 97756
123075	151315BA09500	HOLLANDER, LEWIS E JR & KAREN S			PO BOX 388	FLORENCE, OR 97439	111 5TH ST	REDMOND, OR 97756
123127	151315BB02100	HOLLY,ALAN & JEAN F			230 NW DOGWOOD AVVE	REDMOND, OR 97756-1668		
191779	151315BB04001	HOLT WEST LLC			338 SE RAILROAD BLVD	REDMOND, OR 97756		
198051	151315BB07000	HOMESTEAD SHOPPES LLC			PO BOX 451	REDMOND, OR 97756	337 RAILROAD BLVD	REDMOND, OR 97756
123084	151315BA08600	HUFFMAN, CHARLES E & MICHELINA E			113 SE 6TH ST	REDMOND, OR 97756	113 6TH ST	REDMOND, OR 97756
123137	151315BB03100	HYDES CUSTOM LLP			20506 SE BRAELEN LN	BEND, OR 97702		
123129	151315BB01900	IEONG,KEANG KAI			3412 HILLCREST AVE	REDMOND, OR 97756	133 JACKSON ST	REDMOND, OR 97756
123094	151315BA09600	IKE ABBAS TRUST			PO BOX 321	TERREBONNE, OR 97760	121 5TH ST	REDMOND, OR 97756
183917	1513150000209	JC FAMILY ENTERPRISES LLC			PO BOX 446	REDMOND, OR 97756	875 LAKE RD	REDMOND, OR 97756
264483	151315CB00700	JOHNSON, LAWRENCE W JR			20920 KACHINA AVE	REDMOND, OR 97756	932 4TH CT	REDMOND, OR 97756
124155	151316DC00800	JUDIE D NEEL FAMILY LLC			700 SHELOKUM	SILVERTON, OR 97381	1438 HWY 97	REDMOND, OR 97756

124165	151316DD00104	K&E EXCAVATING INC		3871 LANGLEY ST SE	SALEM, OR 97317		
123055	151315BA07500	KEUDELL, JOHN G ET AL		528 SE CASCADE AVE	REDMOND, OR 97756	528 CASCADE AVE	REDMOND, OR 97756
123130	151315BB01800	LANTZ, MICHAEL		145 SE JACKSON ST	REDMOND, OR 97756	145 JACKSON ST	REDMOND, OR 97756
123191	151315BC00100	LANTZ, MICHAEL F & MARY A		323 SW CANYON DR	REDMOND, OR 97756	106 EVERGREEN AVE	REDMOND, OR 97756
180205	1513150000203	LARWIN FAMILY TRUST		3003 NE MORENO PL	BEND , OR 97701	430 EVERGREEN AVE	REDMOND, OR 97756
123151	151315BB03600	LARSON, LARRY K		314 SE FRANKLIN ST	REDMOND, OR 97756	314 FRANKLIN ST	REDMOND, OR 97756
199668	151316DB01703	LINDSA Y MICKLES TRUST		PO BOX 2598	PETALUMA, CA 94953		
123047	151315BA06300	LOZA, CRISTINA E BERNABE ET AL		654 E ANTLER AVE	REDMOND, OR 97756	654 ANTLER AVE	REDMOND, OR 97756
123077	151315BA09300	LUTTRULL, MARY		1205 NW DAVIDSON WAY	TERREBONNE, OR 97760	236 5TH ST	REDMOND, OR 97756
123142	151315BB02600	LUTTRULL, DANIEL J & JENNIFER E		1205 NW DAVIDSON WAY	TERREBONNE, OR 97760	321 BLACK BUTTE BLVD	REDMOND, OR 97756
123090	151315BA10300	MAGNAMARA, KEITH & TONIE		223 SE 5TH ST	REDMOND, OR 97756	223 5TH ST	REDMOND, OR 97756
123091	151315BA10100	MAGNUSON, SHERRY	C/O MARLENE SEVERSON	211 SE 5TH ST	REDMOND, OR 97756	211 5TH ST	REDMOND, OR 97756
156838	151315BB04602	MARTINEZ, SALVADOR LARA ET AL		1504 NE 3RD ST	REDMOND, OR 97756	451 JACKSON ST	REDMOND, OR 97756
123045	151315BA06500	MCDANIEL, LAMBERT C & JUDITH		616 SE ANTLER AVE	REDMOND, OR 97756	616 ANTLER AVE	REDMOND, OR 97756
124118	151316DA00403	MERRILL HOLDINGS LLC		PO BOX 639	BEND, OR 97709	1001 1ST ST	REDMOND, OR 97756
124154	151316DC00801	MOK, MAN WAI & ZHOU, DEREK		203 WESTBROOK AVE	DALY CITY, CA 94015	1362 HWY 97	REDMOND, OR 97756
123157	151315BB05000	MOL PROPERTIES LLC	C/O JUD LONGAKER/ MESHER SUPPLY	312 SE STARK PO BOX 14768	PORTLAND, OR 97214	323 FRANKLIN ST	REDMOND, OR 97756
127488	151315BA11701	MONTREUIL, JEAN-PAUL R ET AL		609 SE EVERGREEN	REDMOND, OR 97756	609 EVERGREEN AVE	REDMOND, OR 97756
201221	151315BA11802	OLDS FAMILY REVOCABLE TRUST		18647 SW STEELHEAD RD	TERREBONNE, OR 97760	636 EVERGREEN AVE	REDMOND, OR 97756
123046	151315BA06400	OLSON, HANNAH & SCHILLING, JOHN		632 E ANTLER AVE	REDMOND, OR 97756	632 ANTLER AVE	REDMOND, OR 97756
150597	151315B000500	OPPORTUNITY FOUNDATION OF CEN ORE		PO BOX 430	REDMOND, OR 97756-0430	835 HWY 126	REDMOND, OR 97756
193390	151316DD00116	OREGON BEVERAGE RECYCLING CORP		17300 SE 120TH AVE	CLACKAMAS, OR 97015	1204 LAKE RD	REDMOND, OR 97756
123170	151315BB07200	OREGON DEPARTMENT OF TRANSPORTATION	RIGHT OF WAY SECTION	4040 FAIRVIEW INDUSTRIAL DR SE #MS 2	SALEM, OR 97302-1142	475 RAILROAD BLVD	REDMOND, OR 97756
123089	151315BA10400	ORF, SHANNON		235 SE 5TH ST	REDMOND, OR 97756	235 5TH ST	REDMOND, OR 97756
150686	151316DD00101	PACIFIC GAS TRANSMISSION	%TANNER, JILL A MGR TAX DEPT	121 SW MORRISON #STE 500	PORTLAND, OR 97204	1440 LAKE RD	REDMOND, OR 97756
183918	1513150000206	PARR LUMBER COMPANY	C/O NW STRUCTURAL COMPONENTS LLC	5630 NW CENTURY BLVD	HILLSBORO, OR 97124	1000 LAKE RD	REDMOND, OR 97756
123115	151315BB01400	PAT C DEAN REVOCABLE LIVING TRUST		5343 NW 19TH ST	TERREBONNE, OR 97760	255 JACKSON ST	REDMOND, OR 97756
123110	151315BB00200	PAYTON, ALBERT W		1857 NW 57TH WAY	REDMOND, OR 97756	134 JACKSON ST	REDMOND, OR 97756
123153	151315BB03400	PETERS, DEREK		336 SE FRANKLIN ST	REDMOND, OR 97756	336 FRANKLIN ST	REDMOND, OR 97756
251937	151315BC00401	PG DEVELOPMENT COMPANY LLC ET AL		63765 DESCHUTES MARKET RD	BEND, OR 97701	665 LAKE RD	REDMOND, OR 97756
123178	151315BB06000	PLATT, GLE E & SUE		3555 NW IVANCOVICH WAY	REDMOND, OR 97756	229 EVERGREEN AVE	REDMOND, OR 97756
124137	151316DA00404	PLATT, BRIAN E & CHRISTINE DENESE		PO BOX 610	REDMOND, OR 97756	1104 LAKE RD	REDMOND, OR 97756
123065	151315BA08500	PRESLEY, MICAYLA R & BROWN, SHANE M		113 SE 6TH ST	REDMOND, OR 97756		
123064	151315BA06600	RAMIREZ, MARCO A & AMELIA		128 SE 6TH ST	REDMOND, OR 97756	128 6TH ST	REDMOND, OR 97756
123139	151315BB02900	RDW FRANKLIN PROPERTIES LLC		236 SE FRANKLIN ST	REDMOND, OR 97756	236 FRANKLIN ST	REDMOND, OR 97756
127490	151315BB06900	REDMOND LOCKERS & COLD STORAGE		353 S RAILROAD BLVD	REDMOND, OR 97756	353 RAILROAD BLVD	REDMOND, OR 97756
123165	151315BB05600	REDUCTION DRIVE MOTORS LLC	C/O JOEL HALL, MANAGER	338 SE RAILROAD BLVD	REDMOND, OR 97756-2343	338 RAILROAD BLVD	REDMOND, OR 97756
123183	151315BB05601	RIS RENTS LLC		806 SW WESTWOOD DR	PORTLAND, OR 97239		
123145	151315BB04200	ROBBINS YB2 LLC		88 OAK RD	ORINDA, CA 94563		
123006	151315BA02400	ROCK & ROLL 845 LLC		233 SW WILSON AVE #204	BEND, OR 97702	194 8TH ST	REDMOND, OR 97756
252495	151316DD00120	ROYAL BLUE INVESTMENTS LLC		1180 SW LAKE RD #201	REDMOND, OR 97756	1180 LAKE RD	REDMOND, OR 97756
284816	151316DD00123	RVK PROPERTIES LLC		PO BOX 2151	REDMOND, OR 97756	501 VETERANS WAY	REDMOND, OR 97756
150599	1513150000100	S A PIAZZA & ASSOCIATES LLC		15815 SE PIAZZA AVE	CLACKAMAS, OR 97015	1050 ANTLER AVE	REDMOND, OR 97756
194583	151316DA00409	SAA PROPERTIES LP		23456 MADERO #STE 230	MISSION VIEJO, CA 92691-7909	1000 LAKE CT	REDMOND, OR 97756
193391	151316DD00117	SAMUEL A DELEONE TRUST		1258 SW LAKE RD	REDMOND, OR 97756	1258 LAKE RD	REDMOND, OR 97756
123080	151315BA09000	SANDERS, JAMES A & PATRICIA L		168 SE 5TH ST	REDMOND, OR 97756	168 5TH ST	REDMOND, OR 97756
123133	151315BB01600	SCHLEGEL, DEAN & JENNIFER		3129 SW REINDEER CT	REDMOND, OR 97756	225 JACKSON ST	REDMOND, OR 97756
123124	151315BB00800	SCHMIDT, TODD J		2046 LOS ENCINOS RD	OJAI, CA 93023	300 JACKSON ST	REDMOND, OR 97756
123076	151315BA09400	SHAW, STEVEN		449 SW CANYON DR	REDMOND, OR 97756	250 5TH ST	REDMOND, OR 97756
124151	151316DC01000	SHEPHERDS HOUSE MINISTRIES		PO BOX 5484	BEND, OR 97708	1350 HWY 97	REDMOND, OR 97756
196500	151316DB01702	SIEVERS, JAMES W		PO BOX 161432	BIG SKY, MT 59716	1154 HWY 97	REDMOND, OR 97756
180207	1513150000205	SKIDGEL PROPERTIES LLC		PO BOX 890	REDMOND, OR 97756	1060 LAKE RD	REDMOND, OR 97756
123104	151315BA10900	SMITH, NITAI L		331 SE 5TH ST	REDMOND, OR 97756	331 5TH ST	REDMOND, OR 97756
124148	151316DC01201	SOCIETY OF ST VINCENT DEPAUL	ATTN: JAMIE T KANSKI	1616 SW VETERANS WAY	REDMOND, OR 97756	651 VETERANS WAY	REDMOND, OR 97756
123048	151315BA06200	STEELE, BETTY		710 E ANTLER AVE	REDMOND, OR 97756	710 ANTLER AVE	REDMOND, OR 97756
177535	151316DD00111	STERNBERG, JUSTIN		PO BOX 895	POST FALLS, ID 83877	1259 LAKE RD	REDMOND, OR 97756
123078	151315BA09200	STIEB, JAMES W & CAROL M		1550 SW QUARTZ AVE	REDMOND, OR 97756	224 5TH ST	REDMOND, OR 97756
123107	151315BB00500	STOLTZ, SAVALLAH		226 SE JACKSON ST	REDMOND, OR 97756	226 JACKSON ST	REDMOND, OR 97756
123040	151315BA05000	SULLENS, UTAH & KATHRYN		585 SE EVERGREEN AVE	REDMOND, OR 97756	585 EVERGREEN AVE	REDMOND, OR 97756
123072	151315BA07800	SULLENS, BONNIE L		354 SE 5TH ST	REDMOND, OR 97756	354 5TH ST	REDMOND, OR 97756
123039	151315BA05100	SULLENS, UTAH & KATHRYN D		585 SE EVERGREEN AVE	REDMOND, OR 97756	365 7TH ST	REDMOND, OR 97756
123177	151315BB06100	SWEET, ELOISE TRUSTEE ET AL		63308 LA MOINE ST	BEND, OR 97701	311 EVERGREEN AVE	REDMOND, OR 97756
189063	151316DA00500	T & T DEVELOPMENT LLC		PO BOX 189	REDMOND, OR 97756	1130 LAKE RD	REDMOND, OR 97756
123057	151315BA07300	TAPIA, ELIZABETH & TAPIA, JUAN M		256 SE 6TH ST	REDMOND, OR 97756	256 6TH ST	REDMOND, OR 97756
264484	151315CB00800	TEPHRA INDUSTRIAL LLC		1712 PIONEER AVE #433	CHEYENNE, WY 82001	942 4TH CT	REDMOND, OR 97756
123176	151315BB06200	THERMO FLUIDS INC	C/O IVS	PO BOX 92108	AUSTIN, TX 78709	327 EVERGREEN AVE	REDMOND, OR 97756
127487	151315BA11800	THYKEN, MICHAEL		649 SE EVERGREEN AVE	REDMOND, OR 97756	649 EVERGREEN AVE	REDMOND, OR 97756
123073	151315BA07700	TOHMEH, MOHAMMAD BASEM ET AL		5205 EDMONT CIR	CYPRESS, CA 90630	330 5TH ST	REDMOND, OR 97756
123102	151315BA11100	TRYTHALL, LAURIE ANN		343 SE 5TH ST	REDMOND, OR 97756	343 5TH ST	REDMOND, OR 97756
264480	151315CB00400	UNITED STATES BAKERY		315 NE 10TH AVE	PORTLAND, OR 97232	902 4TH CT	REDMOND, OR 97756
150552	1513000000100	USA		4375 E HWY 126		4375 HWY 126	REDMOND, OR 97756
123119	151315BB01200	VANDERWOOD LLC		1839 YORK BUTTE AVE SE	SALEM, OR 97306	335 JACKSON ST	REDMOND, OR 97756
123068	151315BA08200	VANNEVEL, NOLAN DONALD		211 SE 6TH ST	REDMOND, OR 97756	211 6TH ST	REDMOND, OR 97756
250688	151315CB00100	VANNEVEL, SCOTT C & LANETTE R		8295 NW 31ST ST	TERREBONNE, OR 97760	919 LAKE RD	REDMOND, OR 97756
150685	151316DD00102	VFW #4108		491 SW VETERANS WAY		491 VETERANS WAY	REDMOND, OR 97756
123062	151315BA06800	VIRAMONTES, MOISES		148 SE 6TH ST	REDMOND, OR 97756	148 6TH ST	REDMOND, OR 97756
164036	151315BB05202	WENDLER, KEVIN J & ROXANNA I		PO BOX 1557	REDMOND, OR 97756	124 RAILROAD BLVD	REDMOND, OR 97756
124119	151316DA00402	WESTERN PACIFIC INVESTMENTS LLC	%RONALD L BRYANT (A)	PO BOX 457	REDMOND, OR 97756		
123193	151315BB06400	WINGER, MARK A		PO BOX 15	REDMOND, OR 97756	517 EVERGREEN AVE	REDMOND, OR 97756
123192	151315BB06500	WINGER, MARK A & LEASA KAY		PO BOX 15	REDMOND, OR 97756	519 EVERGREEN AVE	REDMOND, OR 97756
123173	151315BB05300	WREN PARTNERSHIP		PO BOX 175	REDMOND, OR 97756	218 ANTLER AVE	REDMOND, OR 97756
183916	151315BC00400	ZBK HOLDINGS LLC Deschutes County Community Development		PO BOX 1847 117 NW Lafayette Ave	REDMOND, OR 97756 Bend, OR 97703	605 LAKE RD	REDMOND, OR 97756

Affidavit of Mailing Inside City Limits

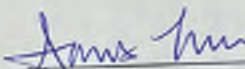
Date: March 3, 2023

STATE OF OREGON)

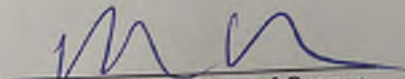
)

Deschutes County)

I, Summers Taylor representative of the COTC proposed development project do hereby certify that the attached notice to adjacent property owners and recognized neighborhood organizations that are within 250 feet of the subject property, was placed in a U.S. Postal receptacle on 03/03/2023.


Signature

Subscribed and sworn to, or affirmed, before me on this 3 day of March, 2023 by the name of Summers Taylor
Signer


Notary Public - State of Oregon



Affidavit of Posting Notice

Date: March 6, 2023

STATE OF OREGON)

)

Deschutes County)

I, Sommers Taylor, representative of the COTC proposed development project do hereby certify that the sign was posted at Redmond Forest Facility on 6th day of March 2023.

[Signature]
Signature

Subscribed and sworn to, or affirmed, before me on this 6 day of March, 2023 by the name of Sommers Taylor.

Signer

Ashley Masters
Notary Public - State of Oregon



Affidavit of Mailing Outside City Limits

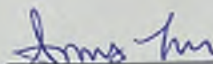
Date: March 3, 2023

STATE OF OREGON)

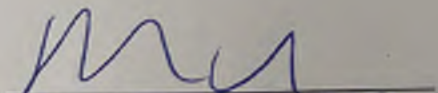
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Deschutes County)

I, Sommers Taylor representative of the COTC proposed development project do hereby certify that the attached notice to adjacent property owners and recognized neighborhood organizations that are within 750 feet of the subject property, was place in a U.S Postal receptacle on 03/03/2023


Signature

Subscribed and sworn to, or affirmed, before me on this 3 day of March, 2023 by the name of Sommers Taylor
Signer


Notary Public – State of Oregon



CORE3 NEIGHBORHOOD MEETING

Monday, March 13th, 5-6:30pm
REDMOND CITY HALL, Civic Room 267/308
(411 SW 9th St, Redmond, OR 97756)

OR ONLINE VIA ZOOM:

<https://us06web.zoom.us/j/85247944825?pwd=MTZuS3BhbnU2SMu0S24wZjZmZDQ0T08>

FOR MORE INFORMATION, VISIT CORE3CENTER.ORG OR USE THE QR CODE BELOW



PROJECT CONTACT INFORMATION:
SCOTT AYCOCK, scott@core3.org

CORE3 Neighborhood Meeting

March 13th, 2023 | 5-6:30pm | Redmond City Hall or Virtually via Zoom

411 SW 9th St., Civic Rooms 207/208, Redmond, OR 97756

NOTES

Project Members in Attendance: Scott Aycock, Sommers Taylor, and Sienna Fitzpatrick (COIC); Matt Piccone, Erin Roeme (SERA); Lt. Brian Beekman (Bend Police), Commissioner Brian Barney (Crook County), Chief Jeff Blake (Jefferson County Fire & EMS), Sgt. Nathan Garibay (Deschutes County Sheriff's Office), Kristie Bollinger (Deschutes County Property Manager).

Members of the Public in Attendance: Tim and Tania Flewelling, BJ Stoper, David Sonnier, Solimar Fiske, Joe Strong, Lena Berry, Rob Brown, Joshua Songstad, Hilary Dunsmoor, Chad Schlottmann, Linda Sorum, Peter Ostrovsky, Tracee Tuesday, Karl Lundeen, J Carson, Brian Wilkinson, John Schimmoller, Ben Schimmoller, Tom Mooney.

A recording of this public meeting is available at www.core3center.org. This meeting was organized and facilitated by the Central Oregon Intergovernmental (COIC) staff team on behalf of the CORE3 Center Executive Council Members.

1. Introduction to the CORE3 Project

Scott Aycock gave an overview of the agenda and conducted introductions for attendees online and in-person. He then walked through a presentation (with consultants from SERA) that gave an overview of the CORE3 project, including:

- *Partner agencies and budget*
- *The potential phases of build out for the CORE3 Center*
 - *Priority services and facilities*

Scott passed the presentation over to Erin Roeme with SERA Architects to cover the Land Use components.

2. Land Use Process Detailed Conversation

Erin explained the second portion of the presentation focused on land use and site details.

- *Site Selection, including*
 - *Necessary characteristics for the project*
 - *Redmond Site – visuals and current issues (e.g. waste and remediation)*
 - *Conceptual Site Design Features*

The project is not in the designing phase yet; we are still working on the land use process, so the design presented at this meeting is purely conceptual.



- *Land Use Process*

This is the current stage of the project. The design phase will come after the completion of this land use process.

- *Project Timeline and Milestones*

The presentation concluded, and Scott opened the floor up to questions and comments from virtual and in-person members of the public in attendance.

3. Public Comment and Q&A

BJ Stoper: The website markets this as a disaster response center, but it also has some tactical training and other purposes. How will shooting ranges help our officers be trained better in use of force and other conflicts? The attendee also asked where the money is coming from to pay for this.

Scott responded: regarding funding, one third of it is local, one third is state, and one third is federal. The County donated the land which covers part of the local contribution, plus the partner agencies are pitching in. The state has provided \$9.5M as well, plus a \$500k contribution from the Oregon State Fire Marshal's Office, and we requested an additional \$5.5M from the legislature. Federal contributions are harder to raise; we received a small Congressionally Directed Spending obligation of \$750K, but we're hoping to raise more to meet the federal amount. The info on the website focuses on the disaster recovery and preparedness component of the facility because it's the state's main interest in the project.

Lt. Beekman responded on the training component of the facility: The overall concept for the center is for major disaster preparedness and local fire, law enforcement, and other public safety personnel training. The facility would offer training for all kinds of needs for law enforcement and fire, including de-escalation and tactical training. Fire arm training is required for law enforcement, so the firearm training space is included in this project. There are many components of the facility, and firearm training is not the main focus.

BJ Stoper asked a follow-up question: Is there a potential for this facility to be part of the safe police academy given the back-up on training for officers around the state?

Lt. Beekman: There's a deficit in the region/state for the training needed for public safety personnel. He doesn't know if the state is planning to address this through the Department of Public Safety Standards and Training.

Chief Blake: There have been very preliminary talks with DPSST because of the need and backlog within the police academy. They're not committed yet since that is a major decision. For fire and police, Blake and Beekman have worked together with others on the active threat trainings, and they've had to use local schools for training and other needs. Those opportunities and spaces for



training can be few and far between, so this training center helps with joint responses. It would also reduce costs of outsourcing training for most organizations east of the Cascades.

Sgt. Garibay: Deschutes County Sheriff's Office is focused on need for this facility for large scale operations and training center. They envision this used for the big bad days for the region and state, and for high quality training and coordination between entities. The facility would also have an urban search and rescue (USAR) training space for rubble piles, trench rescue, and other situations that search and rescue personnel would need to train for. Collaboration in training makes us more prepared. A "tactical village" is not quite the right term, it's more of a scenario village to help personnel prepare for all kinds of events.

Question from John Schimmoller: The land is currently owned by Deschutes County, expansion of UGB is time consuming. Will this happen in a reasonable time period? Will it accomplish what we hope to accomplish?

Response from Scott: Land use changes are not an easy or short process, but the City of Redmond is relatively efficient in the region. There is no land in the UGB that will fit the needs of this facility, which is why we're pursuing this process.

Question from Lena Berry: Are their limitations on future growth of the facility? Will there be more land allocated to this project?

Response from Scott Aycock: We are starting to survey the land and get started on partitioning it. It's possible we could need additional land in the future, but there's no immediate needs we're aware of. There could be a desire to add land in the future, but right now, we're partitioning it with the expectation that this is what we get. There's nothing to prevent it but no plans to do it right now.

Matt Piccone added: This is a long process, we're trying not to have to do it again in the future and anticipate all our needs and future uses up front. This is part of the reason for the phasing.

Question from Joshua Songstad: Who set the prerequisites for the needs for the location of this project?

Scott Aycock: This was determined by the partner agencies based on their needs. Redmond is centrally located, near the highway and the airport, the size for the facility was roughly determined based on the needs, and the cost of public land makes this location more appealing.

Chief Blake: When dealing with emergencies and thinking about staging resources, people, and apparatus, we want to limit the amount of time all of that is in a residential space. This location will help avoid that kind of impact, as well as impacts on the highway. Regarding size, other facilities have a similar profile for this kind of center.

Question from Joshua Songstad: What strings are attached with the federal money?

Scott: The federal money raises the bar on certain kinds of procedures we have to meet, but there are no requirements for the programs or use of the site that come with this funding.



Question from Joshua Songstad: What will funding for the future phases of this project look like? Will it include bond measures?

Scott Aycock: We don't have a plan yet. It could potentially include a bond measure, but we're totally focused on phase one at this point. There are many options for consideration as far as long-term funding and sustainably covering operations. We will need to be opportunistic, likely.

Question from BJ Stoper: Has there been any discussion with Jefferson and Crook Counties contributing to this project? Also, would the shooting facility be open to the public at all?

Chief Blake: Jefferson County and the Sheriff's Office have put money towards the facility. The phased approach for the project will also allow for additional partners to join in down the road. This project is being developed from a tri-county, regional perspective.

Scott Aycock: The facility will also be a closer, more feasible option for training for more local agencies that would otherwise have to travel over the Cascades. Commissioner Tony DeBone of Deschutes County is the Chair of the CORE3 Executive Council and is looking into public-private partnerships that could work with this facility, including opening it up to public use.

Lt. Beekman noted that this phase of the project is prioritizing an indoor range given the need in the region.

Chief Blake: User fees would be attached to the use of the facility, especially for agencies that haven't participated in this project. We're focused on building the facility and not operations quite yet.

Question from Lena Berry: Are there limitations on the center being privatized?

Scott Aycock: COIC is an intergovernmental council formed by the cities and counties of the region. We won't be an operator, but the operator will be an interagency public group. There's no talk of privatization at this point, but there made be some options for the public or private entities to use the space on a fee-basis.

Question from BJ Stoper: If State Measure 114 is found to be constitutional, is there any discussion from this project on how they will handle training at the facility?

Scott Aycock: We're not aware of any discussion on that topic at this table.

Sgt. Garibay: There's a lot of uncertainty around this, we're not speculating right now.

Question from David Sonnier from Deschutes County: There are many people living out on those lands and adjacent; can someone speak to the outreach to these people?

Scott Aycock: COIC is heavily involved in houselessness and housing issues; we're highly aware and concerned about it. We have time between now and groundbreaking to prepare the folks who are out there. The City of Redmond and the County also have protocols for addressing this.



Kristie Bollinger: Now is a good time to start talking about this and building a plan to remove those individuals and their encampments. We're just in the land use phase but it is something we anticipate to support as part of moving forward with this project.

Scott Aycock: This project is also being discussed in the context of Oasis Village, which is the City of Redmond's project to support houseless folks. CORE3 may share utility installation and other costs to support that project given its importance.

Anyone who is interested in staying engaged on this project should be sure to sign in to get on our communications list as well.

The meeting adjourned with no other comments or questions.

SIGN-UP / SIGN-IN SHEET

CORE3 Neighborhood Meeting | March 13th, 2023 | 5-6:30pm | Redmond City Hall & Zoom

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Tara Flewelling		541-815-0891	508 SE Cascade Redmond
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RECORD OF DECISION

REMEDIAL ACTION

For

**Deschutes County Shooting Range
Redmond, OREGON
ECSI #s 4710, 5054**

Prepared By

**OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY
Eastern Region Office**

July 2020

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1. INTRODUCTION

1.1 INTRODUCTION

This document presents the recommended remedial action for the Deschutes County Shooting Range Site on E. Highway 126 in Redmond, Oregon. The proposed action was developed in accordance with Oregon Revised Statutes (ORS) 465.200 et seq. and Oregon Administrative Rules (OAR) Chapter 340, Division 122, Sections 010 through 115.

The recommended remedial action is based on the administrative record for this Site. A copy of the Administrative Record Index is attached as section 7. This report summarizes the more detailed information contained in the site assessment reports and feasibility study report (Apex 2018) completed for this Site.

1.2 SCOPE AND ROLE OF THE RECOMMENDED REMEDIAL ACTION

The recommended remedial action addresses the presence of elevated concentrations of contaminants in soil. The primary contaminants of concern include lead and polynuclear aromatic hydrocarbons (PAHs). Other contaminants found at concentrations above ecological screening levels include antimony, arsenic, barium, cadmium, copper, iron, manganese, mercury, selenium, silver and zinc. The recommended remedial action consists of the following elements:

- Excavation and on-site disposal of contaminated soil,
- Excavation and off-site disposal of dried, contaminated sludge,
- Engineering controls
- Institutional controls
- Monitoring
- Periodic land and water use review

2. SITE HISTORY AND DESCRIPTION

2.1 SITE LOCATION AND LAND USE

The Deschutes County Shooting Range Site is located on the north side of East Highway 126 in Redmond, Oregon, Township 15 South, Range 13 East, Section 14, Deschutes County (See **Figure 1.**) The Site latitude is 44.2673° North, longitude is 121.1399° West. The Site consists of a 250-acre portion of tax lot 103, which has a total area of 1,825 acres. The 250 acres included in this investigation are within the Redmond urban growth boundary (UGB)/City limit. The remainder of the property (1,610 acres) is outside UGB/City, and has rural zoning (exclusive farm use, or EFU).

The 250-acre area that was subject to this investigation is zoned Light Industrial (M-1). Properties zoned M-1 are intended, but not limited to, most commercial and industrial uses. Other conditional allowed uses could include child care centers, homeless shelters, schools, churches, and motels. Deschutes County intends to market the property for sale for redevelopment for light industrial or commercial uses. The approximate ground elevation of the Site is 3,030 feet above mean sea level.

Land adjacent to the west, north, and east sides of the Site is vacant. Land south of the Site (across Highway 126) is occupied by Roberts Field, the City of Redmond airport.

2.2 PHYSICAL SETTING

2.2.1 Climate

Redmond is located in the Blue Mountain Ecoregion as defined by EPA. Overall, the ecoregion has short, dry summers and long, cold winters. According to Oregon State University's Oregon Weather and Climate Data Website (2013), precipitation averages 8.64 inches per year, with approximately 65 percent of the precipitation occurring between October 1 and March 31. Monthly average temperatures range from a low of approximately 22°F in January to a high of approximately 85°F in July.

2.2.2 Geology

According to the 1975 *Geologic Map of the Redmond Area* by Peterson and Groh, the Site is underlain with intracanyon and plateau forming pahoehoe flows of medium gray diktytaxitic olivine basalts.

According to the USDA soil information included in Deschutes County LAVA database, three NRCS soils are mapped for the subject property: Deschutes-Stukel complex, dry, 0 to 8 percent slopes (358); Redmond Sandy Loam, 0 to 3 percent slopes (104A); and Stukel-Rock outcrop-Deschutes complex, dry, 0 to 8 percent slopes (1428). According to USDA, NRCS soil information, each of these soils is well-drained and relatively shallow with basalt between 18 inches to 31 inches below ground surface (bgs) and bedrock between 10 inches and 40 inches bgs.

2.2.3 Surface Water and Stormwater Features

The nearest surface water is an irrigation canal, the North Unit Canal, which is located approximately 1.1 miles southeast of the Site. The nearest wetland is associated with this canal.

2.3 SITE HISTORY

The Site is largely undeveloped. **Figure 2** shows the locations of key Site features and sampling locations.

The Redmond Rod and Gun Club (RRGC) operated several small arms firing ranges at the east portion of the Site from 1956 until 2017. RRGC facilities included a skeet range, rifle and pistol ranges, and a sporting clay range. The pistol and rifle range closed in 2017 consisted of several lanes that are oriented north-south, with berms at all but the south side of the ranges. The previously closed rifle and pistol range, also oriented approximately north-south, is located at the southeast part of the Site (mostly off County property). This range was abandoned and relocated to its current location in 2007 to avoid potential conflicts with aircraft approach paths to the nearby Redmond Municipal Airport. A soil stockpile, containing lead shot and clay pigeon fallout, remains in this area.

The origin of the stockpile has not been confirmed, but it appears to contain, in part, residuals from former firing range operations. While a significant portion of the former range is not located on County property, the entire area is incorporated into the “Site” designation, and is considered in this report. The skeet range consists of several shotgun firing areas at the south side of the range, with the shotfall area to the north. The sporting clay range has numerous shotfall areas, determined by various shooting areas and orientations in the range.

The Sheriff’s Range consists of four north-south oriented lanes, constructed with lateral and end berms to contain shot and bullets. The Sheriff’s shooting range was used starting in the late 1970s, until recently. The Deschutes County Sheriff’s Office reportedly trained with copper (lead free) ammunition after 2007.

The disposal area (landfill area and landfill trench area) is located in the west-central portion of the Site. The approximate boundaries of the disposal area are shown on Figure 2. The disposal area material primarily consists of metal and glass debris, but also contains smaller amounts of other materials, including empty paint and oil containers. The waste thickness in the landfill varies, and ranges to approximately 14 feet. A substantial portion of this waste appears to have been burned.

Just north of the disposal area are a series of shallow excavated trenches. At one of the trenches, there are a few 2- to 3-inch-thick surface accumulations of a weathered tar-like sludge.

Development of the disposal area apparently occurred between 1944 and 1951 (Apex, 2014), a period that corresponds with the time of transfer (1946) of the Redmond Municipal Airport from the U.S. Army Air Forces to the City of Redmond (David Evans and Associates, 2008).

As noted above, the landfill and landfill trench area contain a variety of wastes. Primary contaminants associated with shooting activities are lead from bullets, and PAHs from clay pigeons. Other metals have been detected at elevated concentrations. Some of these may be associated with shooting activities but this is not known.

3. RESULTS OF INVESTIGATIONS

3.1 NATURE AND EXTENT OF CONTAMINATION

3.1.1 Locality of facility

OAR 340-122-115 defines locality of facility as any point where a human or an ecological receptor contacts, or is reasonably likely to come into contact with, facility-related hazardous substances. Given that the contaminants of potential concerns (PAHs and metals) have low mobility, and based on Site sampling results, we conclude that the locality of facility is does not extend horizontally beyond the property boundary, and does not extend vertically more than a few feet below the ground surface for the shooting range areas. Testing also indicates that contamination does not extend significantly below the bottom of the waste in the landfill area. The thickness of the waste layer in the landfill is ranges from approximately 1.5 to 14 feet.

The locality of facility is not expect to include groundwater or surface water. The nearest surface water body, the North Unit Canal, is 1.1 miles southeast of the Site. Groundwater is more than 300 feet bgs.

3.1.2 Groundwater

A review of the Oregon Water Resources well database was conducted by David Evans and Associates (DEA) (DEA, 2008). According to the database, the closest water well (and only recorded water well within Section 14) is on a portion of the subject property at the Redmond Rod and Gun Club. According to the well log, the static water level in this well is 330 feet bgs. This well is approximately 370 feet deep and is uncased in the interval between 20 and 370 feet.

Because the contaminants at this Site are fairly immobile, and given that groundwater is greater than 300 feet, impacts to groundwater are quite unlikely. DEQ therefore did not require installation of groundwater monitoring wells. We did, however, request that the onsite production well be sampled. This was done in October 2019. The static water level was found to be 335 feet bgs. Sample results are discussed in section 3.2.2.

A second well log was found for a well in the NE quarter of Section 23 (south of the subject property). The static water level in this well is documented at 375 feet bgs.

3.1.3 Surface Water

As noted above, the nearest surface water is an irrigation canal, the North Unit Canal, which is located approximately 1.1 miles southeast of the Site. Impacts to surface water are therefore not expected.

3.1.4 Soil

Soil sampling was conducted at the various areas of concern. As shown in **Figure 2**, these include the landfill and trench area, the former Sheriff's Office Shooting Range, and the various shooting ranges operated by the Redmond Rod and Gun Club. Sample results are compared to applicable human health and ecological risk screening levels in section 3.2.

3.2 RISK ASSESSEMENT

3.2.1 Conceptual Site Model

Risk assessments are based on a conceptual site model that identifies complete exposure pathways. A conceptual site model considers:

- Sources of contamination,
- Pathways by which contamination reaches or could reach human or ecological receptors,
- The circumstances under which a human or ecological receptor could come into contact with the contaminant.

As shown in **Figure 3**, human receptors that could be exposed include:

- Occupational workers exposed to contamination in surface soil. Pathways include inhalation, ingestion and dermal contact.
- Construction and excavation workers exposed to contamination in surface and subsurface soil. Pathways include inhalation, ingestion and dermal contact.
- Occupational workers could be exposed to contaminants in groundwater because the Site currently has a supply well. In the future, the County plans to provide water from its supply system so exposure to contaminants in this well would be eliminated. It should also be noted that October 2019 testing of this well indicates that groundwater is not impacted by waste on the Site.
- Terrestrial ecological receptors could be exposed to contaminants in surface soil. Burrowing animals could be exposed to contaminants in subsurface soil. Pathways include inhalation, ingestion and dermal contact.

3.2.2 Human Health Risk Screening

Results of Site sampling are presented in Apex 2020. The tables in this report also include screening level values for human and ecological receptors. Human health risk based concentrations (RBCs) are taken from Oregon DEQ 2018.

Table 1 compares maximum detected contaminant concentrations to applicable human health RBCs and ecological screening level values (Oregon DEQ 2001). As shown in this table, two metals (arsenic and lead) were found at concentrations that exceeds one or more applicable RBCs, and also exceed background metal concentrations published in Oregon DEQ 2013. Five PAHs were found at concentrations that exceed one or more RBCs. These contaminants include benz(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenz(a,h)anthracene, and indeno(1,2,3-cd)pyrene. Diesel and heavy oil-range petroleum hydrocarbons exceed applicable RBCs for diesel and heavy oil.

Cumulative Risk. In accordance with OAR 340-122-0084(1)(i), cumulative risk from multiple hazardous substances was assessed by adding the risk posed separately by individual non-carcinogenic and carcinogenic hazardous substances in the locality of the facility. These calculations are summarized in **Table 2**. As shown, this considers those contaminants for which the maximum detected concentration exceeds the lowest applicable RBC.

Cumulative carcinogenic risk is estimated to be 1×10^{-4} , which is an order of magnitude greater than the acceptable risk level, as defined in OAR 340-122-0115. Cumulative noncarcinogenic risk is approximately 30 times the acceptable risk level. This is due primarily to the high concentration of lead.

Groundwater testing. As noted above, the locality of facility is not expected to include groundwater, which is at a depth greater than 330 feet. However, the onsite production well, which is not currently used, was tested. Two samples were collected. The first (S-1) was collected at the beginning of the well purging process, in case the well yielded insufficient water for sample collection following purging. The second sample (S-2) was collecting after purging, and is considered representative of groundwater quality.

Both samples were analyzed for lead (total and dissolved) and PAHs. Dissolved lead was less than 0.0001 milligrams per liter (mg/L) in both samples. Total lead was found in S-1 and S-2 at concentrations of 0.0117 and 0.00948 mg/L. These concentrations are less than the drinking water RBC of 0.015 mg/L.

PAHs were less than the reporting limit of 0.1 micrograms per liter (ug/L) with one exception: in the pre-purge sample, S-1, benzo(a)pyrene was found at a concentration of 0.130 ug/L. This is less than the drinking water RBC, 0.47 ug/L.

3.2.3 Ecological Risk Screening

As noted above, Table 1 of this report compares maximum detected contaminant concentrations to applicable human health RBCs and ecological screening level values (Oregon DEQ 2001). As shown in this table, several metals were found at concentrations above one or more ecological SLVs, and were also found above background metal concentrations published in Oregon DEQ 2013. These include aluminum, antimony, arsenic, cadmium, copper, iron, lead, mercury, selenium, silver, tin and zinc.

A review by GeoEngineers indicates there are no threatened or endangered species on the Site (GeoEngineers 2009).

3.3 BENEFICIAL USE AND HOT SPOT DETERMINATION

3.3.1 Land Beneficial Use Determination

Historical land uses have included the disposal area in the west and central portions of the Site, and small arms firing range uses on the central and east portions of the Site. Additional historical land uses have not been identified.

The remainder of the Site is vacant or unused, including the disposal area and the Sheriff's Range.

Future allowed uses are described in the 2007 City of Redmond Eastside Framework Plan, which indicates that the Site is zoned Light Industrial (M-1). Properties zoned M-1 are intended, but not limited to, most commercial and industrial uses. Other conditional allowed uses could include child care centers, homeless shelters, schools, churches, and motels. Deschutes County intends to market the property for sale for redevelopment for light industrial or commercial uses.

3.3.2 Water Beneficial Use Determination

GeoEngineers reviewed well logs filed with the Oregon Water Resources Department (OWRD) for the area within approximately ½-mile of the Site (GeoEngineers 2009). The review included portions of Sections 13, 14, 15, 22, and 23 of Township 15 South, Range 13 East, Willamette Meridian. Three well logs (no. DESC 3878, DESC 3953 and DESC 3954) were identified in the search area. Well log DESC 3878 apparently described the onsite production well. The other wells logs (DESC 3953 and DESC 3954) are for wells located outside of the locality of facility.

The OWRD database reports that no groundwater points of diversion are present within 1 mile of the Site.

The nearest surface water to the Site is an irrigation canal, the North Unit Main Canal, which is located approximately 1.1 miles southeast of the Site. A wetland area is associated with this canal.

An onsite production well provides water to the Site; however, the City of Redmond intends to provide municipal water to the Site in the future. The City of Redmond's primary source of water is a network of wells that are screened in a deep (~750 feet bgs) aquifer. The municipal wells are located outside of the estimated LOF.

The U.S. Fish and Wildlife Service Wetlands Online Mapper indicates that the closest wetland to the Site is a riverine wetland, associated with the North Unit Main Canal, that is located approximately 1.1 miles southeast of the Site.

The findings of the beneficial water use survey can be summarized as follows:

- An onsite production well provides drinking water for the Site.
- Municipal water will likely be available at the Site in the future.
- There is no surface water at the Site.
- No groundwater or surface water points of diversion were identified within approximately 3,000 feet of the Site.
- Wetlands are not present at the Site.
- The threat to groundwater at the Site is minimal. In the unlikely event that groundwater is impacted by Site-derived contaminants in the future, human exposure is unlikely because municipal water will likely be supplied to the Site.

3.3.3 Hot Spots

The criteria used to evaluate remedial alternatives for groundwater and surface water depend on whether a "hot spot" is present or not, as determined by a loss of "current or reasonably likely future" beneficial use of the water resource.

OAR 3401-122-115(9) defines beneficial uses of water as:

any current or reasonably likely future beneficial use of groundwater or surface water by humans or ecological receptors.

OAR 340-122-115(32) defines hot spot of contamination as:

(a) For groundwater or surface water, hazardous substances having a significant adverse effect on beneficial uses of water or waters to which the hazardous substances would be reasonably likely to migrate and for which treatment is reasonably likely to restore or protect such beneficial uses within a reasonable time, as determined in the feasibility study; and

(b) For media other than groundwater or surface water, (e.g., contaminated soil, debris, sediments, and sludges; drummed wastes; "pools" of dense, non-aqueous phase liquids submerged beneath groundwater or in fractured bedrock; and non-aqueous phase liquids floating on groundwater), if hazardous substances present a risk to human health or the environment exceeding the acceptable risk level, the extent to which the hazardous substances:

(A) Are present in concentrations exceeding risk-based concentrations corresponding to:

- (i) 100 times the acceptable risk level for human exposure to each individual carcinogen;
 - (ii) 10 times the acceptable risk level for human exposure to each individual noncarcinogen; or
 - (iii) 10 times the acceptable risk level for exposure of individual ecological receptors or populations of ecological receptors to each individual hazardous substance.
- (B) Are reasonably likely to migrate to such an extent that the conditions specified in subsection (a) or paragraphs (b)(A) or (b)(C) would be created; or
- (C) Are not reliably containable, as determined in the feasibility study.

Human health hot spots. As noted above, there are no current or planned uses of groundwater or surface water within the locality of facility. This hot spot evaluation is therefore limited to soil. As shown in **Table 3**, a hot spot evaluation for human health was conducted based on a comparison of the maximum detected contaminant concentrations to the lowest applicable RBCs. Based on this evaluation, there are soil hot spots for lead, but not for other contaminants.

Ecological hot spots. Sensitive species or environments are not present at the Site; therefore, for birds and mammals, hazardous constituent concentrations that do not exceed the corresponding Level II Screening Level Value (SLV) by a factor greater than 5 (also referred to as “Q=5”) are considered acceptable for ecological risk screening. For invertebrates and plants, a constituent concentration/SLV ratio less than one (Q=1) is considered acceptable.

For soil, OAR 340-122-0115 defines a hot spot of contamination, based on ecological exposure, as a soil concentration that is present at 10 times the acceptable risk level for exposure of individual ecological receptors or populations of ecological receptors to each individual hazardous substance.

Therefore, the hot spot criterion for invertebrates and plants (individual receptors) is equivalent to an ER of 10 and the hot spot criterion for birds and mammals (populations) is equivalent to an ER of 50.

As shown in **Table 4**, six metals were found at concentrations above ecological hot spot levels.

4. DESCRIPTION OF REMEDIAL ACTION OPTIONS

4.1 REMEDIAL ACTION OBJECTIVES

Remedial action objectives (RAOs) are medium-specific goals for protecting human health and the environment. RAOs provide the framework for developing and evaluating potential remedial action alternatives. The following RAOs have been developed for the Site:

Human Health. The human health RAO for the Site is to prevent direct contact of occupational, construction, and excavation workers with soil that contains hazardous substances at concentrations above applicable RBCs.

Ecological. The ecological RAO for the Site is to prevent exposure of plants, invertebrates, birds, and mammals to soil that contains hazardous substances at concentrations above acceptable risk levels for ecological exposure.

Acceptable risk levels, as defined in OAR 340-122-115(1) through (6), and remedial action objectives were developed based on the identified beneficial uses, exposure pathways and the risk assessment.

Hot Spots. To the extent practicable, as defined by DEQ rules, eliminate hot spots of contamination through treatment or excavation and offsite disposal.

4.1.1 Acceptable Risk Levels

Acceptable risk levels for human health are the lowest applicable RBCs shown in Table 1. Acceptable risk levels for ecological receptors are the lowest ecological screening level values (SLVs). These are also shown in Table 1.

Site-specific remedial action objectives (RAOs) were developed for soil for the purpose of achieving protection of human health, ecological receptors, and beneficial uses, as required by OAR 340-122-040.

4.2 REMEDIAL ACTION OPTIONS

General response actions and remedial technologies were screened in the feasibility study. General response actions are broad categories of remedial measures that address the RAOs. The general response actions considered in the feasibility study included the following:

- No action
- Institutional controls
- Containment
- Removal and Disposal
- In-situ or Ex-situ solidification/stabilization

Table 11 of Apex 2018 identifies technologies associated with each of these options, as well as a discussion of effectiveness, implementability and cost. This table also identifies which of these technologies is accepted or rejected for further consideration, and the basis for those decisions. This table is included here as **Attachment 1**.

5. EVALUATION OF REMEDIAL ACTION OPTIONS

5.1 EVALUATION CRITERIA

The criteria used to evaluate the remedial action alternatives are defined in OAR 340-122-090, and establish a two-step approach to evaluate and select a remedial action. The first step evaluates whether a remedial action is protective; if not, the alternative is unacceptable and the second step evaluation is not required. The remedial alternatives considered protective are evaluated and compared with each other using five balancing factors. The five balancing factors are 1) effectiveness in achieving protection, 2) long-term reliability, 3) implementability, 4) implementation risk, and 5) reasonableness of cost.

Where a hot spot has been identified, an evaluation of how each alternative achieves the specific requirements for treatment of hot spots is also included. The alternative that compares most favorably against these balancing factors, and complies with the hot spot criteria, is selected for implementation.

5.2 PROTECTIVENESS

The protectiveness of a given remedial action is evaluated based on whether the action prevents or adequately reduces current or reasonably likely future exposure pathways. At this Site, those exposure pathways include direct exposure to occupational, construction and excavation works through ingestion, inhalation or dermal absorption.

OAR 340-122-090 states that protectiveness may be achieved by any of the following methods:

- Treatment
- Excavation and offsite disposal
- Engineering controls
- Institutional controls
- Any other method of protection
- A combination of the above

With the exception of hot spots, there is no preference for any one of the above methods for achieving protectiveness. Where a hot spot has been identified, OAR 340-122-090(4) establishes a preference for treatment to the extent feasible, including a higher threshold for evaluating the reasonableness of costs for treatment.

5.2.1 Alternative 1 - No Action

Alternative 1 would not take any action to minimize potential human or environmental exposure. The potential for future exposure of human or ecological receptors exposed to contaminated soil and debris that exceed the acceptable risk levels would still exist. Therefore, Alternative 1 is not protective and will not be evaluated further.

5.2.2 Alternative 2 – Onsite Disposal

Onsite disposal of contaminated soil from the firing ranges and debris from the disposal area is considered protective, provided that the cover is sufficiently robust, is adequately inspected maintained, and is supported by institutional controls alerting future occupants of the presence of the contamination. This alternative does not include treatment or removal of hot spots. This is discussed further in section 6.

5.2.3 Alternative 3 – Offsite disposal

Offsite disposal of contaminated soil from the firing ranges and debris from the disposal area is considered protective, provided that the disposal facility is operated in accordance with its permit and current standards of practice. In addition, this alternative address the preference for treatment of hot spots, because offsite disposal is considered a treatment option.

5.3 BALANCING FACTORS

The two remedial action alternatives determined to be protective are evaluated against the following balancing factors defined in OAR 340-122-090(3):

- **Effectiveness in achieving protection.**
- **Long-term reliability.**
- **Implementability.**
- **Implementation Risk.**
- **Reasonableness of Cost.**

Balancing factors are evaluated in Apex 2018. This evaluation is summarized in **Attachment 2**.

6. RECOMMENDED REMEDIAL ACTION ALTERNATIVE

Based on the evaluation of the alternatives above, Alternative 2, Onsite Disposal, is recommended for implementation at this Site.

Under this alternative, hot spots would be managed, but there would be no reduction in contaminant mass or toxicity. The soil contaminants are not mobile, so the lead and PAHs in soil would be reliably contained under the excavation and onsite disposal alternative, provided the cover is sufficiently robust, and is adequately inspected and maintained.

The excavation and offsite disposal alternative would remove the contaminant mass and associated toxicity and place it in a permitted landfill for disposal. Therefore, the excavation and offsite disposal alternative would result in the highest level of hot spot treatment.

Given the significant difference in cost (\$5,180,000 for alternative 2 compared to \$9,360,000 for alternative 3), alternative 2 (onsite disposal) is recommended despite the preference for treatment of hot spots.

7. PUBLIC NOTICE AND COMMENT

DEQ issued public notice on June 1, 2020 requesting comments from the public by July 1, 2020. No comments were received.

8. APPENDIX

ADMINISTRATIVE RECORD INDEX **Deschutes County Shooting Range** **Redmond, Oregon**

The Administrative Record consists of the documents on which the recommended remedial action for the Site is based. The primary documents used in evaluating remedial action alternatives for the Deschutes County Shooting Range Site are listed below. Additional background and supporting information can be found in the Site project file located at DEQ Eastern Region Office, 400 E. Scenic Drive, Suite 2.307, The Dalles, Oregon.

SITE-SPECIFIC DOCUMENTS

2019. Voluntary Letter Agreement, Deschutes County Shooting Range, ECSI Nos. 4710 & 5054. Signed April 4, 2019.

Apex. 2014. *Draft Data Gap Report, Deschutes County Property at Redmond Rod and Gun Club, Redmond, Oregon.* May 22, 2014.

Apex. 2018. *Revised Feasibility Study, Deschutes County Shooting Range Property, Redmond, Oregon.* November 16, 2018.

Apex. 2020. *Revised Feasibility Study, Deschutes County Shooting Range Property, Redmond, Oregon.* May 4, 2020

David Evans and Associates, Inc. 2008. *Phase I Environmental Site Assessment For A Portion of Tax Lot 103 Located in Sec 14, of T.15S., R.13E., W.M. Redmond, Oregon 97756.* July 16, 2008.

David Evans and Associates, Inc. 2009. *Targeted Brownfield Assessment Report and Analysis of Brownfield Cleanup Alternatives, Deschutes County Shooting Range, Redmond, Oregon.* March 5, 2009.

GeoEngineers. 2009. *Targeted Brownfield Assessment, Report and Analysis of Brownfield Cleanup Alternatives, Deschutes County Shooting Range, Redmond, Oregon.* March 5, 2009.

Kleinfelder. 2008. *Phase I Environmental Site Assessment, Deschutes County Leased Property, Approximately 140 Acres, East Highway 126 Redmond, Oregon.* July 3, 2008.

Oregon DEQ. 2001. Guidance for Ecological Risk Assessment: Levels I, II, III, IV. April 1998 (updated December 2001).

Oregon DEQ. 2013. *Development of Oregon Background Metals Concentrations in Soil*. March 2013.

Oregon DEQ. 2018. Risk Based Concentrations, last updated May 2018.
<https://www.oregon.gov/deq/Hazards-and-Cleanup/env-cleanup/Pages/Risk-Based-Decision-Making.aspx>.

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Attachment 2. Comparative Evaluation of Alternatives (Reference: Apex 2020, Table 16)

Table 1. Maximum Contaminant Concentrations Compared to Human Health and Ecological Screening Levels

		Risk-Based Concentrations (RBCs) for Human Health ¹															
Contaminated Medium		SOIL mg/Kg (ppm)						SOIL mg/Kg (ppm)		SOIL mg/Kg (ppm)							
Exposure Pathway		Soil Ingestion, Dermal Contact, and Inhalation						Volatilization to Outdoor Air		Vapor Intrusion into Buildings							
		RBC _{ss}						RBC _{so}		RBC _{si}							
Receptor Scenario		Occupational		Construction Worker		Excavation Worker		Occupational		Occupational		Ecological Screening Level Values ²				Default bkgd ³	
Chemical	MAX CONC.		Note		Note		Note		Note		Note	Plants	Inverts	Birds	Mammals		
Acenaphthene	9.77	70,000	>Csat 4	21,000	>Csat	590,000	>Csat	-	>Max ⁵	-	>Max	20	NL ⁶	NL	NL		
Anthracene	13	350,000	>Csat	110,000	>Csat	-	>Max	-	>Max	-	>Max	NL	NL	NL	NL		
Arsenic	13.9	1.9		15		420		-	NV ⁷	-	NV	10	60	10	29	6.8	
Barium	826	220,000		69,000		-	>Max	-	NV	-	NV	500	3,000	85	638	700	
Benz(a)anthracene	136	21	>Csat	170	>Csat	4,800	>Csat	-	>Csat	-	>Csat	NL	NL	NL	NL		
Benzo(a)pyrene	191	2.1		17	>Csat	490	>Csat	-	NV	-	NV	NL	NL	NL	125		
Benzo(b)fluoranthene	28.8	21	>Csat	170	>Csat	4,900	>Csat	-	NV	-	NV	NL	NL	NL	NL		
Benzo(k)fluoranthene	19.7	210	>Csat	1,700	>Csat	49,000	>Csat	-	NV	-	NV	NL	NL	NL	NL		
Beryllium	0.61	2,300		700		19,000	>Max	-	NV	-	NV	10	NL	NL	83	2.6	
Cadmium	14.2	1,100		350		9,700		-	NV	-	NV	4	20	6	125	0.4	
Chromium (III)	37.3	-	>Max	530,000		-	>Max	-	NV	-	NV	1	0.4	4	340,000	170	
Chrysene	170	2,100	>Csat	17,000	>Csat	490,000	>Csat	-	NV	-	NV	NL	NL	NL	NL		
Copper	479	47,000		14,000		390,000		-	NV	-	NV	100	50	190	390	29	
Dibenz[a,h]anthracene	26.2	2.1		17	>Csat	490	>Csat	-	NV	-	NV	NL	NL	NL	NL		
Fluoranthene	233	30,000	>Csat	10,000	>Csat	280,000	>Csat	-	NV	-	NV	NL	NL	NL	NL		
Fluorene	3.48	47,000	>Csat	14,000	>Csat	390,000	>Csat	-	>Max	-	>Max	NL	30	NL	NL		
Indeno[1,2,3-cd]pyrene	124	21	>Csat	170	>Csat	4,900	>Csat	-	NV	-	NV	NL	NL	NL	NL		
Lead	21,600	800		800		800		-	NV	-	NV	50	500	16	4,000	18	
Manganese	702	25,000		8,200		230,000		-	NV	-	NV	500	100	4,125	11,000	1,300	
Mercury	5.36	350		110		2,900		-	NV	-	NV	0.3	0.1	1.5	73	0.04	
Naphthalene	0.704	23		580	>Csat	16,000	>Csat	83		83		10	NL	NL	3,900		
Nickel	65.1	22,000		7,000		190,000		-	NV	-	NV	30	200	320	625	78	
Polychlorinated biphenyls (Total PCBs)	1.98	0.59		4.9	>Csat	140	>Csat	-	>Csat	-	>Csat	40	NL	NL	4		
Pyrene	223	23,000	>Csat	7,500	>Csat	210,000	>Csat	-	>Max	-	>Max	NL	NL	NL	NL		
Silver	41.7	5,800		1,800		49,000		-	NV	-	NV	2	50	NL	NL	0.46	
Tetrachloroethene (PCE)	0.0194	1,000	>Csat	1,800	>Csat	50,000	>Csat	-	>Csat	36		10	NL	NL	80		
Toluene	0.00321	88,000	>Csat	28,000	>Csat	770,000	>Csat	-	>Csat	-	>Csat	200	NL	NL	1,440		
Generic gasoline	< 365	20,000		9,700		-	>Max	69,000		-	>Max	NL	NL	NL	NL		
Generic diesel/heating oil	10,300	14,000		4,600		-	>Max	-	>Max	-	>Max	NL	NL	NL	NL		
Generic mineral/insulating oil	12,100	NL		NL		NL		NL		NL		NL	NL	NL	NL		
Contaminants for which RBCs are not published by DEQ ⁸ :																	
Aluminum	23,900	1,100,000											50	600	450	107	NL
Antimony	218	470											5	NL	NL	15	1.3
Benzo(g,h,i)perylene	65.8	NL											NL	NL	NL	NL	
Calcium	33,700	NL											NL	NL	NL	NL	
Cobalt	19.4	350											20	1,000	NL	150	NL
Iron	78,400	820,000											10	200	NL	NL	NL
Magnesium	8,950	NL											NL	NL	NL	NL	NL
Phenanthrene	54.3	NL											NL	NL	NL	NL	
Potassium	3,940	NL											NL	NL	NL	NL	NL
Selenium	4.04	5,800											1	70	2	25	0.46
Sodium	1,460	NL											NL	NL	NL	NL	NL
Tin	391	700,000											50	2,000	NL	NL	NL
Vanadium	105	5,800											2	NL	47	25	300
Zinc	3,260	350,000											50	200	60	20,000	130

NOTES:

1. RBC: Risk-based concentrations for human health published in DEQ 2018.
2. Ecological screening level values are published in Oregon DEQ 2001.
3. Default background concentratratons for metals (for the Deschutes-Columbia Plateau physiographic province) are published in Oregon DEQ 2013.
4. >Csat: This soil RBC exceeds the limit of three-phase equilibrium partitioning. Soil concentrations in excess of Csat indicate that free product might be present.
5. >Max: The constituent RBC for this pathway is greater than 100,000 mg/kg. The Department believes it is highly unlikely that such concentrations will ever be encountered.
6. NL: A risk screening level is not published for this contaminant.
7. NV: This contaminant is non-volatile.
8. Screening levels shown are USEPA Regional Screening Levels for industrial exposure, published in USEPA 2019.
- Yellow shading: The maximum contaminant concentration exceeds one or more applicable human health RBCs (Oregon DEQ 2018) AND (for metals) exceeds the default background concentration.
- Blue shading: The maximum contaminant concentration exceeds one or more applicable ecological screening level values (Oregon DEQ 2001) AND (for metals) exceeds the default background concentration.
- Green shading: The maximum contaminant concentration exceeds both RBCs and ecological SLVs AND (for metals) exceeds the default background concentration.
- Orange shading: The regional default background value for this metal is higher than the maximum concentration detected at this site. This contaminant may therefore be unrelated to human activities.

Table 2. Cumulative Human Health Risk (all concentrations in mg/kg)

	Max conc	lowest applicable RBC	Conc/RBC	Carcinogenic Risk
CARCINOGENS				
Arsenic	13.9	1.9	7.3	7.E-06
Benz[a]anthracene	136	21	6.5	6.E-06
Benzo(a)pyrene	191	2.1	91.0	9.E-05
Benzo[b]fluoranthene	28.8	21	1.4	1.E-06
Dibenz[a,h]anthracene	26.2	2.1	12.5	1.E-05
Indeno[1,2,3-cd]pyrene	124	21	5.9	6.E-06
Polychlorinated biphenyls (Total PCBs)	1.98	0.59	3.4	3.E-06
		Sum:	127.9	
Sum x 10-6 = cumulative risk:			1.E-04	

			Noncarcinogenic risk
NONCARCINOGENS			
Lead	21,600	800	27.0
Generic diesel/heating oil	10,300	4,600	2.2
Generic mineral/insulating oil	12,100	11,000	1.1
Sum = hazard index (HI):			30

Table 3. Hot Spot Evaluation for Contaminants Exceeding Human Health Risk Based Concentrations (RBCs) in Soil

	Max conc	lowest applicable RBC	Hot spot level	Hot spot? Y/N
CARCINOGENS				
Arsenic	13.9	1.9	190	N
Benz[a]anthracene	136	21	2,100	N
Benzo(a)pyrene	191	2.1	210	N
Benzo[b]fluoranthene	28.8	21	2,100	N
Dibenz[a,h]anthracene	26.2	2.1	210	N
Indeno[1,2,3-cd]pyrene	124	21	2,100	N
Polychlorinated biphenyls (Total PCBs)	1.98	0.74	74	N
NONCARCINOGENS				
Lead	21,600	800	8,000	Y
Generic diesel/heating oil	10,300	4,600	46,000	N

NOTES:

For carcinogens, the hotspot concentration is 100 times the lowest applicable RBC, per OAR 340-122-0115.

For noncarcinogens, the hotspot concentration is 10 times the lowest applicable RBC, per OAR 340-122-0115.

Table 4. Hot Spot Evaluation for Contaminants Exceeding Ecological Screening Levels in Soil

Contaminant	Max. conc.	Hotspot conc for plants and inverts *	Hotspot conc for birds and mammals *	Ecological Screening Level Values (SLVs)				Default bkgd	Hot spot? Y/N
				Plants	Inverts	Birds	Mammals		
Aluminum	23,900	500	5,350	50	600	450	107	NL	Y
Antimony	218	50	750	5	NL	NL	15	1.3	Y
Arsenic	13.9	100	500	10	60	10	29	6.8	N
Barium	826	5,000	4,250	500	3000	85	638	700	N
Cadmium	14.2	40	300	4	20	6	125	0.4	N
Chromium (III)	37.3	4	200	1	0.4	4	340,000	170	N
Copper	479	500	9,500	100	50	190	390	29	N
Iron	78,400	100	--	10	200	NL	NL	NL	Y
Lead	21,600	500	800	50	500	16	4,000	18	Y
Manganese	702	1,000	206,250	500	100	4125	11,000	1,300	N
Mercury	5.36	1	75	0.3	0.1	1.5	73	0.04	Y
Nickel	65.1	300	16,000	30	200	320	625	78	N
Selenium	4.04	10	100	1	70	2	25	0.46	N
Tin	391	500	--	50	2000	NL	NL	NL	N
Vanadium	105	20	1,250	2	NL	47	25	300	N
Zinc	3,260	500	3,000	50	200	60	20,000	130	Y

NL: No value is listed for this contaminant.

Default background concentrations for metals are taken from DEQ 2013, and represent the Deschutes-Columbia Plateau physiographic province.

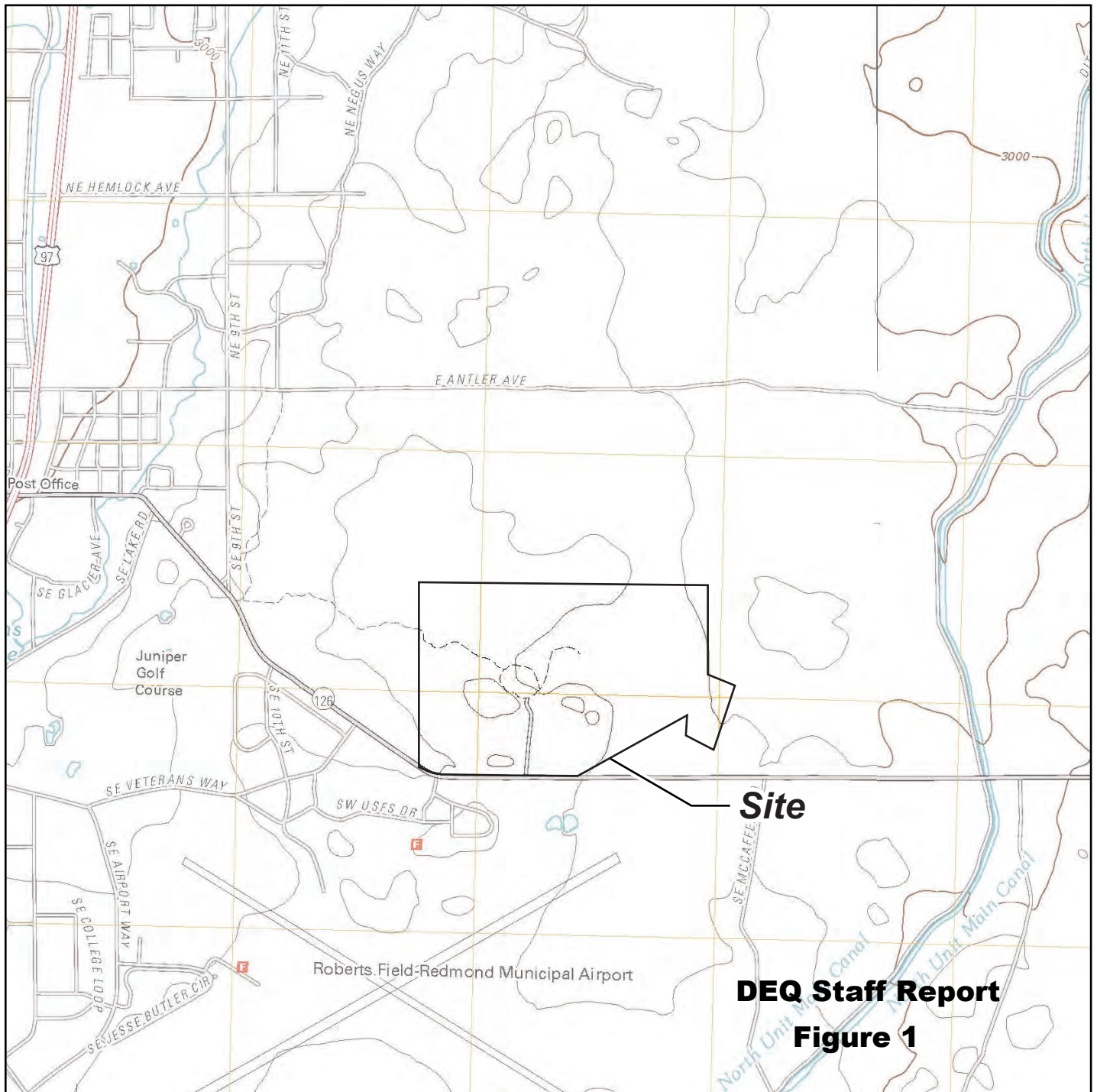
Yellow shading: The maximum detected concentration exceeds the ecological hot spot level, and exceeds the default background concentration for metals.

Orange shading: The default background concentration is higher than the highest detected concentration at this site. There are therefore no hot spots for soil for this contaminant.

* The hot spot level is defined as 10 times the ecological SLV for plants and invertebrates (individuals) and 50 times the SLV for birds and mammals (populations).

**Table 5. Summary of Costs for Onsite Disposal
and Offsite Disposal**

Onsite Disposal		
	Firing Ranges	1,810,000
	Former Disposal Area	3,370,000
	Total:	5,180,000
Offsite Disposal		
	Firing Ranges	4,460,000
	Former Disposal Area	4,900,000
	Total:	9,360,000



Site

**DEQ Staff Report
Figure 1**

Note: Base map prepared from USGS 7.5-minute quadrangles of Redmond and O'Neil, OR, dated 2011 as provided by USGS.gov.

0 2,000 4,000
Approximate Scale in Feet



Site Location Map

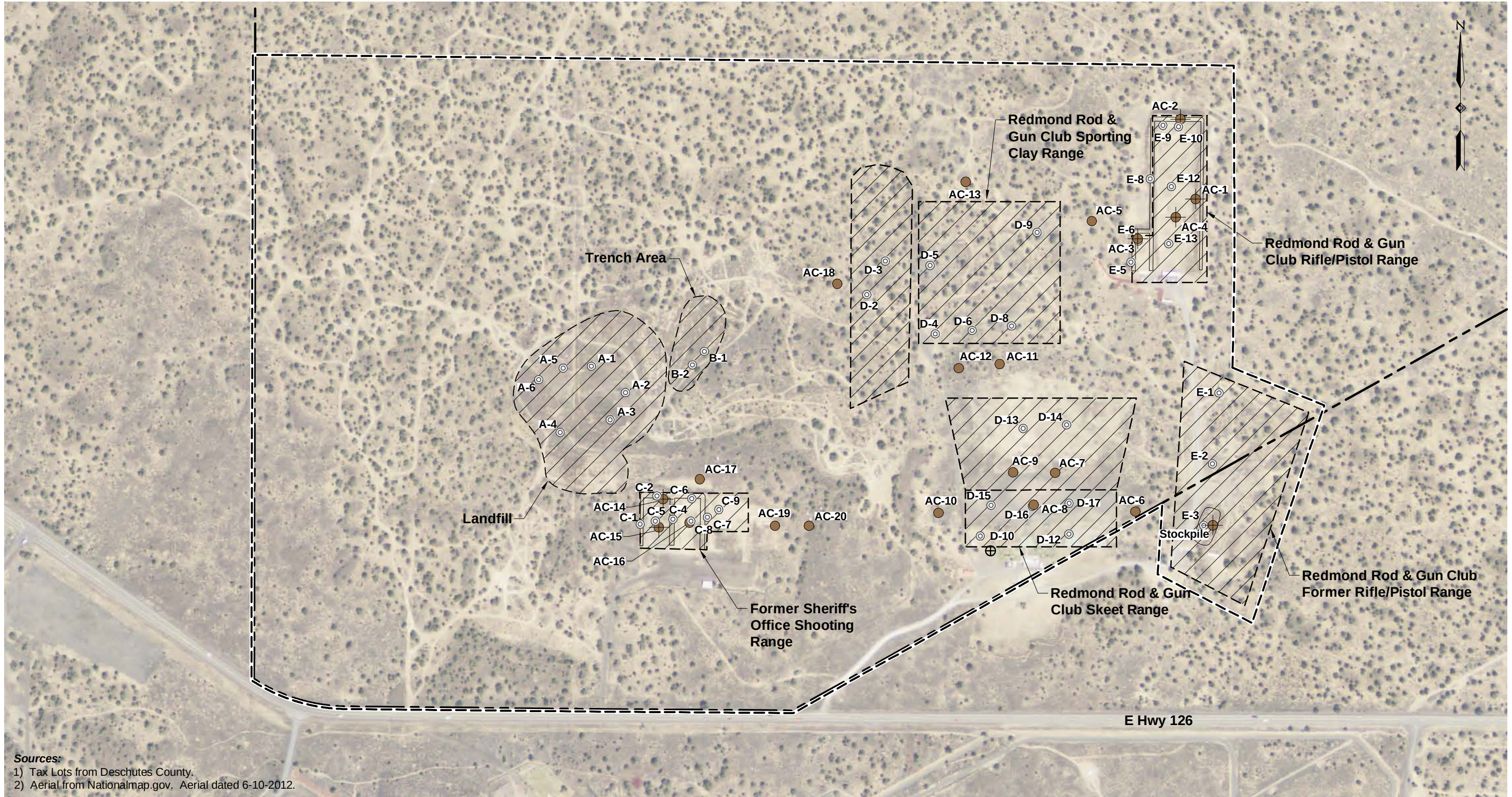
Feasibility Study
Deschutes County Shooting Range Property
Deschutes County, Oregon



Apex Companies, LLC
3015 SW First Avenue
Portland, Oregon 97201

Project Number	2112-05
November 2018	

Figure
1



Legend:

MW-9 ● Sample Location
(Targeted Brownfield Assessment, 2009)

AC-5 ● Soil Sample Location
(Data Gap Assessment, 2014)

AC-1 ⊕ Leachability Evaluation Soil Sample Location
(Data Gap Assessment, 2014)

--- Taxlot Boundary

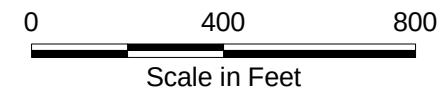
--- Site Boundary

▨ Site Feature

⊕ Production Well (Not in Use)

DEQ Staff Report

Figure 2



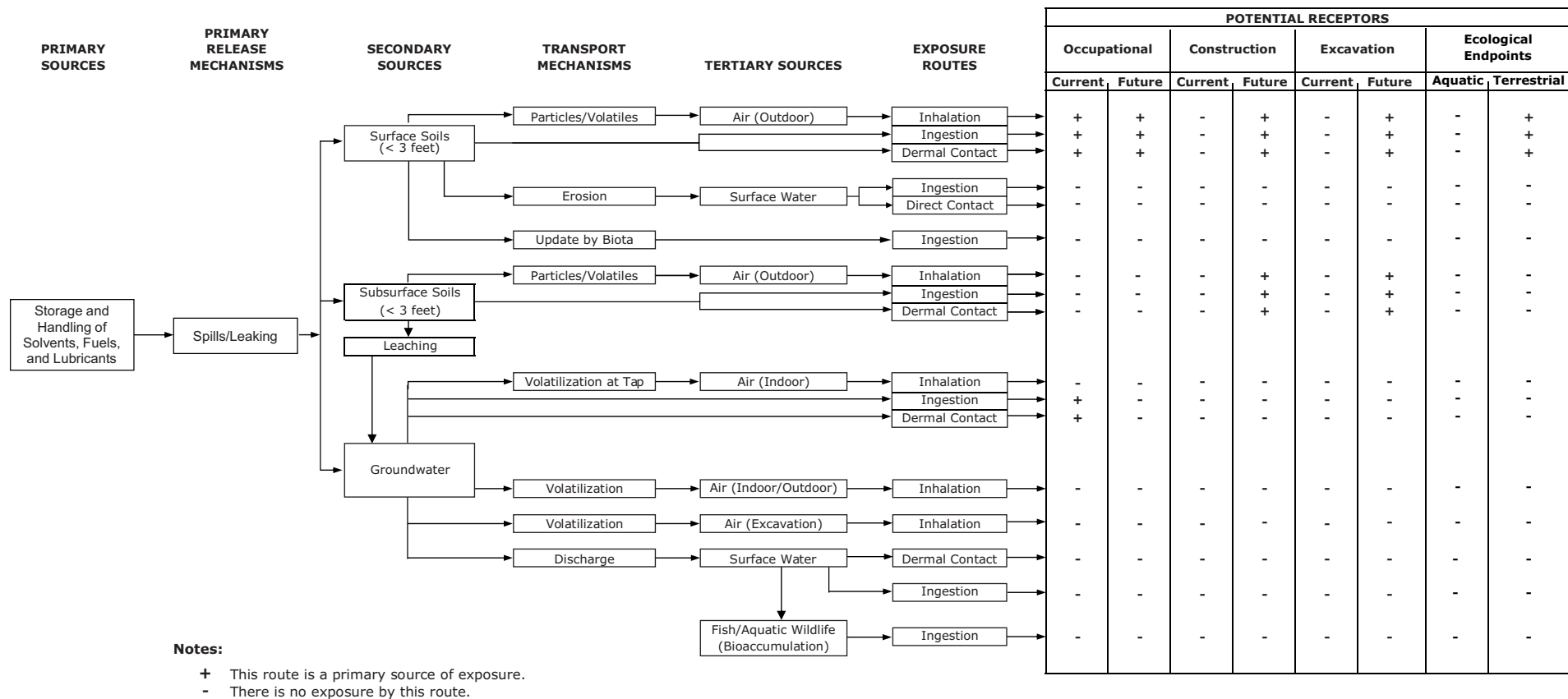
Sampling Locations

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 Deschutes County Shooting Range Property
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Figure
3



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Figure 3

Conceptual Site Model

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	November 2018		

Table 11
Soil Technology Screening
Deschutes County Shooting Range
Redmond, OR

DEQ Staff Report
Attachment 1

General Response Action	Technology	Description	Screening Criteria			Screening Comments
			Effectiveness	Implementability	Cost	
NO ACTION	No Action	No Action	Not effective in achieving RAOs	Easy to Implement	No capital or O&M costs incurred	Does not meet threshold criteria, but required to be retained for comparison purposes.
INSTITUTIONAL CONTROLS	Legal Restrictions, Regulations, and Covenants	May include restrictions such as: deed restrictions, easements, and covenants, attached to property-related documents; legal bans or controls of activities.	Can be effective at controlling human exposures, but less effective (or not effective) at controlling ecological exposures. Is not effective at controlling or reducing migration. Most suitable for use in conjunction with other active technologies.	Easy to implement.	Low	Potentially applicable in conjunction with other technologies and/or to address residual contamination.
	Soil Management Plan	Development and publication of protocols for handling and managing contaminated sediments/soil during future work to protect workers, public health, ecological exposures, and the environment.	Effective for management of contaminated sediments/soils. Not effective at preventing human or ecological exposures without other active technologies.	Easy to implement.	Low	Potentially applicable in conjunction with other technologies and/or to address residual contamination.
	Signage/Notifications/Advisories	Posting of signs and/or distribution of notifications regarding health concerns in area of contamination.	Can be effective at reducing human exposures via public education, but not effective at controlling ecological exposures. Is not effective at controlling or reducing migration. Most suitable for use in conjunction with other active technologies.	Easy to implement.	Low	Retained for signage around containment area (if needed).
	Monitoring	Laboratory analysis of samples collected from sediment/soil.	Effective for documenting site conditions and exposure risks, evaluating migration and naturally occurring processes, and effectiveness of remediation actions. Does not address contaminant reduction or receptor exposures.	Easy to implement.	Low	Potentially applicable to confirm effectiveness of technologies.
ENGINEERING CONTROLS	Fencing	Fencing placed around the contaminated areas to prevent access.	Is not effective at controlling or reducing migration. Does not address ecological exposure.	Likely to require acceptance and cooperation of multiple parties to implement. Relatively simple technology to implement. Not compatible with future development.	Moderate	Not retained because technology does not address ecological exposures and human health exposures areas are limited.
CONTAINMENT	Soil Cap or Cover	Installation of an engineered cap or soil cover over impacted soil.	Should be effective for site contaminants that have low-solubility (i.e., chemicals likely to remain bound to soil).	Generally uses proven technologies.	Moderate	Retained as applicable technology.
REMOVAL AND DISPOSAL	Excavation	Mechanical removal of contaminated soil.	Effective in removing impacted soil.	Excavation equipment is readily available.	High	Applicable for removal of impacted soil.
	Off-Site Disposal	Off-site disposal of excavated soil at a permitted solid waste landfill.	Landfills are controlled, managed facilities that are effective in preventing future exposures. Addresses direct exposure pathways and migration by removing contaminant mass from site.	Implementation involves transportation of contaminated soil on public roads for potentially long distances.	High	Not a stand alone technology. Applicable for handling of excavated soil.
IN-SITU PHYSICAL/CHEMICAL TREATMENT	Solidification/Stabilization	Contaminants are physically bound or enclosed in a stabilized mass (solidification) or chemical reactions are induced between the reagent and contaminants to reduce their mobility (stabilization).	Most suitable to inorganic contaminants. Resultant sediments may not provide suitable ecological habitat. Difficult to demonstrate that soil stabilization is effective for human and ecological exposures at site. Would require more intensive long term monitoring to demonstrate effectiveness.	Soil stabilization for shallow soils is not common, and it would be difficult to integrate a stabilization area with a commercial or industrial redevelopment. It is difficult to estimate the useful life of a stabilization area.	Moderate to High	Retained as a common element for remedial alternative to stabilize potentially hazardous waste.
IN-SITU BIOLOGICAL TREATMENT	Enhanced Bioremediation	Addition of nutrients, electron acceptors, or other amendments to sediment to enhance bioremediation.	Not likely to be effective for many of the contaminants of concern.	Blending of amendments into sediment would require disturbance of sediment and would potentially cause significant resuspension.	Moderate	Not retained because not effective on many of contaminants of concern.
	Phytoremediation	The process of using plants to remove, transfer, stabilize and/or destroy contaminants in soil or sediment.	Can be effective at removing a variety of organic and inorganic compounds from soil/sediment through plant uptake in the plant rhizosphere.	Would require planting of suitable plants for site conditions, or changing of site conditions to accommodate plants (such as the construction of an engineered wetlands). Would not likely be compatible with future industrial and commercial uses.	Moderate	Not retained because incompatible with site conditions.
IN-SITU NATURAL PROCESSES	Natural Attenuation	Naturally occurring physical and biological processes (biodegradation) reduce contaminant concentrations. Process is monitored to verify exposures.	Not effective for soils with high molecular weight PAHs and metals.	Easy to implement. Monitoring of COI concentrations in soil would require long-term monitoring. May require significant timeframe to reach cleanup goals.	Low	Not applicable to site contaminants.

Table 11
Soil Technology Screening
Deschutes County Shooting Range
Redmond, OR

General Response Action	Technology	Description	Screening Criteria			Screening Comments
			Effectiveness	Implementability	Cost	
EX-SITU PHYSICAL/CHEMICAL TREATMENT	Separation	Use of physical means to separate coarser fractions for beneficial reuse of debris or to reduce toxicity prior to further treatment or disposal.	Effective for contaminant reduction, but will not attain RAOs.	Commercial equipment is available for separation (i.e., sieves).	Low to Moderate	Retained as a common element for remedial alternative for possible mass/toxicity reduction prior to disposal.
	Soil Washing	Contaminants are separated from the excavated soil with wash water augmented with additives to help remove contamination.	Most suitable for semi-volatile organics or inorganic contamination. More effective for coarser sediments/soils.	Elutriate would require treatment and disposal, which could significantly increase the overall cost of treatment. Bench-scale testing would be required during design. Air quality standards may be affected by open-air treatment methods.	High	Not retained because more cost-effective and implementable options available.
	Solidification/Stabilization	Contaminants are physically bound or enclosed in a stabilized mass (solidification) or chemical reactions are induced between the stabilizing agent and contaminants to reduce their mobility (stabilization). Methods may include the addition of Portland cement, lime, kiln dust, pozzolan, sorbent clay (i.e., bentonite), and proprietary reagents.	Can be effective at reducing mobility of contaminants (most suitable to inorganics) or solidifying for disposal.	Generally uses proven technologies.	Moderate	Retained as a common element for remedial alternative to stabilize potentially hazardous waste.
EX-SITU BIOLOGICAL TREATMENT	Land Treatment/ Landfarming	Land treatment reduces contaminant concentrations through biological processes. Excavated soil is placed in controlled cells and manipulated as necessary to improve biological conditions (such as by tilling to aerate soil).	Effective at removing some organic contamination from soil, but not likely to address more persistent organics. Does not address metals.	Requires area for soil treatment or transport to an off-site facility. Bench-scale testing would be required to define operating parameters. Air quality standards may be affected by open-air treatment methods.	Moderate	Not retained because does not adequately address all contaminants of concern.
	Composting	Excavated soil is mixed with bulking agents and organic amendments to promote microbial activity.	Effective at removing organic contamination from sediment. Most effective with control of moisture, heat, nutrients, oxygen, and pH to enhance biodegradation. Does not address metals or more persistent organics.	Requires area for soil treatment or transport to an off-site facility. Bench-scale testing would be required to define operating parameters.	Moderate	Not retained because does not adequately address all contaminants of concern.
EX-SITU THERMAL TREATMENT	Incineration	High temperatures are used to combust (in the presence of oxygen) organic constituents in hazardous wastes.	High temperatures result in generally complete decomposition of organic chemicals. Effective across wide range of sediment characteristics. Not effective for metals.	Requires air pollution control device and transport to permitted facility located at distance from site. Involves high energy consumption.	Very High	Significant cost for transportation and treatment. Other less expensive technologies available. Most suitable to high concentrations or highly toxic contamination.
	Thermal Desorption/ Pyrolysis/ Hot Gas Decontamination	Waste soils are heated to either volatilize (desorption and hot gas) or to anaerobically decompose (pyrolysis) organic contaminants. Off-gas is collected and treated.	Effective at removing organic materials from excavated sediment/soil (particularly volatile organics). Pyrolysis generally used for semi-volatiles or pesticide wastes. Does not address metals.	Requires transport to off-site treatment facility. Treatment of chlorinated hydrocarbons difficult (may generate acid in off-gas). Off-gas treatment required.	High	Significant cost for transportation and treatment. Other less expensive technologies available.

DEQ Staff Report
Attachment 2

Table 16
Comparative Evaluation of Alternatives
Deschutes County Shooting Range
Redmond, OR

Release Area Alternative	Protective	Balancing Factors																
		Effectiveness			Long-Term Reliability			Implementability			Implementation Risk			Reasonableness of Cost			Score	Rank
		A	B	C	A	B	C	A	B	C	A	B	C	A	B	C		
A) No Action	No		-	-		-	-		+	+		-	-		+	+	-2	na
B) Excavation and On-site Disposal	Yes	+		0	+		0	-		0	-		+	-		+	1	2
C) Excavation and Off-site Disposal	Yes	+	0		+	0		-	0		-	-		-	-		-3	1

Notes:

+ = The alternative is favored over the compared alternative (score=1)

0 = The alternative is equal with the compared alternative (score=0)

- = The alternative is less favorable than the compared alternative (score=-1)

na = Not protective, therefore not ranked

Technology A	-	B	C
Technology B	A	-	C
Technology C	A	B	-



***Revised Feasibility Study
Deschutes County Shooting Range Property
Redmond, Oregon***

**Prepared for:
Deschutes County**

**May 4, 2020
2112-01**



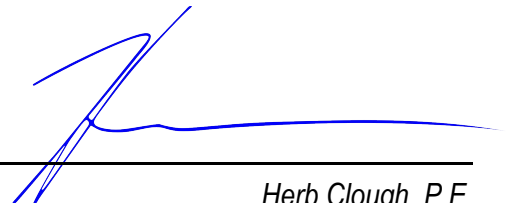
***Revised Feasibility Study
Deschutes County Shooting Range Property
Redmond, Oregon***

**Prepared for:
Deschutes County**

**May 4, 2020
2112-01**



*John Foxwell, R.G.
Principal*

A blue ink handwritten signature of Herb Clough, consisting of a large, stylized 'H' followed by a horizontal line.

*Herb Clough, P.E.
Principal Engineer*

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- B QA Review and Laboratory Data
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- D CPEC Screening Tables and Pro UCL Backup

1.0 Introduction

This document presents the feasibility study (FS) for the Deschutes County Shooting Range property (the Site) located in Redmond, Oregon. The Site consists of a 250-acre parcel that is a portion of Tax Lot 103, in Township 15 South, Range 13 E, located north of the Roberts Field, the Redmond Municipal Airport (Figure 1). The Site includes the small arms firing ranges formerly used by the Redmond Rod and Gun Club (RRGC), a small arms firing range formerly used by the Deschutes County Sheriff's Office, and an unpermitted disposal area. The remainder of the parcel is undeveloped. The Site layout is shown on Figure 2. The FS was prepared in accordance with Oregon Administrative Rules (OAR) 340-122-0085 through -0090 and Oregon Department of Environmental Quality (DEQ) *Guidance for Conducting Feasibility Studies* (DEQ, 2017).

This report summarizes the background and Site investigations in Section 2. A conceptual site model is presented in Section 3. Human Health and ecological risk assessments are presented in Sections 4 and 5. Remedial action alternatives are developed and evaluated in Sections 6 through 9 with supporting information in Appendix A. The developed alternatives are compared in Section 10 and the recommended alternative is described in Section 11. The residual risk assessment (projected post-remediation conditions) is presented in Section 12.

The majority of the Site is vacant and undeveloped. There are three impacted areas at the Site (Figure 2), two of which are related to current or former tenant activities. The tenant areas include: (1) the former Deschutes County Sheriff's Office small arms firing range (Sheriff's Range), used since approximately the mid-1970s until recently, towards the center of the Site; and (2) the RRGC small arms firing ranges, used from 1956 to present, at the eastern portion of the Site. The third area is an unpermitted disposal area that has been present in the west and central portions of the Site since approximately the late 1940s.

1.1 Purpose and Scope

The purpose of this FS is to develop and evaluate a range of remedial action alternatives that would reduce or mitigate current and potential future risks to human health and the environment associated with contamination in soil at the Site. This FS is used to select a protective and feasible remedial alternative to be implemented at the Site.

The County's goal for this work is to develop a "pre-approved" cleanup alternative that can be readily implemented during future redevelopment of the Site. In this context, "pre-approved" means obtaining a Record of Decision (ROD) from DEQ that approves a cleanup alternative that can readily be implemented by a future owner.

2.0 Background and Site Investigations

The Site is largely undeveloped. Figure 2 shows the locations of the shooting ranges and the disposal area.

2.1 Site Location and Description

The RRGc has operated several small arms firing ranges at the east portion of the Site since 1956. RRGc facilities include a skeet range, rifle and pistol ranges (current and former), and a sporting clay range. The active pistol and rifle range consists of several lanes that are oriented north-south, with berms at all but the south side of the ranges. The former rifle and pistol range, also oriented approximately north-south, is located at the southeast part of the Site (mostly off of County property). The former range was abandoned and relocated to its current location in 2007 to avoid potential conflicts with aircraft approach paths to the nearby Redmond Municipal Airport. A soil stockpile, containing lead shot and clay pigeon fallout (CPF), remains in this area. The origin of the stockpile has not been confirmed, but it appears to contain, in part, residuals from former firing range operations. While a significant portion of the former range is not located on County property, the entire area is incorporated into the "Site" designation, and this FS. The skeet range consists of several shotgun firing areas at the south side of the range, with the shotfall area to the north. The sporting clay range has numerous shotfall areas, determined by various shooting areas and orientations in the range.

The Sheriff's Range consists of four north-south oriented lanes, constructed with lateral and end berms to contain shot and bullets. The Sheriff's shooting range was used starting in the late 1970s, until recently. The Deschutes County Sheriff's Office reportedly trained with copper (lead free) ammunition after 2007.

The disposal area (landfill area and landfill trench area) is located in the west-central portion of the Site. The approximate boundaries of the disposal area are shown on Figure 2. The disposal area material primarily consists of metal and glass debris, but also contains smaller amounts of other materials, including empty paint and oil containers. Just north of the disposal area are a series of shallow excavated trenches. At one of the trenches, there are a few 2- to 3-inch-thick surface accumulations of a weathered tar-like sludge. Development of the disposal area apparently occurred between 1944 and 1951, a period that corresponds with the time of transfer (1946) of the Redmond Municipal Airport from the U.S. Army Air Forces to the City of Redmond (David Evans and Associates, 2008).

2.2 Site Investigations

Three Site investigations were performed between 2008 and 2009. These investigations include:

1. *Phase I Environmental Site Assessment for a Portion of Tax Lot 103*; prepared by David Evans and Associates, July 16, 2008.
2. *Phase I Environmental Site Assessment, Deschutes County Leased Property, Approximately 140 acres, East Highway 126, Redmond, Oregon*; prepared by Kleinfelder, Inc., July 3, 2008.

-
3. *Targeted Brownfield Assessment Report and Analysis of Brownfield Cleanup Alternatives, Deschutes County Shooting Range, Redmond, Oregon*; prepared by GeoEngineers, Inc. (GeoEngineers), March 5, 2009.

In preparation for this report, a Feasibility Study Data Gap Investigation (data gap investigation) was performed in 2014. The scope and results of this investigation are presented in Section 2.2.2.

The Targeted Brownfield Assessment (TBA; GeoEngineers, 2009) and the 2014 Feasibility Study Data Gap Investigation comprise the chemical dataset for the Site. The 2009 and 2014 data are described below. Figure 3 shows the 2009 and 2014 sample locations. Figures 4 and 5 show concentrations of lead and benzo(a)pyrene [BaP] in soil. Tables 1 through 5 summarize the chemical data.

2.2.1 Targeted Brownfield Assessment

A TBA was performed at the Site in March 2009 (GeoEngineers, 2009). The TBA included shallow soil sampling at the disposal area, shooting range floors, and shooting range berms. The sampling areas corresponded with shotfall and clay pigeon fallout (CPF) zones at the skeet and trap and sporting clay ranges, rifle/pistol range floors, and rifle/pistol range berms.

Tables 1 through 4 present data collected during the TBA, as well as human health and ecological screening levels. Concentrations of metals, polycyclic aromatic hydrocarbons (PAHs), or other compounds were present at concentrations above human health or ecological screening levels¹ at the following locations.

- At the RRG ranges and Sheriff's Range, concentrations of BaP, and other PAHs to a lesser extent, exceed DEQ Risk Based Concentrations (RBCs) for occupational, construction, or excavation workers. Concentrations of PAHs did not exceed DEQ ecological screening level values.
- At the RRG ranges and Sheriff's Range, concentrations of lead exceed RBCs for occupational, construction, and excavation workers, as well as ecological screening level values for plants, birds, and invertebrates.
- At the disposal area (landfill area and landfill trench area), detected concentrations of lead exceed human health and ecological screening levels, with the highest concentration detected in samples A-3. Other metals were also occasionally detected in disposal area samples at concentrations that exceed ecological screening criteria.
- At the disposal area (landfill trench area), concentrations of petroleum hydrocarbons, polychlorinated biphenyls (PCBs), and BaP in the weathered sludge exceed several human health RBCs, and concentrations of metals in the weathered sludge exceed several ecological screening levels.

¹ Ecological screening levels are DEQ Level II Screening Level Values (SLVs). Standard SLVs for birds and mammals have been increased by a factor of five to account for the absence of threatened and endangered species at this Site (see Section 5) for further ecological risk discussion.

Data collected during the TBA indicate that metals and other contaminants at the firing floors and shotfall areas are generally limited to surface soil, and concentrations decrease rapidly with depth. For example, in soil more than 0.5 feet below ground surface (bgs) on the shooting range floors, concentrations of most contaminants are lower than screening levels. Contaminants in the disposal area appear confined to the debris and dried sludge and apparently have not affected underlying soil. Firing range berms exhibit more widespread (i.e. deeper) contamination; concentrations of lead and PAHs exceeding screening levels are present throughout the berms.

2.2.2 Data Gap Sampling

In preparation for the FS, in early 2014, Apex evaluated the results of the TBA to identify data gaps. Two data gaps were identified.

- Limited additional surface and near-surface soil sampling data were necessary to better delineate the lateral and vertical extent of contamination and assess human and ecological risks.
- Additional information was required to assess the risks that lead in soil poses to groundwater at the Site.

To resolve these data gaps, a limited soil sampling and chemical analytical program was implemented in June 2014. The locations of the samples collected during the data gap investigations are shown on Figure 3. The goals of the data gap assessment were as follows.

- Obtain data from outside the perimeter of the firing ranges to define the extent of soil contamination.
- Obtain data from the floors of the firing ranges to provide additional characterization where assessment data gaps were present. These areas include the intermediate portion of the skeet range where PAH and lead data were limited (samples AC-7 and AC-9), the Sheriff's Range near former sample C-8 (sample AC-16); and the skeet range near former sample D-16 (sample AC-8). Additional sampling was proposed near former sample locations C-8 and D-16 because these locations historically exhibited disproportionately high PAH concentrations.
- Evaluate the leachability of lead in firing range soil. Composite samples (AC-1, AC-2, AC-3, AC-4, AC-14, and AC-15) were collected from the shooting range floor and berms. These samples are intended to be representative of the total lead concentration that is available for leaching.

Soil samples were collected using clean, stainless steel sampling equipment. Sampling equipment was decontaminated between uses. Soil samples consisted of both discrete and composite samples, as follows.

- Samples from the perimeter of the firing ranges (samples AC-5, AC-6, AC-10, AC-11, AC-12, AC-13, AC-17, AC-18, AC-19, and AC-20) were discrete samples collected from a depth interval of 0 to 12 inches bgs.

- Samples from the floors of the skeet range (samples AC-7 through AC-9), RRGC firing range (AC-4), and the Sheriff's Range (sample AC-15 and AC-16) were collected from intervals of 0 to 6 inches and 6 to 12 inches bgs.
- Samples for the leachability evaluation (samples AC-1, AC-2, AC-3, AC-4, AC-14, and AC-15) were collected from the shooting range floor and berms. Each composite sample is comprised of five subsamples collected from the immediate vicinity of the sampling location shown on Figure 3.

Laboratory analyses was completed using U.S. Environmental Protection Agency (EPA) methods capable of attaining Method Reporting Limits (MRLs) that are below relevant human health and ecological screening levels. Laboratory analyses completed for the 2014 data gap assessment are listed below.

- All samples were analyzed for lead, using EPA Method 6020A.
- Samples outside and within the perimeter of the sporting clay and skeet ranges were analyzed for PAHs using EPA Method 8270 SIM.
- Samples collected in the vicinity of locations C-8 and D-16 were analyzed for PAHs using EPA Method 8270 SIM.
- Samples collected from the floors and berms at the Sheriff's Range and the RRGC ranges were analyzed for leachable lead using EPA Method 1312/6020A.

Tables 1 through 5 list the analytical results from the data gap investigation. Appendix B includes a quality assurance review, and the laboratory data for the data gap assessment.

Firing Range Delineation Samples. Samples AC-5, AC-6, AC-10, AC-11, AC-12, AC-13, AC-17, AC-18, AC-19, and AC-20 were collected near the perimeter of the firing ranges and analyzed for total lead to delineate the extent of impacts in soil. Lead concentrations in all samples were below applicable human and ecological screening levels, with the exception of sample AC-5, which exhibited a lead concentration (51 mg/kg) that only slightly exceeded the minimum screening level (50 mg/kg for plants). These results confirm that the extent of contamination is limited to the delineated shooting range floors and berms.

Sheriff's Range, RRGC Range, and Skeet Range. Samples collected from the floor of the Sheriff's Range (AC-14, AC-15, and AC-16), RRGC rifle/pistol range (AC-4), and skeet range (AC-7 through AC-9) were analyzed for lead and/or PAHs.

PAHs were detected above human health screening levels (benzo(a)anthracene, BaP, benzo(b)fluoranthene, dibenz(a,h)anthracene, and indeno(1,2,3-c,d)pyrene) in the RRGC skeet range (samples AC-7 and AC-8). PAHs were not detected in the sample from the floor of the Sheriff's Range (AC-16). At the Sheriff's Range, note that the disproportionately high PAH concentrations exhibited by sample C-8 (collected during the 2009 TBA) were not replicated in AC-16. At the RRGC skeet range, the relatively high concentrations exhibited by sample D-16 (collected during the 2009 TBA) were confirmed in samples AC-7 and AC-8. Samples AC-7 and

AC-8 were collected in an area with a high concentration of CPF. Samples collected from the floor of the skeet range (AC-7 through AC-9) show PAH concentrations that decrease rapidly with depth (Figure 5). Based on these depth profiles, PAH concentrations above the screening levels are confined to the top one foot of soil in the floors of the shooting ranges, and slightly deeper in the center of the skeet range where CPF is most concentrated.

Lead was below applicable screening levels in all 2014 samples with the exception of samples AC-1, AC-2, AC-8, and AC-14. Samples AC-1, AC-2, and AC-14 confirm that lead concentrations in firing range berms exceed human and/or ecological screening criteria. The lead concentration at location AC-8 increases slightly with depth, ranging from approximately 38 mg/kg in the 0- to 6-inch interval and 58 mg/kg in the 6- to 12-inch interval; the lower interval slightly exceeds the ecological screening criterion for plants. Other floor sample locations where depth discrete sampling was performed (AC-7, AC-9, and AC-16) show decreasing lead concentrations with depth. These results indicate the lead concentration on the floors of the shooting ranges are confined to the top one foot of soil

Leachability Testing. Lead leachability was analyzed for samples from the floors and berms of the Sheriff's Range and the RRG ranges. These results were compared to the acceptable RBC established by DEQ of 1.5 milligrams per liter (mg/L) lead leachate concentration (DEQ, 2017). All samples were below 1.5 mg/L with the exception of sample AC-2, 1.7 mg/L, which only slightly exceeds the acceptable leachate concentration.

DEQ's RBC for lead leachate is conservative for the Site because the RBC is based on the assumption that a minimum of a 10-foot-thick clean soil buffer is present between the lead contaminated soil and groundwater. In fact, groundwater is nearly 300 feet deep at the Site, and therefore, the buffer between impacted soil and groundwater (and the potential for contaminant attenuation) is more than an order of magnitude greater than DEQ's default assumption. Based on these site-specific conditions, the leachable lead concentrations in Site soil are not a significant risk to groundwater.

2.2.3 Well Sampling

An on-site well is located near the southwest corner of the skeet range. The well supplied water for the Site and is not currently being used. The well is cased to a depth of 20 feet bgs and completed to a depth of 370 feet bgs. On October 31, 2019, Apex staff collected a water sample from the well using low flow techniques. Prior to collection of the groundwater sample, the depth to water was measured at 334.95 feet bgs. In addition, approximately three gallons of water were purged from the well using a bladder pump. The sample was collected with laboratory supplied sample containers. Upon collection, the samples were labeled and immediately placed into a chilled ice chest. The sample was transported, under chain-of-custody protocols, to Neilson Research Corporation (Neilson) located in Medford, Oregon for analysis of PAHs using the EPA Method 8270C and lead (total and dissolved) using EPA Method 200.8.

Two groundwater samples (S-1 and S-2) were collected for analysis. Sample S-1 was collected at the beginning of the purge process because of uncertainty in the quantity of water that would be available for sampling. Sample S-2 was collected after purging and is considered representative of the groundwater in the well location.

The laboratory report for samples S-1 and S-2 is included in Appendix B. The analytical results of samples S-1 and S-2 are summarized in Tables 6 and 7. Dissolved lead was not detected above the laboratory reporting limit in sample S-1 or S-2. Total lead was detected in samples S-1 and S-2 at concentrations of 0.0117 and 0.00948 mg/L, respectively. These detected concentrations are less than the DEQ RBC of 0.015 mg/L. Benzo(a)pyrene was detected in sample S-1 at a concentration of 0.130 micrograms per liter (ug/L), which is less than the DEQ RBC of 0.47 ug/L for the occupational ingestion/inhalation pathway. PAHs were not detected above laboratory reporting limits in sample S-2.

3.0 Conceptual Site Model

Figure 6 shows the extent of contamination using isoconcentration lines showing the general extent of soil contamination that exceeds human and ecological risk screening criteria. Isoconcentration lines for the most conservative (i.e. lowest) applicable screening level for human health (BaP exposure for occupational workers) and for ecological receptors (lead exposure for plants). Sample results at the disposal area that exceed an occupational RBC are noted on Figure 6, but not contoured because of the discontinuous nature of the contamination in the disposal area. The data tabulated in Tables 1 through 5 and shown on Figure 6 indicate that lead and BaP are indicator chemicals for the Site. That is, in every sample that contains a constituent that exceeds human or ecological screening criteria BaP and/or lead are also present at concentrations that exceed screening criteria.

Figure 7 shows the CSM for the Site. This model provides the framework for assessing potential exposure pathways to be considered for risk screening. To be considered complete, an exposure pathway must have: (1) an identified contaminant source; (2) a release/transport mechanism from the source; and (3) a human receptor or ecological endpoint to which contact can occur. The following summarizes the evaluation of these factors that were used to develop the CSM.

3.1 Nature and Extent of Contamination

Figures 4 and 5 and Tables 1 through 5 summarize the available chemical data for the Site. Figure 6 shows the extent of contamination.

3.1.1 Soil

Shooting Ranges. Hazardous substance concentrations that exceed human and/or ecological screening criteria are present over the majority of each shooting range in the berms and floors of the ranges, and within CPF areas. The depth of shooting range contamination is limited to surface soils (generally 2 feet or less)

and the firing range soil berms. Contaminant sources are metals, principally lead associated with shot and bullets; and PAHs, principally BaP from binders in clay pigeons that historically used coal tar or other hydrocarbon-based binders.

Disposal Area. Debris in the disposal area contains low concentrations of metals and organic chemicals. The data indicate the contamination is not widespread, is collocated with disposal area debris, and has not migrated to underlying soil. The thin layer of weathered sludge in shallow trenches north of the disposal area contains petroleum hydrocarbons, metals, and PCBs.

3.1.2 Groundwater

The depth to groundwater at the Site is greater than 300 feet and the contaminants that are present are not highly mobile or are present at concentrations that do not indicate a potential source of impacts to groundwater. Lead leachability testing during the 2014 data gap assessment indicates that concentrations of lead in Site soil will not leach and migrate to groundwater at concentrations that would result in unacceptable risks to groundwater.

Additionally, the results of the representative water sample (S-2) collected from the on-site well did not contain PAHs or dissolved lead at concentrations above the laboratory reporting limit and the total lead concentration detected in sample S-2 was less than the DEQ RBC, indicating the groundwater has not been impacted.

3.2 Locality of Facility

The locality of facility (LOF) is defined by DEQ (1998b) as: “any point where a human or an ecological receptor contacts or is reasonably likely to come into contact with facility-related hazardous substances. The LOF takes into account the likelihood of the contamination migrating over time so is typically larger than the facility.” At the Site, this corresponds to the area comprising the disposal area and adjacent shallow trench area, and the ranges and berms at the RRG and Sheriff's Range. The extent of contamination shown on Figure 6 corresponds to the LOF.

The vertical extent of the LOF includes the entire vertical thickness of the solid waste and debris at the disposal area, the immediate vicinity of the areas where weathered sludge is present at the disposal area trenches, the soil berms at each range, and 1 to 2 feet of surface soil at the surface of each range.

Based on the limited migration observed from each contaminant source, groundwater and surface water are not impacted, and therefore are not included in the LOF.

3.3 Land Uses

The TBA included a determination of the current and reasonably likely land use at the LOF in accordance with Consideration of Land Use in Environmental Remedial Actions (DEQ, 1998b). The conclusions of the TBA were updated as necessary and are summarized below.

- Historical land uses have included the disposal area in the west and central portions of the site and small arms firing range uses on the central and east portions of the site. Additional historical land uses have not been identified.
- Current land uses include only the RRGc shooting ranges. The remainder of the Site is vacant or unused, including the disposal area and the Sheriff's Range.
- Future allowed uses are described in the 2007 City of Redmond Eastside Framework Plan, which indicates that the Site is zoned Light Industrial (M-1). Properties zoned M-1 are intended, but not limited to, most commercial and industrial uses. Other conditional allowed uses could include child care centers, homeless shelters, schools, churches, and motels. Deschutes County intends to market the property for sale for redevelopment for light industrial or commercial uses.

3.4 Water Uses

The TBA included a determination of beneficial water uses in accordance with Guidance for Conducting Beneficial Water Use Determinations at Environmental Cleanup Sites (DEQ, 1998b). The conclusions of the TBA were updated as necessary and are summarized below.

- An onsite production well provides water to the Site and is not currently in use. The wellhead equipment and pump were removed in October 2019 and the wellhead was secured with a bolted cap. Historically, the water was used for domestic purposes by RRGc. The well has a casing installed to 20 feet below grade and is completed at a depth of 370 feet in the basalt and sandstone bedrock. Well construction details are shown on well log DESC 3878 (Appendix C). The TBA beneficial use determination identified two other wells within approximately ½ mile of the Site (DESC 3953 and DESC 3954), but outside of the LOF.
- No wetlands or surface water bodies are present at the Site. No groundwater points of diversion were identified within one mile of the Site. The nearest surface water is an irrigation canal, the North Unit Canal, which is located approximately 1.1 miles southeast of the Site. The nearest wetland is associated with this canal.
- The City of Redmond intends to provide municipal water to the Site in the future. The City of Redmond's primary water source is a network of wells screened in a deep (~750 feet deep) aquifer. These wells are located outside of the LOF.

3.5 Potentially Exposed Populations

The land use analysis demonstrated that current and reasonably likely future land uses in the LOF are primarily industrial and commercial, although allowed uses could include schools, churches, and daycare facilities. The County intends to develop the property for commercial or industrial uses.

Groundwater beneath the Site is currently used for general use, including consumption. Future use of groundwater is possible; however, the City of Redmond intends to provide water to the Site from municipal sources. Based on the limited vertical extent of contamination (the upper two feet of soil) and the results of the leachability evaluation (Section 2.2.2), it is unlikely that soil contamination has migrated to groundwater or will migrate to groundwater in the future.

For a future industrial facility, potential populations include full- or part-time employees. Facility maintenance or new construction could require construction and excavation workers. Therefore, potential receptors include occupational workers, construction workers, and excavation workers. The current use as a recreational facility ceased in 2014. Therefore, recreational exposures were not considered.

3.5.1 Soil Exposure

The exposure pathways to receptors that are evaluated include:

- Direct Contact – Incidental ingestion of, dermal contact with, and inhalation of dust/particulates from soil (occupational, construction worker, and excavation worker receptors). This exposure pathway is evaluated for soil containing Chemicals of Potential Concern (COPCs) for each potential receptor.
- Leaching to Groundwater – As discussed in Section 2.2.2, lead and other hazardous substances in soil are limited to the upper two feet and concentrations are insufficient to leach to groundwater at levels that would pose a significant risk. Therefore, the leaching to groundwater exposure pathway is considered incomplete.

3.5.2 Groundwater Exposure

Groundwater occurs at depths of approximately 300 feet bgs at the Site. There are no known impacts to groundwater and future impacts are unlikely. Therefore, exposure to contaminants in groundwater via direct contact or ingestion is not likely under current or future exposure scenarios.

3.5.3 Air and Vapor Exposure

Hazardous substances at the Site (PAHs and metals) are non-volatile; therefore, indoor air and outdoor air exposure pathways are incomplete.

3.6 Ecological Description

An overall description of the location, physical features, current uses, and history of the Site is presented in Section 2.1. The following sections are intended to supplement that information for elements relevant to the Ecological Risk Assessment (ERA) Level II Screening that is presented in Section 5.

Redmond is located in the Blue Mountain Ecoregion as defined by EPA. Overall, the ecoregion has short, dry summers and long, cold winters. According to Oregon State University's Oregon Weather and Climate Data Website (2013), precipitation averages 8.64 inches per year, with approximately 65% of the precipitation occurring between October 1 and March 31. Monthly average temperatures range from a low of approximately 22°F in January to a high of approximately 85°F in July.

Habitats within the ecoregion include desert-like shrubland, bluebunch grasslands, pine forest, and alpine highlands as well as riverbanks and wetlands. The Site is comprised solely of desert-like shrubland. Potential natural vegetation includes Wyoming big sagebrush, antelope bitterbrush, basin big sagebrush, mountain big sagebrush, bluebunch wheatgrass, Idaho fescue, and needle-and-thread on the sagebrush steppe, with western juniper on shallow, rocky soils.

The Site is generally flat with elevation ranging from 3,040 to 3,070 feet above sea level. There is a slight decrease in elevation present from the high point of the Site (Sherriff's Range) to the disposal area.

A threatened and endangered (T&E) species database report was obtained from the Oregon Natural Heritage Information Center (ORNHIC) as part of the TBA. No T&E species are likely to be present at the Site based on the ORNHIC report. To further evaluate potential risks to ecological receptors, Apex reviewed an updated 2013 list of T&E species potentially present in either the Blue Mountain Ecoregion or Deschutes County (Oregon Biodiversity Information Center; <http://orbic.pdx.edu/index.html>). Gray Wolf, Canada Lynx, Grizzly Bear, Wolverine, and Kit Fox were identified as T&E species that have been sighted in either the Blue Mountain Ecoregion or Deschutes County. Each of the species listed above, except the Kit Fox, inhabit boreal habitats that are not present at the site. The Kit Fox habitat includes sagebrush and grasslands. However, the primary range of the Kit Fox includes the southwestern states (Nevada, Utah, southeastern California, Arizona, New Mexico, and western Texas) and Mexico, and is not expected to include the significantly disturbed impacted areas at the Site. Therefore, listed species and critical habitat features are not present at the Site.

No impacts on ecological receptors were observed at the Site. No signs of toxic stress from CPECs were observed during the Site visit. Such signs could include stressed or dead vegetation, patches of barren soil, or dead or dying animals that could not be explained based on other factors. Signs of disturbance from human use were present including grading in the shooting range areas, tracks from all-terrain vehicles, and fire pits. Debris is present in the disposal area of the Site. Broken glass, plastic, wood and other debris were present

at the surface throughout the disposal and trench area. Much of the debris was protruding from the ground, showing that buried debris is present.

Hazardous substances are present in soil at concentrations that exceed some ecological risk screening criteria. Therefore, despite the apparent absence of sensitive species and environments, additional evaluation of risks to ecological receptors is required. Section 5 presents a Level II ecological risk screening evaluation.

4.0 Summary of Baseline Risk Screening

Section 3 summarized the development of the CSM, including the exposure pathway evaluation. Human health risk screening was conducted for the receptors and complete exposure pathways identified in Section 3.5. The concentrations of detected compounds were compared to DEQ generic RBCs (DEQ, 2017 and 2018) for Occupational, Excavation, and Construction workers (Tables 1 through 4). Table 8 lists the DEQ RBCs that were used for the risk screening.

4.1 Surface Soil Human Health Risk Screening

The surface soil interval is defined as the upper 3 feet (36 inches) of soil. The direct contact pathway (e.g. incidental ingestion, skin contact) for occupational, excavation, and construction workers is a potentially complete soil exposure scenario at the Site. Surface soil data and the corresponding risk screening levels are listed on Tables 1 through 4. Figure 8 shows the exceedance ratios (ERs; calculated as the constituent concentration divided by the corresponding screening level) for samples where a soil concentration exceeds the corresponding RBC. Concentrations of metals or other PAHs are above human health or ecological screening levels at the following locations:

- At sporting clay and skeet ranges at the RRGC:
 - Concentrations of B(a)P, and to a lesser extent benzo(a)anthracene, benzo(b)fluoranthene, dibenz(a,h)anthracene, and indeno(1,2,3-c,d)pyrene, in multiple surface soil samples exceed RBCs for occupational and/or construction workers; and
- At the RRGC rifle/pistol range and the Sheriff's Range:
 - Concentrations of lead in berm samples C-2 and C-6, E-6, E-9, E-10, and AC-2 exceed RBCs for occupational, construction, and/or excavation workers. The arsenic concentration in berm sample E-6 also exceeds RBCs for occupational workers;
 - Concentration of B(a)P in berm sample E-6 exceeds RBC for occupational workers; and
 - In surface soil sample C-8, concentration of B(a)P exceeds RBCs for occupational and construction workers and concentrations of benzo(b)fluoranthene and dibenz(a,h)anthracene exceed RBCs for occupational workers. Note that these results were not repeated in the 2014 sample (AC-16), collected from a location close to former sample C-8.

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- At the disposal area (landfill area), detected concentrations of contaminants do not exceed human health screening levels, with limited exception:
 - Concentrations of lead and arsenic in sample A-3 (5.5 – 6 feet bgs) exceed the occupational, excavation, and/or construction worker RBC.
 - At the disposal area trenches (landfill trench area), concentrations of TPH, PCBs, and PAHs exceeded the following RBCs:
 - Concentrations of diesel- and oil-range hydrocarbons in samples B-1 and B-2 exceed the RBCs for construction workers;
 - Concentrations of PCBs in samples B-1 and B-2 exceed the RBCs for occupational workers; and
 - Concentrations of B(a)P in samples B-1 and B-2 exceed the RBC for occupational workers.

4.2 Soil Human Health Hot Spots

In Oregon, hot spots consist of areas affected by high contaminant concentrations that may pose a relatively high risk to human health. OAR 340-122-0115 defines a hot spot of contamination based on human exposure as a soil concentration that is present at either:

- 100 times the acceptable risk level for human exposure to each individual carcinogen; or
- 10 times the acceptable risk level for human exposure to each individual non-carcinogen

Soil lead and B(a)P hot spots were identified as samples with lead concentrations greater than 8,000 mg/kg and B(a)P concentrations greater than 21 mg/kg (i.e. 10 times the lowest RBC). Soil lead hot spots are present in the berms of the Sheriff's Range (sample C-2), and RRGC berm (Sample AC-2). Each of these locations is highlighted in red on Figure 8.

5.0 Summary of Level II Ecological Risk Screening

Section 3 summarized the development of the CSM, including an expanded ecological description. This section presents the Level II Ecological Risk Screening for terrestrial candidate assessment endpoints (plants, invertebrates, birds, and mammals). As described in Section 3.0, there is no aquatic habitat at the Site and threatened or endangered species and sensitive environments have not been identified at the Site.

Sensitive species or environments are not present at the Site; therefore, for birds and mammals, hazardous constituent concentrations that do not exceed the corresponding Level II Screening Level Value (SLV) by a factor greater than 5 (also referred to as "Q=5") are considered acceptable for ecological risk screening. For invertebrates and plants, a constituent concentration: SLV ratio less than one (Q=1) is considered acceptable.

Contaminants of Potential Environmental Concern (CPEC) for ecological receptors were identified following DEQ Level II ecological risk screening guidance (DEQ, 2001). Table 9 lists constituents that have been detected in Site soil and the corresponding Level II SLVs. Table D-1, in Appendix D, presents a CPEC screening table. Table 10 summarizes the CPECs that were identified for the site and the corresponding detection frequency.

CPEC at the Site include antimony, arsenic, barium, cadmium, copper, iron, lead, manganese, mercury, selenium, silver, zinc. Constituents exceed ecological screening criteria at the following areas.

Sporting Clay and Skeet Ranges at the RRG:

- The lead concentration in samples D-2, D-12, D-13, and AC-8 exceed the SLV for plants, and the lead concentration in D-12 also exceeds the bird SLV.

RRGC Firing Range Berms:

- Concentrations of lead in samples AC-2, E-5, E-6, E-9, and E-10 exceed the SLV for birds and plants. The lead concentrations in samples AC-2, E-6, E-9, and E-10 exceed the SLV for invertebrates. The lead concentration in AC-1 exceeds the SLV for plants.
- The concentrations of antimony in samples E-6, E-9, and E-10 exceed the SLV for plants.

Sheriff's Range Firing Range Berms:

- With the exception of sample C-4, concentrations of lead at each sample location from the Sheriff's Range berms exceed the SLV for birds and plants. The concentrations of lead in sample C-2 and C-6 also exceed the SLV for invertebrates. Sample C-2 is the only sample collected at the Site that exhibited a lead concentration that exceeds the SLV for mammals.
- Concentrations of antimony and copper were also detected in samples C-2 and C-6 at concentrations that exceed screening criteria for plants, invertebrates, and/or mammals.

Ground Surface at Shooting Ranges:

- The concentration of lead in sample C-8 and C-9 exceed the SLVs for birds and plants. The concentrations of antimony in sample C-9 exceeds the SLV for plants.
- There were no SLV exceedances in surface soil samples from the RRG rifle/pistol range floor.

Former Disposal Area:

- Concentrations of lead in sample A-3 exceeds the SLVs for plants, invertebrates, and birds and in sample A-2 exceeds the SLV for plants, and in sample A-5 exceeds the SLV for plants and birds. Concentrations of antimony, arsenic, cadmium, copper, iron, mercury, selenium, and zinc also exceed SLVs for plants, invertebrates, and/or birds in samples A-2, A-3, and A-5. At the disposal

area trenches, concentrations of antimony, barium, cadmium, copper, mercury, selenium, silver, and zinc exceed SLVs for plants, invertebrates, and/or birds.

5.1 Soil Ecological Hot Spots

For soil, OAR 340-122-0115 defines a hot spot of contamination, based on ecological exposure, as a soil concentration that is present at:

- 10 times the acceptable risk level for exposure of individual ecological receptors or populations of ecological receptors to each individual hazardous substance.

Therefore, the hot spot criterion for invertebrates and plants (individual receptors) is equivalent to an ER of 10 and the hot spot criterion for birds and mammals (populations) is equivalent to an ER of 50.

Soil hot spots based on ecological risk are highlighted in red on Figure 9, and include the following locations:

- In the RRGc berms in association with lead in samples AC-2, E-6, E-9, and E-10;
- In the Sheriff's Range berms in association with sample C-2 (lead and antimony), C-6 (lead), and C-9 (lead);
- At the disposal area in the vicinity of sample A-3 (lead and zinc); and
- In the weathered sludge at the trenches area (copper, mercury, silver, and zinc).

6.0 Remedial Action Objectives and Evaluation Criteria

6.1 Remedial Action Objectives

Remedial action objectives (RAOs) are medium-specific goals for protecting human health and the environment. RAOs provide the framework for developing and evaluating potential remedial action alternatives. The following RAOs have been developed for the Site:

Human Health. The human health RAO for the Site is:

- Prevent direct contact of occupational, construction, and excavation workers with soil that contains hazardous substances at concentrations above applicable RBCs.

Ecological. The ecological RAO for the Site is:

- Prevent exposure of plants, invertebrates, birds, and mammals to soil that contains hazardous substances at concentrations above acceptable risk levels for ecological exposure.

Hot Spots. To the extent practicable, as defined by DEQ rules, eliminate hot spots of contamination through treatment or excavation and offsite disposal.

In lieu of conducting a detailed risk assessment, published RBCs, DEQ Level II SLVs, and background concentrations were used to represent concentrations corresponding to acceptable risk levels for the RAOs. Tables 8 and 9 present the human health and ecological acceptable risk levels corresponding to the RAOs.

6.2 Evaluation Criteria

Consistent with OAR 340-122-085(4), the evaluation of potentially feasible remediation alternatives was based on the following criteria.

Protectiveness. Protectiveness is a threshold requirement; only alternatives that meet the protectiveness requirements were evaluated (OAR 340-122-0040). The protectiveness standards are:

- Ability of remedial action to protect present and future public health, safety, and welfare;
- Ability of remedial action to achieve acceptable risk levels specified in OAR 340-122-115;
- Ability of remedial action to prevent or minimize future releases and migration of hazardous substances in the environment; and
- Requirements for long-term monitoring, operation, maintenance, and review.

Balancing Factors. Balancing Factors include the following (OAR 340-122-090(3)):

- Effectiveness: Ability and timeframe of remedial action to achieve protection through eliminating or managing risk;
- Long-Term Reliability: Reliability of remedial action to eliminate or manage risk and associated uncertainties;
- Implementability: Ease or difficulty of implementing a remedial action considering technical, mechanical, and regulatory requirements; this will include evaluation of compatibility of the remedy with potential future drainage district maintenance dredging requirements;
- Implementation Risk: Potential impacts to workers, the community, and the environment during implementation; and
- Reasonableness of Costs: Considers capital costs, operations and maintenance, and periodic review, and includes a net-present-value evaluation of the remedial action.

Treatment or Removal of Hot Spots. Hot spots are evaluated based on the feasibility of treatment/control/removal of the hot spot using the above balancing factors with a higher threshold for cost reasonableness (OAR 340-122-085(5,6,7), -090(4)). The higher threshold is applied only as long as the hot spot exists.

7.0 Remedial Action Areas

Exceedance Ratios (ERs) at soil sample locations that exceed the screening and hot spot levels are shown on Figures 4 and 5. Concentrations of BaP that exceed DEQ's most conservative relevant RBC (occupational - 2.1 mg/kg) and concentrations of lead that exceed DEQ's Level II SLV for plants (50 mg/kg; Q=5) are shown on Figure 6. The Remedial Action Areas (RAA) at the Site are defined based on the extent of contamination exceeding these human health and ecological screening levels and the characteristics of the waste.

7.1 Solid Waste Disposal Area and Sludge Area

The solid waste disposal area occupies an area in the range of 320,000 square feet and appears to be 1.5 to 14 feet thick, representing a disposal area volume on the order of 77,000 cubic yards. The actual volume is unknown because detailed surveys of the disposal area have not been performed. During final design, more detailed soil assessment of the disposal area and use of mechanical separation could lead to reduced volumes of soil and debris requiring containment. The characteristics of the disposal area present significant barriers to redevelopment. The refuse and debris in the disposal area cannot be covered and built upon because, regardless of the concentrations and extent of hazardous materials in the waste, this material is not suitable for structural applications (i.e. buildings and parking structures cannot be constructed over the debris without costly mitigation).

Approximately ten cubic yards of dried weathered sludge are present in a thin layer on the ground surface adjacent to and northeast of the disposal area. Detailed evaluation of remedial alternatives for the weathered sludge is not completed because: (1) the weathered sludge is limited in volume and extent; (2) the costs to excavate and dispose this limited area of contamination are relatively low. Therefore, under both of the remedial alternatives described below (not including the No Action alternative), the weathered sludge will be excavated and disposed of at a licensed disposal facility.

7.2 Firing Range Areas

The remedial action areas for the firing ranges were developed using an iterative process where the exposure point concentration (EPC) is calculated for all soil (surface soil, berms, disposal area), and then the highest concentration soil data are "removed" until the resulting EPC is below human health and ecological screening levels. Additionally, because plants and invertebrates are stationary or have a limited range, screening for these receptors is performed on a point by point basis. This additional screening (plants and invertebrates) was completed by confirming that the data points outside of the RAA that was established using the exposure point concentration (EPC) approach do not exceed SLVs for plants or invertebrates (Q=1).

The EPC for lead and BaP in soil under baseline conditions was calculated using EPA's ProUCL software version 5.0, applying a 90% upper confidence limit (UCL) of the mean. The 90% UCL is representative of the

reasonable maximum exposure (RME) concentration. As discussed in Section 3.0, lead and BaP are the primary CPEC and COC at the Site and there are no instances at the ranges where other compounds are present above acceptable risk levels that are not co-located with either lead or benzo(a)pyrene concentrations that are above risk levels. Under current conditions, the 90% UCL for lead is 1630 mg/kg, calculated using a non-parametric distribution, and the 90% UCL for benzo(a)pyrene is 17.4, also calculated using a non-parametric distribution. The ProUCL input and output tables are included in Appendix D.

The extent of the Remedial Action Area (RAA) was determined as follows.

- Sequentially removing the highest relative concentrations of COCs or CPECs from the data set until the resulting EPCs calculated for lead and BaP were below acceptable risk levels. This included the following.
 - Samples representative of berm soils at the RRGC and Sheriff's Range and the stockpile at the former RRGC rifle/pistol range.
 - Samples representative of the RRGC skeet range surface soils and the Sheriff's Range floor surface soils.
 - The area in the vicinity of sample locations D-2, D-8, and D-9. These limited removal areas at the RRGC sporting clay range pose an elevated risk based on higher relative BaP concentrations, compared to other locations within the sporting clay range. These locations correspond to the center of the range where CPF is the most concentrated.
 - For lead, naturally occurring background concentrations of lead were accounted for in the projected EPC by including twenty (20) sample locations with lead concentrations equal to or less than the default background level (18 mg/kg).

After removing the chemical concentrations of the data points that would be remediated, the projected post-remediation soil concentration was calculated. The resulting 90% UCL after remediating soil in the areas listed above would be approximately 0.90 mg/kg for BaP, calculated using a non-parametric distribution, and 48 mg/kg for lead, calculated with a lognormal distribution. Both concentrations are below the most stringent RBC (0.2.1 mg/kg for BaP) and 50 mg/kg for lead (equal to the plant SLV of 50 mg/kg). Therefore, the RAAs consist of:

- The RRGC skeet range floor;
- The Sheriff's Range floor;
- The berms of the RRGC and the Sheriff's Range and stockpile of soil at the former RRGC rifle/pistol range; and
- Limited areas at the sporting clay range corresponding to a 20-foot radius of sample locations D-2, D-8, and D-9.

The area and volumes of soil that would be affected under the remediation approach outlined above are described below. Calculations are summarized in Appendix A.

- The stockpile located near the unused rifle/pistol range was estimated in the field to be approximately 3,300 cubic yards (cy).
- The approximate volume of the Sheriff's Range firing range berms was estimated to be 10,000 cy, based on field measured dimensions.
- The approximate volume of the RRG firing range berms is 8,000 cy.
- The volume of impacted soil (upper one foot) in the floor of the Sheriff's Range is approximately 3,000 cy, over an area of 80,000 square feet.
- The depth of impacted soil in the floor of the Skeet Range is approximately one foot, although a thicker impacted interval (approximately two feet) is present at the center of the range, where relatively concentrated accumulations of CPF were observed. The remediation volume for the skeet range is approximately 18,000 cy, over an area of 400,000 square feet.
- For excavation areas at D-2, D-8, and D-9, the excavation area is based on a 20-foot radius excavation around each sample location. This corresponds to a removal volume of 150 cubic yards for the three areas. If visible CPF is present outside of a 20-foot radius, the excavations would be expanded to remove the visible CPF.
- The total remediation volume from the range areas is approximately 43,000 cubic yards of soil.

During final design, more detailed assessment of the firing range berms could lead to reduced volumes of soil requiring containment.

8.0 Technology Screening and Remedial Action Alternatives

This section describes the development of the remedial action alternatives that are evaluated in Sections 9 and 10. The alternative development process includes identifying general response actions and corresponding technologies, screening technologies to eliminate technologies that are clearly not feasible, and assembling remaining technologies into a list of Site-specific RAAs.

8.1 Technology Screening

Initially, technologies associated with a list of general response actions were screened for applicability based on site conditions and contaminant type. General response actions are broad categories of remedial measures that address the RAOs. Technologies and corresponding response actions may be stand-alone remedial action alternatives or a component of a comprehensive alternative.

Table 11 provides a listing of the general response actions together with representative remedial action technologies. Based on site use and type and extent of contaminants, these remedial action technologies were screened to identify a list of technologies to include in a more detailed evaluation of potential remedial action alternatives. The results of the screening are shown in Table 11, with the shaded technologies eliminated from further consideration. Comments on the table explain the rationale for eliminating technologies from further consideration. Technologies remaining for further evaluation after the initial screening are listed below.

General Response Action	Technology
No Action	No Action
Institutional Controls	Legal Restrictions/Regulations/Covenants Soil Management Plan Signs Monitoring
Containment	Soil Cover or Cap
Removal and Disposal	Excavation Off-Site Disposal On-Site Disposal
In-Situ or Ex-Situ Solidification/Stabilization	Separation Soil Stabilization

8.2 Development of Remedial Action Alternatives

Common Elements. Several of the technologies retained for evaluation are only suitable for use in conjunction with other technologies and would not be considered as standalone alternatives. The supporting technologies which are common to each remedial action alternative (except No Action) are:

- Legal restrictions/regulations/covenants;
- Soil management plan (SMP);
- Signs;
- Monitoring;
- Excavation and off-site disposal of weathered sludge at trenches;
- Separation; and
- Stabilization required based on waste designation.

Remedial Action Alternatives. The remaining remedial technologies are the primary technologies to address soil impacts. These alternatives include soil cover or capping, and excavation and disposal. These

technologies, together with the supporting technologies, are incorporated into remedial action alternatives that will be evaluated in detail. The remedial action alternatives, therefore, include the following.

- No Action – This alternative is retained for comparison with other remedial action alternatives listed below.
- Excavation and On-Site Disposal – This alternative assumes that the contaminated media are excavated from their current locations and placed in a designated management area that is subsequently capped or covered. This alternative could also include capping of contaminated soils in-place with a soil, gravel, asphalt-concrete (AC), or Portland cement concrete (PCC) cap. Capping material could be constructed as part of a Site redevelopment (e.g. a building foundation or parking lot).
- Excavation and Off-Site Disposal – The excavation and disposal alternative includes removing contaminated soils from the Site, stabilizing soil to reduce leachable concentrations of lead (to classify soil as non-hazardous), and disposal at a licensed disposal facility (e.g. Knott Landfill).

These alternatives are evaluated in detail in Section 9.

9.0 Detailed Analysis of Remedial Action Alternatives

This section describes and evaluates each of the remedial action alternatives identified in Section 8. The feasibility of each of the alternatives is evaluated using the criteria listed in Section 6.2.

Following the evaluation, a comparative analysis of each alternative relative to the other alternatives was completed (Section 10). The comparative analysis serves as the basis for selecting the recommended remedial action alternative (Section 11).

9.1 No Action

Description. According to OAR 340-122-085(2), a No Action alternative must be evaluated as a remedial action alternative. The No Action alternative assumes that no action is taken, no monitoring is performed, and no costs are incurred. Evaluation criteria are discussed below.

Protectiveness. The No Action alternative is not protective because it allows contaminants to be left in place at concentrations that exceed protective levels as determined from the baseline risk screening.

Effectiveness. The No Action alternative does not effectively manage or eliminate baseline risk.

Long-Term Reliability. The No Action alternative is not reliable because it does not manage or eliminate baseline risk.

Implementability. The No Action alternative is the easiest of the alternatives to implement.

Implementation Risk. Since there are no construction or remediation activities associated with the No Action alternative, there is no risk to workers, the public, or environment during implementation of this alternative.

Reasonableness of Cost. There is no cost associated with the No Action alternative.

Treatment or Removal of Hot Spots. This alternative does not treat or remove the hot spots.

9.2 Excavation and On-Site Disposal

Description. The on-site disposal alternative relies on construction of a soil and gravel cover with sufficient thickness to contain the impacted media and prevent human and ecological exposure. This alternative assumes that approximately 43,000 cy of contaminated soils and 77,000 cy of disposal area debris are excavated from their current locations and placed in a designated management area that is subsequently capped or covered. This would result in a berm that is slightly larger than 10 acres (4.4 acres for the firing ranges and 6.0 acres for the disposal area), assuming 6 feet of contaminated soil is placed under 1.5 feet of gravel and 0.5 feet of topsoil.

For cost estimating purposes, we have assumed that this alternative is implemented as a stand-alone project. Because this alternative relies on a physical barrier to contain the contaminated soil, there are opportunities to integrate the final alternative with the final land use to reduce costs.

This alternative evaluated for this FS includes placing the contaminated soils and debris in a containment berm on the site. Other forms of capping or containment could be acceptable. The contaminated soils and debris would be placed in the berm area, covered with at least 1.5 feet (compacted depth) of gravel, covered with topsoil, and revegetated. Signage and deed notices (or other institutional controls) would be required to prevent unplanned future soil disturbance.

Excavation and on-site disposal could be readily integrated into a Site redevelopment project. A building foundation or paved parking area could be used as a cap, reducing overall costs. The use of building foundations, parking structures, or other infrastructure to cap or contain contaminated soil would be protective of future workers.

Barrier technology could be utilized to eliminate the gravel cap. This would include a geotextile fabric with a stainless-steel wool (or similarly impenetrable material) that is used to contain the contaminated soil. These fabrics are costly – approximately \$50 per square yard for purchase, not including installation. If a more cost-effective product became available, use of barrier technology would be consistent with an onsite disposal alternative. Barrier technology across limited areas could also be used as a component of a larger design. For example, the barrier could be used to seal the edges of a larger paved parking area.

Protectiveness. The on-site disposal alternative is protective because it prevents exposure to humans and ecological receptors. Ecological risks for burrowing mammals were found to be acceptable.

Effectiveness. The on-site disposal alternative manages risk by removing the direct contact pathway.

Long-Term Reliability. The on-site disposal alternative has good long-term reliability. Routine maintenance, institutional controls (deed restrictions) and periodic monitoring will be required in-perpetuity to ensure the integrity of the cover or cap is maintained.

Implementability. The on-site disposal alternative is readily implementable with common earth moving equipment and earthwork construction practices.

Implementation Risk. The on-site disposal alternative has low implementation risk because all contaminated soils are maintained on-site. Dust control will be required to prevent airborne migration and worker exposure. Offsite soil trucking is not required, so the corresponding implementation risk to the public is low.

Reasonableness of Cost. The estimated cost for the on-site disposal alternative (excavate soils in RAAs and place in containment berm) is approximately \$5,180,000. Of this amount, approximately \$1,810,000 is allocated to excavation and covering firing range soil and approximately \$3,370,000 is allocated to excavation, handling, and cover of the disposal area debris. Cost estimates for this alternative are presented in Tables 12 (firing range soil) and Table 13 (disposal area debris).

Treatment or Removal of Hot Spots. This alternative does not treat or remove the hot spots. Hot spot soils are contained beneath the soil cover or cap.

9.3 Soil/Debris Excavation and Off-Site Disposal

Description. The excavation and off-site disposal alternative rely on excavation of contaminated soils and debris and off-site disposal of those materials at a licensed disposal facility. This alternative assumes that approximately 43,000 cubic yards of contaminated soil and 77,000 cubic yards of debris from the solid waste area are excavated from their current locations and transported to the landfill for disposal. For the purposes of the cost estimate, we have assumed that firing range soils would be treated using stabilization methods to reduce the leachability of lead, resulting in the soil being designated a non-hazardous waste. In the event stabilization is not effective, removed soil may be classified as a hazardous waste, resulting in substantially increased disposal costs. This alternative further assumes that excavated debris would be crushed in an on-site compactor to reduce volume prior to off-site transport. Field screening during debris excavation would be completed to minimize the possibility that hazardous substances or other incompatible materials (e.g. tires) are segregated and transported to appropriate disposal facilities.

As discussed in Section 7, under this alternative, like the Excavation and On-site Disposal alternative, weathered sludge at the disposal area would be excavated and transported off-site for disposal.

Protectiveness. The excavation and off-site disposal alternative is protective because it removes the contaminated soil and debris and places them in a managed and permitted landfill.

Effectiveness. The excavation and off-site disposal alternative is effective because it removes the contaminated soil and debris and mitigates the corresponding risks.

Long-Term Reliability. The excavation and off-site disposal alternative has good long term reliability because the impacted media is removed for offsite disposal. This alternative would not require long term monitoring or maintenance.

Implementability. The removal and off-site disposal alternative is readily implementable with common earth moving equipment and earthwork construction practices.

Implementation Risk. Implementation risks include potential impacts to the community, site workers, and the environment during implementation, summarized as follows.

- Community – Assuming 43,000 cy of soil and 77,000 cy of solid waste debris are transported to the Knott Landfill in 30-yard truck and trailers, approximately 4,000 round trip loads would be required through the adjacent residential communities and rural areas. This brings noise and air pollution to the region. Motor vehicle accidents, including the potential for vehicle/pedestrian or vehicle/bicycle accidents, are a possibility.
- Site Workers – Risks to construction workers include physical hazards from heavy construction equipment and inhalation of dust. These risks are readily addressed with engineering controls (e.g. high visibility gear, dust suppression) and personal protective gear.
- Environment – Equipment and trucks used for the work would be diesel powered, contributing greenhouse gases to the atmosphere. Assuming the landfill is located within approximately 25 miles of the Site (e.g. the Knott Landfill), the project would generate approximately 200,000 truck miles.

Reasonableness of Cost. The estimated cost for the off-site disposal alternative is approximately \$9,360,000. Of this amount, approximately \$4,460,000 is allocated for remediating soil at the firing ranges and approximately \$4,900,000 is allocated for remediating debris in the solid waste disposal area. Cost estimates for this alternative are presented in Table 14 (firing range soil) and Table 15 (disposal area debris).

Treatment or Removal of Hot Spots. This alternative removes hot spots from the Site.

10.0 Comparative Analysis of Remedial Action Alternatives

This section of the FS presents an evaluation of the remedial action alternatives relative to one another. The comparative analysis is summarized in Table 16. In the table, each alternative is compared to each of the other alternatives for each evaluation criterion. An alternative is ranked as favorable (+), equal (0), or unfavorable (-) in relation to every other alternative. The scores are summed at the right of the table for each alternative and the alternatives are ranked. The following discussion provides the rationale for the comparative evaluation presented in Table 16.

10.1 Protectiveness

The No Action alternative provides no protection from exposure to site contaminants. The excavation and on-site disposal alternative provides a high level of protectiveness because it will prevent contact with site contaminants. The excavation and off-site disposal alternative also provides a high level of protectiveness because this alternative removes contaminated soil and debris and places them in a permitted landfill for disposal.

10.2 Effectiveness

The No Action alternative is not effective because nothing is done to address site contamination sources and associated exposures. The excavation and disposal (on- or off-site) alternatives are equally effective because the RAOs are met immediately once the remedial action is complete. Neither alternative relies on a physical, chemical, or biological process to treat contamination to certain levels before the RAOs are achieved. Each alternative would require confirmation sampling below soil removal areas to confirm that the excavation aspect of the alternative was effective. The excavation and disposal (on- or off-site) alternatives are considered equally effective.

10.3 Long-Term Reliability

The No Action alternative provides no long-term reliability. The excavation and on-site disposal alternative will be reliable in the long term, and the timeframe to complete the remedial action is short. The excavation and on-site disposal alternative will require long term monitoring and periodic maintenance. The excavation and off-site disposal alternative is also considered to be a reliable remedial action in the long term because contamination is removed from the site. The excavation and on-site disposal and the excavation and off-site disposal alternatives are considered equally reliable in the long term.

10.4 Implementability

The No Action alternative is the most implementable remedial action. The excavation and on-site disposal alternative and excavation and off-site disposal are both considered to be equally implementable. Both

alternatives rely on common earth moving equipment and trucking to complete the remedial action. Also, both alternatives can accommodate overages if excavation volumes exceed estimates.

10.5 Implementation Risk

There is no implementation risk to the community or workers with the No Action alternative. Minor implementation risk is associated with the excavation and on-site disposal alternative. This implementation risk is mostly associated with risks to excavation and construction workers while undertaking the remedial action. Implementation risk is highest for excavation and off-site disposal alternative. Excavation and off-site disposal would require approximately 4,000 truck trips (round trip) to a licensed disposal facility, presenting some risk to the community during transport.

10.6 Reasonableness of Cost

The following summarizes the present-worth total cost estimates for each alternative from Tables 12 through 15, listed from least to most costly:

- No Action – \$0;
- Excavation and On-Site Disposal – \$5,180,000 (approximately \$1,810,000 for excavation and covering firing range soil and approximately \$3,370,000 for disposal area materials); and
- Excavation and Off-Site Disposal – \$9,360,000 (approximately \$4,460,000 for removing soil at the firing ranges and approximately \$4,900,000 for disposal area materials).

10.7 Treatment or Removal of Hot Spots

Hot spots are managed with the excavation and on-site disposal alternative, but there is no reduction in contaminant mass or toxicity. The soil contamination is not mobile, so the lead and PAHs in soil will be reliably contained under the excavation and on-site disposal alternative. The excavation and off-site disposal alternative will remove the contaminant mass and associated toxicity and place it in a permitted landfill for disposal, which addresses hot spots to the highest level. Because the recommended alternative (on-site disposal) will be protective (COCs are not considered leachable and will be contained), the additional cost for off-site disposal (\$4,180,000) is considered disproportionate to the benefit.

11.0 Recommended Remedial Action Alternative

11.1 Recommended Alternative

Based on the evaluation of remedial alternatives in Section 10, the recommended remedial action for the Site is the excavation and on-site containment alternative. This alternative is recommended for the following reasons.

-
- The alternative is protective of human health and the environment by removing contaminated soils and consolidating the soils in a containment berm with gravel cover. The point of compliance would be surface soil throughout the Site.
 - The alternative overall ranks the highest of the protective alternatives when considering the balancing factors with equal weighting.
 - Upon completion of the soil excavation, contact with high-concentration hot spots by direct contact of human and ecological terrestrial receptors will be prevented by the cap or cover. While this alternative does not treat hot spots, the implementation cost for the excavation and off-site disposal alternative, which would remove the hot spots, is disproportionate to the marginal benefits (removal and disposal was estimated to be \$4,180,000 more costly).

11.2 Conceptual Implementation Approach

This feasibility study describes the approach and estimated costs for two general remedial alternatives that would be protective of human and ecological health. The alternatives and costs presented herein are general in nature and intended to be sufficient for evaluating the relative merits of each alternative, relative to the requirements for conducting FS. In practice, however, the cost of the recommended alternative (excavation and on-site disposal) could be substantially reduced if the alternative is implemented in a phased approach where capping is integrated with Site redevelopment plans, similar to the conceptual implementation approach described below.

- Parking areas, access roads, and building foundations would function as a cap over contaminated soil.
- Construction would be performed using equipment and personnel mobilized to the site for the overall development project. Some additional worker health and safety training and monitoring would be needed, however the same equipment would largely in service for a large-scale project.
- Site preparation activities would largely involve consolidating the contaminated soils beneath the future development pads, parking lots, and roadways. Materials separation and additional segregation of contaminated soils would be used to reduce volumes.
- Remediation preparation costs would not include mobilization, utility locating, erosion control, a construction entrance, survey control, dust control, and site clearing because these costs would be incurred as normal site development costs.
- No costs would be incurred for import and placement of the gravel cover material because those areas would be covered by buildings, parking areas, and or a similar paved feature.
- Re-vegetation requirements would be limited to areas not covered by pavements or buildings, and would be expected to largely consist of landscaping that would be completed for the overall redevelopment, limiting remediation costs.

If integrated with redevelopment, a conceptual remediation approach as described above would be consistent with the recommended alternative and potentially save significant costs compared to constructing the excavation and on-site containment as a stand-alone remedial action.

11.3 Permit Requirements, Resource Studies, and Periodic Reviews

Implementation of the recommended remedial alternative will require permits, including:

- 1200-C NPDES permit; and
- Construction grading permit.

Prior to permitting and implementation of a remedial action at the disposal area, a cultural resources study may be required to evaluate materials in the disposal area.

After implementation of the project, periodic reviews will be required to document the effectiveness of the on-site disposal areas.

12.0 Residual Risk Assessment

After remediation, residual risks are predicted to be acceptable. Contaminated soils and debris from the disposal area will be contained in a containment cell or under a cap, preventing exposure to humans and ecological receptors. Weathered sludge from the trench area will be removed and disposed.

Excavation at remedial action areas will be completed until: (1) average concentrations of lead, B(a)P, and other contaminants of concern are lower than RBCs and SLVs; and (2) individual sample concentrations are lower than SLVs for plants and invertebrates. As described in Section 7, no sample locations outside of the remedial action areas exceed SLVs for plants or invertebrates (Q=1). Therefore, cleanup of the soil remedial action areas will also address point by point ecological risk for plants and invertebrates.

After removing the chemical concentrations of the data points that would be remediated, and accounting for background concentrations of lead, the projected 90% UCL soil concentrations would be approximately 0.90 mg/kg for BaP and 48 mg/kg for lead. Both projected concentrations are below the most stringent human health and ecological screening criteria (RBC of 2.1 mg/kg for BaP) and (plant SLV of 50 mg/kg for lead).

13.0 References

- David Evans and Associates, 2008. *Phase I Environmental Site Assessment for a Portion of Tax Lot 103, Redmond, Oregon*. July 16, 2008.
- GeoEngineers, Inc., 2009. *Targeted Brownfield Assessment - Report and Analysis of Brownfield Cleanup Alternatives, D*. March 5, 2009.
- Kleinfelder, 2008. *Phase I Environmental Site Assessment, Deschutes County Leased Property, Approximately 140 Acres, East Highway 126, Redmond, Oregon*. July 3, 2008.
- Oregon Department of Environmental Quality (DEQ), 1998. *Guidance for Ecological Risk Assessment: Levels I, II, III, IV*. April 1998. (Level II Screening Benchmark Values updated December 2001.)
- DEQ, 1998a. *Final Guidance – Consideration of Land Use in Environmental Remedial Actions*. July 1, 1998.
- DEQ, 1998b. *Guidance for Conducting Beneficial Water Use Determinations at Environmental Cleanup Sites*. July 1, 1998.
- DEQ, 2017. *Risk-Based Decision Making for Remediation of Contaminated Sites*. September 22, 2003 (Updated October 2, 2017).
- DEQ, 2017. *Guidance for Conducting Feasibility Studies, Oregon Department of Environmental Quality*. July 1, 1998 (Updated December 1, 2017).
- DEQ, 2018. *Risk-Based Concentrations for Individual Chemicals, Oregon Department of Environmental Quality*. Revision May 2018.
- Oregon State University, 2013. Oregon Climate Service. <http://www.ocs.orst.edu/oregon-climate-data>. June 11, 2014.

Table 1
Summary of Soil Data - Petroleum Hydrocarbons and Polychlorinated Biphenyls
Deschutes County Shooting Range
Redmond, OR

Sample ID	Date	Depth BGS (ft.)	Total Petroleum Hydrocarbons (TPH)			Polychlorinated Biphenyls (PCBs)
			Gasoline Range	Diesel Range	Oil Range	
Landfill Area						ND 0.123 ND ND ND ND ND
mg/kg						
A-1(5.5-6)	1/21/2009	5.5-6	<4.29	<14.5	<28.9	
A-2(0.5-1)	1/21/2009	0.5-1	<4.53	14.8	52.5	
A-3(5.5-6)	1/21/2009	5.5-6	<4.41	<14.2	<28.4	
A-3(13.5-14)	1/21/2009	13.5-14	<4.56	<14.8	<29.5	
A-4(6-6.5)	1/21/2009	6-6.5	<4.53	<14.5	<28.9	
A-5(0.5-1)	1/21/2009	0.5-1	<4.63	<14.4	<28.8	
A-6(1-1.5)	1/21/2009	1-1.5	<4.74	<14.9	34.7	ND
Landfill Trench Area						
B-1(0)	1/22/2009	0	<362	10,300	12,100	1.98
B-2(0)	1/22/2009	0	<365	8,920	11,900	1.74
DEQ Risk-Based Concentrations for Soil Ingestion, Dermal Contact, and Inhalation ¹						
Occupational Worker			20,000	14,000	36,000	0.59
Construction Worker			9,700	4,600	11,000	4.9
Excavation Worker			--	--	--	140
DEQ Ecological Level II Screening Level Values in Soil ²						
Plants			--	--	--	40
Invertebrates			--	--	--	--
Birds			--	--	--	--
Mammals			--	--	--	20

1. Risk-Based Concentrations for Individual Chemicals Spreadsheet, May 2018 update.
2. Guidance for Ecological Risk Assessment, April 1998. SLVs for birds and mammals are increased by a factor of 5 to for the absence of T&E species.
3. mg/kg = milligrams per kilogram
4. Bold indicates analyte detected above method reporting limit
5. < = Analyte was not detected above method reporting limit
6. -- = Risk-based concentration or screening level value has not been established
7. ND = Analyte was not detected above method reporting limit
8. Shading indicates concentration above Occupational Worker risk-based concentration
9. Shading indicates concentration above Construction Worker risk-based concentration
10. BGS = Feet below ground surface

Table 2
Summary of Soil Data - Volatile Organic Compounds
Deschutes County Shooting Range
Redmond, OR

Sample ID Date Depth BGS (ft.)	Landfill Area							Landfill Trench Area		Screening Levels							
	A-1(5.5-6)	A-2(0.5-1)	A-3(5.5-6)	A-3(13.5-14)	A-4(6-6.5)	A-5(0.5-1)	A-6(1-1.5)	B-1(0)	B-2(0)	DEQ RBCs			DEQ SLVs				
	1/21/2009 5.5-6	1/21/2009 0.5-1	1/21/2009 5.5-6	1/21/2009 13.5-14	1/21/2009 6-6.5	1/21/2009 0.5-1	1/21/2009 1-1.5	1/22/2009 0	1/22/2009 0	Occupational	Construction Worker	Excavation Worker	Plants	Invertebrates	Birds	Mammals	
mg/kg																	
Volatile Organic Compounds																	
1,1,1,2-Tetrachloroethane	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	--	--	--	--	--	--	--	
1,1,1-Trichloroethane	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	870,000	470,000	--	--	--	--	277,750	
1,1,2,2-Tetrachloroethane	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	--	--	--	--	--	--	--	
1,1,2-Trichloroethane	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	26	54	1,500	--	--	--	--	
1,1-Dichloroethane	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	260	3,200	89,000	--	--	--	--	
1,1-Dichloroethene	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	29,000	13,000	370,000	--	--	--	18,750	
1,1-Dichloropropene	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	--	--	--	--	--	--	--	
1,2,3-Trimethylbenzene	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	--	--	--	--	--	--	--	
1,2,3-Trichloropropane	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	--	--	--	--	--	--	--	
1,2,4-Trichlorobenzene	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	--	--	--	--	20	--	--	
1,2,4-Trimethylbenzene	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	6,900	2,900	81,000	--	--	--	--	
1,2-Dibromo-3-Chloropropane	<0.0116	<0.0112	<0.0114	<0.0112	<0.0111	<0.0118	<0.0116	<0.0119	<0.0117	--	--	--	--	--	--	--	
1,2-Dibromoethane	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	0.73	9.0	250	--	--	--	--	
1,2-Dichlorobenzene	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	36,000	20,000	560,000	--	--	--	--	
1,2-Dichloroethane	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	16	200	5,600	--	--	350	13,900	
1,2-Dichloropropane	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	--	--	--	--	700	--	--	
1,3,5-Trimethylbenzene	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	6,900	2,900	81,000	--	--	--	--	
1,3-Dichlorobenzene	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	--	--	--	--	--	--	--	
1,3-Dichloropropane	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	--	--	--	--	--	--	--	
1,4-Dichlorobenzene	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	64	1,300	36,000	--	20	--	--	
2,2-Dichloropropane	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	--	--	--	--	--	--	--	
2-Butanone (MEK)	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	--	--	--	--	--	--	1,000,000	
2-Chlorotoluene	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	--	--	--	--	--	--	--	
2-Hexanone	<0.0116	<0.0112	<0.0114	<0.0112	<0.0111	<0.0118	<0.0116	<0.0119	<0.0117	--	--	--	--	--	--	--	
4-Chlorotoluene	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	--	--	--	--	--	--	--	
4-Methyl-2-pentanone (MIBK)	<0.0116	<0.0112	<0.0114	<0.0112	<0.0111	<0.0118	<0.0116	<0.0119	<0.0117	--	--	--	--	--	--	--	
Acetone	<0.029	<0.0279	<0.0285	<0.0279	<0.0277	<0.0294	<0.0289	<0.0297	<0.029	--	--	--	--	--	--	6,250	
Benzene	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	37	380	11,000	--	--	--	16,500	
Bromobenzene	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	--	--	--	--	--	--	--	
Bromochloromethane	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	--	--	--	--	--	--	--	
Bromoform	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	260	2,700	74,000	--	--	--	--	
Bromomethane	<0.0116	<0.0112	<0.0114	<0.0112	<0.0111	<0.0118	<0.0116	<0.0119	<0.0117	750	370	10,000	--	--	--	--	
Carbon Disulfide	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	--	--	--	--	--	--	--	
Carbon Tetrachloride	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	34	320	8,900	--	1,000	--	10,000	
Chlorobenzene	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	8,700	4,700	130,000	--	40	--	--	
Chlorodibromomethane	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	17	210	5,800	--	--	--	--	
Chloroethane	<0.0116	<0.0112	<0.0114	<0.0112	<0.0111	<0.0118	<0.0116	<0.0119	<0.0117	--	--	--	--	--	--	--	
Chloroform	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	26	410	11,000	--	--	--	9,375	
Chloromethane	<0.0116	<0.0112	<0.0114	<0.0112	<0.0111	<0.0118	<0.0116	<0.0119	<0.0117	25,000	25,000	700,000	--	--	--	--	
cis-1,2-Dichloroethene	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	2,300	710	20,000	--	--	--	12,500	
cis-1,3-Dichloropropene	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	--	--	--	--	--	--	--	
Dibromomethane	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	--	--	--	--	--	--	--	
Dichlorodifluoromethane	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	--	--	--	--	--	--	--	
Ethylbenzene	<0.00581	<0.00558	<0.0057	<0.00558	<0.00554	<0.00588	<0.00578	<0.00594	<0.00583	150	1,700	49,000	--	--	--	--	
Hexachlorobutadiene	<0.00581	<0.00558	<0.0057	<0.00558	<0.00554	<0.00588	<0.00578	<0.00594	<0.00583	--	--	--	--	--	--	--	
Isopropylbenzene	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	57,000	27,000	750,000	--	--	--	--	
m,p-Xylene	<0.00465	<0.00446	<0.00456	<0.00446	<0.00443	<0.00471	<0.00463	<0.00475	<0.00467	--	--	--	--	--	--	--	
Methyl tertbutyl ether (MTBE)	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	1,100	12,000	320,000	--	--	--	--	
Methylene Chloride	<0.0116	<0.0112	<0.0114	<0.0112	<0.0111	<0.0118	<0.0116	<0.0119	<0.0117	1,600	2,100	58,000	--	--	--	3,650	
Naphthalene	<0.00465	<0.00446	<0.00456	<0.00446	<0.00443	<0.00471	<0.00463	<0.00475	<0.00467	23	580	16,000	10	--	--	19,500	
n-Butylbenzene	<0.00581	<0.00558	<0.0057	<0.00558	<0.00554	<0.00588	<0.00578	<0.00594	<0.00583	--	--	--	--	--	--	--	
n-Propylbenzene	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	--	--	--	--	--	--	--	
o-Xylene	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	--	--	--	1	--	--	--	
p-Isopropyltoluene	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	--	--	--	--	--	--	--	
sec-Butylbenzene	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	--	--	--	--	--	--	--	
Styrene	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0.00235	<0.00231	<0.00238	<0.00233	130,000	56,000	--	300	--	--	--	
tert-Butylbenzene	<0.00232	<0.00223	<0.00228	<0.00223	<0.00222	<0											

Table 3
Summary of Soil Data - Polycyclic Aromatic Hydrocarbons
Deschutes County Shooting Range
Redmond, OR

Sample ID	Date	Depth (feet bgs)	Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	Naphthalene	Phenanthrene	Pyrene
Landfill Area			Measured in mg/kg															
A-1(5.5-6)	1/21/2009	5.5-6	<0.0154	<0.0154	<0.0154	<0.0154	<0.0154	<0.0154	<0.0154	<0.0154	<0.0154	<0.0154	<0.0154	<0.0154	<0.0154	<0.0154	<0.0154	<0.0154
A-2(0.5-1)	1/21/2009	0.5-1	<0.0156	<0.0156	<0.0156	<0.0156	0.0257	0.0316	0.0177	0.026	0.017	<0.0156	<0.0156	<0.0156	<0.0156	<0.0156	0.023	<0.0156
A-3(5.5-6)	1/21/2009	5.5-6	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	0.0287	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155
A-3(13.5-14)	1/21/2009	13.5-14	<0.0159	<0.0159	<0.0159	<0.0159	<0.0159	<0.0159	<0.0159	<0.0159	<0.0159	<0.0159	<0.0159	<0.0159	<0.0159	<0.0159	<0.0159	<0.0159
A-4(6-6.5)	1/21/2009	6-6.5	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155
A-5(0.5-1)	1/21/2009	0.5-1	<0.0157	<0.0157	<0.0157	<0.0157	<0.0157	<0.0157	<0.0157	<0.0157	<0.0157	<0.0157	<0.0157	<0.0157	<0.0157	<0.0157	<0.0157	<0.0157
A-6(1-1.5)	1/21/2009	1-1.5	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016
Landfill Trench Area																		
B-1(0)	1/22/2009	0	<2.01	<2.01	<2.01	<2.01	4.38	2.18	3.03	<2.01	3.47	<2.01	<2.01	<2.01	<2.01	<2.01	<2.01	<2.01
B-2(0)	1/22/2009	0	<2.02	<2.02	<2.02	<2.02	4.37	<2.02	2.77	<2.02	4.66	<2.02	<2.02	<2.02	<2.02	<2.02	<2.02	<2.02
Sheriff Shooting Range - Floor Samples																		
C-5(0-0.5)	1/21/2009	0-0.5	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016
C-8(Surface)	1/22/2009	0-0.5	<5.39	<5.39	<5.39	18.9	28.7	24.6	24.7	15.5	23.9	7.56	25.2	<5.39	20.1	<5.39	8.67	21.9
C-8(0-0.5)	1/23/2009	0-0.5	<0.017	<0.017	<0.017	0.0192	0.0359	0.0197	0.0293	<0.017	0.0273	<0.017	0.0179	<0.017	<0.017	<0.017	<0.017	0.0255
Duplicate-3	1/23/2009	0-0.5	<0.0148	<0.0148	<0.0148	0.0157	0.0272	0.0186	0.0247	<0.0148	0.0224	<0.0148	0.0185	<0.0148	0.0154	<0.0148	<0.0148	0.02
C-9(0-0.5)	1/22/2009	0-0.5	<0.0148	<0.0148	<0.0148	<0.0148	0.0188	0.0164	0.0163	<0.0148	0.0151	<0.0148	0.0158	<0.0148	<0.0148	<0.0148	<0.0148	<0.0148
AC-16 (0-6)	6/16/2014	0-0.5	<0.00912	<0.00912	<0.00912	<0.00912	<0.00912	<0.00912	<0.00912	<0.00912	<0.00912	<0.00912	<0.00912	<0.00912	<0.00912	<0.00912	<0.00912	<0.00912
AC-16 (6-12)	6/16/2014	0.5-1.0	<0.00943	<0.00943	<0.00943	<0.00943	<0.00943	<0.00943	<0.00943	<0.00943	<0.00943	<0.00943	<0.00943	<0.00943	<0.00943	<0.00943	<0.00943	<0.00943
Sheriff Shooting Range - Berm Samples																		
C-1(0-0.5)	1/21/2009	0-0.5	<0.0292	<0.0292	<0.0292	<0.0292	0.0303	<0.0292	0.0315	<0.0292	<0.0292	<0.0292	<0.0292	<0.0292	<0.0292	<0.0292	<0.0292	<0.0292
C-1(1-1.5)	1/23/2009	1-1.5	<0.0292	<0.0292	<0.0292	<0.0292	<0.0292	<0.0292	<0.0292	<0.0292	<0.0292	<0.0292	<0.0292	<0.0292	<0.0292	<0.0292	<0.0292	<0.0292
C-2(0-0.5)	1/21/2009	0-0.5	<0.0296	<0.0296	<0.0296	<0.0296	<0.0296	<0.0296	<0.0296	<0.0296	<0.0296	<0.0296	<0.0296	<0.0296	<0.0296	<0.0296	<0.0296	<0.0296
C-2(1-1.5)	1/23/2009	1-1.5	<0.0302	<0.0302	<0.0302	<0.0302	<0.0302	<0.0302	<0.0302	<0.0302	<0.0302	<0.0302	<0.0302	<0.0302	<0.0302	<0.0302	<0.0302	<0.0302
C-4(0-0.5)	1/21/2009	0-0.5	0.0164	<0.0151	0.023	0.172	0.232	0.195	0.175	0.158	0.187	0.0566	0.236	<0.0151	0.159	<0.0151	0.101	0.197
C-4(1-1.5)	1/23/2009	1-1.5	<0.0147	<0.0147	<0.0147	<0.0147	<0.0147	<0.0147	<0.0147	<0.0147	<0.0147	<0.0147	<0.0147	<0.0147	<0.0147	<0.0147	<0.0147	<0.0147
C-6(0-0.5)	1/22/2009	0-0.5	<0.0144	<0.0144	<0.0144	0.0245	0.0359	0.0288	0.0308	0.0208	0.0285	<0.0144	0.0327	<0.0144	0.0255	<0.0144	<0.0144	0.0279
Duplicate-1	1/22/2009	0-0.5	<0.0141	<0.0141	<0.0141	0.0201	0.0287	0.0237	0.0245	0.018	0.0235	<0.0141	0.0269	<0.0141	0.0197	<0.0141	<0.0141	0.0241
C-6(1-1.5)	1/23/2009	1-1.5	<0.0143	<0.0143	<0.0143	0.0217	0.0344	0.0355	0.0354	0.0206	0.0353	<0.0143	0.036	<0.0143	0.0252	<0.0143	<0.0143	0.0291
C-7(0-0.5)	1/22/2009	0-0.5	<0.0147	<0.0147	<0.0147	0.034	0.0493	0.0447	0.0402	0.027	0.0404	<0.0147	0.0423	<0.0147	0.0337	<0.0147	<0.0147	0.0382
C-7(1-1.5)	1/23/2009	1-1.5	<0.0148	<0.0148	<0.0148	<0.0148	0.0162	0.016	0.0159	<0.0148	<0.0148	<0.0148	0.0152	<0.0148	<0.0148	<0.0148	<0.0148	<0.0148

Please refer to notes at end of table

Table 3
Summary of Soil Data - Polycyclic Aromatic Hydrocarbons
Deschutes County Shooting Range
Redmond, OR

Sample ID	Date	Depth (feet bgs)	Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	Naphthalene	Phenanthrene	Pyrene
RRGC Rifle/Pistol Range - Floor Samples																		
E-1(0-0.5)	1/23/2009	0-0.5	<0.015	<0.015	<0.015	<0.015	<0.015	<0.015	<0.015	<0.015	<0.015	0.0152	<0.015	<0.015	<0.015	<0.015	<0.015	<0.015
E-2(0-0.5)	1/23/2009	0-0.5	<0.0152	<0.0152	<0.0152	<0.0152	<0.0152	<0.0152	<0.0152	<0.0152	<0.0152	<0.0152	<0.0152	<0.0152	<0.0152	<0.0152	<0.0152	<0.0152
E-12(0-0.5)	1/23/2009	0-0.5	<0.0152	<0.0152	<0.0152	<0.0152	<0.0152	<0.0152	<0.0152	<0.0152	<0.0152	<0.0152	<0.0152	<0.0152	<0.0152	<0.0152	<0.0152	<0.0152
E-13(0-0.5)	1/23/2009	0-0.5	<0.0169	<0.0169	<0.0169	0.0205	0.0327	0.0208	0.0272	<0.0169	0.0292	<0.0169	<0.0169	<0.0169	<0.0169	<0.0169	<0.0169	0.0221
RRGC Rifle/Pistol Range - Berm Samples																		
E-3(0-0.5)	1/23/2009	0-0.5	<0.0149	<0.0149	<0.0149	0.0215	0.0353	0.0554	0.0348	<0.0149	0.0295	<0.0149	0.0339	<0.0149	0.0261	<0.0149	<0.0149	0.0295
E-3(1-1.5)	1/23/2009	1-1.5	<0.0139	<0.0139	<0.0139	0.0334	0.0352	0.0803	0.0445	<0.0139	0.0425	0.0152	0.0475	<0.0139	0.0372	<0.0139	0.0156	0.0411
E-5(0-0.5)	1/23/2009	0-0.5	<0.0152	<0.0152	<0.0152	0.0174	0.0282	0.0438	0.0256	<0.0152	0.0244	<0.0152	0.0263	<0.0152	0.0196	<0.0152	<0.0152	0.0247
E-5(1-1.5)	1/23/2009	1-1.5	<0.0144	<0.0144	<0.0144	0.0154	0.0266	0.0403	0.0243	<0.0144	0.0213	<0.0144	0.0231	<0.0144	0.0191	<0.0144	<0.0144	0.0205
E-6(0-0.5)	1/23/2009	0-0.5	0.257	<0.146	0.337	2.86	3.71	5.3	2.81	<0.146	3.16	0.932	3.87	<0.146	2.41	<0.146	1.37	3.23
E-6(1-1.5)	1/23/2009	1-1.5	<0.0141	<0.0141	<0.0141	0.0308	0.0472	0.0606	0.0347	<0.0141	0.0372	<0.0141	0.0362	<0.0141	0.0255	<0.0141	<0.0141	0.038
E-8(0-0.5)	1/23/2009	0-0.5	<0.015	<0.015	<0.015	<0.015	<0.015	<0.015	<0.015	<0.015	<0.015	<0.015	<0.015	<0.015	<0.015	<0.015	<0.015	<0.015
E-8(1-1.5)	1/23/2009	1-1.5	<0.0143	<0.0143	<0.0143	<0.0143	<0.0143	<0.0143	<0.0143	<0.0143	<0.0143	<0.0143	<0.0143	<0.0143	<0.0143	<0.0143	<0.0143	<0.0143
E-9(0-0.5)	1/23/2009	0-0.5	<0.0148	<0.0148	<0.0148	0.0332	0.0511	0.0417	0.0427	0.0275	0.0427	<0.0148	0.0403	<0.0148	0.0308	<0.0148	<0.0148	0.0402
E-9(1-1.5)	1/23/2009	1-1.5	<0.0142	<0.0142	<0.0142	<0.0142	0.0219	0.0158	0.0176	<0.0142	0.0181	<0.0142	0.0152	<0.0142	<0.0142	<0.0142	<0.0142	0.0176
E-10(0-0.5)	1/23/2009	0-0.5	0.149	<0.147	0.181	1.62	1.89	1.79	1.3	1.1	1.78	0.444	2.38	<0.147	1.17	<0.147	0.748	1.89
E-10(1-1.5)	1/23/2009	1-1.5	<0.0141	<0.0141	<0.0141	<0.0141	0.0166	0.0226	0.0146	<0.0141	<0.0141	<0.0141	<0.0141	<0.0141	<0.0141	<0.0141	<0.0141	<0.0141
RRGC Sporting Clay Range																		
D-2(0-0.5)	1/22/2009	0-0.5	0.364	<0.0149	0.0599	0.802	1.19	0.813	0.834	0.403	1.17	0.245	0.677	0.0153	0.518	<0.0149	0.35	1.02
D-3(0-0.5)	1/22/2009	0-0.5	<0.0148	<0.0148	<0.0148	0.0148	0.0301	0.0308	0.03	0.0195	0.0279	<0.0148	0.0279	<0.0148	0.025	<0.0148	<0.0148	0.251
D-4(0-0.5)	1/22/2009	0-0.5	<0.0151	<0.0151	<0.0151	<0.0151	0.0228	0.0216	0.0198	<0.0151	0.0174	<0.0151	0.0188	<0.0151	0.0173	<0.0151	<0.0151	0.0176
D-5(0-0.5)	1/22/2009	0-0.5	0.02	<0.016	0.0235	0.255	0.378	0.377	0.305	0.22	0.323	0.0969	0.371	<0.016	0.269	<0.016	0.131	0.328
D-6(0-0.5)	1/22/2009	0-0.5	<0.0156	<0.0156	<0.0156	<0.0156	<0.0156	<0.0156	<0.0156	<0.0156	<0.0156	<0.0156	<0.0156	<0.0156	<0.0156	<0.0156	<0.0156	<0.0156
D-8(0-0.5)	1/22/2009	0-0.5	0.0382	<0.0157	0.0445	0.477	0.546	0.562	0.0437	0.367	0.577	0.145	0.722	0.0159	0.369	<0.0157	0.21	0.594
D-9(0-0.5)	1/22/2009	0-0.5	0.16	<0.0157	0.169	1.8	2.2	2.21	1.49	1.69	1.92	0.462	2.45	0.0597	1.4	<0.0157	0.81	1.92

Please refer to notes at end of table

Table 3
Summary of Soil Data - Polycyclic Aromatic Hydrocarbons
Deschutes County Shooting Range
Redmond, OR

Sample ID	Date	Depth (feet bgs)	Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	Naphthalene	Phenanthrene	Pyrene
RRGC Skeet Range																		
D-10(0-0.5)	1/22/2009	0-0.5	0.0614	<0.0158	0.0793	1.21	1.53	1.39	1.04	0.924	1.34	0.293	1.46	0.0288	0.76	<0.0158	0.448	1.23
D-12(0-0.5)	1/22/2009	0-0.5	0.134	<0.0156	0.149	2.03	2.57	2.43	1.68	1.82	2.16	0.507	2.56	0.0445	1.5	<0.0156	0.768	2.04
D-13(0-0.5)	1/22/2009	0-0.5	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016	<0.016
D-14(0-0.5)	1/22/2009	0-0.5	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155	<0.0155
D-15(0-0.5)	1/23/2009	0-0.5	0.0948	<0.0156	0.127	1.48	1.77	1.62	1.2	1.22	1.48	0.376	1.8	0.0287	1.1	<0.0156	0.521	1.47
Duplicate-2	1/22/2009	0-0.5	0.119	<0.0785	0.159	1.51	1.91	1.54	1.4	1.14	1.64	0.449	1.94	<0.0785	1.27	<0.0785	0.63	1.84
D-16(0-0.5)	1/23/2009	0-0.5	2.5	<0.16	3.11	27.1	33.2	28.8	23.6	19.7	28.9	8.11	35.5	0.886	21.3	0.232	13	32.5
D-17(0-0.5)	1/23/2009	0-0.5	0.0606	<0.0155	0.0675	0.659	0.761	0.685	0.481	0.569	0.632	0.176	0.864	0.0182	0.462	<0.0155	0.287	0.709
AC-7 (0-6)	6/16/2014	0-0.5	7.96	<0.178	13	136	191	--	112	--	170	26.2	233	2.92	124	0.333	54.3	223
AC-7 (6-12)	6/16/2014	0.5-1.0	2.68	<0.049	3.51	23	31.5	--	16.9	--	29.6	4.89	36.2	1.47	18.6	0.539	16.1	33.3
AC-8 (0-6)	6/16/2014	0-0.5	9.77	<0.0933	11.6	79	117	--	65.8	--	94.5	17.9	110	3.48	72.6	0.704	44.2	106
AC-8 (6-12)	6/16/2014	0.5-1.0	0.0247	<0.00951	0.0267	0.192	0.342	--	0.221	--	0.226	0.0528	0.272	<0.00951	0.244	<0.00951	0.106	0.259
AC-9 (0-6)	6/16/2014	0-0.5	<0.00937	<0.00937	<0.00937	0.0652	0.101	--	0.0709	--	0.0971	0.0164	0.112	<0.00937	0.0749	<0.00937	0.0338	0.102
AC-9 (6-12)	6/16/2014	0.5-1.0	<0.00919	<0.00919	<0.00919	0.014	0.0207	--	0.0152	--	0.021	<0.00919	0.0208	<0.00919	0.0168	<0.00919	<0.00919	0.0194
DEQ Risk-Based Concentrations for Soil Ingestion, Dermal Contact, and Inhalation¹																		
Occupational			70,000	--	350,000	21	2.1	21	--	210	2,100	2.1	30,000	47,000	21	23	--	23,000
Construction Worker			21,000	--	110,000	170	17	170	--	1,700	17,000	17	10,000	14,000	170	580	--	7,500
Excavation Worker			590,000	--	--	4,800	490	4,900	--	49,000	490,000	490	280,000	390,000	4,900	16,000	--	210,000
DEQ Ecological Level II Screening Level Values in Soil²																		
Plants			20	--	--	--	--	--	--	--	--	--	--	--	--	10	--	--
Invertebrates			--	--	--	--	--	--	--	--	--	--	--	30	--	--	--	--
Birds			--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Mammals			--	--	--	--	625	--	--	--	--	--	--	--	--	19,500	--	--

1. Risk-Based Concentrations for Individual Chemicals Spreadsheet, June 7, 2012
2. Guidance for Ecological Risk Assessment, April 1998. SLVs for birds and mammals are increased by a factor of 5 to for the absence of T&E species.
3. mg/kg = milligrams per kilogram
4. Bold indicates analyte detected above method reporting limit
5. < = Analyte was not detected above method reporting limit
6. -- = Risk-based concentration or screening level value has not been established
7. Shading indicates concentration above Occupational risk-based concentration
8. Shading indicates concentration above Occupational and Construction Worker risk-based concentration
9. BGS = Feet below ground surface
10. Outlined cells indicate concentrations above one or more hot spot levels

Table 4
Summary of Soil Data - Metals
Deschutes County Shooting Range
Redmond, OR

Sample ID	Date	Depth BGS (ft.)	Aluminum	Antimony	Arsenic	Barium	Beryllium	Cadmium	Calcium	Chromium	Cobalt	Copper	Iron	Lead	Magnesium	Manganese	Mercury	Nickel	Potassium	Selenium	Silver	Sodium	Thallium	Tin	Vanadium	Zinc	
mg/kg																											
A-1(5.5-6)	1/21/2009	5.5-6	17,900	<0.575	2.06	132	<0.575	<0.575	10,400	21.6	12.6	32.1	25,100	4.88	8,820	470	<0.115	35.2	1,400	<0.575	<0.575	1,220	<0.575	<23.0	68.9	40.8	
A-2(0.5-1)	1/21/2009	0.5-1	14,300	<0.572	2.52	142	<0.572	0.887	4,640	23.7	14.8	55.7	24,700	75.4	6,710	489	<0.116	36.6	1,630	<0.572	<0.572	505	<0.572	<22.9	74.4	449	
A-3(5.5-6)	1/21/2009	5.5-6	16,800	5.67	13.9	552	<0.564	13.7	33,700	39	19.4	334	78,400	1,600	5,390	702	0.249	65.1	3,010	1.03	0.716	1,460	<0.564	117	35.9	3,260	
A-3(13.5-14)	1/21/2009	13.5-14	6,660	<0.577	1.3	120	<0.577	<0.577	2,200	12.5	8.42	16.3	10,400	9.85	2,750	213	<0.107	19.9	1,990	<0.577	<0.577	1,310	<0.577	<23.1	42.3	60.4	
A-4(6-6.5)	1/21/2009	6-6.5	9,430	<0.582	1.18	81.7	<0.582	<0.582	3,300	10.9	7.97	17.6	12,500	1.72	3,700	247	<0.11	18.8	840	<0.582	<0.582	1,250	<0.582	<23.3	44.6	26	
A-5(0.5-1)	1/21/2009	0.5-1	11,200	1.12	1.51	182	<0.584	1.63	4,300	18.9	10.9	32.3	15,600	174	3,400	342	<0.109	26.4	1,740	<0.584	<0.584	472	<0.584	<23.4	48.4	211	
A-6(1-1.5)	1/21/2009	1-1.5	23,900	<0.604	2.12	190	0.61	<0.604	10,200	25.9	15.2	47.4	36,300	12.6	8,710	481	<0.0801	37.6	3,090	<0.604	<0.604	764	<0.604	<24.2	78.9	60.4	
Landfill Trench Area																											
B-1(0)	1/22/2009	0	4,990	6.28	6.7	826	<0.592	14.2	10,800	37.3	3.42	479	9,480	220	1,090	76	1.66	59.1	581	4.04	41.7	<290	<0.592	391	105	2,330	
B-2(0)	1/22/2009	0	4,570	4.94	5.82	431	<0.588	12.4	11,200	34.3	3.47	419	13,600	139	1,070	86.5	5.36	57.3	528	3.3	16.3	<300	<0.588	318	93.6	1,910	
Sherriff Shooting Range - Floor Samples																											
C-5(0-0.5)	1/21/2009	0-0.5	16,300	<0.576	2.26	139	<1.15	<0.576	4,920	18.1	12.5	36.5	21,400	20.1	5,020	309	<0.119	31.4	3,940	<0.576	<0.576	654	<0.576	<23.1	57.7	43.8	
C-8(Surface)'	1/22/2009	0-0.5	14,500	1.05	1.69	119	<0.515	<0.515	4,560	13.4	10	31.5	19,700	83.8	5,160	334	<0.103	23.7	1,640	<0.515	<0.515	696	<0.515	<20.6	48.7	37.6	
C-8(0-0.5)	1/23/2009	0-0.5	15,200	1.04	1.83	139	<0.628	<0.628	4,460	15	11	25.2	19,600	194	4,860	331	<0.114	25.8	1,620	<0.628	<0.628	675	<0.628	<25.1	52.2	41.1	
Duplicate-3	1/23/2009	0-0.5	15,500	1.01	1.58	118	<1.08	<0.542	5,940	13.2	9.16	24.4	21,900	49.8	6,080	425	<0.111	24.6	1,530	<0.542	<0.542	689	<0.542	<21.7	48.8	36.4	
C-9(0-0.5)	1/22/2009	0-0.5	15,700	5.77	1.92	119	<0.546	<0.546	8,310	15.6	10.8	34.4	24,800	595	8,950	335	<0.0938	28.8	1,250	<0.546	<0.546	1,070	<0.546	<21.8	51	35.7	
AC-15	6/16/2014	0-1	--	--	--	--	--	--	--	--	--	--	--	8.85	--	--	--	--	--	--	--	--	--	--	--	--	
AC-16 (0-6)	6/16/2014	0-0.5	--	--	--	--	--	--	--	--	--	--	--	7.96	--	--	--	--	--	--	--	--	--	--	--	--	
AC-16 (6-12)	6/16/2014	0.5-1.0	--	--	--	--	--	--	--	--	--	--	--	4.84	--	--	--	--	--	--	--	--	--	--	--	--	
Sherriff Shooting Range - Berm Samples																											
C-1(0-0.5)	1/21/2009	0-0.5	14,400	1.34	1.57	124	<0.529	<0.529	6,710	13.8	10.3	27.7	19,500	108	6,540	425	<0.0988	25.4	2,630	<0.529	<0.529	679	<0.529	<21.2	50.3	43.6	
C-1(1-1.5)	1/23/2009	1-1.5	15,100	2.31	1.91	119	<0.535	<0.535	7,310	15.1	11.3	24.5	18,300	167	4,950	313	<0.104	27.8	1,360	<0.535	<0.535	717	<0.535	<21.4	56.4	50	
C-2(0-0.5)	1/21/2009	0-0.5	14,300	218	4.02	128	<55.3	<0.553	5,260	19.1	12.8	414	19,000	21,600	5,460	328	<0.107	32.9	3,140	0.851	0.624	584	1.57	<22.1	63.8	90.3	
C-2(1-1.5)	1/23/2009	1-1.5	14,900	15.9	2.76	139	<5.55	<0.555	4,860	18.5	13	312	19,300	1,690	4,880	309	<0.113	33.7	2,410	<0.555	<0.555	646	<0.555	<22.2	60.6	62.8	
C-4(0-0.5)	1/21/2009	0-0.5	14,200	0.632	1.92	130	<1.09	<0.544	4,340	16.7	11.6	23.4	18,000	27.2	4,780	312	<0.0913	27.8	1,490	<0.544	<0.544	576	<0.544	<21.8	58.3	42.9	
C-4(1-1.5)	1/23/2009	1-1.5	15,300	<0.532	2.17	147	<1.06	<0.532	4,260	18.1	12.6	25	19,600	9.49	5,130	330	<0.108	30.4	1,610	<0.532	<0.532	598	<0.532	<21.3	62.4	43.3	
C-6(0-0.5)	1/22/2009	0-0.5	15,000	13.9	2.71	128	<5.27	<0.527	5,910	17.2	12.5	126	20,000	1430	7,080	378	<0.104	33.1	1,360	<0.527	<0.527	785	<0.527	<21.1	55.4	45.4	
Duplicate-1	1/22/2009	0-0.5	14,800	10.5	2.07	109	<5.21	<0.521	5,490	13.9	9.6	112	22,400	926	6,720	402	<0.0943	27.6	1,250	<0.521	<0.521	712	<0.521	<21.1	47.9	34.3	
C-6(1-1.5)	1/23/2009	1-1.5	15,300	0.779	1.86	129	<1.05	<0.527	5,950	17	11.5	28.7	20,100	64.9	6,470	386	<0.101	28.5	1,460	<0.527	<0.527	680	<0.527	<20.8	56.8	41.9	
C-7(0-0.5)	1/22/2009	0-0.5	13,800	1.48	1.89	125	<1.06	<0.531	5,300	15	10.5	21.6	18,800	109	6,210	357	<0.0949	25.5	1,430	<0.531	<0.531	688	<0.531	<21.2	52	36	
C-7(1-1.5)	1/23/2009	1-1.5	14,100	<0.542	1.63	116	<0.542	<0.542	5,160	13.8	9.86	19.5	19,100	34.7	6,320	345	<0.097	24.4	1,390	<0.542	<0.542	723	<0.542	<21.7	45.7	33.2	
AC-14	6/16/2014	0-1	--	--	--	--	--	--	--	--	--	--	--	411	--	--	--	--	--	--	--	--	--	--	--	--	
Sherriff Shooting Range - Outside Samples																											
AC-17	6/16/2014	0-1	--	--	--	--	--	--	--	--	--	--	--	13.2	--	--	--	--	--	--	--	--	--	--	--	--	
AC-19	6/16/2014	0-1	--	--	--	--	--	--	--	--	--	--	--	8.31	--	--	--	--	--	--	--	--	--	--	--	--	
AC-20	6/16/2014	0-1	--	--	--	--	--	--	--	--	--	--	--	8.05	--	--	--	--	--	--	--	--	--	--	--	--	

Please refer to notes at end of table

Table 4
Summary of Soil Data - Metals
Deschutes County Shooting Range
Redmond, OR

Sample ID	Date	Depth BGS (ft.)	Aluminum	Antimony	Arsenic	Barium	Beryllium	Cadmium	Calcium	Chromium	Cobalt	Copper	Iron	Lead	Magnesium	Manganese	Mercury	Nickel	Potassium	Selenium	Silver	Sodium	Thallium	Tin	Vanadium	Zinc	
RRGC Rifle/Pistol Range - Floor Samples																											
E-1(0-0.5)	1/23/2009	0-0.5	11,400	<0.557	1.28	105	<0.557	<0.557	3,010	11.2	8.57	18	15,000	11.6	3,630	364	<0.112	18.7	1,040	<0.557	<0.557	349	<0.557	<22.3	38.2	28.1	
E-2(0-0.5)	1/23/2009	0-0.5	14,600	<0.547	1.67	110	<0.547	<0.547	4,300	13	9.88	23.1	19,900	32.3	5,970	415	<0.102	24.2	1,290	<0.547	<0.547	606	<0.547	<21.9	43.7	30.5	
E-12(0-0.5)	1/23/2009	0-0.5	13,000	<0.556	1.48	107	<1.11	<0.556	3,960	12.2	8.36	17.8	19,600	11.1	4,800	379	<0.111	21	1,390	<0.556	<0.556	457	<0.556	<22.2	43.1	29.8	
E-13(0-0.5)	1/23/2009	0-0.5	9,650	<0.609	1.26	94.4	<1.22	<0.609	4,460	11.5	7.81	16.4	15,400	22.6	3,960	281	<0.126	21	919	<0.609	<0.609	391	<0.609	<24.4	41.6	29.7	
AC-4	6/16/2014	0-1	--	--	--	--	--	--	--	--	--	--	--	39.4	--	--	--	--	--	--	--	--	--	--	--	--	
RRGC Rifle/Pistol Range - Berm or Stockpile Samples																											
E-3(0-0.5)	1/23/2009	0-0.5	12,900	2.08	3.32	123	<0.531	<0.531	3,940	11.9	9.21	17.4	17,300	410	4,380	372	<0.101	21.1	1,380	<0.531	<0.531	416	<0.531	<21.2	41.5	32.6	
E-3(1-1.5)	1/23/2009	1-1.5	11,800	2.21	3.28	117	<0.506	<0.506	3,740	12	9.24	17.1	17,600	355	4,240	361	<0.0958	20.6	1,290	<0.506	<0.506	405	<0.506	<20.2	43.8	32.3	
E-5(0-0.5)	1/23/2009	0-0.5	12,200	2.49	3.15	125	<0.554	<0.554	3,700	12.9	9.65	19.9	18,200	308	3,980	344	<0.104	23.5	1,310	<0.554	<0.554	416	<0.554	<22.2	46.3	34.2	
E-5(1-1.5)	1/23/2009	1-1.5	11,500	2.45	3.13	136	<0.535	<0.535	3,620	12.8	10.9	18.7	17,600	303	4,230	345	<0.102	22.5	1,290	<0.535	<0.535	403	<0.535	<21.4	46.6	33.5	
E-6(0-0.5)	1/23/2009	0-0.5	12,600	61.3	7.96	116	<0.546	<0.546	4,180	12	9.27		19,000	3,030	4,350	412	<0.101	21.6	1,290	<0.546	<0.546	430	<0.546	<21.9	44.8	37.4	
E-6(1-1.5)	1/23/2009	1-1.5	14,200	2.01	2.26	99	<1.05	<0.527	4,230	10.7	7.35	17.1	20,800	195	4,780	394	<0.0978	18	1,440	<0.527	<0.527	437	<0.527	<21.1	38.3	27.1	
E-8(0-0.5)	1/23/2009	0-0.5	13,900	<0.551	1.55	103	<1.1	<0.551	4,410	12.3	8.49	17.9	21,100	30.2	5,070	417	<0.0817	21	1,390	<0.551	<0.551	487	<0.551	<22.1	44.1	29.9	
E-8(1-1.5)	1/23/2009	1-1.5	13,800	<0.513	1.47	104	<1.03	<0.513	4,590	12.5	8.89	17.2	20,800	23	5,180	412	<0.0992	21.9	1,350	<0.513	<0.513	483	<0.513	<20.5	44.2	30.5	
E-9(0-0.5)	1/23/2009	0-0.5	13,300	43.6	1.78	100	<53.2	<0.532	4,310	13.2	9	42.6	21,100	5,620	5,570	421	<0.102	23.2	1,290	<0.532	<0.532	528	<0.532	<21.3	47	32.4	
E-9(1-1.5)	1/23/2009	1-1.5	12,900	2.26	1.55	104	<1.04	<0.518	4,140	13	8.96	34.7	19,900	219	4,920	375	<0.0903	23.2	1,270	<0.518	<0.518	494	<0.518	<20.7	45.4	31	
E-10(0-0.5)	1/23/2009	0-0.5	12,900	18.9	1.82	96.7	<5.39	<0.539	4,060	11.8	8.19	40.5	19,700	1,110	4,990	416	<0.0834	20.1	1,240	<0.539	<0.539	479	<0.539	<21.6	43.1	31.4	
E-10(1-1.5)	1/23/2009	1-1.5	12,900	0.987	1.53	107	<1.04	<0.519	4,180	12.6	8.78	19.3	19,800	68.1	4,950	382	<0.0963	22.7	1,260	<0.519	<0.519	484	<0.519	<20.8	44.6	31.3	
AC-1	6/16/2014	0-1	--	--	--	--	--	--	--	--	--	--	--	59.9	--	--	--	--	--	--	--	--	--	--	--	--	
AC-2	6/16/2014	0-1	--	--	--	--	--	--	--	--	--	--	--	12,800	--	--	--	--	--	--	--	--	--	--	--	--	
AC-3	6/16/2014	0-1	--	--	--	--	--	--	--	--	--	--	--	17.9	--	--	--	--	--	--	--	--	--	--	--	--	
Stockpile	6/16/2014	0-1	--	--	--	--	--	--	--	--	--	--	--	189	--	--	--	--	--	--	--	--	--	--	--	--	
RRGC Rifle/Pistol Range - Outside Samples																											
AC-5	6/16/2014	0-1	--	--	--	--	--	--	--	--	--	--	--	50.8	--	--	--	--	--	--	--	--	--	--	--	--	
RRGC Sporting Clay Range																											
D-2(0-0.5)	1/22/2009	0-0.5	11,000	1.95	2.63	123	<0.552	<0.552	3,880	13.2	10.1	16.5	15,500	69.9	3,760	416	<0.101	20.1	1,360	<0.552	<0.552	336	<0.552	<22.1	43.9	36.4	
D-3(0-0.5)	1/22/2009	0-0.5	9,610	<0.532	1.59	129	<0.532	<0.532	3,140	14.3	9.7	19	13,300	8.18	3,290	305	<0.106	20.3	1,240	<0.532	<0.532	305	<0.532	<21.3	44.9	37.6	
D-4(0-0.5)	1/22/2009	0-0.5	11,300	<0.566	1.52	127	<0.566	<0.566	3,350	14.7	10.7	19	16,300	9.41	4,420	381	<0.103	23.1	1,340	<0.566	<0.566	366	<0.566	<22.7	46	38.3	
D-5(0-0.5)	1/22/2009	0-0.5	15,900	<0.583	1.62	148	<0.583	<0.583	4,430	14.3	10.9	20.7	19,500	7.31	4,970	491	<0.115	22.4	1,470	<0.583	<0.583	429	<0.583	<23.3	48.5	41.1	
D-6(0-0.5)	1/22/2009	0-0.5	12,700	<0.558	1.37	122	<0.558	<0.558	4,100	12.6	9.07	18.3	17,200	6.19	4,410	365	<0.113	19.7	1,280	<0.558	<0.558	416	<0.558	<22.3	42.1	34.5	
D-8(0-0.5)	1/22/2009	0-0.5	13,300	<0.564	1.28	116	<0.564	<0.564	3,700	10.8	7.89	16.2	16,900	12.3	4,080	358	<0.105	17.4	1,380	<0.564	<0.564	423	<0.564	<22.6	37.7	32.1	
D-9(0-0.5)	1/22/2009	0-0.5	11,700	<0.573	1.34	94.4	<0.573	<0.573	4,990	9.64	7.62	15.5	16,100	15.6	4,100	339	<0.104	18.6	1,150	<0.573	<0.573	409	<0.573	<22.9	36.4	28.5	
AC-11	6/16/2014	0-1	--	--	--	--	--	--	--	--	--	--	--	3.94	--	--	--	--	--	--	--	--	--	--	--	--	
AC-12	6/16/2014	0-1	--	--	--	--	--	--	--	--	--	--	--	5.04	--	--	--	--	--	--	--	--	--	--	--	--	
AC-13	6/16/2014	0-1	--	--	--	--	--	--	--	--	--	--	--	7.61	--	--	--	--	--	--	--	--	--	--	--	--	
AC-18	6/17/2014	0-2	--	--	--	--	--	--	--	--	--	--	--	4.91	--	--	--	--	--	--	--	--	--	--	--	--	

Please refer to notes at end of table

Table 4
Summary of Soil Data - Metals
Deschutes County Shooting Range
Redmond, OR

Sample ID	Date	Depth BGS (ft.)	Aluminum	Antimony	Arsenic	Barium	Beryllium	Cadmium	Calcium	Chromium	Cobalt	Copper	Iron	Lead	Magnesium	Manganese	Mercury	Nickel	Potassium	Selenium	Silver	Sodium	Thallium	Tin	Vanadium	Zinc	
RRGC Skeet Range																											
D-10(0-0.5)	1/22/2009	0-0.5	12,100	1.48	1.55	91.5	<0.584	<0.584	3,680	9.4	7.19	16	16,100	40.1	3,910	306	<0.104	17.3	1,080	<0.584	<0.584	485	<0.584	<23.4	35.1	25.1	
D-12(0-0.5)	1/22/2009	0-0.5	14,200	4.97	4.09	118	<1.15	<0.577	21,400	12.8	9.54	23.6	20,700	131	5,270	413	<0.113	21.4	2,240	<0.577	<0.577	467	<0.577	<23.1	43.8	48.3	
D-13(0-0.5)	1/22/2009	0-0.5	12,500	0.717	2.51	153	<1.15	<0.574	3,060	14.9	10.9	22.2	15,900	59.1	4,120	360	<0.114	23.8	1,220	<0.574	<0.574	370	<0.574	<22.9	53.6	35.4	
D-14(0-0.5)	1/22/2009	0-0.5	13,000	<0.562	1.83	118	<1.12	<0.562	3,790	13.1	9.76	20.1	18,900	40.4	4,530	431	<0.103	22.4	1,330	<0.562	<0.562	402	<0.562	<22.5	45.9	30	
D-15(0-0.5)	1/23/2009	0-0.5	7,600	<0.575	1.55	133	<0.575	<0.575	2,490	11.6	8.6	19.6	9,760	8.07	2,480	203	<0.114	19.6	922	<0.575	<0.575	300	<0.575	<23.0	37.7	29.7	
Duplicate-2	1/22/2009	0-0.5	16,100	<0.57	1.47	112	<1.14	<0.57	4,520	10.8	7.33	17.2	20,600	7.78	4,580	379	<0.114	17.8	1,480	<0.57	<0.57	487	<0.57	<22.8	38.5	27.3	
D-16(0-0.5)	1/23/2009	0-0.5	11,000	0.817	1.99	143	<1.16	<0.579	8,630	14.8	11	23.6	14,800	19.3	4,010	331	<0.107	26.3	1,320	<0.579	<0.579	374	<0.579	<23.2	48.4	40.4	
D-17(0-0.5)	1/23/2009	0-0.5	15,200	<0.568	1.51	124	<0.568	<0.568	4,270	12.4	9.24	19.9	20,200	5.97	5,280	429	<0.103	21.5	1,440	<0.568	<0.568	429	<0.568	<22.7	39.6	32.2	
AC-6	6/16/2014	0-1	--	--	--	--	--	--	--	--	--	--	--	35.6	--	--	--	--	--	--	--	--	--	--	--	--	
AC-7 (0-6)	6/16/2014	0-0.5	--	--	--	--	--	--	--	--	--	--	--	37.0	--	--	--	--	--	--	--	--	--	--	--	--	
AC-7 (6-12)	6/16/2014	0.5-1.0	--	--	--	--	--	--	--	--	--	--	--	11.4	--	--	--	--	--	--	--	--	--	--	--	--	
AC-8 (0-6)	6/16/2014	0-0.5	--	--	--	--	--	--	--	--	--	--	--	36.7	--	--	--	--	--	--	--	--	--	--	--	--	
AC-8 (6-12)	6/16/2014	0.5-1.0	--	--	--	--	--	--	--	--	--	--	--	57.5	--	--	--	--	--	--	--	--	--	--	--	--	
AC-9 (0-6)	6/16/2014	0-0.5	--	--	--	--	--	--	--	--	--	--	--	31.1	--	--	--	--	--	--	--	--	--	--	--	--	
AC-9 (6-12)	6/16/2014	0.5-1.0	--	--	--	--	--	--	--	--	--	--	--	13.8	--	--	--	--	--	--	--	--	--	--	--	--	
AC-10	6/16/2014	0-1	--	--	--	--	--	--	--	--	--	--	--	11.2	--	--	--	--	--	--	--	--	--	--	--	--	
DEQ Defatult Background Concentrations for Deschutes-Columbia Region																											
			100,000	1.3	6.8	700	2.6	0.40	--	170	--	29	40,000	18	--	1,300	0.040	78	--	0.46	0.82	--	4.6	--	300	130	
DEQ Risk-Based Concentrations for Soil Ingestion, Dermal Contact, and Inhalation																											
Occupational			--	--	1.9	220,000	2,300	1100	--	-	--	47,000	--	800	--	25,000	350	22,000	--	--	5,800	--	--	--	--	--	
Construction Worker			--	--	15	69,000	700	350	--	530,000	--	14,000	--	800	--	8,200	110	7,000	--	--	1,800	--	--	--	--	--	
Excavation Worker			--	--	420	--	19,000	9700	--	-	--	390,000	--	800	--	230,000	2,900	190,000	--	--	49,000	--	--	--	--	--	
DEQ Ecological Level II Screening Level Values in Soil																											
Plants			50	5	10	500	10	4	--	1	20	100	10	50	--	500	0.3	30	--	1	2	--	1	--	2	50	
Invertebrates			600	--	60	3,000	--	20	--	0.4	1,000	50	200	500	--	100	0.1	200	--	70	50	--	--	--	--	200	
Birds			2,250	--	50	425	--	30	--	20	--	950	--	80	--	20,625	7.5	1,600	--	10	--	--	--	--	235	300	
Mammals			535	75	145	3,190	415	625	--	1,700,000	750	1,950	--	20,000	--	55,000	365	3,125	--	125	--	--	5	--	125	100,000	

1. Background concentration is from Deschutes-Columbia Plateau Regional Background Concentrations, DEQ, March 2013. Background value for aluminum and iron from Geochemical Landscapes of the Conterminous United States, USGS, November 2001.
2. Risk-Based Concentrations for Individual Chemicals Spreadsheet, May 2018 update.
2. Guidance for Ecological Risk Assessment, April 1998. SLVs for birds and mammals are increased by a factor of 5 to for the absence of T&E species.
4. mg/kg = milligrams per kilogram
5. Bold indicates analyte detected above method reporting limit
6. < = Analyte was not detected above method reporting limit
7. -- = Risk-based concentration or screening level value not established
8. Shading indicates concentration above one or more human health screening level (unless below DEQ regional background levels)
9. Shading indicates concentration above one or more ecological screening level (unless below DEQ regional background levels)
10. BGS = Feet Below Ground Surface
11. Outlined cells indicate concentrations above one or more hot spot levels

Table 5
Summary of Lead Leachability Data
Deschutes County Shooting Range
Redmond, OR

Sample ID	Date	Depth BGS (ft.)	Lead (mg/Kg)	Lead Leachability (mg/L)
Sherriff Shooting Range - Floor Samples				
AC-15	6/16/2014	0-1	8.85	<0.0500
Sherriff Shooting Range - Berm Samples				
AC-14	6/16/2014	0-1	411	0.148
RRGC Rifle/Pistol Range - Floor Samples				
AC-4	6/16/2014	0-1	39.4	<0.00500
RRGC Rifle/Pistol Range - Berm Samples				
AC-1	6/16/2014	0-1	59.9	<0.0500
AC-2	6/16/2014	0-1	12,800	1.70
AC-3	6/16/2014	0-1	17.9	<0.0500
Stockpile				
Stockpile	6/16/2014	0-1	189	0.196

1. mg/Kg = milligrams per kilogram
2. mg/L = milligrams per liter
3. Bold indicates analyte detected above method reporting limit
4. < = Analyte was not detected above method reporting limit
5. BGS = Feet below ground surface
6. Shading indicates concentration above the DEQ screening level of 1.5 mg/L
7. Shading indicates concentration above one or more ecological screening level (unless below DEQ regional background levels)
8. Analysis by U.S. EPA Method 1312/6020A

Table 6
Summary of Groundwater Data - Polycyclic Aromatic Hydrocarbons
Deschutes County Shooting Range
Redmond, OR

Sample ID	Date	Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a)pyrene	Benzo(b)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-cd)pyrene	Naphthalene	Phenanthrene	Pyrene
Onsite Production Well		Measured in ug/L															
S-1	10/31/2019	<0.100	<0.100	<0.100	<0.100	0.130	<0.100	<0.100	<0.100	<0.100	<0.100	<0.100	<0.100	<0.100	<0.100	<0.100	<0.100
S-2	10/31/2019	<0.100	<0.100	<0.100	<0.100	<0.100	<0.100	<0.100	<0.100	<0.100	<0.100	<0.100	<0.100	<0.100	<0.100	<0.100	<0.100
DEQ Risk-Based Concentrations for Ingestion, and Inhalation from Tap Water¹																	
Occupational		2,500	--	>S	0.38	0.47	>S	--	>S	>S	0.47	>S	1,300	>S	0.72	--	>S

1. Risk-Based Concentrations for Individual Chemicals Spreadsheet, May 2018
2. ug/L = micrograms per liter
3. Bold indicates analyte detected above method reporting limit
4. < = Analyte was not detected above method reporting limit
5. -- = Risk-based concentration or screening level value has not been established
6. >S = The RBC exceeds the solubility limit

Table 7

Summary of Groundwater Data - Total and Dissolved Lead

Deschutes County Shooting Range

Redmond, OR

Sample ID	Date	Total Lead	Dissolved Lead
Onsite Production Well		Measured in mg/L	
S-1	10/31/2019	0.0117	<0.0001
S-2	10/31/2019	0.00948	<0.0001
DEQ Risk-Based Concentrations for Ingestion, and Inhalation from Tap Water¹			
Occupational		0.015	0.015

1. Risk-Based Concentrations for Individual Chemicals Spreadsheet, May 2018
2. mg/L = milligrams per liter
3. Bold indicates analyte detected above method reporting limit
4. < = Analyte was not detected above method reporting limit

Table 8 - Human Health Risk Based Concentrations for Surface Soil
Deschutes County Shooting Range Property
Redmond, OR

		Background Values	Direct Contact RBCs		
			Occupational	Construction	Excavation
Metals (mg/kg)					
Aluminum	100,000	--	--	--	
Antimony	1.3	--	--	--	
Arsenic	6.8	1.9	15	420	
Barium	700	220,000	69,000	-	
Beryllium	2.6	2,300	700	19,000	
Cadmium	0.40	1,100	350	9,700	
Calcium	--	--	--	--	
Chromium	170	-	530,000	-	
Cobalt	--	--	--	--	
Copper	29	47,000	14,000	390,000	
Iron	40,000	--	--	--	
Lead	18	800	800	800	
Magnesium	--	--	--	--	
Manganese	1300	25,000	8,200	230,000	
Mercury	0.04	350	110	2,900	
Nickel	78	22,000	7,000	190,000	
Potassium	--	--	--	--	
Selenium	0.46	--	--	--	
Silver	0.82	5,800	1,800	49,000	
Sodium	--	--	--	--	
Thallium	4.6	--	--	--	
Tin	--	--	--	--	
Vanadium	300	--	--	--	
Zinc	130	--	--	--	
Polycyclic Aromatic Hydrocarbons (mg/kg)					
Acenaphthene	--	70,000	21,000	590,000	
Acenaphthylene	--	--	--	--	
Anthracene	--	350,000	110,000	--	
Benzo(a)anthracene	--	21	170	4,800	
Benzo(a)pyrene	--	2.10	17.0	490	
Benzo(b)fluoranthene	--	21.0	170	4,900	
Benzo(g,h,i)perylene	--	--	--	--	
Benzo(k)fluoranthene	--	210	1,700	49,000	
Chrysene	--	2,100	17,000	490,000	
Dibenzo(a,h)anthracene	--	2.10	17.0	490	
Fluoranthene	--	30,000	10,000	280,000	
Fluorene	--	47,000	14,000	390,000	
Indeno(1,2,3-cd)pyrene	--	21.0	170	4,900	
Naphthalene	--	23	580	16,000	
Phenanthrene	--	--	--	--	
Pyrene	--	23,000	7,500	210,000	
Polychlorinated Biphenyls (mg/kg)					
Total PCBs	--	0.59	4.9	140	
Total Petroleum Hydrocarbons (mg/kg)					
Gasoline Range	--	20,000	9,700	--	
Diesel Range	--	14,000	4,600	--	
Oil Range	--	36,000	11,000	--	

Please refer to notes at end of table

Table 8 - Human Health Risk Based Concentrations for Surface Soil
Deschutes County Shooting Range Property
Redmond, OR

	Background Values	Direct Contact RBCs		
		Occupational	Construction	Excavation
Volatile Organic Compounds (mg/kg)				
1,1,1,2-Tetrachloroethane	--	--	--	--
1,1,1-Trichloroethane	--	870,000	470,000	-
1,1,2,2-Tetrachloroethane	--	--	--	--
1,1,2-Trichloroethane	--	26	54	1,500
1,1-Dichloroethane	--	260	3,200	89,000
1,1-Dichloroethene	--	29,000	13,000	370,000
1,1-Dichloropropene	--	--	--	--
1,2,3-Trimethylbenzene	--	--	--	--
1,2,3-Trichloropropane	--	--	--	--
1,2,4-Trichlorobenzene	--	--	--	--
1,2,4-Trimethylbenzene	--	6,900	2,900	81,000
1,2-Dibromo-3-Chloropropane	--	--	--	--
1,2-Dibromoethane	--	0.73	9.0	250
1,2-Dichlorobenzene	--	36,000	20,000	560,000
1,2-Dichloroethane	--	16	200	5,600
1,2-Dichloropropane	--	--	--	--
1,3,5-Trimethylbenzene	--	6,900	2,900	81,000
1,3-Dichlorobenzene	--	--	--	--
1,3-Dichloropropane	--	--	--	--
1,4-Dichlorobenzene	--	64	1,300	36,000
2,2-Dichloropropane	--	--	--	--
2-Butanone (MEK)	--	--	--	--
2-Chlorotoluene	--	--	--	--
2-Hexanone	--	--	--	--
4-Chlorotoluene	--	--	--	--
4-Methyl-2-pentanone (MIBK)	--	--	--	--
Acetone	--	--	--	--
Benzene	--	37	380	11,000
Bromobenzene	--	--	--	--
Bromochloromethane	--	--	--	--
Bromoform	--	260	2,700	74,000
Bromomethane	--	750	370	10,000
Carbon Disulfide	--	--	--	--
Carbon Tetrachloride	--	34	320	8,900
Chlorobenzene	--	8,700	4,700	130,000
Chlorodibromomethane	--	17	210	5,800
Chloroethane	--	--	--	--
Chloroform	--	26	410	11,000
Chloromethane	--	25,000	25,000	700,000
cis-1,2-Dichloroethene	--	2,300	710	20,000
cis-1,3-Dichloropropene	--	--	--	--
Dibromomethane	--	--	--	--
Dichlorodifluoromethane	--	--	--	--
Ethylbenzene	--	150	1,700	49,000
Hexachlorobutadiene	--	--	--	--
Isopropylbenzene	--	57,000	27,000	750,000

Please refer to notes at end of table

Table 8 - Human Health Risk Based Concentrations for Surface Soil
Deschutes County Shooting Range Property
Redmond, OR

	Background Values	Direct Contact RBCs		
		Occupational	Construction	Excavation
m,p-Xylene	--	--	--	--
Methyl tertbutyl ether (MTBE)	--	1,100	12,000	320,000
Methylene Chloride	--	1,600	2,100	58,000
Naphthalene	--	23	580	16,000
n-Butylbenzene	--	--	--	--
n-Propylbenzene	--	--	--	--
o-Xylene	--	--	--	--
p-Isopropyltoluene	--	--	--	--
sec-Butylbenzene	--	--	--	--
Styrene	--	130,000	56,000	-
tert-Butylbenzene	--	--	--	--
Tetrachloroethene	--	1,000	1,800	50,000
Toluene	--	88,000	28,000	770,000
trans-1,2-Dichloroethene	--	23,000	7,100	200,000
trans-1,3-Dichloropropene	--	--	--	--
Trichloroethene	--	51	130	3,700
Trichlorofluoromethane	--	130,000	69,000	--
Vinyl Chloride	--	4.4	34	950
Xylenes, Total	--	25,000	20,000	560,000

Notes:

1. mg/kg (ppm) = milligrams per kilogram (parts per million)
2. DEQ Background Levels of Metals in Soils for Cleanups, March 2013. Values shown are for Deschutes Columbia Plateau. Background value for aluminum and iron from Geochemical Landscapes of the Conterminous United States, USGS, November 2001.
3. RBCs = Oregon Department of Environmental Quality Risk-Based Concentrations from Risk-Based Decision Making for the Remediation of Petroleum-Contaminated Sites. September 22, 2003 (May 2018 update).
4. = Not Established

Table 9 - Ecological Screening Level Values for Surface Soil
Deschutes County Shooting Range Property
Redmond, OR

		Background Values	DEQ Ecological SLVs			
			Plants	Invertebrates	Birds	Mammals
Metals (mg/kg)						
Aluminum	100,000	50	600	2,250	535	
Antimony	1.3	5	--	--	75	
Arsenic	6.8	10	60	50	145	
Barium	700	500	3,000	425	3,190	
Beryllium	2.6	10	--	--	415	
Cadmium	0.40	4	20	30	625	
Calcium	--	--	--	--	--	
Chromium	170	1	0.4	20	1,700,000	
Cobalt	--	20	1,000	--	750	
Copper	29	100	50	950	1,950	
Iron	40,000	10	200	--	--	
Lead	18	50	500	80	20,000	
Magnesium	--	--	--	--	--	
Manganese	1300	500	100	20,625	55,000	
Mercury	0.04	0.3	0.1	7.5	365	
Nickel	78	30	200	1,600	3,125	
Potassium	--	--	--	--	--	
Selenium	0.46	1	70	10	125	
Silver	0.82	2	50	--	--	
Sodium	--	--	--	--	--	
Thallium	4.6	1	--	--	5	
Tin	--	--	--	--	--	
Vanadium	300	2	--	235	125	
Zinc	130	50	200	300	100,000	
Polycyclic Aromatic Hydrocarbons (mg/kg)						
Acenaphthene	--	20	--	--	--	
Acenaphthylene	--	--	--	--	--	
Anthracene	--	--	--	--	--	
Benzo(a)anthracene	--	--	--	--	--	
Benzo(a)pyrene	--	--	--	--	625	
Benzo(b)fluoranthene	--	--	--	--	--	
Benzo(b+k)fluoranthene	--	--	--	--	--	
Benzo(g,h,i)perylene	--	--	--	--	--	
Benzo(k)fluoranthene	--	--	--	--	--	
Chrysene	--	--	--	--	--	
Dibenzo(a,h)anthracene	--	--	--	--	--	
Fluoranthene	--	--	--	--	--	
Fluorene	--	--	30	--	--	
Indeno(1,2,3-cd)pyrene	--	--	--	--	--	
Naphthalene	--	10	--	--	19,500	
Phenanthrene	--	--	--	--	--	
Pyrene	--	--	--	--	--	
Polychlorinated Biphenyls (mg/kg)						
Total PCBs	--	40	--	--	20	
Total Petroleum Hydrocarbons (mg/kg)						
Gasoline Range	--	--	--	--	--	
Diesel Range	--	--	--	--	--	
Oil Range	--	--	--	--	--	

Please refer to notes at end of table

Table 9 - Ecological Screening Level Values for Surface Soil
Deschutes County Shooting Range Property
Redmond, OR

	Background Values	DEQ Ecological SLVs			
		Plants	Invertebrates	Birds	Mammals
Volatile Organic Compounds (mg/kg)					
1,1,1,2-Tetrachloroethane	--	--	--	--	--
1,1,1-Trichloroethane	--	--	--	--	277,750
1,1,2,2-Tetrachloroethane	--	--	--	--	--
1,1,2-Trichloroethane	--	--	--	--	--
1,1-Dichloroethane	--	--	--	--	--
1,1-Dichloroethene	--	--	--	--	18,750
1,1-Dichloropropene	--	--	--	--	--
1,2,3-Trimethylbenzene	--	--	--	--	--
1,2,3-Trichloropropane	--	--	--	--	--
1,2,4-Trichlorobenzene	--	--	20	--	--
1,2,4-Trimethylbenzene	--	--	--	--	--
1,2-Dibromo-3-Chloropropane	--	--	--	--	--
1,2-Dibromoethane	--	--	--	--	--
1,2-Dichlorobenzene	--	--	--	--	--
1,2-Dichloroethane	--	--	--	350	13,900
1,2-Dichloropropane	--	--	700	--	--
1,3,5-Trimethylbenzene	--	--	--	--	--
1,3-Dichlorobenzene	--	--	--	--	--
1,3-Dichloropropane	--	--	--	--	--
1,4-Dichlorobenzene	--	--	20	--	--
2,2-Dichloropropane	--	--	--	--	--
2-Butanone (MEK)	--	--	--	--	1,000,000
2-Chlorotoluene	--	--	--	--	--
2-Hexanone	--	--	--	--	--
4-Chlorotoluene	--	--	--	--	--
4-Methyl-2-pentanone (MIBK)	--	--	--	--	--
Acetone	--	--	--	--	6,250
Benzene	--	--	--	--	16,500
Bromobenzene	--	--	--	--	--
Bromochloromethane	--	--	--	--	--
Bromoform	--	--	--	--	--
Bromomethane	--	--	--	--	--
Carbon Disulfide	--	--	--	--	--
Carbon Tetrachloride	--	--	1000	--	10,000
Chlorobenzene	--	--	40	--	--
Chlorodibromomethane	--	--	--	--	--
Chloroethane	--	--	--	--	--
Chloroform	--	--	--	--	9,375
Chloromethane	--	--	--	--	--
cis-1,2-Dichloroethene	--	--	--	--	12,500
cis-1,3-Dichloropropene	--	--	--	--	--
Dibromomethane	--	--	--	--	--
Dichlorodifluoromethane	--	--	--	--	--
Ethylbenzene	--	--	--	--	--

Please refer to notes at end of table

Table 9 - Ecological Screening Level Values for Surface Soil
Deschutes County Shooting Range Property
Redmond, OR

	Background Values	DEQ Ecological SLVs			
		Plants	Invertebrates	Birds	Mammals
Hexachlorobutadiene	--	--	--	--	--
Isopropylbenzene	--	--	--	--	--
m,p-Xylene	--	--	--	--	--
Methyl tertbutyl ether (MTBE)	--	--	--	--	--
Methylene Chloride	--	--	--	--	3,650
Naphthalene	--	10	--	--	19,500
n-Butylbenzene	--	--	--	--	--
n-Propylbenzene	--	--	--	--	--
o-Xylene	--	1	--	--	--
p-Isopropyltoluene	--	--	--	--	--
sec-Butylbenzene	--	--	--	--	--
Styrene	--	300	--	--	--
tert-Butylbenzene	--	--	--	--	--
Tetrachloroethene	--	10	--	--	400
Toluene	--	200	--	--	7,200
trans-1,2-Dichloroethene	--	--	--	--	12,500
trans-1,3-Dichloropropene	--	--	--	--	--
Trichloroethene	--	--	--	--	200
Trichlorofluoromethane	--	--	--	--	--
Vinyl Chloride	--	--	--	--	100
Xylenes, Total	--	100	--	--	600

Notes:

1. mg/kg (ppm) = milligrams per kilogram (parts per million)
2. DEQ Background Levels of Metals in Soils for Cleanups, March 2013. Values shown are for the Deschutes Columbia Plateau.
3. Background value for aluminum and iron from Geochemical Landscapes of the Conterminous United States, USGS, November 2001.
4. Guidance for Ecological Risk Assessment, April 1998. SLVs for birds and mammals are multiplied by 5.

Table 10 -Summary of CPECs
Deschutes County Shooting Range Property
Redmond, OR

	Exceeds background values?	Number of samples	Number of detections	CPEC?	Notes
Plants					
Antimony	Yes	43	17	Yes	
Arsenic	Yes	43	43	Yes	
Barium	Yes	43	43	Yes	
Cadmium	Yes	43	5	Yes	
Copper	Yes	43	43	Yes	
Lead	Yes	54	54	Yes	
Manganese	NA	43	43	Yes	
Silver	Yes	43	4	Yes	
Zinc	Yes	43	43	Yes	
Inverts					
Total PCBs	NA	9	3	Yes	For landfill exposure area
Antimony	Yes	43	17	Yes	
Copper	Yes	43	43	Yes	
Lead	Yes	54	54	Yes	
Zinc	Yes	43	43	Yes	
Birds					
Barium	Yes	43	43	Yes	
Lead	Yes	54	54	Yes	
Zinc	Yes	43	43	Yes	
Mammals					
Antimony	Yes	43	17	Yes	
Lead	Yes	54	54	Yes	

Notes:

1. DEQ Background Levels of Metals in Soils for Cleanups, March 2013. Values shown are for Deschutes Columbia Plateau. Background value for aluminum and iron from Geochemical Landscapes of the Conterminous United States, USGS, November 2001.

Table 11
Soil Technology Screening
Deschutes County Shooting Range
Redmond, OR

General Response Action	Technology	Description	Screening Criteria			Screening Comments
			Effectiveness	Implementability	Cost	
NO ACTION	No Action	No Action	Not effective in achieving RAOs	Easy to Implement	No capital or O&M costs incurred	Does not meet threshold criteria, but required to be retained for comparison purposes.
INSTITUTIONAL CONTROLS	Legal Restrictions, Regulations, and Covenants	May include restrictions such as: deed restrictions, easements, and covenants, attached to property-related documents; legal bans or controls of activities.	Can be effective at controlling human exposures, but less effective (or not effective) at controlling ecological exposures. Is not effective at controlling or reducing migration. Most suitable for use in conjunction with other active technologies.	Easy to implement.	Low	Potentially applicable in conjunction with other technologies and/or to address residual contamination.
	Soil Management Plan	Development and publication of protocols for handling and managing contaminated sediments/soil during future work to protect workers, public health, ecological exposures, and the environment.	Effective for management of contaminated sediments/soils. Not effective at preventing human or ecological exposures without other active technologies.	Easy to implement.	Low	Potentially applicable in conjunction with other technologies and/or to address residual contamination.
	Signage/Notifications/Advisories	Posting of signs and/or distribution of notifications regarding health concerns in area of contamination.	Can be effective at reducing human exposures via public education, but not effective at controlling ecological exposures. Is not effective at controlling or reducing migration. Most suitable for use in conjunction with other active technologies.	Easy to implement.	Low	Retained for signage around containment area (if needed).
	Monitoring	Laboratory analysis of samples collected from sediment/soil.	Effective for documenting site conditions and exposure risks, evaluating migration and naturally occurring processes, and effectiveness of remediation actions. Does not address contaminant reduction or receptor exposures.	Easy to implement.	Low	Potentially applicable to confirm effectiveness of technologies.
ENGINEERING CONTROLS	Fencing	Fencing placed around the contaminated areas to prevent access.	Is not effective at controlling or reducing migration. Does not address ecological exposure.	Likely to require acceptance and cooperation of multiple parties to implement. Relatively simple technology to implement. Not compatible with future development.	Moderate	Not retained because technology does not address ecological exposures and human health exposures areas are limited.
CONTAINMENT	Soil Cap or Cover	Installation of an engineered cap or soil cover over impacted soil.	Should be effective for site contaminants that have low-solubility (i.e., chemicals likely to remain bound to soil).	Generally uses proven technologies.	Moderate	Retained as applicable technology.
REMOVAL AND DISPOSAL	Excavation	Mechanical removal of contaminated soil.	Effective in removing impacted soil.	Excavation equipment is readily available.	High	Applicable for removal of impacted soil.
	Off-Site Disposal	Off-site disposal of excavated soil at a permitted solid waste landfill.	Landfills are controlled, managed facilities that are effective in preventing future exposures. Addresses direct exposure pathways and migration by removing contaminant mass from site.	Implementation involves transportation of contaminated soil on public roads for potentially long distances.	High	Not a stand alone technology. Applicable for handling of excavated soil.
IN-SITU PHYSICAL/CHEMICAL TREATMENT	Solidification/Stabilization	Contaminants are physically bound or enclosed in a stabilized mass (solidification) or chemical reactions are induced between the reagent and contaminants to reduce their mobility (stabilization).	Most suitable to inorganic contaminants. Resultant sediments may not provide suitable ecological habitat. Difficult to demonstrate that soil stabilization is effective for human and ecological exposures at site. Would require more intensive long term monitoring to demonstrate effectiveness.	Soil stabilization for shallow soils is not common, and it would be difficult to integrate a stabilization area with a commercial or industrial redevelopment. It is difficult to estimate the useful life of a stabilization area.	Moderate to High	Retained as a common element for remedial alternative to stabilize potentially hazardous waste.
IN-SITU BIOLOGICAL TREATMENT	Enhanced Bioremediation	Addition of nutrients, electron acceptors, or other amendments to sediment to enhance bioremediation.	Not likely to be effective for many of the contaminants of concern.	Blending of amendments into sediment would require disturbance of sediment and would potentially cause significant resuspension.	Moderate	Not retained because not effective on many of contaminants of concern.
	Phytoremediation	The process of using plants to remove, transfer, stabilize and/or destroy contaminants in soil or sediment.	Can be effective at removing a variety of organic and inorganic compounds from soil/sediment through plant uptake in the plant rhizosphere.	Would require planting of suitable plants for site conditions, or changing of site conditions to accommodate plants (such as the construction of an engineered wetlands). Would not likely be compatible with future industrial and commercial uses.	Moderate	Not retained because incompatible with site conditions.
IN-SITU NATURAL PROCESSES	Natural Attenuation	Naturally occurring physical and biological processes (biodegradation) reduce contaminant concentrations. Process is monitored to verify exposures.	Not effective for soils with high molecular weight PAHs and metals.	Easy to implement. Monitoring of COI concentrations in soil would require long-term monitoring. May require significant timeframe to reach cleanup goals.	Low	Not applicable to site contaminants.

Table 11
Soil Technology Screening
Deschutes County Shooting Range
Redmond, OR

General Response Action	Technology	Description	Screening Criteria			Screening Comments
			Effectiveness	Implementability	Cost	
EX-SITU PHYSICAL/CHEMICAL TREATMENT	Separation	Use of physical means to separate coarser fractions for beneficial reuse of debris or to reduce toxicity prior to further treatment or disposal.	Effective for contaminant reduction, but will not attain RAOs.	Commercial equipment is available for separation (i.e., sieves).	Low to Moderate	Retained as a common element for remedial alternative for possible mass/toxicity reduction prior to disposal.
	Soil Washing	Contaminants are separated from the excavated soil with wash water augmented with additives to help remove contamination.	Most suitable for semi-volatile organics or inorganic contamination. More effective for coarser sediments/soils.	Elutriate would require treatment and disposal, which could significantly increase the overall cost of treatment. Bench-scale testing would be required during design. Air quality standards may be affected by open-air treatment methods.	High	Not retained because more cost-effective and implementable options available.
	Solidification/Stabilization	Contaminants are physically bound or enclosed in a stabilized mass (solidification) or chemical reactions are induced between the stabilizing agent and contaminants to reduce their mobility (stabilization). Methods may include the addition of Portland cement, lime, kiln dust, pozzolan, sorbent clay (i.e., bentonite), and proprietary reagents.	Can be effective at reducing mobility of contaminants (most suitable to inorganics) or solidifying for disposal.	Generally uses proven technologies.	Moderate	Retained as a common element for remedial alternative to stabilize potentially hazardous waste.
EX-SITU BIOLOGICAL TREATMENT	Land Treatment/ Landfarming	Land treatment reduces contaminant concentrations through biological processes. Excavated soil is placed in controlled cells and manipulated as necessary to improve biological conditions (such as by tilling to aerate soil).	Effective at removing some organic contamination from soil, but not likely to address more persistent organics. Does not address metals.	Requires area for soil treatment or transport to an off-site facility. Bench-scale testing would be required to define operating parameters. Air quality standards may be affected by open-air treatment methods.	Moderate	Not retained because does not adequately address all contaminants of concern.
	Composting	Excavated soil is mixed with bulking agents and organic amendments to promote microbial activity.	Effective at removing organic contamination from sediment. Most effective with control of moisture, heat, nutrients, oxygen, and pH to enhance biodegradation. Does not address metals or more persistent organics.	Requires area for soil treatment or transport to an off-site facility. Bench-scale testing would be required to define operating parameters.	Moderate	Not retained because does not adequately address all contaminants of concern.
EX-SITU THERMAL TREATMENT	Incineration	High temperatures are used to combust (in the presence of oxygen) organic constituents in hazardous wastes.	High temperatures result in generally complete decomposition of organic chemicals. Effective across wide range of sediment characteristics. Not effective for metals.	Requires air pollution control device and transport to permitted facility located at distance from site. Involves high energy consumption.	Very High	Significant cost for transportation and treatment. Other less expensive technologies available. Most suitable to high concentrations or highly toxic contamination.
	Thermal Desorption/ Pyrolysis/ Hot Gas Decontamination	Waste soils are heated to either volatilize (desorption and hot gas) or to anaerobically decompose (pyrolysis) organic contaminants. Off-gas is collected and treated.	Effective at removing organic materials from excavated sediment/soil (particularly volatile organics). Pyrolysis generally used for semi-volatiles or pesticide wastes. Does not address metals.	Requires transport to off-site treatment facility. Treatment of chlorinated hydrocarbons difficult (may generate acid in off-gas). Off-gas treatment required.	High	Significant cost for transportation and treatment. Other less expensive technologies available.

Table 12
Cost Estimate – On-Site Disposal: Firing Ranges
Deschutes County Shooting Range
Redmond, OR

Alternative Component	Units	Unit Cost	Extension	Notes
Capital				
Design, Permitting, and Procurement: Range Soil				
Work Plan Preparation	1 LS	\$20,000 /each	\$20,000	For DEQ review and approval
Survey	1 LS	\$0 /each	\$0	Assumes new owner completes
Design	1 LS	\$0 /each	\$0	Assumes new owner completes
Procurement	1 LS	\$0 /each	\$0	Assumes new owner completes
				Assumes new owner obtains construction grading permit and 1200-C
Permitting: Soil Removal	1 LS	\$0 /each	\$0	NPDES Permit
Soil Management Plan/Institutional Controls	1 LS	\$20,000 /each	\$20,000	Professional judgment
Design and Procurement Subtotal			\$40,000	
Construction: Range Soil				
				Assume 10% construction total (excluding tip fees); includes contractor work plans
Mobilization	1 LS	\$129,650 /each	\$129,700	Unit rate from recent subcontract
Utility Locating	8 hr	\$70 /hr	\$600	From Means, for berm area only
Erosion Control	8,718 lf	\$1.06 /foot	\$9,300	25 x 60 rock construction entrance
Construction Entrance	1 LS	\$1,500 /each	\$1,500	Means
Survey Control	1 LS	\$7,500 /each	\$7,500	Water truck/driver (Means); pump water from onsite well
Dust Control	30 day	\$400 /day	\$12,000	Minor clearing at edges of range areas
Site Clearing (unforested)	1.0 LS	\$5,000 /each	\$5,000	Means for excavation and hauling
Soil Excavation and Transport to Berm	43,023 cy	\$4 /cy	\$172,100	Means
Place and Compact: Berm	43,023 cy	\$6 /cy	\$258,200	Means
Berm Cover - Crushed Rock	16,134 cy	\$42 /cy	\$680,100	Means
Purchase/Deliver Topsoil: Berm	5,378 cy	\$20 /cy	\$109,000	Means: For berm slopes, assume 25% area of berm
Jute Mat: Berm Slope	5,378 sy	\$1.64 /sy	\$8,900	Grade removal areas flat.
Restoration: Grade Removal Areas	11 acre	\$500 /ac	\$5,600	Professional judgment
Re-Vegetation: Range Removal Areas	11.0 ac	\$1,000 /ac	\$11,100	Temporary system for vegetation
Temporary Irrigation System Installation	11.0 ac	\$1,000 /ac	\$11,100	Irrigate 1"/week, assumes pumped from onsite well
First Year of Irrigation	9 months	\$500 /month	\$4,500	Assume 10% of construction - professional judgment
Overhead, bonding, insurance	1 LS	\$129,650 /each	\$129,700	
Construction Subtotal			\$1,427,000	
Oversight and Reporting: Range Soil				
Construction Management	15 day	\$500 /day	\$7,500	Professional judgment
Construction Oversight	30 day	\$1,500 /day	\$45,000	Assume 15 cy trucks, 10 minutes per truck, 8 hour days, plus prep
Report	1 LS	\$20,000 /each	\$20,000	Professional judgment
Agency Oversight (DEQ)	20 %	\$112,500 /each	\$22,500	Assumed 20% of engineering costs
Oversight and Reporting Subtotal			\$95,000	
Long-Term (Net Present Value)				
				Assume net discount rate of 2.5% for present-worth calculations.
Plant Inspection and Replacement/Control (Yr 1-5)	5 yr	\$1,000 /yr	\$4,700	Professional judgment
Agency Oversight (DEQ)	10 %	\$4,700 /each	\$500	Assumed 10% of engineering costs
Long-Term Subtotal (Net Present Value)			\$5,000	
Contingency				
Contingency	15 %	\$1,567,000	\$236,000	Professional judgment
Total			Total	\$1,810,000

Notes:

- 1) Means - 2014 RS Means Online Cost Estimating

Table 13
Cost Estimate – On-Site Disposal: Disposal Area
Deschutes County Shooting Range
Redmond, OR

Alternative Component	Units	Unit Cost	Extension	Notes
Capital				
Design, Permitting, and Procurement: Landfill Soil and Trench Sludge				
Work Plan Preparation	1 LS	\$20,000 /each	\$20,000	For DEQ review and approval
Cultural Resources Survey	1 LS	\$10,000 /each	\$10,000	
Survey	1 LS	\$10,000 /each	\$10,000	
Design	1 LS	\$10,000 /each	\$10,000	
Procurement	1 LS	\$5,000 /each	\$5,000	
Permitting	1 LS	\$10,000 /each	\$10,000	Obtain DEQ solid waste letter, construction grading permit, NPDES 1200-C
Design and Procurement Subtotal			\$65,000	
Construction: Landfill Rubbish and Debris, Trench soil				
Mobilization	1 LS	\$229,840 /each	\$229,900	Assume 10% construction total (excluding tip fees); includes contractor work plans
Utility Locating	8 hr	\$70 /hr	\$600	Unit rate from recent subcontract
Erosion Control	2,494 lf	\$1.06 /foot	\$2,700	Silt fence around landfill perimeters, with 10% additional for working space
Construction Entrance	1 LS	\$1,500 /each	\$1,500	25 x 60 rock construction entrance
Survey Control	1 LS	\$10,000 /each	\$10,000	Professional judgment
Dust Control	30 day	\$400 /day	\$12,000	Water truck/driver (Means); pump water from onsite well
Site Clearing (unforested)	1.0 LS	\$5,000 /each	\$5,000	Minor clearing within landfill
Disposal Area Excavation and Transport to Berm	77,326 cy	\$8 /cy	\$618,700	Means for excavation and hauling
Place and Compact: Berm	77,326 cy	\$6 /cy	\$464,000	Means
Berm Cover - Crushed Rock	21,748 cy	\$42 /cy	\$916,700	Means
Purchase/Deliver Topsoil: Berm	7,249 cy	\$20 /cy	\$146,900	Means
Jute Mat	28,997 sy	\$1.64 /sy	\$47,600	Means: For berm slopes, assume 25% area of berm
Excavation: Trench Sludge Soil	10 cy	\$3 /cy	\$100	Excavation from Means
Transport: Trench Sludge Soil	10 cy	\$25 /cy	\$300	Transport to Knott Landfill, 25 miles each way
Landfill Tip Fee: Trench Sludge Soil	15 ton	\$30 /ton	\$500	
Restoration: Grade Removal Areas	7.4 acre	\$500 /ac	\$52,500	Grade removal areas flat.
Re-Vegetation: Landfill Removal Area	7.4 ac	\$1,000 /ac	\$7,400	Professional judgment
Temporary Irrigation System Installation	7.4 ac	\$1,000 /ac	\$7,400	Temporary system for vegetation
First Year of Irrigation	9 months	\$500 /month	\$4,500	Irrigate 1"/week, assumes pumped from onsite well
Overhead, Bonding, Insurance	1 LS	\$229,840 /each	\$229,900	Assume 10% of construction - professional judgment
Construction Subtotal			\$2,759,000	
Oversight and Reporting: Landfill Soil and Trench Sludge				
Construction Management	15 day	\$500 /day	\$7,500	Professional judgment
Engineering Oversight	30 day	\$1,500 /day	\$45,000	Assume 15 cy trucks, 10 minutes per truck, 8 hour days, plus prep
Report	1 LS	\$20,000 /each	\$20,000	Professional judgment
Agency Oversight (DEQ)	20 %	\$102,500 /each	\$20,500	Assumed 20% of engineering costs
Oversight and Reporting Subtotal			\$93,000	
Long-Term (Net Present Value)				
Plant Inspection and Replacement/Control (Yr 1-5)	5 yr	\$1,000 /yr	\$4,700	Completed as part of selected alternative
Agency Oversight (DEQ)	10 %	\$4,700 /each	\$500	Assumed 10% of engineering costs
Long-Term Subtotal (Net Present Value)			\$5,200	
Contingency				
Contingency	15 %	\$2,922,200	\$439,000	Professional judgment
Total			Total \$3,370,000	

Notes:

- 1) Means - 2014 RS Means Online Cost Estimating

Table 14
Cost Estimate – Off-Site Disposal: Firing Ranges
Deschutes County Shooting Range
Redmond, OR

Alternative Component	Units	Unit Cost	Extension	Notes
Capital				
Design, Permitting, and Procurement: Range Soil				
Work Plan Preparation	1 LS	\$20,000 /each	\$20,000	For DEQ review and approval
Survey	1 LS	\$0 /each	\$0	Assumes new owner completes
Design	1 LS	\$0 /each	\$0	Assumes new owner completes
Procurement	1 LS	\$0 /each	\$0	Assumes new owner completes
Permitting	1 LS	\$2,500 /each	\$2,500	Obtain soil disposal permit, construction compelled under project grading permit
Design and Procurement Subtotal			\$23,000	
Construction: Range Soil				
Mobilization	1 LS	\$122,750 /each	\$122,800	Assume 10% construction total (excluding tip fees); includes contractor work plans
Utility Locating	8 hr	\$70 /hr	\$600	Unit rate from recent subcontract
Erosion Control	6,706 lf	\$1.06 /foot	\$7,200	Silt fence around range floor removal perimeters, with 10% additional for working space
Construction Entrance	1 LS	\$1,500 /each	\$1,500	25 x 60 rock construction entrance
Survey Control	1 LS	\$7,500 /each	\$7,500	Means
Dust Control	30 day	\$400 /day	\$12,000	Water truck/driver (Means); pump water from onsite well
Site Clearing (unforested)	1.0 LS	\$5,000 /each	\$5,000	Minor clearing at edges of range areas
Soil Excavation	43,023 cy	\$2 /cy	\$86,100	Excavation and Load from Means
Soil Transport	43,023 cy	\$25 /cy	\$1,075,600	Transport to Knott Landfill, 25 miles each way
Soil Landfill Tip Fee	64,535 ton	\$35 /ton	\$2,258,800	Assume 1.5 ton/cy for non-hazardous soil disposal at Knott Landfill
Restoration: Grade Removal Areas	11 ac	\$500 /ac	\$5,500	Grade removal areas flat.
Re-Vegetation: Range Removal Areas	11 ac	\$1,000 /ac	\$11,000	Professional judgment
Temporary Irrigation System Installation	11 ac	\$1,000 /ac	\$11,000	Temporary system for vegetation
First Year of Irrigation	9 months	\$500 /month	\$4,500	Irrigate 1"/week, assumes pumped from onsite well
Overhead, bonding, insurance	1 LS	\$122,750 /each	\$122,800	Assume 10% of construction - professional judgment
Construction Subtotal			\$3,732,000	
Oversight and Reporting: Range Soil				
Construction Management	15 day	\$500 /day	\$7,500	Professional judgment
Engineering Oversight	45 day	\$1,500 /day	\$67,500	Assume 15 cy trucks, 10 minutes per truck, 8 hour days, plus prep
Report	1 LS	\$20,000 /each	\$20,000	Professional judgment
Agency Oversight (DEQ)	20 %	\$117,500 /each	\$23,500	Assumed 20% of engineering costs
Oversight and Reporting Subtotal			\$119,000	
Long-Term (Net Present Value)				Assume net discount rate of 2.5% for present-worth calculations.
Long-Term Subtotal (Net Present Value)			\$0	
Contingency				
Contingency	15 %	\$3,874,000	\$582,000	Professional judgment
Total			Total \$4,460,000	

Notes:

- 1) Means - 2014 RS Means Online Cost Estimating

Table 15
Cost Estimate – Off-Site Disposal: Disposal Area
Deschutes County Shooting Range
Redmond, OR

Alternative Component	Units	Unit Cost	Extension	Notes
Capital				
Design, Permitting, and Procurement: Landfill Soil and Trench Sludge				
Work Plan Preparation	1 LS	\$20,000 /each	\$20,000	For DEQ review and approval
Cultural Resources Survey	1 LS	\$10,000 /each	\$10,000	
Survey	1 LS	\$10,000 /each	\$10,000	
Design	1 LS	\$10,000 /each	\$10,000	
Procurement	1 LS	\$5,000 /each	\$5,000	
Permitting	1 LS	\$10,000 /each	\$10,000	Obtain soil disposal permit, construction grading permit, NPDES 1200-C
Design and Procurement Subtotal			\$65,000	
Construction: Landfill Rubbish and Debris, Trench soil				
Mobilization	1 LS	\$218,980 /each	\$219,000	Assume 10% construction total (excluding tip fees); includes contractor work plans
Utility Locating	8 hr	\$70 /hr	\$600	
Erosion Control	2,267 lf	\$1.06 /foot	\$2,500	Unit rate from recent subcontract
Construction Entrance	1 LS	\$1,500 /each	\$1,500	Silt fence around landfill perimeters, with 10% additional for working space
Survey Control	1 LS	\$7,500 /each	\$7,500	25 x 60 rock construction entrance
Dust Control	30 day	\$400 /day	\$12,000	Professional judgment
Site Clearing (unforested)	1.0 LS	\$5,000 /each	\$5,000	Water truck/driver (Means); pump water from onsite well
Excavation and Load	77,326 cy	\$2 /cy	\$154,700	Minor clearing within landfill
Transport	77,326 cy	\$25 /cy	\$1,933,200	Excavation and Load from Means
Landfill Tip Fee: Rubbish and Debris	38,663 ton	\$35 /ton	\$1,353,300	Transport to Knott Landfill, 25 miles each way
Excavation: Trench Sludge Soil	10 cy	\$3 /cy	\$100	Assume 0.5 ton/cy for rubbish, based on internet search, with disposal at Knott Landfill
Transport: Trench Sludge Soil	10 cy	\$25 /cy	\$300	Excavation from Means
	ton	/ton	\$600	Transport to Knott Landfill, 25 miles each way
Landfill Tip Fee: Trench Sludge Soil	15	\$35		Assume 0.5 ton/cy for garbage and rubbish, based on internet search, with disposal at Knott Landfill
Restoration: Grade Removal Areas	7.4 acre	\$500 /ac	\$52,500	Grade removal areas flat.
Re-Vegetation: Landfill Removal Area	7.4 ac	\$1,000 /ac	\$7,400	Professional judgment
Temporary Irrigation System Installation	7.4 ac	\$1,000 /ac	\$7,400	Temporary system for vegetation
First Year of Irrigation	9 months	\$500 /month	\$4,500	Irrigate 1"/week, assumes pumped from onsite well
Overhead, Bonding, Insurance	1 LS	\$218,980 /each	\$219,000	Assume 10% of construction - professional judgment
Construction Subtotal			\$3,982,000	
Oversight and Reporting: Landfill Soil and Trench Sludge				
Construction Management	30 day	\$500 /day	\$15,000	Professional judgment
Engineering Oversight	90 day	\$1,500 /day	\$135,000	
Report	1 LS	\$20,000 /each	\$20,000	Professional judgment
Agency Oversight (DEQ)	20 %	\$200,000 /each	\$40,000	Assumed 20% of engineering costs
Oversight and Reporting Subtotal			\$210,000	
Long-Term (Net Present Value)			Completed as part of selected alternative	
Long-Term Subtotal (Net Present Value)			\$0	
Contingency				
Contingency	15 %	\$4,257,000	\$639,000	Professional judgment
Total			Total \$4,900,000	

Notes:

- 1) Means - 2014 RS Means Online Cost Estimating

Table 16
Comparative Evaluation of Alternatives
Deschutes County Shooting Range
Redmond, OR

Release Area Alternative	Protective	Balancing Factors												Score	Rank			
		Effectiveness			Long-Term Reliability			Implementability			Implementation Risk					Reasonableness of Cost		
		A	B	C	A	B	C	A	B	C	A	B	C	A	B	C		
A) No Action	No		-	-		-	-		+	+		-	-		+	+	-2	na
B) Excavation and On-site Disposal	Yes	+		0	+		0	-		0	-		+	-		+	1	1
C) Excavation and Off-site Disposal	Yes	+	0		+	0		-	0		-	-		-	-		-3	2

Notes:

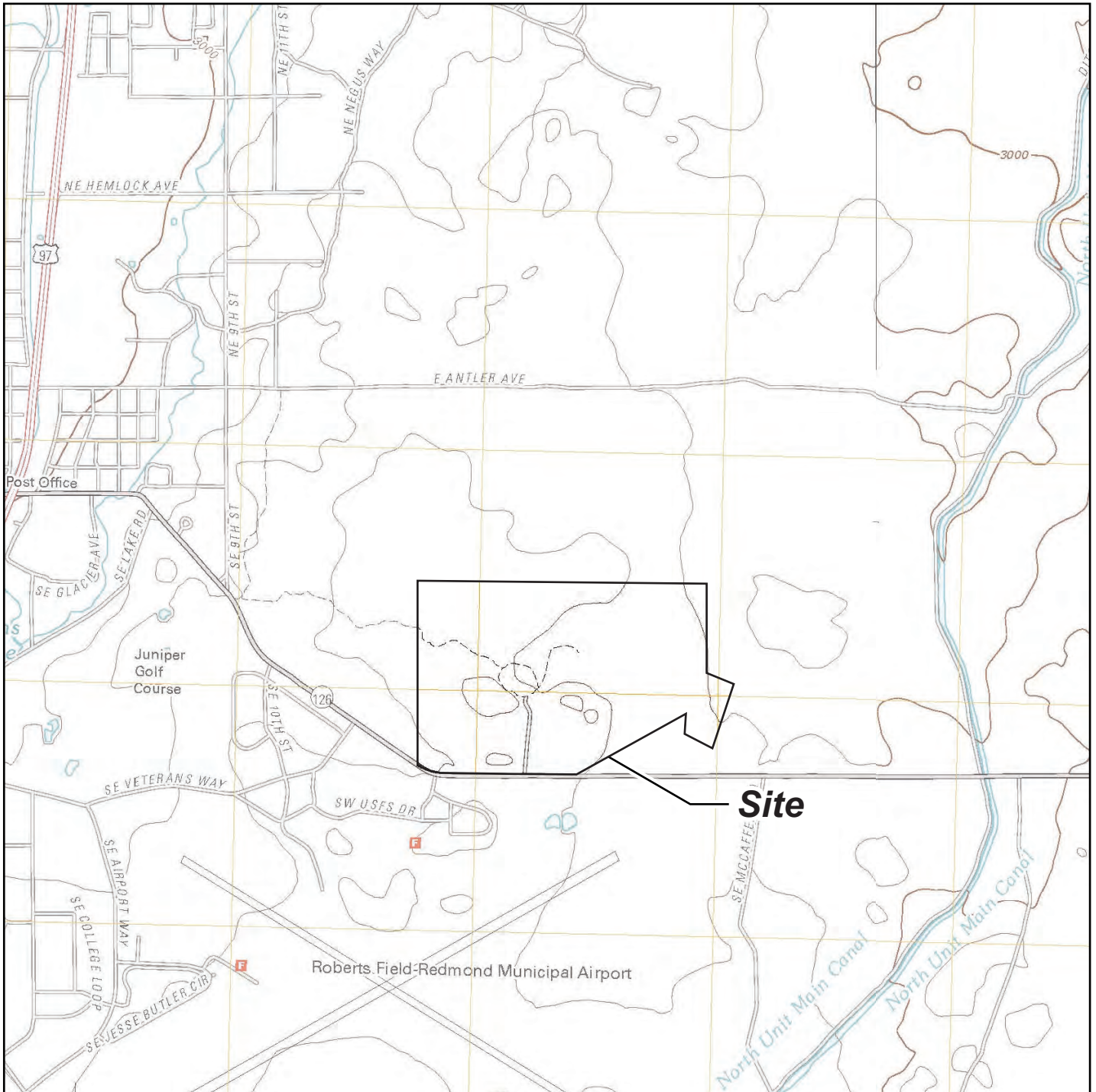
+ = The alternative is favored over the compared alternative (score=1)

0 = The alternative is equal with the compared alternative (score=0)

- = The alternative is less favorable than the compared alternative (score=-1)

na = Not protective, therefore not ranked

Technology A		B	C
Technology B	A		C
Technology C	A	B	



Note: Base map prepared from USGS 7.5-minute quadrangles of Redmond and O'Neil, OR, dated 2011 as provided by USGS.gov.

0 2,000 4,000
Approximate Scale in Feet



Site Location Map

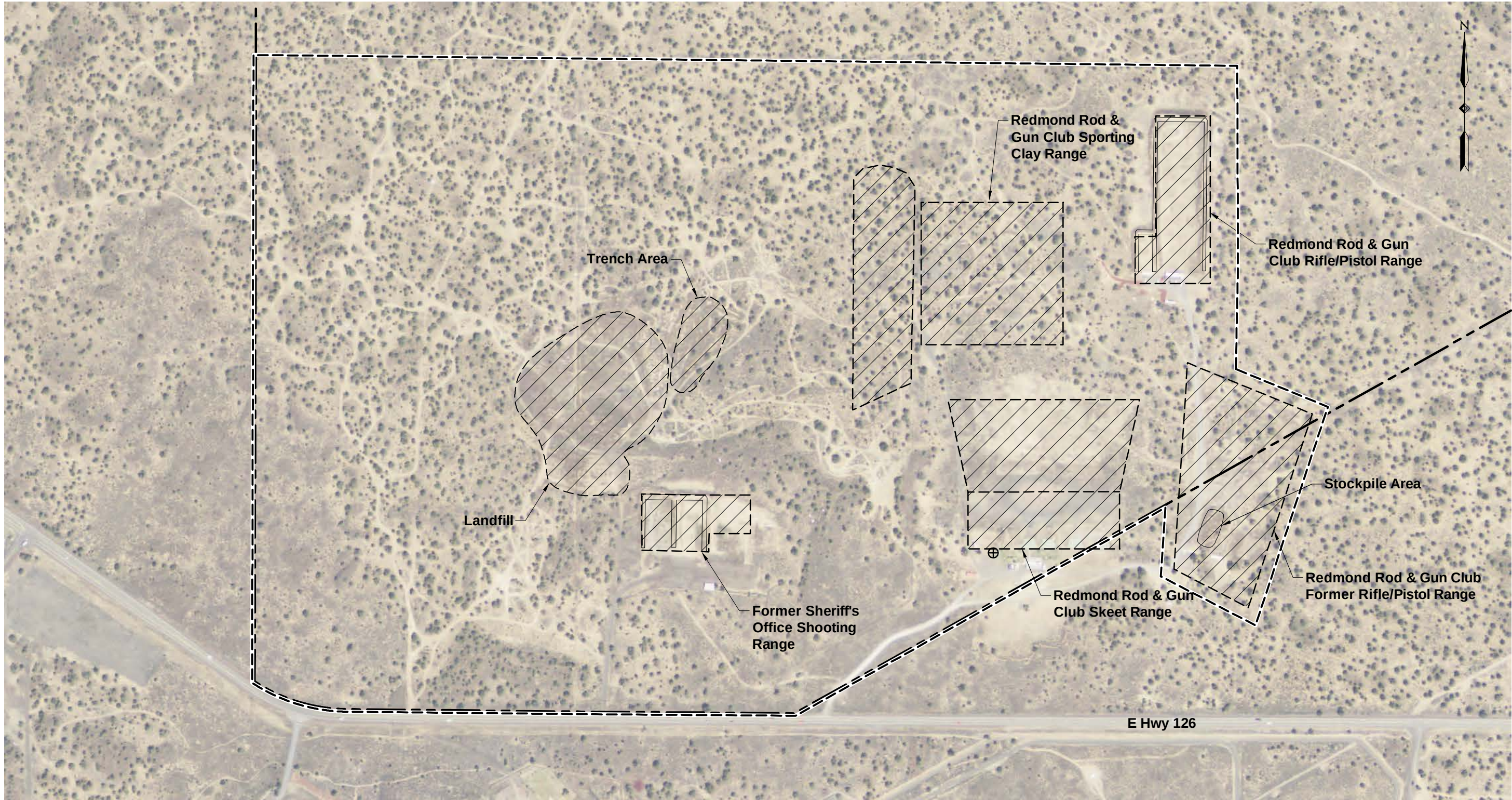
Feasibility Study
Deschutes County Shooting Range Property
Deschutes County, Oregon



Apex Companies, LLC
3015 SW First Avenue
Portland, Oregon 97201

Project Number	2112-05
November 2018	

Figure
1

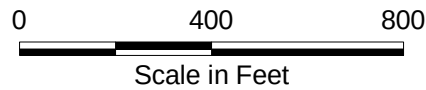


Legend:

- Site Feature
- Taxlot Boundary
- Site Boundary
- ⊕ Production Well (Not in Use)

Sources:

- 1) Tax Lots from Deschutes County.
- 2) Aerial from Nationalmap.gov. Aerial dated 6-10-2012.



Site Vicinity Plan

Feasibility Study
Deschutes County Shooting Range Property
Deschutes County, Oregon



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Portland, Oregon 97201

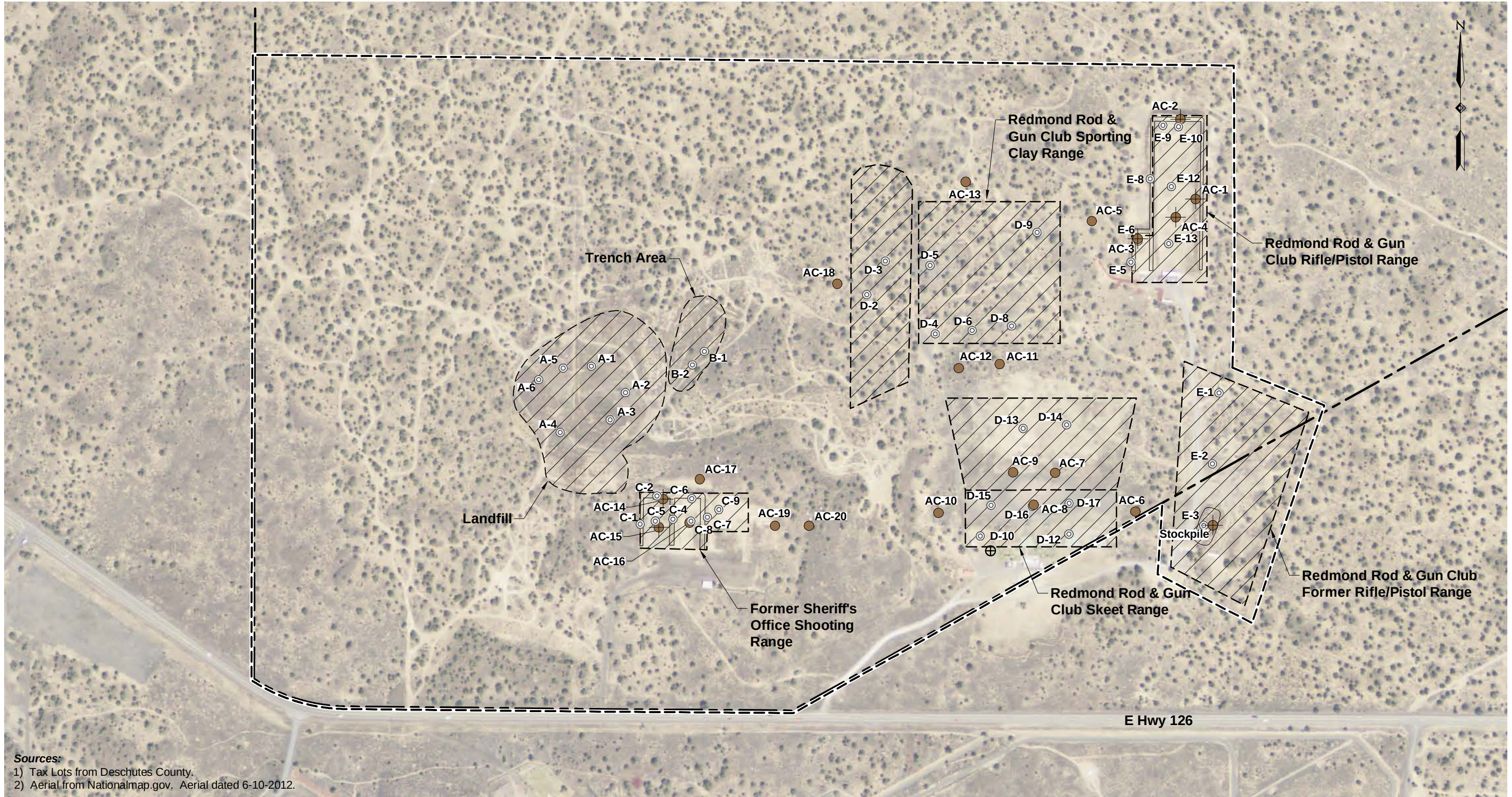
Project Number

2112-05

May 2020

Figure

2



Legend:

MW-9 ⊙ Sample Location
(Targeted Brownfield Assessment, 2009)

AC-5 ● Soil Sample Location
(Data Gap Assessment, 2014)

AC-1 ⊕ Leachability Evaluation Soil Sample Location
(Data Gap Assessment, 2014)

--- Taxlot Boundary

--- Site Boundary

▨ Site Feature

⊕ Production Well (Not in Use)

0 400 800
Scale in Feet

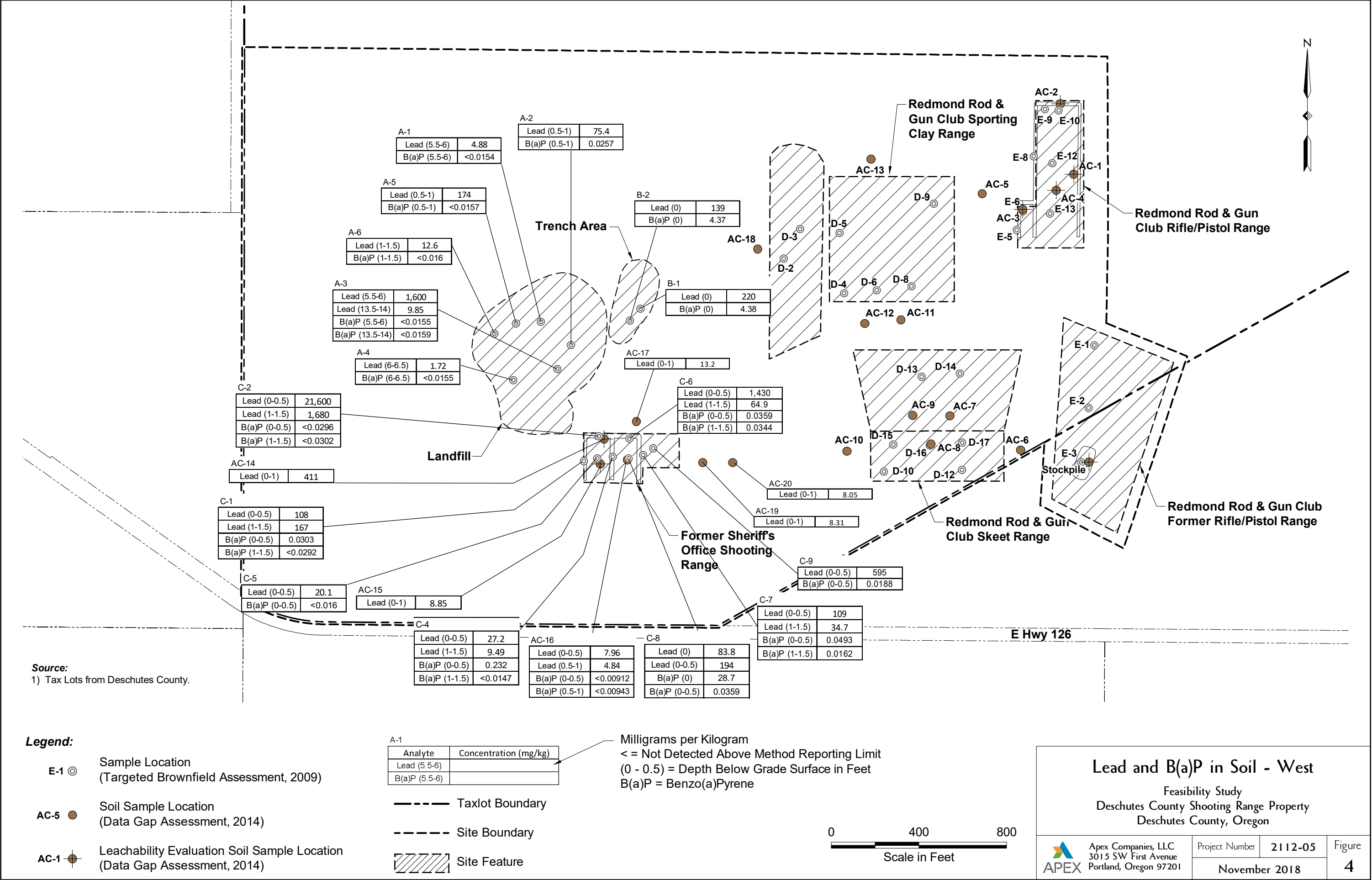
Sampling Locations

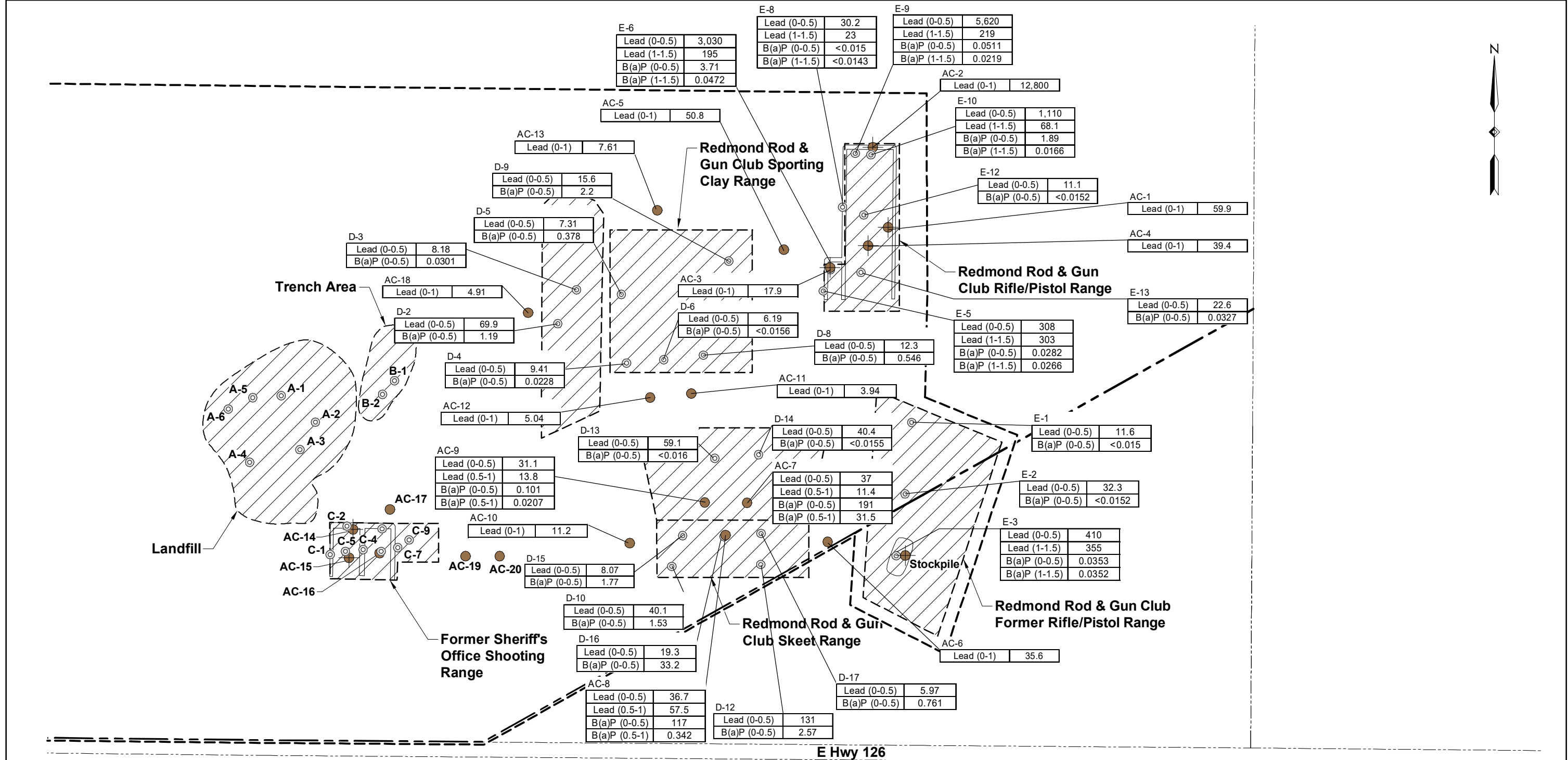
Feasibility Study
Deschutes County Shooting Range Property
Deschutes County, Oregon

APEX Apex Companies, LLC
3015 SW First Avenue
Portland, Oregon 97201

Project Number 2112-05
May 2020

Figure
3





Source:
1) Tax Lots from Deschutes County.

Legend:

- E-1 Sample Location
(Targeted Brownfield Assessment, 2009)
- AC-5 Soil Sample Location
(Data Gap Assessment, 2014)
- AC-1 Leachability Evaluation Soil Sample Location
(Data Gap Assessment, 2014)

A-1	
Analyte	Concentration (mg/kg)
Lead (5.5-6)	
B(a)P (5.5-6)	

----- Taxlot Boundary

----- Site Boundary

Site Feature

Milligrams per Kilogram
< = Not Detected Above Method Reporting Limit
(0 - 0.5) = Depth Below Grade Surface in Feet
B(a)P = Benzo(a)Pyrene

0 400 800
Scale in Feet

Lead and B(a)P in Soil - East

Feasibility Study

Deschutes County Shooting Range Property

Deschutes County, Oregon

Apex Companies, LLC

3015 SW First Avenue

Portland, Oregon 97201

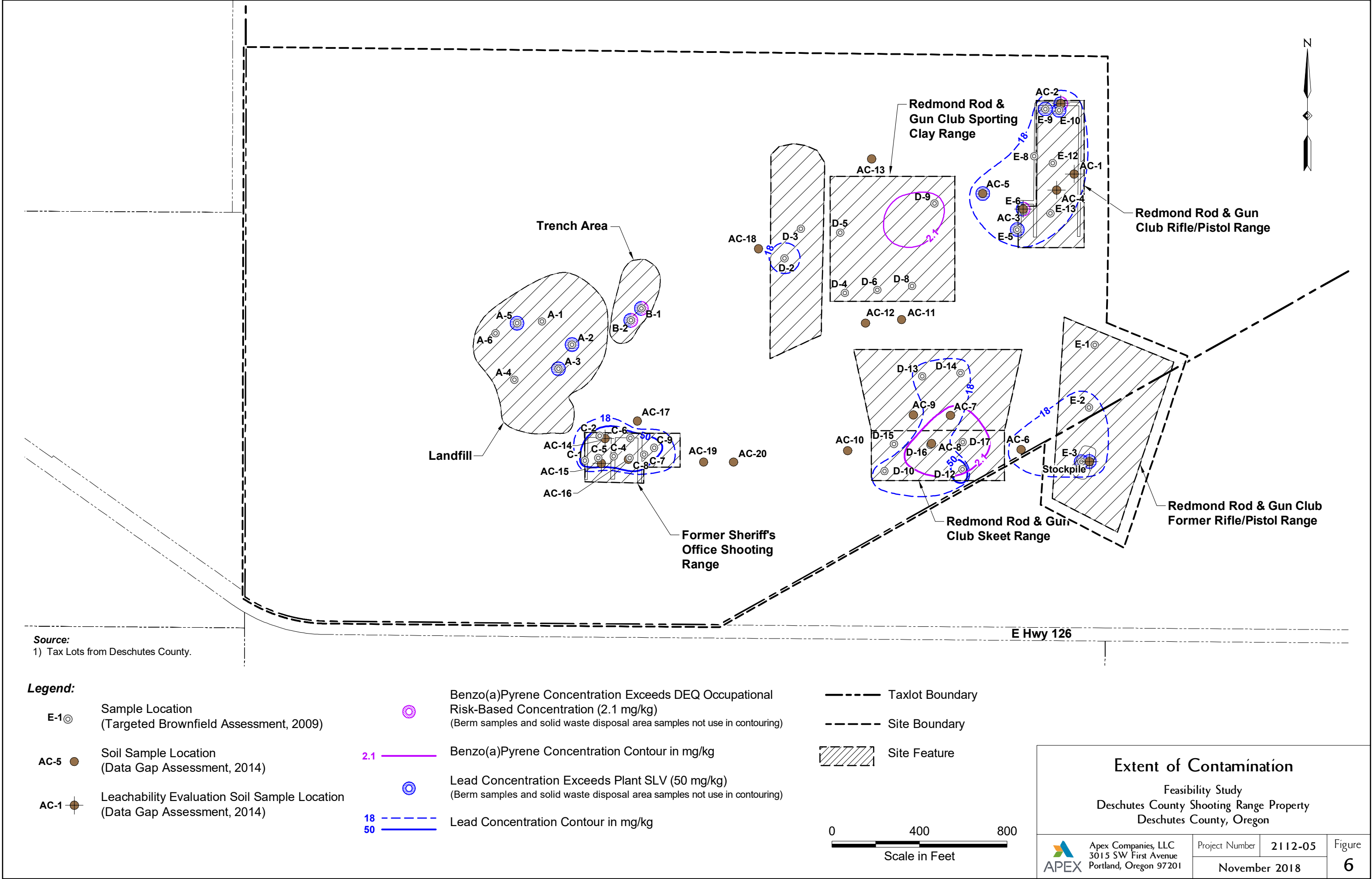
Project Number

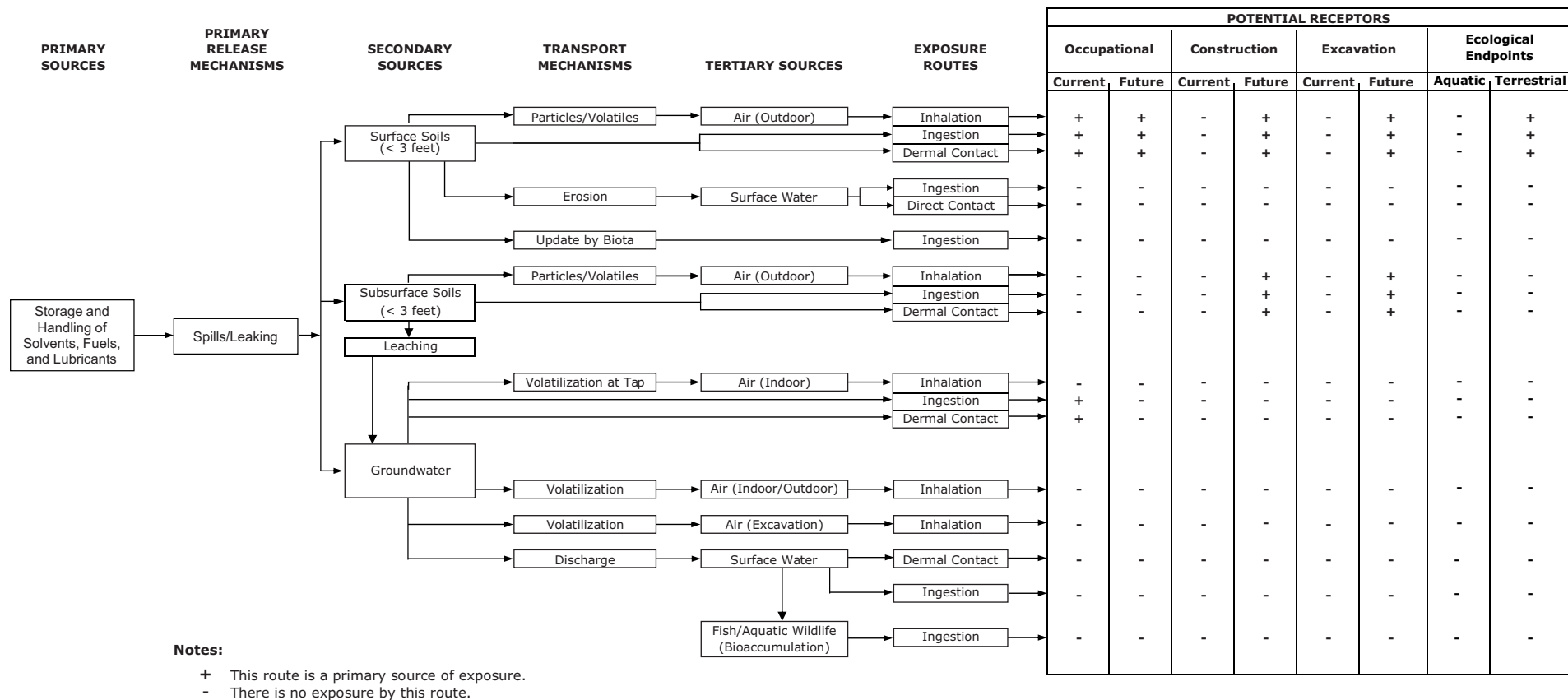
2112-05

November 2018

Figure

5

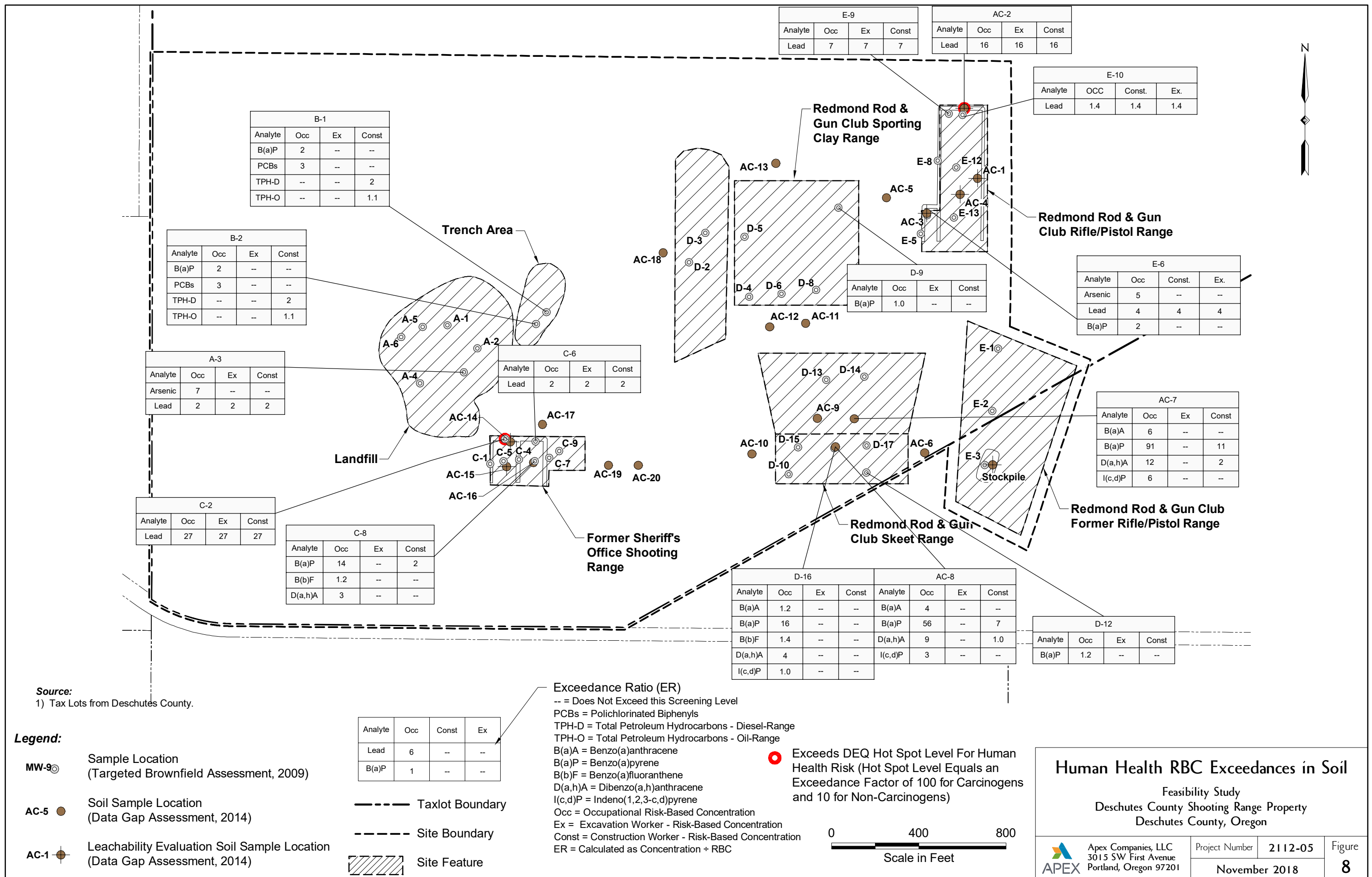


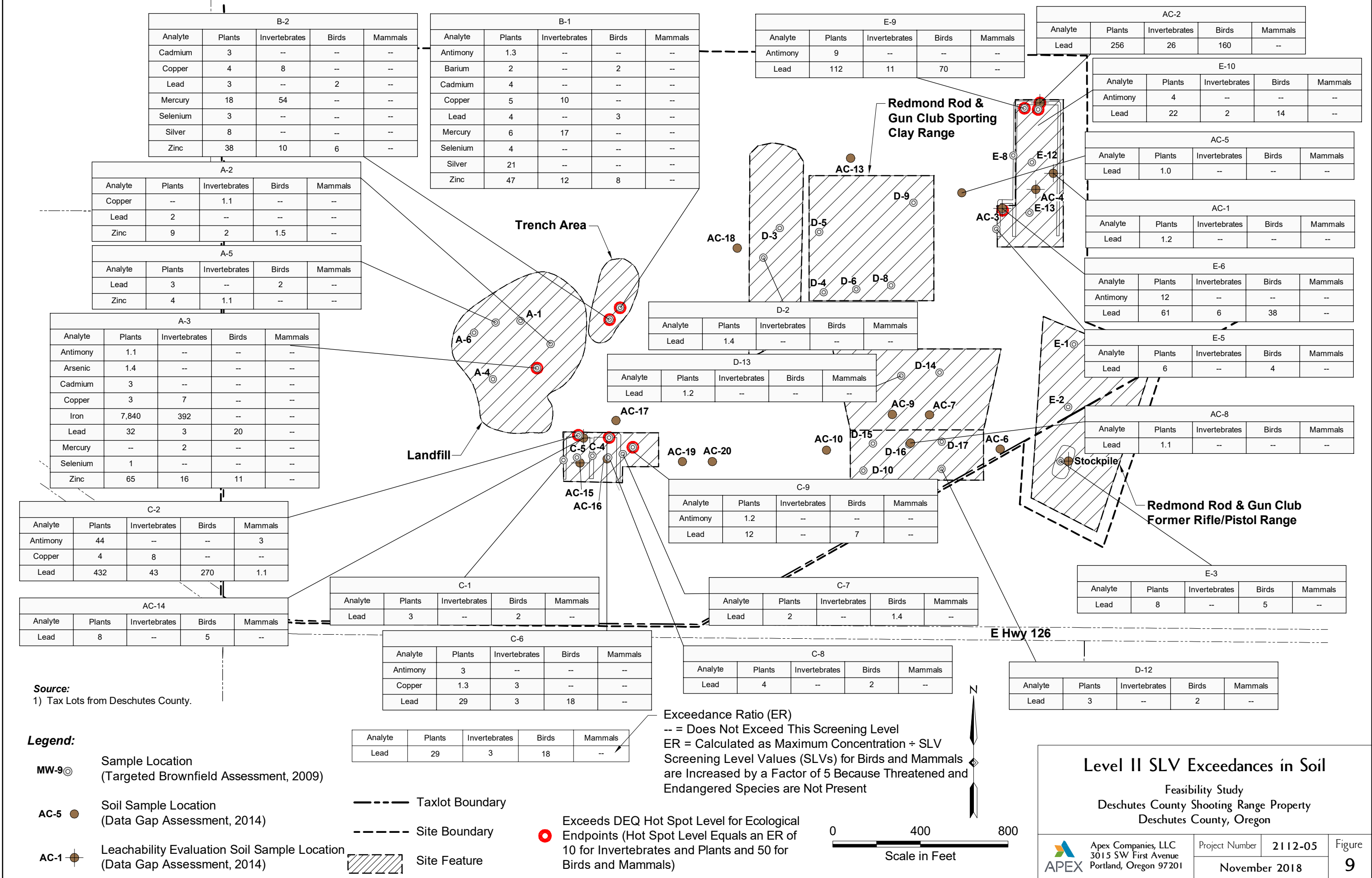


Conceptual Site Model

Feasibility Study
Deschutes County Shooting Range Property
Deschutes County, Oregon

 Apex Companies, LLC 3015 SW First Avenue Portland, Oregon 97201	Project Number	2112-05	Figure 7
	November 2018		





Appendix A

Area and Volume Calculations

Table A-1
Area and Volume Calculations
Deschutes County Shooting Range
Redmond, OR

Sheriff's Range

Berms

	West wall	Central wall	East wall	North wall	
L	205	200	215	245	
W	12	19	18	22	Total Area
Area	7875.842812	9935.793879	10646.2998	14568.74737	43026.68 square feet
H	15	16	17	20	Total Volume
Volume	36900	60800	65790	107800	271290 cubic feet 10048 cubic yards

Floor

	Floor	C-9 Area	
L	245	178	
W	215	157	Total area
Area	52675	27946	80621 square feet
Depth	1	1	Total
Volume	52675	27946	80621 cubic feet 2986 cubic yards

Rifle/Pistol Range

Berms

	West wall	Central wall	East wall	Northwall 1	Northwall 2	
L	160	610	605	70	200	
W	14	15	12	17	17	
Area	5159.844959	20740	17450.8682	2761.231609	9068.627	55180.57
H	8	8	8	10	15	Total Volume
Volume	17920	73200	58080	11900	51000	212100 cubic feet 7856 cubic yards

Stockpile

L	150		
W	75		
Area	11250		
% of Total	0.7	0.3	
Depth	5	15	Total Volume
Volume	39375	50625	90000 cubic feet 3333 cubic yards

Floor Rifle/Pistol range

	west range	east range	
L	70	200	
W	160	605	Total Area
Area	11200	121000	132200
Depth	1	1	Total volume
	11200	121000	132200 cubic feet 4896 cubic yards

Appendix B

Field Procedures, QA Review, Laboratory Data

Appendix B – QA/QC Review

This appendix documents the results of a quality assurance/quality control (QA/QC) review of the analytical data for samples collected in July 2014 at the Deschutes County Shooting Range Property. Soil samples were analyzed by Apex Labs of Tigard, Oregon. This QA/QC review applies to the laboratory report listed below. A copy of the analytical laboratory report is included in this appendix.

Report	Report Date	Sampling Event
A4F0482	August 18, 2014	Soil Samples

The QA/QC review included examination and validation of the laboratory summary reports, including:

- Analytical methods;
- Detection limits;
- Sample holding times;
- Surrogates, spikes, and blanks; and
- Sample replicates and other field quality assurance samples.

The QA review did not include a review of raw data.

1.0 Analytical Methods

Chemical analyses on soil samples consisted of the following:

- Lead using EPA 6020 (both total lead and leachable lead); and
- Polycyclic aromatic hydrocarbons (PAHs) using EPA 8270 SIM.

2.0 Quality Assurance Review

The following criteria were evaluated in the standard data quality review process:

- Holding times;
- Method blanks;
- Surrogate recoveries;
- Laboratory control sample/laboratory control sample duplicate (LCS/LCSD) recoveries;
- Matrix spike/matrix spike duplicate (MS/MSD) recoveries; and
- Laboratory duplicate and relative percent difference (RPD).

Based on this review, data are considered to be of acceptable quality and are suitable for their intended purposes.

Appendix B – QA/QC Review

Holding Times. Samples were analyzed within the holding times specified for each analysis method.

Method Blanks. A method – or laboratory – blank is a sample prepared in the laboratory along with the actual samples and analyzed for the same parameters at the same time. It is used to assess if detected contaminants may be the result of contamination of the samples in the laboratory. Lead was detected in a method blank at a concentration that was below the method reporting limit (MRL). The QA sample was flagged as B-02 in the laboratory report. Since the detection was below the MRL and other QA criteria were met, the data were not qualified.

Detection Limits. The reporting limits were consistent with method standards, unless raised as needed for dilution for samples with high analyte concentrations.

Surrogate Recovery. Surrogates are organic compounds that are similar in chemical composition to the analytes of interest and spiked into environmental and batch QC samples prior to sample preparation and analysis. Surrogate recoveries for environmental samples are used to evaluate matrix interference on a sample-specific basis. Surrogate recoveries were within quality control limits.

Laboratory Control Sample. LCS are analyzed by the laboratory to assess the accuracy of the analytical equipment. An LCS sample is prepared from an analyte-free matrix that is then spiked with known levels of the constituents of interest (i.e., a standard). The concentrations are measured and the results are compared to the known spiked levels. This comparison is expressed as percent recovery. Percent recoveries of the LCS were within control limits.

Laboratory Control Sample Duplicate. In addition, a second laboratory control sample (i.e., the LCSD) is prepared as above and analyzed. This is compared to the initial laboratory control sample to assess the precision of the analytical method (i.e., RPD).

Matrix Spike and Matrix Spike Duplicate Analyses. MS/MSD analysis involves two aliquots of an environmental sample that are spiked with known concentrations of target analytes. The percent recovery of the target analytes also has statistical control limits. These analyses are used to assess the potential for matrix interference with recovery or detection of the constituents of interest and the accuracy of the determination. The RPD between the MS and MSD is calculated. Percent recoveries of the MS/MSD analyses were generally within control limits, with the exception of:

- The MS RPDs were outside control limits (71% compared to 75 – 125% limit) because of a non-homogeneous sample matrix. Since other QA criteria were met, the data were not qualified.

Laboratory Duplicate. A laboratory duplicate is a second analysis of the QA/QC sample, which serves as an internal check on laboratory quality as well as potential variability of the sample matrix. The laboratory duplicate is analyzed and compared to the primary sample analysis to assess the precision of the analytical method. This comparison can be expressed by the RPD between the original and duplicate samples. The

Appendix B – QA/QC Review

laboratory duplicate RPDs were outside control limits (56% compared to 40% limit) because of a non-homogeneous sample matrix. Since other QA criteria were met, the data were not qualified.

Calibration. Analyte concentrations were within the established calibration range for the analytes.

Conclusion. In conclusion, the QA objectives have been met, and the data are of sufficient quality for use in this project.

Apex Labs

12232 S.W. Garden Place
Tigard, OR 97223
503-718-2323 Phone
503-718-0333 Fax

Monday, August 18, 2014

John Foxwell
Apex Companies, LLC
3015 SW First Avenue
Portland, OR 97201

RE: Deschutes County - Gun Club / 2112-01.002

Enclosed are the results of analyses for work order A4F0482, which was received by the laboratory on 6/19/2014 at 11:25:00AM.

Thank you for using Apex Labs. We appreciate your business and strive to provide the highest quality services to the environmental industry.

If you have any questions concerning this report or the services we offer, please feel free to contact me by email at: DAuvil@apex-labs.com, or by phone at 503-718-2323.

Apex Laboratories



The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Darrell Auvil For Darwin Thomas, Business Development Director

Apex Companies, LLC
3015 SW First Avenue
Portland, OR 97201

Project: Deschutes County - Gun Club
Project Number: 2112-01.002
Project Manager: John Foxwell

Reported:
08/18/14 17:05

ANALYTICAL REPORT FOR SAMPLES

SAMPLE INFORMATION

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
AC-1	A4F0482-01	Soil	06/16/14 09:45	06/19/14 11:25
AC-2	A4F0482-02	Soil	06/16/14 09:25	06/19/14 11:25
AC-3	A4F0482-03	Soil	06/16/14 09:40	06/19/14 11:25
AC-4	A4F0482-04	Soil	06/16/14 09:50	06/19/14 11:25
AC-5	A4F0482-05	Soil	06/16/14 10:05	06/19/14 11:25
AC-6	A4F0482-06	Soil	06/16/14 10:40	06/19/14 11:25
AC-7 (0-6)	A4F0482-07	Soil	06/16/14 11:00	06/19/14 11:25
AC-7 (6-12)	A4F0482-08	Soil	06/16/14 11:05	06/19/14 11:25
AC-8 (0-6)	A4F0482-09	Soil	06/16/14 11:15	06/19/14 11:25
AC-8 (6-12)	A4F0482-10	Soil	06/16/14 11:20	06/19/14 11:25
AC-9 (0-6)	A4F0482-11	Soil	06/16/14 11:25	06/19/14 11:25
AC-9 (6-12)	A4F0482-12	Soil	06/16/14 11:30	06/19/14 11:25
AC-10	A4F0482-13	Soil	06/16/14 11:40	06/19/14 11:25
AC-11	A4F0482-14	Soil	06/16/14 12:05	06/19/14 11:25
AC-12	A4F0482-15	Soil	06/16/14 11:20	06/19/14 11:25
AC-13	A4F0482-16	Soil	06/16/14 12:30	06/19/14 11:25
AC-14	A4F0482-17	Soil	06/16/14 13:20	06/19/14 11:25
AC-15	A4F0482-18	Soil	06/16/14 13:35	06/19/14 11:25
AC-16 (0-6)	A4F0482-19	Soil	06/16/14 13:50	06/19/14 11:25
AC-16 (6-12)	A4F0482-20	Soil	06/16/14 13:55	06/19/14 11:25
AC-17	A4F0482-21	Soil	06/16/14 14:00	06/19/14 11:25
AC-18	A4F0482-22	Soil	06/16/14 14:15	06/19/14 11:25
AC-19	A4F0482-23	Soil	06/16/14 14:25	06/19/14 11:25
AC-20	A4F0482-24	Soil	06/16/14 14:35	06/19/14 11:25
Stockpile	A4F0482-25	Soil	06/16/14 09:15	06/19/14 11:25

Apex Laboratories



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Apex Companies, LLC
3015 SW First Avenue
Portland, OR 97201

Project: Deschutes County - Gun Club
Project Number: 2112-01.002
Project Manager: John Foxwell

Reported:
08/18/14 17:05

ANALYTICAL SAMPLE RESULTS

Polyaromatic Hydrocarbons (PAHs) by EPA 8270D SIM

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Date Analyzed	Method	Notes
AC-7 (0-6) (A4F0482-07)			Matrix: Soil		Batch: 4060704			
Acenaphthene	7960	---	178	ug/kg dry	20	06/26/14 12:01	EPA 8270D (SIM)	
Acenaphthylene	ND	---	178	"	"	"	"	
Anthracene	13000	---	178	"	"	"	"	
Dibenz(a,h)anthracene	21000	---	178	"	"	"	"	
Fluorene	2920	---	178	"	"	"	"	
Naphthalene	333	---	178	"	"	"	"	
Phenanthrene	54300	---	178	"	"	"	"	
<i>Surrogate: 2-Fluorobiphenyl (Surr)</i>			<i>Recovery: 86 %</i>	<i>Limits: 44-115 %</i>	"	"	"	
<i>p-Terphenyl-d14 (Surr)</i>			<i>113 %</i>	<i>Limits: 54-127 %</i>	"	"	"	
AC-7 (0-6) (A4F0482-07RE1)			Matrix: Soil		Batch: 4060704			
Benzo(a)anthracene	136000	---	4450	ug/kg dry	500	06/26/14 19:02	EPA 8270D (SIM)	
Benzo(a)pyrene	191000	---	4450	"	"	"	"	
Benzo(b+k)fluoranthene(s)	351000	---	8900	"	"	"	"	Q-26
Benzo(g,h,i)perylene	112000	---	4450	"	"	"	"	
Chrysene	170000	---	4450	"	"	"	"	
Dibenz(a,h)anthracene	26200	---	4450	"	"	"	"	
Fluoranthene	233000	---	4450	"	"	"	"	
Indeno(1,2,3-cd)pyrene	124000	---	4450	"	"	"	"	
Pyrene	223000	---	4450	"	"	"	"	
AC-7 (6-12) (A4F0482-08)			Matrix: Soil		Batch: 4060704			
Acenaphthene	2680	---	49.0	ug/kg dry	5	06/26/14 12:27	EPA 8270D (SIM)	
Acenaphthylene	ND	---	49.0	"	"	"	"	
Anthracene	3510	---	49.0	"	"	"	"	
Benzo(g,h,i)perylene	16900	---	49.0	"	"	"	"	
Dibenz(a,h)anthracene	4890	---	49.0	"	"	"	"	
Fluorene	1470	---	49.0	"	"	"	"	
Indeno(1,2,3-cd)pyrene	18600	---	49.0	"	"	"	"	
Naphthalene	539	---	49.0	"	"	"	"	
Phenanthrene	16100	---	49.0	"	"	"	"	
<i>Surrogate: 2-Fluorobiphenyl (Surr)</i>			<i>Recovery: 91 %</i>	<i>Limits: 44-115 %</i>	"	"	"	
<i>p-Terphenyl-d14 (Surr)</i>			<i>101 %</i>	<i>Limits: 54-127 %</i>	"	"	"	
AC-7 (6-12) (A4F0482-08RE1)			Matrix: Soil		Batch: 4060704			
Benzo(a)anthracene	23000	---	979	ug/kg dry	100	06/26/14 19:28	EPA 8270D (SIM)	
Benzo(a)pyrene	31500	---	979	"	"	"	"	
Benzo(b+k)fluoranthene(s)	59900	---	1960	"	"	"	"	Q-26

Apex Laboratories

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Darrell Auvil For Darwin Thomas, Business Development Director

Apex Companies, LLC
3015 SW First Avenue
Portland, OR 97201

Project: Deschutes County - Gun Club
Project Number: 2112-01.002
Project Manager: John Foxwell

Reported:
08/18/14 17:05

ANALYTICAL SAMPLE RESULTS

Polyaromatic Hydrocarbons (PAHs) by EPA 8270D SIM

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Date Analyzed	Method	Notes
AC-7 (6-12) (A4F0482-08RE1)			Matrix: Soil		Batch: 4060704			
Chrysene	29600	---	979	ug/kg dry	100	"	EPA 8270D (SIM)	
Fluoranthene	36200	---	979	"	"	"	"	
Pyrene	33300	---	979	"	"	"	"	
AC-8 (0-6) (A4F0482-09)			Matrix: Soil		Batch: 4060704			
Acenaphthene	9770	---	93.3	ug/kg dry	10	06/26/14 12:54	EPA 8270D (SIM)	
Acenaphthylene	ND	---	93.3	"	"	"	"	
Anthracene	11600	---	93.3	"	"	"	"	
Dibenz(a,h)anthracene	17900	---	93.3	"	"	"	"	
Fluorene	3480	---	93.3	"	"	"	"	
Naphthalene	704	---	93.3	"	"	"	"	
<i>Surrogate: 2-Fluorobiphenyl (Surr)</i>			<i>Recovery: 96 %</i>	<i>Limits: 44-115 %</i>	"	"	"	
<i>p-Terphenyl-d14 (Surr)</i>			<i>115 %</i>	<i>Limits: 54-127 %</i>	"	"	"	
AC-8 (0-6) (A4F0482-09RE1)			Matrix: Soil		Batch: 4060704			
Benzo(a)anthracene	79000	---	933	ug/kg dry	100	06/26/14 19:54	EPA 8270D (SIM)	
Benzo(a)pyrene	117000	---	933	"	"	"	"	
Benzo(b+k)fluoranthene(s)	209000	---	1870	"	"	"	"	Q-26
Benzo(g,h,i)perylene	65800	---	933	"	"	"	"	
Chrysene	94500	---	933	"	"	"	"	
Fluoranthene	110000	---	933	"	"	"	"	
Indeno(1,2,3-cd)pyrene	72600	---	933	"	"	"	"	
Phenanthrene	44200	---	933	"	"	"	"	
Pyrene	106000	---	933	"	"	"	"	
AC-8 (6-12) (A4F0482-10)			Matrix: Soil		Batch: 4060704			
Acenaphthene	24.7	---	9.51	ug/kg dry	1	06/26/14 13:20	EPA 8270D (SIM)	
Acenaphthylene	ND	---	9.51	"	"	"	"	
Anthracene	26.7	---	9.51	"	"	"	"	
Benzo(a)anthracene	192	---	9.51	"	"	"	"	
Benzo(a)pyrene	342	---	9.51	"	"	"	"	
Benzo(b+k)fluoranthene(s)	588	---	19.0	"	"	"	"	Q-26
Benzo(g,h,i)perylene	221	---	9.51	"	"	"	"	
Chrysene	226	---	9.51	"	"	"	"	
Dibenz(a,h)anthracene	52.8	---	9.51	"	"	"	"	
Fluoranthene	272	---	9.51	"	"	"	"	
Fluorene	ND	---	9.51	"	"	"	"	
Indeno(1,2,3-cd)pyrene	244	---	9.51	"	"	"	"	

Apex Laboratories

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Darrell Auvil For Darwin Thomas, Business Development Director

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Project: Deschutes County - Gun Club
Project Number: 2112-01.002
Project Manager: John Foxwell

Reported:
08/18/14 17:05

ANALYTICAL SAMPLE RESULTS

Polyaromatic Hydrocarbons (PAHs) by EPA 8270D SIM

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Date Analyzed	Method	Notes
AC-8 (6-12) (A4F0482-10)			Matrix: Soil		Batch: 4060704			
Naphthalene	ND	---	9.51	ug/kg dry	1	"	EPA 8270D (SIM)	
Phenanthrene	106	---	9.51	"	"	"	"	
Pyrene	259	---	9.51	"	"	"	"	
<i>Surrogate: 2-Fluorobiphenyl (Surr)</i>			<i>Recovery: 88 %</i>		<i>Limits: 44-115 %</i>	"	"	"
<i>p-Terphenyl-d14 (Surr)</i>			<i>90 %</i>		<i>Limits: 54-127 %</i>	"	"	"
AC-9 (0-6) (A4F0482-11)			Matrix: Soil		Batch: 4060704			
Acenaphthene	ND	---	9.37	ug/kg dry	1	06/26/14 13:46	EPA 8270D (SIM)	
Acenaphthylene	ND	---	9.37	"	"	"	"	
Anthracene	ND	---	9.37	"	"	"	"	
Benz(a)anthracene	65.2	---	9.37	"	"	"	"	
Benzo(a)pyrene	101	---	9.37	"	"	"	"	
Benzo(b+k)fluoranthene(s)	200	---	18.7	"	"	"	"	Q-26
Benzo(g,h,i)perylene	70.9	---	9.37	"	"	"	"	
Chrysene	97.1	---	9.37	"	"	"	"	
Dibenz(a,h)anthracene	16.4	---	9.37	"	"	"	"	
Fluoranthene	112	---	9.37	"	"	"	"	
Fluorene	ND	---	9.37	"	"	"	"	
Indeno(1,2,3-cd)pyrene	74.9	---	9.37	"	"	"	"	
Naphthalene	ND	---	9.37	"	"	"	"	
Phenanthrene	33.8	---	9.37	"	"	"	"	
Pyrene	102	---	9.37	"	"	"	"	
<i>Surrogate: 2-Fluorobiphenyl (Surr)</i>			<i>Recovery: 84 %</i>		<i>Limits: 44-115 %</i>	"	"	"
<i>p-Terphenyl-d14 (Surr)</i>			<i>91 %</i>		<i>Limits: 54-127 %</i>	"	"	"
AC-9 (6-12) (A4F0482-12)			Matrix: Soil		Batch: 4060704			
Acenaphthene	ND	---	9.19	ug/kg dry	1	06/26/14 14:13	EPA 8270D (SIM)	
Acenaphthylene	ND	---	9.19	"	"	"	"	
Anthracene	ND	---	9.19	"	"	"	"	
Benz(a)anthracene	14.0	---	9.19	"	"	"	"	
Benzo(a)pyrene	20.7	---	9.19	"	"	"	"	
Benzo(b+k)fluoranthene(s)	42.5	---	18.4	"	"	"	"	Q-26
Benzo(g,h,i)perylene	15.2	---	9.19	"	"	"	"	
Chrysene	21.0	---	9.19	"	"	"	"	
Dibenz(a,h)anthracene	ND	---	9.19	"	"	"	"	
Fluoranthene	20.8	---	9.19	"	"	"	"	
Fluorene	ND	---	9.19	"	"	"	"	

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Darrell Auvil For Darwin Thomas, Business Development Director

Apex Companies, LLC
3015 SW First Avenue
Portland, OR 97201

Project: Deschutes County - Gun Club
Project Number: 2112-01.002
Project Manager: John Foxwell

Reported:
08/18/14 17:05

ANALYTICAL SAMPLE RESULTS

Polyaromatic Hydrocarbons (PAHs) by EPA 8270D SIM

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Date Analyzed	Method	Notes
AC-9 (6-12) (A4F0482-12)			Matrix: Soil		Batch: 4060704			
Indeno(1,2,3-cd)pyrene	16.8	---	9.19	ug/kg dry	1	"	EPA 8270D (SIM)	
Naphthalene	ND	---	9.19	"	"	"	"	
Phenanthrene	ND	---	9.19	"	"	"	"	
Pyrene	19.4	---	9.19	"	"	"	"	
<i>Surrogate: 2-Fluorobiphenyl (Surr)</i>			<i>Recovery: 83 %</i>	<i>Limits: 44-115 %</i>	"	"	"	
<i>p-Terphenyl-d14 (Surr)</i>			<i>90 %</i>	<i>Limits: 54-127 %</i>	"	"	"	
AC-16 (0-6) (A4F0482-19)			Matrix: Soil		Batch: 4060704			
Acenaphthene	ND	---	9.12	ug/kg dry	1	06/26/14 14:39	EPA 8270D (SIM)	
Acenaphthylene	ND	---	9.12	"	"	"	"	
Anthracene	ND	---	9.12	"	"	"	"	
Benz(a)anthracene	ND	---	9.12	"	"	"	"	
Benzo(a)pyrene	ND	---	9.12	"	"	"	"	
Benzo(b)fluoranthene	ND	---	9.12	"	"	"	"	
Benzo(k)fluoranthene	ND	---	9.12	"	"	"	"	
Benzo(g,h,i)perylene	ND	---	9.12	"	"	"	"	
Chrysene	ND	---	9.12	"	"	"	"	
Dibenz(a,h)anthracene	ND	---	9.12	"	"	"	"	
Fluoranthene	ND	---	9.12	"	"	"	"	
Fluorene	ND	---	9.12	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	---	9.12	"	"	"	"	
Naphthalene	ND	---	9.12	"	"	"	"	
Phenanthrene	ND	---	9.12	"	"	"	"	
Pyrene	ND	---	9.12	"	"	"	"	
<i>Surrogate: 2-Fluorobiphenyl (Surr)</i>			<i>Recovery: 84 %</i>	<i>Limits: 44-115 %</i>	"	"	"	
<i>p-Terphenyl-d14 (Surr)</i>			<i>95 %</i>	<i>Limits: 54-127 %</i>	"	"	"	

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Apex Companies, LLC
3015 SW First Avenue
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Project: Deschutes County - Gun Club
Project Number: 2112-01.002
Project Manager: John Foxwell

Reported:
08/18/14 17:05

ANALYTICAL SAMPLE RESULTS

Polyaromatic Hydrocarbons (PAHs) by EPA 8270D SIM

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Date Analyzed	Method	Notes
AC-16 (6-12) (A4F0482-20)			Matrix: Soil		Batch: 4060704			
Acenaphthene	ND	---	9.43	ug/kg dry	1	06/26/14 15:05	EPA 8270D (SIM)	
Acenaphthylene	ND	---	9.43	"	"	"	"	
Anthracene	ND	---	9.43	"	"	"	"	
Benz(a)anthracene	ND	---	9.43	"	"	"	"	
Benzo(a)pyrene	ND	---	9.43	"	"	"	"	
Benzo(b)fluoranthene	ND	---	9.43	"	"	"	"	
Benzo(k)fluoranthene	ND	---	9.43	"	"	"	"	
Benzo(g,h,i)perylene	ND	---	9.43	"	"	"	"	
Chrysene	ND	---	9.43	"	"	"	"	
Dibenz(a,h)anthracene	ND	---	9.43	"	"	"	"	
Fluoranthene	ND	---	9.43	"	"	"	"	
Fluorene	ND	---	9.43	"	"	"	"	
Indeno(1,2,3-cd)pyrene	ND	---	9.43	"	"	"	"	
Naphthalene	ND	---	9.43	"	"	"	"	
Phenanthrene	ND	---	9.43	"	"	"	"	
Pyrene	ND	---	9.43	"	"	"	"	
<i>Surrogate: 2-Fluorobiphenyl (Surr)</i>			<i>Recovery: 84 %</i>	<i>Limits: 44-115 %</i>	"	"	"	
<i>p-Terphenyl-d14 (Surr)</i>			<i>92 %</i>	<i>Limits: 54-127 %</i>	"	"	"	

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Portland, OR 97201

Project: **Deschutes County - Gun Club**
Project Number: 2112-01.002
Project Manager: John Foxwell

Reported:
08/18/14 17:05

ANALYTICAL SAMPLE RESULTS

Total Metals by EPA 6020 (ICPMS)

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Date Analyzed	Method	Notes
AC-1 (A4F0482-01)			Matrix: Soil					
Batch: 4060849								
Lead	59.9	---	0.215	mg/kg dry	10	06/30/14 13:48	EPA 6020A	
AC-2 (A4F0482-02)			Matrix: Soil					
Batch: 4060849								
Lead	12800	---	2.23	mg/kg dry	100	06/30/14 15:14	EPA 6020A	
AC-3 (A4F0482-03)			Matrix: Soil					
Batch: 4060849								
Lead	17.9	---	0.211	mg/kg dry	10	06/30/14 14:01	EPA 6020A	
AC-4 (A4F0482-04)			Matrix: Soil					
Batch: 4060849								
Lead	39.4	---	0.206	mg/kg dry	10	06/30/14 14:04	EPA 6020A	
AC-5 (A4F0482-05)			Matrix: Soil					
Batch: 4060849								
Lead	50.8	---	0.226	mg/kg dry	10	06/30/14 14:13	EPA 6020A	
AC-6 (A4F0482-06)			Matrix: Soil					
Batch: 4060849								
Lead	35.6	---	0.211	mg/kg dry	10	06/30/14 14:16	EPA 6020A	
AC-7 (0-6) (A4F0482-07)			Matrix: Soil					
Batch: 4060849								
Lead	37.0	---	0.201	mg/kg dry	10	06/30/14 14:19	EPA 6020A	
AC-7 (6-12) (A4F0482-08)			Matrix: Soil					
Batch: 4060849								
Lead	11.4	---	0.212	mg/kg dry	10	06/30/14 14:22	EPA 6020A	
AC-8 (0-6) (A4F0482-09)			Matrix: Soil					
Batch: 4060849								
Lead	36.7	---	0.238	mg/kg dry	10	06/30/14 14:25	EPA 6020A	
AC-8 (6-12) (A4F0482-10)			Matrix: Soil					
Batch: 4060849								
Lead	57.5	---	0.213	mg/kg dry	10	06/30/14 14:28	EPA 6020A	
AC-9 (0-6) (A4F0482-11)			Matrix: Soil					
Batch: 4060849								
Lead	31.1	---	0.208	mg/kg dry	10	06/30/14 14:37	EPA 6020A	
AC-9 (6-12) (A4F0482-12)			Matrix: Soil					

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ANALYTICAL SAMPLE RESULTS

Total Metals by EPA 6020 (ICPMS)

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Date Analyzed	Method	Notes
AC-9 (6-12) (A4F0482-12)			Matrix: Soil					
Batch: 4060849								
Lead	13.8	---	0.217	mg/kg dry	10	06/30/14 14:40	EPA 6020A	
AC-10 (A4F0482-13)			Matrix: Soil					
Batch: 4060849								
Lead	11.2	---	0.216	mg/kg dry	10	06/30/14 14:43	EPA 6020A	
AC-11 (A4F0482-14)			Matrix: Soil					
Batch: 4060849								
Lead	3.94	---	0.214	mg/kg dry	10	06/30/14 14:47	EPA 6020A	
AC-12 (A4F0482-15)			Matrix: Soil					
Batch: 4060849								
Lead	5.04	---	0.225	mg/kg dry	10	06/30/14 14:50	EPA 6020A	
AC-13 (A4F0482-16)			Matrix: Soil					
Batch: 4060849								
Lead	7.61	---	0.233	mg/kg dry	10	06/30/14 14:53	EPA 6020A	
AC-14 (A4F0482-17)			Matrix: Soil					
Batch: 4060849								
Lead	411	---	0.241	mg/kg dry	10	06/30/14 14:56	EPA 6020A	
AC-15 (A4F0482-18)			Matrix: Soil					
Batch: 4060849								
Lead	8.85	---	0.246	mg/kg dry	10	06/30/14 14:59	EPA 6020A	
AC-16 (0-6) (A4F0482-19)			Matrix: Soil					
Batch: 4060849								
Lead	7.96	---	0.211	mg/kg dry	10	06/30/14 15:02	EPA 6020A	
AC-16 (6-12) (A4F0482-20)			Matrix: Soil					
Batch: 4060850								
Lead	4.84	---	0.212	mg/kg dry	10	06/30/14 14:01	EPA 6020A	
AC-17 (A4F0482-21)			Matrix: Soil					
Batch: 4060850								
Lead	13.2	---	0.205	mg/kg dry	10	06/30/14 14:10	EPA 6020A	
AC-18 (A4F0482-22)			Matrix: Soil					
Batch: 4060850								
Lead	4.91	---	0.220	mg/kg dry	10	06/30/14 14:13	EPA 6020A	
AC-19 (A4F0482-23)			Matrix: Soil					

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Reported:
08/18/14 17:05

ANALYTICAL SAMPLE RESULTS

Total Metals by EPA 6020 (ICPMS)

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Date Analyzed	Method	Notes
AC-19 (A4F0482-23)			Matrix: Soil					
Batch: 4060850								
Lead	8.31	---	0.232	mg/kg dry	10	06/30/14 14:16	EPA 6020A	
AC-20 (A4F0482-24)			Matrix: Soil					
Batch: 4060850								
Lead	8.05	---	0.223	mg/kg dry	10	06/30/14 14:25	EPA 6020A	
Stockpile (A4F0482-25)			Matrix: Soil					
Batch: 4070309								
Lead	189	---	1.08	mg/kg dry	10	07/15/14 14:18	EPA 6020A	

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Project Number: 2112-01.002
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Reported:
08/18/14 17:05

ANALYTICAL SAMPLE RESULTS

SPLP Metals by EPA 6020 (ICPMS)

Analyte	Result	MDL	Reporting Limit	Units	Dilution	Date Analyzed	Method	Notes
AC-1 (A4F0482-01)			Matrix: Soil					
Batch: 4060812								
Lead	ND	---	0.0500	mg/L	5	06/30/14 13:00	1312/6020A	
AC-2 (A4F0482-02)			Matrix: Soil					
Batch: 4060812								
Lead	1.70	---	0.0500	mg/L	5	06/30/14 13:03	1312/6020A	
AC-3 (A4F0482-03)			Matrix: Soil					
Batch: 4060812								
Lead	ND	---	0.0500	mg/L	5	06/30/14 13:06	1312/6020A	
AC-4 (A4F0482-04)			Matrix: Soil					
Batch: 4060812								
Lead	ND	---	0.0500	mg/L	5	06/30/14 13:09	1312/6020A	
AC-14 (A4F0482-17)			Matrix: Soil					
Batch: 4060812								
Lead	0.148	---	0.0500	mg/L	5	06/30/14 13:12	1312/6020A	
AC-15 (A4F0482-18)			Matrix: Soil					
Batch: 4060812								
Lead	ND	---	0.0500	mg/L	5	06/30/14 13:15	1312/6020A	
Stockpile (A4F0482-25)			Matrix: Soil					
Batch: 4060812								
Lead	0.196	---	0.0500	mg/L	5	06/30/14 13:24	1312/6020A	

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Project: Deschutes County - Gun Club
Project Number: 2112-01.002
Project Manager: John Foxwell

Reported:
08/18/14 17:05

ANALYTICAL SAMPLE RESULTS

Percent Dry Weight								
Analyte	Result	MDL	Reporting Limit	Units	Dilution	Date Analyzed	Method	Notes
AC-1 (A4F0482-01)			Matrix: Soil		Batch: 4060646			
% Solids	97.8	---	1.00	% by Weight	1	06/24/14 10:31	EPA 8000C	
AC-2 (A4F0482-02)			Matrix: Soil		Batch: 4060646			
% Solids	97.7	---	1.00	% by Weight	1	06/24/14 10:31	EPA 8000C	
AC-3 (A4F0482-03)			Matrix: Soil		Batch: 4060646			
% Solids	98.6	---	1.00	% by Weight	1	06/24/14 10:31	EPA 8000C	
AC-4 (A4F0482-04)			Matrix: Soil		Batch: 4060646			
% Solids	95.2	---	1.00	% by Weight	1	06/24/14 10:31	EPA 8000C	
AC-5 (A4F0482-05)			Matrix: Soil		Batch: 4060646			
% Solids	97.6	---	1.00	% by Weight	1	06/24/14 10:31	EPA 8000C	
AC-6 (A4F0482-06)			Matrix: Soil		Batch: 4060646			
% Solids	96.9	---	1.00	% by Weight	1	06/24/14 10:31	EPA 8000C	
AC-7 (0-6) (A4F0482-07)			Matrix: Soil		Batch: 4060646			
% Solids	96.5	---	1.00	% by Weight	1	06/24/14 10:31	EPA 8000C	
AC-7 (6-12) (A4F0482-08)			Matrix: Soil		Batch: 4060646			
% Solids	94.3	---	1.00	% by Weight	1	06/24/14 10:31	EPA 8000C	
AC-8 (0-6) (A4F0482-09)			Matrix: Soil		Batch: 4060646			
% Solids	92.6	---	1.00	% by Weight	1	06/24/14 10:31	EPA 8000C	
AC-8 (6-12) (A4F0482-10)			Matrix: Soil		Batch: 4060646			
% Solids	97.0	---	1.00	% by Weight	1	06/24/14 10:31	EPA 8000C	
AC-9 (0-6) (A4F0482-11)			Matrix: Soil		Batch: 4060646			
% Solids	97.7	---	1.00	% by Weight	1	06/24/14 10:31	EPA 8000C	
AC-9 (6-12) (A4F0482-12)			Matrix: Soil		Batch: 4060646			
% Solids	95.9	---	1.00	% by Weight	1	06/24/14 10:31	EPA 8000C	
AC-10 (A4F0482-13)			Matrix: Soil		Batch: 4060646			
% Solids	96.8	---	1.00	% by Weight	1	06/24/14 10:31	EPA 8000C	
AC-11 (A4F0482-14)			Matrix: Soil		Batch: 4060646			
% Solids	96.0	---	1.00	% by Weight	1	06/24/14 10:31	EPA 8000C	
AC-12 (A4F0482-15)			Matrix: Soil		Batch: 4060646			
% Solids	94.6	---	1.00	% by Weight	1	06/24/14 10:31	EPA 8000C	
AC-13 (A4F0482-16)			Matrix: Soil		Batch: 4060646			
% Solids	94.0	---	1.00	% by Weight	1	06/24/14 10:31	EPA 8000C	

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Portland, OR 97201Project: Deschutes County - Gun Club
Project Number: 2112-01.002
Project Manager: John FoxwellReported:
08/18/14 17:05

ANALYTICAL SAMPLE RESULTS

Percent Dry Weight								
Analyte	Result	MDL	Reporting Limit	Units	Dilution	Date Analyzed	Method	Notes
AC-14 (A4F0482-17)			Matrix: Soil		Batch: 4060646			
% Solids	87.3	---	1.00	% by Weight	1	06/24/14 10:31	EPA 8000C	
AC-15 (A4F0482-18)			Matrix: Soil		Batch: 4060646			
% Solids	84.6	---	1.00	% by Weight	1	06/24/14 10:31	EPA 8000C	
AC-16 (0-6) (A4F0482-19)			Matrix: Soil		Batch: 4060646			
% Solids	98.6	---	1.00	% by Weight	1	06/24/14 10:31	EPA 8000C	
AC-16 (6-12) (A4F0482-20)			Matrix: Soil		Batch: 4060646			
% Solids	97.2	---	1.00	% by Weight	1	06/24/14 10:31	EPA 8000C	
AC-17 (A4F0482-21)			Matrix: Soil		Batch: 4060646			
% Solids	96.5	---	1.00	% by Weight	1	06/24/14 10:31	EPA 8000C	
AC-18 (A4F0482-22)			Matrix: Soil		Batch: 4060646			
% Solids	94.7	---	1.00	% by Weight	1	06/24/14 10:31	EPA 8000C	
AC-19 (A4F0482-23)			Matrix: Soil		Batch: 4060646			
% Solids	95.7	---	1.00	% by Weight	1	06/24/14 10:31	EPA 8000C	
AC-20 (A4F0482-24)			Matrix: Soil		Batch: 4060646			
% Solids	94.8	---	1.00	% by Weight	1	06/24/14 10:31	EPA 8000C	
Stockpile (A4F0482-25)			Matrix: Soil		Batch: 4070358			
% Solids	96.0	---	1.00	% by Weight	1	07/16/14 06:29	EPA 8000C	

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Project Number: 2112-01.002
Project Manager: John FoxwellReported:
08/18/14 17:05

QUALITY CONTROL (QC) SAMPLE RESULTS

Polyaromatic Hydrocarbons (PAHs) by EPA 8270D SIM

Analyte	Result	MDL	Reporting Limit	Units	Dil.	Spike Amount	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 4060704 - EPA 3546						Soil						
Blank (4060704-BLK1)				Prepared: 06/25/14 07:05 Analyzed: 06/25/14 18:24								
EPA 8270D (SIM)												
Acenaphthene	ND	---	8.33	ug/kg wet	1	---	---	---	---	---	---	
Acenaphthylene	ND	---	8.33	"	"	---	---	---	---	---	---	
Anthracene	ND	---	8.33	"	"	---	---	---	---	---	---	
Benz(a)anthracene	ND	---	8.33	"	"	---	---	---	---	---	---	
Benzo(a)pyrene	ND	---	8.33	"	"	---	---	---	---	---	---	
Benzo(b)fluoranthene	ND	---	8.33	"	"	---	---	---	---	---	---	
Benzo(k)fluoranthene	ND	---	8.33	"	"	---	---	---	---	---	---	
Benzo(b+k)fluoranthene(s)	ND	---	16.7	"	"	---	---	---	---	---	---	
Benzo(g,h,i)perylene	ND	---	8.33	"	"	---	---	---	---	---	---	
Chrysene	ND	---	8.33	"	"	---	---	---	---	---	---	
Dibenz(a,h)anthracene	ND	---	8.33	"	"	---	---	---	---	---	---	
Fluoranthene	ND	---	8.33	"	"	---	---	---	---	---	---	
Fluorene	ND	---	8.33	"	"	---	---	---	---	---	---	
Indeno(1,2,3-cd)pyrene	ND	---	8.33	"	"	---	---	---	---	---	---	
1-Methylnaphthalene	ND	---	8.33	"	"	---	---	---	---	---	---	
2-Methylnaphthalene	ND	---	8.33	"	"	---	---	---	---	---	---	
Naphthalene	ND	---	8.33	"	"	---	---	---	---	---	---	
Phenanthrene	ND	---	8.33	"	"	---	---	---	---	---	---	
Pyrene	ND	---	8.33	"	"	---	---	---	---	---	---	

Surr: 2-Fluorobiphenyl (Surr)
p-Terphenyl-d14 (Surr)Recovery: 94 % Limits: 44-115 %
101 % 54-127 %Dilution: 1x
"**LCS (4060704-BS1)**

Prepared: 06/25/14 07:05 Analyzed: 06/25/14 18:50

EPA 8270D (SIM)												
Acenaphthene	759	---	10.0	ug/kg wet	1	800	---	95	40-122%	---	---	
Acenaphthylene	732	---	10.0	"	"	"	---	92	32-132%	---	---	
Anthracene	752	---	10.0	"	"	"	---	94	47-123%	---	---	
Benz(a)anthracene	693	---	10.0	"	"	"	---	87	49-126%	---	---	
Benzo(a)pyrene	776	---	10.0	"	"	"	---	97	45-129%	---	---	
Benzo(b)fluoranthene	776	---	10.0	"	"	"	---	97	45-132%	---	---	
Benzo(k)fluoranthene	812	---	10.0	"	"	"	---	101	47-132%	---	---	

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Darrell Auvil For Darwin Thomas, Business Development Director

Apex Companies, LLC
3015 SW First Avenue
Portland, OR 97201

Project: Deschutes County - Gun Club
Project Number: 2112-01.002
Project Manager: John Foxwell

Reported:
08/18/14 17:05

QUALITY CONTROL (QC) SAMPLE RESULTS

Polyaromatic Hydrocarbons (PAHs) by EPA 8270D SIM

Analyte	Result	MDL	Reporting Limit	Units	Dil.	Spike Amount	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 4060704 - EPA 3546						Soil						
LCS (4060704-BS1)						Prepared: 06/25/14 07:05 Analyzed: 06/25/14 18:50						
Benzo(b+k)fluoranthene(s)	1590	---	20.0	"	"	1600	---	99	45-132%	---	---	
Benzo(g,h,i)perylene	609	---	10.0	"	"	800	---	76	43-134%	---	---	
Chrysene	749	---	10.0	"	"	"	---	94	50-124%	---	---	
Dibenz(a,h)anthracene	775	---	10.0	"	"	"	---	97	45-134%	---	---	
Fluoranthene	746	---	10.0	"	"	"	---	93	50-127%	---	---	
Fluorene	737	---	10.0	"	"	"	---	92	43-125%	---	---	
Indeno(1,2,3-cd)pyrene	827	---	10.0	"	"	"	---	103	45-133%	---	---	
1-Methylnaphthalene	741	---	10.0	"	"	"	---	93	40-120%	---	---	
2-Methylnaphthalene	732	---	10.0	"	"	"	---	91	38-122%	---	---	
Naphthalene	723	---	10.0	"	"	"	---	90	35-123%	---	---	
Phenanthrene	723	---	10.0	"	"	"	---	90	50-121%	---	---	
Pyrene	754	---	10.0	"	"	"	---	94	47-127%	---	---	
Surr: 2-Fluorobiphenyl (Surr)		Recovery: 97 %		Limits: 44-115 %		Dilution: 1x						
p-Terphenyl-d14 (Surr)		99 %		54-127 %		"						

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Project Number: 2112-01.002
Project Manager: John FoxwellReported:
08/18/14 17:05

QUALITY CONTROL (QC) SAMPLE RESULTS

Total Metals by EPA 6020 (ICPMS)

Analyte	Result	MDL	Reporting Limit	Units	Dil.	Spike Amount	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 4060849 - EPA 3051A						Soil						
Blank (4060849-BLK1)					Prepared: 06/30/14 09:47		Analyzed: 06/30/14 13:42					
EPA 6020A												
Lead	ND	---	0.200	mg/kg wet	10	---	---	---	---	---	---	
LCS (4060849-BS1)					Prepared: 06/30/14 09:47		Analyzed: 06/30/14 13:45					
EPA 6020A												
Lead	50.2	---	0.200	mg/kg wet	10	50.0	---	100	80-120%	---	---	
Duplicate (4060849-DUP1)					Prepared: 06/30/14 09:47		Analyzed: 06/30/14 14:07					
QC Source Sample: AC-4 (A4F0482-04)												
EPA 6020A												
Lead	22.3	---	0.229	mg/kg dry	10	---	39.4	---	---	56	40%	Q-04
Matrix Spike (4060849-MS1)					Prepared: 06/30/14 09:47		Analyzed: 06/30/14 14:10					
QC Source Sample: AC-4 (A4F0482-04)												
EPA 6020A												
Lead	80.0	---	0.227	mg/kg dry	10	56.7	39.4	71	75-125%	---	---	A-01, Q-04
Matrix Spike (4060849-MS2)					Prepared: 06/30/14 09:47		Analyzed: 06/30/14 15:05					
QC Source Sample: AC-16 (0-6) (A4F0482-19)												
EPA 6020A												
Lead	61.8	---	0.223	mg/kg dry	10	55.8	7.96	97	75-125%	---	---	

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Apex Companies, LLC
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Portland, OR 97201Project: Deschutes County - Gun Club
Project Number: 2112-01.002
Project Manager: John FoxwellReported:
08/18/14 17:05

QUALITY CONTROL (QC) SAMPLE RESULTS

Total Metals by EPA 6020 (ICPMS)

Analyte	Result	MDL	Reporting Limit	Units	Dil.	Spike Amount	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 4060850 - EPA 3051A						Soil						
Blank (4060850-BLK1)						Prepared: 06/30/14 09:53		Analyzed: 06/30/14 13:55				
EPA 6020A												
Lead	ND	---	0.200	mg/kg wet	10	---	---	---	---	---	---	
LCS (4060850-BS1)						Prepared: 06/30/14 09:53		Analyzed: 06/30/14 13:58				
EPA 6020A												
Lead	57.0	---	0.200	mg/kg wet	10	50.0	---	114	80-120%	---	---	
Duplicate (4060850-DUP1)						Prepared: 06/30/14 09:53		Analyzed: 06/30/14 14:19				
QC Source Sample: AC-19 (A4F0482-23)												
EPA 6020A												
Lead	9.23	---	0.214	mg/kg dry	10	---	8.31	---	---	11	40%	
Matrix Spike (4060850-MS1)						Prepared: 06/30/14 09:53		Analyzed: 06/30/14 14:22				
QC Source Sample: AC-19 (A4F0482-23)												
EPA 6020A												
Lead	68.2	---	0.223	mg/kg dry	10	55.8	8.31	107	75-125%	---	---	

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QUALITY CONTROL (QC) SAMPLE RESULTS

Total Metals by EPA 6020 (ICPMS)

Analyte	Result	MDL	Reporting Limit	Units	Dil.	Spike Amount	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 4070309 - EPA 3051A						Soil						
Blank (4070309-BLK1)					Prepared: 07/14/14 12:25		Analyzed: 07/15/14 14:12					
EPA 6020A												
Lead	ND	---	1.00	mg/kg wet	10	---	---	---	---	---	---	B-02
LCS (4070309-BS1)					Prepared: 07/14/14 12:25		Analyzed: 07/15/14 14:15					
EPA 6020A												
Lead	52.4	---	1.00	mg/kg wet	10	50.0	---	105	80-120%	---	---	

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08/18/14 17:05

QUALITY CONTROL (QC) SAMPLE RESULTS

SPLP Metals by EPA 6020 (ICPMS)

Analyte	Result	MDL	Reporting Limit	Units	Dil.	Spike Amount	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 4060812 - EPA 1312/3015						Soil						
Blank (4060812-BLK1)						Prepared: 06/27/14 11:39		Analyzed: 06/30/14 12:54				
1312/6020A												
Lead	ND	---	0.0500	mg/L	5	---	---	---	---	---	---	TCLP
LCS (4060812-BS1)						Prepared: 06/27/14 11:39		Analyzed: 06/30/14 12:57				
1312/6020A												
Lead	2.57	---	0.0500	mg/L	5	2.50	---	103	80-120%	---	---	TCLP
Matrix Spike (4060812-MS1)						Prepared: 06/27/14 11:39		Analyzed: 06/30/14 13:27				
QC Source Sample: Stockpile (A4F0482-25)												
1312/6020A												
Lead	2.63	---	0.0500	mg/L	5	2.50	0.196	97	50-150%	---	---	

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Project Number: 2112-01.002
Project Manager: John FoxwellReported:
08/18/14 17:05

QUALITY CONTROL (QC) SAMPLE RESULTS

Percent Dry Weight

Analyte	Result	MDL	Reporting Limit	Units	Dil.	Spike Amount	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 4060646 - Total Solids (Dry Weight)							Soil					
Duplicate (4060646-DUP2)					Prepared: 06/23/14 12:02		Analyzed: 06/24/14 10:31					
QC Source Sample: AC-8 (6-12) (A4F0482-10)												
EPA 8000C												
% Solids	97.0	---	1.00	% by Weight	1	---	97.0	---	---	0	20%	
Duplicate (4060646-DUP3)					Prepared: 06/23/14 12:02		Analyzed: 06/24/14 10:31					
QC Source Sample: AC-16 (6-12) (A4F0482-20)												
EPA 8000C												
% Solids	97.2	---	1.00	% by Weight	1	---	97.2	---	---	0	20%	

No Client related Batch QC samples analyzed for this batch. See notes page for more information.

Batch 4070358 - Total Solids (Dry Weight)**Soil**

No Client related Batch QC samples analyzed for this batch. See notes page for more information.

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Project: Deschutes County - Gun Club
Project Number: 2112-01.002
Project Manager: John Foxwell

Reported:
08/18/14 17:05

SAMPLE PREPARATION INFORMATION

Polyaromatic Hydrocarbons (PAHs) by EPA 8270D SIM

Prep: EPA 3546

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 4060704							
A4F0482-07	Soil	EPA 8270D (SIM)	06/16/14 11:00	06/25/14 12:25	11.64g/5mL	10g/5mL	0.86
A4F0482-07RE1	Soil	EPA 8270D (SIM)	06/16/14 11:00	06/25/14 12:25	11.64g/5mL	10g/5mL	0.86
A4F0482-08	Soil	EPA 8270D (SIM)	06/16/14 11:05	06/25/14 12:25	10.83g/5mL	10g/5mL	0.92
A4F0482-08RE1	Soil	EPA 8270D (SIM)	06/16/14 11:05	06/25/14 12:25	10.83g/5mL	10g/5mL	0.92
A4F0482-09	Soil	EPA 8270D (SIM)	06/16/14 11:15	06/25/14 12:25	11.58g/5mL	10g/5mL	0.86
A4F0482-09RE1	Soil	EPA 8270D (SIM)	06/16/14 11:15	06/25/14 12:25	11.58g/5mL	10g/5mL	0.86
A4F0482-10	Soil	EPA 8270D (SIM)	06/16/14 11:20	06/25/14 12:25	10.84g/5mL	10g/5mL	0.92
A4F0482-11	Soil	EPA 8270D (SIM)	06/16/14 11:25	06/25/14 12:25	10.92g/5mL	10g/5mL	0.92
A4F0482-12	Soil	EPA 8270D (SIM)	06/16/14 11:30	06/25/14 12:25	11.35g/5mL	10g/5mL	0.88
A4F0482-19	Soil	EPA 8270D (SIM)	06/16/14 13:50	06/25/14 12:25	11.12g/5mL	10g/5mL	0.90
A4F0482-20	Soil	EPA 8270D (SIM)	06/16/14 13:55	06/25/14 12:25	10.91g/5mL	10g/5mL	0.92

Total Metals by EPA 6020 (ICPMS)

Prep: EPA 3051A

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 4060849							
A4F0482-01	Soil	EPA 6020A	06/16/14 09:45	06/30/14 09:47	0.475g/50mL	0.5g/50mL	1.05
A4F0482-02	Soil	EPA 6020A	06/16/14 09:25	06/30/14 09:47	0.46g/50mL	0.5g/50mL	1.09
A4F0482-03	Soil	EPA 6020A	06/16/14 09:40	06/30/14 09:47	0.48g/50mL	0.5g/50mL	1.04
A4F0482-04	Soil	EPA 6020A	06/16/14 09:50	06/30/14 09:47	0.509g/50mL	0.5g/50mL	0.98
A4F0482-05	Soil	EPA 6020A	06/16/14 10:05	06/30/14 09:47	0.454g/50mL	0.5g/50mL	1.10
A4F0482-06	Soil	EPA 6020A	06/16/14 10:40	06/30/14 09:47	0.49g/50mL	0.5g/50mL	1.02
A4F0482-07	Soil	EPA 6020A	06/16/14 11:00	06/30/14 09:47	0.516g/50mL	0.5g/50mL	0.97
A4F0482-08	Soil	EPA 6020A	06/16/14 11:05	06/30/14 09:47	0.501g/50mL	0.5g/50mL	1.00
A4F0482-09	Soil	EPA 6020A	06/16/14 11:15	06/30/14 09:47	0.454g/50mL	0.5g/50mL	1.10
A4F0482-10	Soil	EPA 6020A	06/16/14 11:20	06/30/14 09:47	0.484g/50mL	0.5g/50mL	1.03
A4F0482-11	Soil	EPA 6020A	06/16/14 11:25	06/30/14 09:47	0.491g/50mL	0.5g/50mL	1.02
A4F0482-12	Soil	EPA 6020A	06/16/14 11:30	06/30/14 09:47	0.48g/50mL	0.5g/50mL	1.04
A4F0482-13	Soil	EPA 6020A	06/16/14 11:40	06/30/14 09:47	0.479g/50mL	0.5g/50mL	1.04
A4F0482-14	Soil	EPA 6020A	06/16/14 12:05	06/30/14 09:47	0.487g/50mL	0.5g/50mL	1.03
A4F0482-15	Soil	EPA 6020A	06/16/14 11:20	06/30/14 09:47	0.469g/50mL	0.5g/50mL	1.07
A4F0482-16	Soil	EPA 6020A	06/16/14 12:30	06/30/14 09:47	0.457g/50mL	0.5g/50mL	1.09
A4F0482-17	Soil	EPA 6020A	06/16/14 13:20	06/30/14 09:47	0.475g/50mL	0.5g/50mL	1.05

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3015 SW First Avenue
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Project: Deschutes County - Gun Club
Project Number: 2112-01.002
Project Manager: John Foxwell

Reported:
08/18/14 17:05

SAMPLE PREPARATION INFORMATION

Total Metals by EPA 6020 (ICPMS)

Prep: EPA 3051A

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
A4F0482-18	Soil	EPA 6020A	06/16/14 13:35	06/30/14 09:47	0.48g/50mL	0.5g/50mL	1.04
A4F0482-19	Soil	EPA 6020A	06/16/14 13:50	06/30/14 09:47	0.481g/50mL	0.5g/50mL	1.04
Batch: 4060850							
A4F0482-20	Soil	EPA 6020A	06/16/14 13:55	06/30/14 09:53	0.485g/50mL	0.5g/50mL	1.03
A4F0482-21	Soil	EPA 6020A	06/16/14 14:00	06/30/14 09:53	0.505g/50mL	0.5g/50mL	0.99
A4F0482-22	Soil	EPA 6020A	06/16/14 14:15	06/30/14 09:53	0.481g/50mL	0.5g/50mL	1.04
A4F0482-23	Soil	EPA 6020A	06/16/14 14:25	06/30/14 09:53	0.451g/50mL	0.5g/50mL	1.11
A4F0482-24	Soil	EPA 6020A	06/16/14 14:35	06/30/14 09:53	0.473g/50mL	0.5g/50mL	1.06
Batch: 4070309							
A4F0482-25	Soil	EPA 6020A	06/16/14 09:15	07/14/14 12:33	0.482g/50mL	0.5g/50mL	1.04

SPLP Metals by EPA 6020 (ICPMS)

Prep: EPA 1312/3015

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 4060812							
A4F0482-01	Soil	1312/6020A	06/16/14 09:45	06/27/14 11:39	5mL/50mL	5mL/50mL	1.00
A4F0482-02	Soil	1312/6020A	06/16/14 09:25	06/27/14 11:39	5mL/50mL	5mL/50mL	1.00
A4F0482-03	Soil	1312/6020A	06/16/14 09:40	06/27/14 11:39	5mL/50mL	5mL/50mL	1.00
A4F0482-04	Soil	1312/6020A	06/16/14 09:50	06/27/14 11:39	5mL/50mL	5mL/50mL	1.00
A4F0482-17	Soil	1312/6020A	06/16/14 13:20	06/27/14 11:39	5mL/50mL	5mL/50mL	1.00
A4F0482-18	Soil	1312/6020A	06/16/14 13:35	06/27/14 11:39	5mL/50mL	5mL/50mL	1.00
A4F0482-25	Soil	1312/6020A	06/16/14 09:15	06/27/14 11:39	5mL/50mL	5mL/50mL	1.00

Percent Dry Weight

Prep: Total Solids (Dry Weight)

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
Batch: 4060646							
A4F0482-01	Soil	EPA 8000C	06/16/14 09:45	06/23/14 12:02	1N/A/1N/A	1N/A/1N/A	NA
A4F0482-02	Soil	EPA 8000C	06/16/14 09:25	06/23/14 12:02	1N/A/1N/A	1N/A/1N/A	NA
A4F0482-03	Soil	EPA 8000C	06/16/14 09:40	06/23/14 12:02	1N/A/1N/A	1N/A/1N/A	NA
A4F0482-04	Soil	EPA 8000C	06/16/14 09:50	06/23/14 12:02	1N/A/1N/A	1N/A/1N/A	NA
A4F0482-05	Soil	EPA 8000C	06/16/14 10:05	06/23/14 12:02	1N/A/1N/A	1N/A/1N/A	NA
A4F0482-06	Soil	EPA 8000C	06/16/14 10:40	06/23/14 12:02	1N/A/1N/A	1N/A/1N/A	NA
A4F0482-07	Soil	EPA 8000C	06/16/14 11:00	06/23/14 12:02	1N/A/1N/A	1N/A/1N/A	NA

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Project: Deschutes County - Gun Club
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Project Manager: John Foxwell

Reported:
08/18/14 17:05

SAMPLE PREPARATION INFORMATION

Percent Dry Weight

Prep: Total Solids (Dry Weight)

Lab Number	Matrix	Method	Sampled	Prepared	Sample Initial/Final	Default Initial/Final	RL Prep Factor
A4F0482-08	Soil	EPA 8000C	06/16/14 11:05	06/23/14 12:02	1N/A/1N/A	1N/A/1N/A	NA
A4F0482-09	Soil	EPA 8000C	06/16/14 11:15	06/23/14 12:02	1N/A/1N/A	1N/A/1N/A	NA
A4F0482-10	Soil	EPA 8000C	06/16/14 11:20	06/23/14 12:02	1N/A/1N/A	1N/A/1N/A	NA
A4F0482-11	Soil	EPA 8000C	06/16/14 11:25	06/23/14 12:02	1N/A/1N/A	1N/A/1N/A	NA
A4F0482-12	Soil	EPA 8000C	06/16/14 11:30	06/23/14 12:02	1N/A/1N/A	1N/A/1N/A	NA
A4F0482-13	Soil	EPA 8000C	06/16/14 11:40	06/23/14 12:02	1N/A/1N/A	1N/A/1N/A	NA
A4F0482-14	Soil	EPA 8000C	06/16/14 12:05	06/23/14 12:02	1N/A/1N/A	1N/A/1N/A	NA
A4F0482-15	Soil	EPA 8000C	06/16/14 11:20	06/23/14 12:02	1N/A/1N/A	1N/A/1N/A	NA
A4F0482-16	Soil	EPA 8000C	06/16/14 12:30	06/23/14 12:02	1N/A/1N/A	1N/A/1N/A	NA
A4F0482-17	Soil	EPA 8000C	06/16/14 13:20	06/23/14 12:02	1N/A/1N/A	1N/A/1N/A	NA
A4F0482-18	Soil	EPA 8000C	06/16/14 13:35	06/23/14 12:02	1N/A/1N/A	1N/A/1N/A	NA
A4F0482-19	Soil	EPA 8000C	06/16/14 13:50	06/23/14 12:02	1N/A/1N/A	1N/A/1N/A	NA
A4F0482-20	Soil	EPA 8000C	06/16/14 13:55	06/23/14 12:02	1N/A/1N/A	1N/A/1N/A	NA
A4F0482-21	Soil	EPA 8000C	06/16/14 14:00	06/23/14 12:02	1N/A/1N/A	1N/A/1N/A	NA
A4F0482-22	Soil	EPA 8000C	06/16/14 14:15	06/23/14 12:02	1N/A/1N/A	1N/A/1N/A	NA
A4F0482-23	Soil	EPA 8000C	06/16/14 14:25	06/23/14 12:02	1N/A/1N/A	1N/A/1N/A	NA
A4F0482-24	Soil	EPA 8000C	06/16/14 14:35	06/23/14 12:02	1N/A/1N/A	1N/A/1N/A	NA
Batch: 4070358							
A4F0482-25	Soil	EPA 8000C	06/16/14 09:15	07/15/14 19:54	1N/A/1N/A	1N/A/1N/A	NA

Apex Laboratories



The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Darrell Auvil For Darwin Thomas, Business Development Director

Apex Companies, LLC

3015 SW First Avenue
Portland, OR 97201

Project: **Deschutes County - Gun Club**

Project Number: 2112-01.002
Project Manager: John Foxwell

Reported:

08/18/14 17:05

Notes and Definitions

Qualifiers:

- A-01 Serial dilution test performed was acceptable. Data quality not affected.
- B-02 Analyte detected in an associated blank at a level between one-half the MRL and the MRL. (See Notes and Conventions below.)
- Q-04 Spike recovery and/or RPD is outside control limits due to a non-homogeneous sample matrix.
- Q-26 Peak separation for Benzo(b) and Benzo(k)fluoranthenes does not meet method specified criteria. Reported result includes the combined area of the two isomers and should be considered the total of Benzo(b+k)Fluoranthenes.
- TCLP This batch QC sample was prepared with TCLP or SPLP fluid from preparation batch 4060786.

Notes and Conventions:

- DET Analyte DETECTED
- ND Analyte NOT DETECTED at or above the reporting limit
- NR Not Reported
- dry Sample results reported on a dry weight basis. Results listed as 'wet' or without 'dry' designation are not dry weight corrected.
- RPD Relative Percent Difference
- MDL If MDL is not listed, data has been evaluated to the Method Reporting Limit only.
- WMSC Water Miscible Solvent Correction has been applied to Results and MRLs for volatiles soil samples per EPA 8000C.
- Batch QC Unless specifically requested, this report contains only results for Batch QC derived from client samples included in this report. All analyses were performed with the appropriate Batch QC (including Sample Duplicates, Matrix Spikes and/or Matrix Spike Duplicates) in order to meet or exceed method and regulatory requirements. Any exceptions to this will be qualified in this report. Complete Batch QC results are available upon request. In cases where there is insufficient sample provided for Sample Duplicates and/or Matrix Spikes, a Lab Control Sample Duplicate (LCS Dup) is analyzed to demonstrate accuracy and precision of the extraction and analysis.
- Blank Policy Apex assesses blank data for potential high bias down to a level equal to ½ the method reporting limit (MRL), except for conventional chemistry and HCID analyses which are assessed only to the MRL. Sample results flagged with a B or B-02 qualifier are potentially biased high if they are less than ten times the level found in the blank for inorganic analyses or less than five times the level found in the blank for organic analyses.

For accurate comparison of volatile results to the level found in the blank; water sample results should be divided by the dilution factor, and soil sample results should be divided by 1/50 of the sample dilution to account for the sample prep factor.

Results qualified as reported below the MRL may include a potential high bias if associated with a B or B-02 qualified blank. B and B-02 qualifications are not applied to J qualified results reported below the MRL.
- QC results are not applicable. For example, % Recoveries for Blanks and Duplicates, % RPD for Blanks, Blank Spikes and Matrix Spikes, etc.
- *** Used to indicate a possible discrepancy with the Sample and Sample Duplicate results when the %RPD is not available. In this case, either the Sample or the Sample Duplicate has a reportable result for this analyte, while the other is Non Detect (ND).

Apex Laboratories



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Darrell Auvin For Darwin Thomas, Business Development Director

Apex Companies, LLC
3015 SW First Avenue
Portland, OR 97201

Project: **Deschutes County - Gun Club**

Project Number: 2112-01.002
Project Manager: John Foxwell

Reported:
08/18/14 17:05

CHAIN OF CUSTODY RECORD

Client Name:	Apex Companies
Address:	3015 SW First Ave
City/State/Zip:	Portland, OR 97201

Telephone Number: 503.924.4704
Fax No.: 503.943.6357

Analytical Lab: Apex Laboratories

Report To: foxwell@apexcas.com

Page: 1 of 3

Project Manager: John Foxwell

Project Name: Descutes County - Gun Club

Project Number: 2112-01.002

Sampler Name: Carmen Owens

Sample ID / Description	Date Sampled	Time Sampled	No. of Containers Shipped	Preservative							Matrix							Analyze For:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
				Crib	Composite	Pails Filtered	Is	Methanol	HCl	Sodium Bisulfite	HNO3	Groundwater	Wastewater	Sediment	Soil	Other (specify):	GSP (Lead Leachability)		Total Lead	PAHs																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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Apex Laboratories

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Apex Companies, LLC
3015 SW First Avenue
Portland, OR 97201

Project: **Deschutes County - Gun Club**
Project Number: 2112-01.002
Project Manager: John Foxwell

Reported:
08/18/14 17:05

CHAIN OF CUSTODY RECORD



Client Name: Apex Companies
 Address: 3015 SW First Ave
Portland, OR 97201
 City/State/Zip:

Project Manager: John Foxwell
 Project Name: Descutes County - Gun Club
 Project Number: 2112-01.002
 Sampler Name: Carmen Owens

Telephone Number: 503.924.4704
 Fax No.: 503.943.6357
 Analytical Apex Laboratories
 Report: Foxwell@apexlco.com

Page 2 of 3

Sample ID / Description	Date Sampled	Time Sampled	No. of Containers Shipped	Preservatives											Aspirin	Analyze For:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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Apex Laboratories

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Quinn T. Smith

Apex Companies, LLC
3015 SW First Avenue
Portland, OR 97201

Project: Deschutes County - Gun Club
Project Number: 2112-01.002
Project Manager: John Foxwell

Reported:
08/18/14 17:05

A450482

Telephone Number: 503.924.4704
Fax No.: 503.943.8357

Analyst: Apex Laboratories

Report: foxwellinfo@apex.com

Page 3 of 3

Client Name: Apex Companies
Address: 3015 SW First Ave
City/State/Zip: Portland, OR 97201

Project Manager: John Foxwell

Project Name: Deschutes County - Gun Club

Project Number: 2112-01.002

Sampler Name: Carmen Owens



Sample ID / Description	Date Sampled	Time Sampled	No. of Containers Shipped	Grab	Composite	Field Filtered	Ice	Preservation				Matrix				Analysis For:	RUSH TAT (Per Schedule)	Send QIC with report
								Methanol	HCl	Sodium Bisulfate	HN03	Groundwater	Drinking Water	Sludge	Soil			
AC-17	6/16/14	1400	2	X			X											
AC-18	6/16/14	1415	2	X			X											
AC-19	6/16/14	1425	2	X			X											
AC-20	6/16/14	1435	2	X			X											
Stockpile	6/16/14	915	2		X		X											

Method of Shipment:			
Relinquished by: Name/Company	Date	Time	Received by: Name/Company
Rebecca Danner / Apex	6/19/14	1125	Rebecca Danner / Apex
Relinquished by: Name/Company	Date	Time	Received by: Name/Company

Laboratory Comments:			
Temperature Upon Receipt:	WOCs Free of Heat:	Y	N

Apex Laboratories

Darrell Auil For Darwin Thomas, Business Development Director

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



Neilson Research Corporation
245 S Grape St
Medford, OR 97501
TEL: (541) 770-5678 FAX: (541) 770-2901
Website: www.nrclabs.com

November 18, 2019

John Foxwell
Apex Companies LLC
3015 SW 1st Ave
Portland, OR 97201
TEL: (503) 924-4704
FAX: (503) 718-0333

RE: 2112-05 Former Gun Club

Order No.: 19110224

Dear John Foxwell:

Neilson Research Corporation received 2 sample(s) on 11/6/2019 for the analyses presented in the following report.

The results relate only to the parameters tested or to the sample as received by the laboratory. This report shall not be reproduced except in full, without the written approval of Neilson Research Corporation. If you have any questions regarding these test results, please feel free to call.

Sincerely,
Neilson Research Corporation

Tamra Schmedemann
Senior Project Manager
245 S Grape St
Medford, OR 97501

Original



Neilson Research Corporation
245 S Grape St
Medford, OR 97501
TEL: (541) 770-5678 FAX: (541) 770-2901
Website: www.nrclabs.com

Case Narrative

WO#: 19110224
Date: 11/18/2019

CLIENT: Apex Companies LLC
Project: 2112-05 Former Gun Club

The analyses were performed according to the guidelines in the Neilson Research Corporation Quality Assurance Program. This report contains analytical results for the sample(s) as received by the laboratory.

Neilson Research Corporation certifies that this report is in compliance with the requirements of NELAP. No unusual difficulties were experienced during analysis of this batch except as noted below or qualified with data flags on the reports.

Original



Neilson Research Corporation
245 S Grape St
Medford, OR 97501
TEL: (541) 770-5678 FAX: (541) 770-2901
Website: www.nrclabs.com

Analytical Report

WO#: 19110224
Date Reported: 11/18/2019

CLIENT: Apex Companies LLC
Lab ID: 19110224-01
Client Sample ID: S-1
Project: 2112-05 Former Gun Club
Sample Address:

Collection Date: 10/31/2019 2:30:00 PM
Received Date: 11/6/2019 11:50:00 AM
Matrix: AQUEOUS

Sample Location: Grab

Analyses	Method	NELAP Status	Result	Qual	DF	RL	Units	MCL	Date Analyzed/Analyst
PAH BY SIM									
Acenaphthene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:15 TJW
Acenaphthylene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:15 TJW
Anthracene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:15 TJW
Benzo(a)anthracene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:15 TJW
Benzo(a)pyrene	EPA 8270 C	A	0.130		1	0.100	µg/L		11/08/19 5:15 TJW
Benzo(b)fluoranthene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:15 TJW
Benzo(g,h,i)perylene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:15 TJW
Benzo(k)fluoranthene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:15 TJW
Chrysene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:15 TJW
Dibenz(a,h)anthracene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:15 TJW
Fluoranthene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:15 TJW
Fluorene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:15 TJW
Indeno(1,2,3-cd)pyrene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:15 TJW
Naphthalene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:15 TJW
Phenanthrene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:15 TJW
Pyrene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:15 TJW
Surr: 2-Fluorobiphenyl	EPA 8270 C		75.8		1	63 - 110	%Rec		11/08/19 5:15 TJW
Surr: 4-Terphenyl-d14	EPA 8270 C		85.0		1	68 - 110	%Rec		11/08/19 5:15 TJW

DISSOLVED TRACE METALS BY EPA 200.8 ICP-MS

Lead	EPA 200.8	A	ND		1	0.000100	mg/L		11/13/19 0:04 SJS
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TRACE METALS BY EPA 200.8 ICP-MS

Lead	EPA 200.8	A	0.0117		1	0.000100	mg/L		11/13/19 0:39 SJS
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QUALIFIERS

C1	Sample container temperature is out of limit as specified at testcode	H	Holding times for preparation or analysis exceeded
MI	Recovery outside control limits due to Matrix Interference	ND	Not Detected at the Reporting Limit
PL	Permit Limit		

Original

NELAP

NELAP	A	Accredited. ORELAP 100016, OR-028
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Neilson Research Corporation
245 S Grape St
Medford, OR 97501
TEL: (541) 770-5678 FAX: (541) 770-2901
Website: www.nrclabs.com

Analytical Report

WO#: 19110224
Date Reported: 11/18/2019

CLIENT: Apex Companies LLC
Lab ID: 19110224-02
Client Sample ID: S-2
Project: 2112-05 Former Gun Club
Sample Address:

Collection Date: 10/31/2019 3:30:00 PM
Received Date: 11/6/2019 11:50:00 AM
Matrix: AQUEOUS

Sample Location: Grab

Analyses	Method	NELAP Status	Result	Qual	DF	RL	Units	MCL	Date Analyzed/Analyst
PAH BY SIM									
Acenaphthene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:44 TJW
Acenaphthylene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:44 TJW
Anthracene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:44 TJW
Benzo(a)anthracene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:44 TJW
Benzo(a)pyrene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:44 TJW
Benzo(b)fluoranthene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:44 TJW
Benzo(g,h,i)perylene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:44 TJW
Benzo(k)fluoranthene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:44 TJW
Chrysene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:44 TJW
Dibenz(a,h)anthracene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:44 TJW
Fluoranthene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:44 TJW
Fluorene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:44 TJW
Indeno(1,2,3-cd)pyrene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:44 TJW
Naphthalene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:44 TJW
Phenanthrene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:44 TJW
Pyrene	EPA 8270 C	A	ND		1	0.100	µg/L		11/08/19 5:44 TJW
Surr: 2-Fluorobiphenyl	EPA 8270 C		75.6		1	63 - 110	%Rec		11/08/19 5:44 TJW
Surr: 4-Terphenyl-d14	EPA 8270 C		85.4		1	68 - 110	%Rec		11/08/19 5:44 TJW

DISSOLVED TRACE METALS BY EPA 200.8 ICP-MS

Lead	EPA 200.8	A	ND		1	0.000100	mg/L		11/13/19 0:08 SJS
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TRACE METALS BY EPA 200.8 ICP-MS

Lead	EPA 200.8	A	0.00948		1	0.000100	mg/L		11/13/19 0:43 SJS
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QUALIFIERS

C1	Sample container temperature is out of limit as specified at testcode	H	Holding times for preparation or analysis exceeded
MI	Recovery outside control limits due to Matrix Interference	ND	Not Detected at the Reporting Limit
PL	Permit Limit		

Original

NELAP

NELAP	A	Accredited. ORELAP 100016, OR-028
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Neilson Research Corporation
245 S Grape St
Medford, OR 97501
TEL: (541) 770-5678 FAX: (541) 770-2901
Website: www.nrclabs.com

QC SUMMARY REPORT

WO#: 19110224

18-Nov-19

Client: Apex Companies LLC
Project: 2112-05 Former Gun Club

TestCode: ICPMS_200.8_DISS

Sample ID: MB-2344	SampType: MBLK	TestCode: ICPMS_200.8	Units: mg/L	Prep Date: 11/9/2019	RunNo: 5543						
Client ID: PBW	Batch ID: 2344	TestNo: E200.8	E3005	Analysis Date: 11/12/2019	SeqNo: 105225						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Lead	ND	0.000100									
------	----	----------	--	--	--	--	--	--	--	--	--

Sample ID: LCS-2344	SampType: LCS	TestCode: ICPMS_200.8	Units: mg/L	Prep Date: 11/9/2019	RunNo: 5543						
Client ID: LCSW	Batch ID: 2344	TestNo: E200.8	E3005	Analysis Date: 11/12/2019	SeqNo: 105226						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Lead	0.0875	0.000100	0.1000	0	87.5	85	115				
------	--------	----------	--------	---	------	----	-----	--	--	--	--

Sample ID: 19110273-01BMS	SampType: MS	TestCode: ICPMS_200.8	Units: mg/L	Prep Date: 11/9/2019	RunNo: 5576						
Client ID: BatchQC	Batch ID: 2344	TestNo: E200.8	E3005	Analysis Date: 11/13/2019	SeqNo: 105844						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Lead	0.0890	0.000100	0.1000	0.0001590	88.8	70	130				
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Sample ID: 19110273-01BMSD	SampType: MSD	TestCode: ICPMS_200.8	Units: mg/L	Prep Date: 11/9/2019	RunNo: 5576						
Client ID: BatchQC	Batch ID: 2344	TestNo: E200.8	E3005	Analysis Date: 11/13/2019	SeqNo: 105845						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Lead	0.0942	0.000100	0.1000	0.0001590	94.0	70	130	0.08898	5.65	20	
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Qualifiers: C1 Sample container temperature is out of limit as specified at testcode
ND Not Detected at the Reporting Limit

H Holding times for preparation or analysis exceeded
PL Permit Limit

MI Recovery outside control limits due to Matrix In
RL Reporting Detection Limit

Original



Neilson Research Corporation
245 S Grape St
Medford, OR 97501
TEL: (541) 770-5678 FAX: (541) 770-2901
Website: www.nrclabs.com

QC SUMMARY REPORT

WO#: 19110224

18-Nov-19

Client: Apex Companies LLC
Project: 2112-05 Former Gun Club

TestCode: ICPMS_200.8_W

Sample ID: MB-2343	SampType: MBLK	TestCode: ICPMS_200.8	Units: mg/L	Prep Date: 11/9/2019	RunNo: 5543						
Client ID: PBW	Batch ID: 2343	TestNo: E200.8	E200.8	Analysis Date: 11/12/2019	SeqNo: 105223						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Lead	ND	0.000100									
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Sample ID: LCS-2343	SampType: LCS	TestCode: ICPMS_200.8	Units: mg/L	Prep Date: 11/9/2019	RunNo: 5543						
Client ID: LCSW	Batch ID: 2343	TestNo: E200.8	E200.8	Analysis Date: 11/12/2019	SeqNo: 105224						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Lead	0.0875	0.000100	0.1000	0	87.5	85	115				
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Sample ID: 19110286-03AMS	SampType: MS	TestCode: ICPMS_200.8	Units: mg/L	Prep Date: 11/9/2019	RunNo: 5543						
Client ID: BatchQC	Batch ID: 2343	TestNo: E200.8	E200.8	Analysis Date: 11/12/2019	SeqNo: 105229						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Lead	0.0879	0.000100	0.1000	0.0002250	87.7	70	130				
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Sample ID: 19110286-03AMSD	SampType: MSD	TestCode: ICPMS_200.8	Units: mg/L	Prep Date: 11/9/2019	RunNo: 5543						
Client ID: BatchQC	Batch ID: 2343	TestNo: E200.8	E200.8	Analysis Date: 11/12/2019	SeqNo: 105230						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Lead	0.0860	0.000100	0.1000	0.0002250	85.8	70	130	0.08793	2.22	20	
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Qualifiers: C1 Sample container temperature is out of limit as specified at testcode
ND Not Detected at the Reporting Limit

H Holding times for preparation or analysis exceeded
PL Permit Limit

MI Recovery outside control limits due to Matrix In
RL Reporting Detection Limit

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QC SUMMARY REPORT

WO#: 19110224
18-Nov-19

Client: Apex Companies LLC
Project: 2112-05 Former Gun Club

TestCode: PAH_W

Sample ID: MB-2319	SampType: MBLK	TestCode: PAH_W	Units: µg/L	Prep Date: 11/7/2019	RunNo: 5491						
Client ID: PBW	Batch ID: 2319	TestNo: SW8270C	SW8270	Analysis Date: 11/8/2019	SeqNo: 104367						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Acenaphthene	ND	0.100									
Acenaphthylene	ND	0.100									
Anthracene	ND	0.100									
Benzo(a)anthracene	ND	0.100									
Benzo(a)pyrene	ND	0.100									
Benzo(b)fluoranthene	ND	0.100									
Benzo(g,h,i)perylene	ND	0.100									
Benzo(k)fluoranthene	ND	0.100									
Chrysene	ND	0.100									
Dibenz(a,h)anthracene	ND	0.100									
Fluoranthene	ND	0.100									
Fluorene	ND	0.100									
Indeno(1,2,3-cd)pyrene	ND	0.100									
Naphthalene	ND	0.100									
Phenanthrene	ND	0.100									
Pyrene	ND	0.100									
Surr: 2-Fluorobiphenyl	7.75		10.00		77.5	63	110				
Surr: 4-Terphenyl-d14	7.78		10.00		77.8	68	110				

Sample ID: LCS-2319	SampType: LCS	TestCode: PAH_W	Units: µg/L	Prep Date: 11/7/2019	RunNo: 5491						
Client ID: LCSW	Batch ID: 2319	TestNo: SW8270C	SW8270	Analysis Date: 11/8/2019	SeqNo: 104369						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Acenaphthene	8.10	0.100	10.00	0	81.0	55	115				

Qualifiers: C1 Sample container temperature is out of limit as specified at testcode
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H Holding times for preparation or analysis exceeded
PL Permit Limit

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QC SUMMARY REPORT

WO#: 19110224

18-Nov-19

Client: Apex Companies LLC
Project: 2112-05 Former Gun Club

TestCode: PAH_W

Sample ID: LCS-2319	SampType: LCS	TestCode: PAH_W	Units: µg/L	Prep Date: 11/7/2019	RunNo: 5491						
Client ID: LCSW	Batch ID: 2319	TestNo: SW8270C	SW8270	Analysis Date: 11/8/2019	SeqNo: 104369						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Acenaphthylene	8.11	0.100	10.00	0	81.1	50	120				
Anthracene	8.37	0.100	10.00	0	83.7	70	120				
Benzo(a)anthracene	8.13	0.100	10.00	0	81.3	70	125				
Benzo(a)pyrene	7.82	0.100	10.00	0	78.2	70	130				
Benzo(b)fluoranthene	7.87	0.100	10.00	0	78.7	70	125				
Benzo(g,h,i)perylene	8.38	0.100	10.00	0	83.8	70	130				
Benzo(k)fluoranthene	8.11	0.100	10.00	0	81.1	70	130				
Chrysene	8.13	0.100	10.00	0	81.3	70	120				
Dibenz(a,h)anthracene	8.13	0.100	10.00	0	81.3	70	130				
Fluoranthene	8.21	0.100	10.00	0	82.1	70	125				
Fluorene	7.95	0.100	10.00	0	79.5	65	125				
Indeno(1,2,3-cd)pyrene	8.35	0.100	10.00	0	83.5	70	130				
Naphthalene	7.50	0.100	10.00	0	75.0	60	130				
Phenanthrene	8.19	0.100	10.00	0	81.9	70	125				
Pyrene	7.86	0.100	10.00	0	78.6	70	130				
Surr: 2-Fluorobiphenyl	7.66		10.00		76.6	63	110				
Surr: 4-Terphenyl-d14	8.22		10.00		82.2	68	110				

Sample ID: LCSD-2319	SampType: LCSD	TestCode: PAH_W	Units: µg/L	Prep Date: 11/7/2019	RunNo: 5491						
Client ID: LCSS02	Batch ID: 2319	TestNo: SW8270C	SW8270	Analysis Date: 11/8/2019	SeqNo: 104370						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Acenaphthene	8.60	0.100	10.00	0	86.0	55	115	8.100	5.99	25	
Acenaphthylene	8.68	0.100	10.00	0	86.8	50	120	8.110	6.79	25	

Qualifiers: C1 Sample container temperature is out of limit as specified at testcode
ND Not Detected at the Reporting Limit

H Holding times for preparation or analysis exceeded
PL Permit Limit

MI Recovery outside control limits due to Matrix In
RL Reporting Detection Limit

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QC SUMMARY REPORT

WO#: 19110224
18-Nov-19

Client: Apex Companies LLC
Project: 2112-05 Former Gun Club

TestCode: PAH_W

Sample ID: LCSD-2319	SampType: LCSD	TestCode: PAH_W	Units: µg/L	Prep Date: 11/7/2019	RunNo: 5491						
Client ID: LCSS02	Batch ID: 2319	TestNo: SW8270C	SW8270	Analysis Date: 11/8/2019	SeqNo: 104370						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Anthracene	9.06	0.100	10.00	0	90.6	70	120	8.370	7.92	25	
Benzo(a)anthracene	8.90	0.100	10.00	0	89.0	70	125	8.130	9.04	25	
Benzo(a)pyrene	8.52	0.100	10.00	0	85.2	70	130	7.820	8.57	25	
Benzo(b)fluoranthene	8.61	0.100	10.00	0	86.1	70	125	7.870	8.98	25	
Benzo(g,h,i)perylene	9.20	0.100	10.00	0	92.0	70	130	8.380	9.33	25	
Benzo(k)fluoranthene	8.82	0.100	10.00	0	88.2	70	130	8.110	8.39	25	
Chrysene	8.94	0.100	10.00	0	89.4	70	120	8.130	9.49	25	
Dibenz(a,h)anthracene	8.91	0.100	10.00	0	89.1	70	130	8.130	9.15	25	
Fluoranthene	8.78	0.100	10.00	0	87.8	70	125	8.210	6.71	25	
Fluorene	8.51	0.100	10.00	0	85.1	65	125	7.950	6.80	25	
Indeno(1,2,3-cd)pyrene	9.18	0.100	10.00	0	91.8	70	130	8.350	9.47	25	
Naphthalene	8.17	0.100	10.00	0	81.7	60	130	7.500	8.55	25	
Phenanthrene	8.83	0.100	10.00	0	88.3	70	125	8.190	7.52	25	
Pyrene	8.67	0.100	10.00	0	86.7	70	130	7.860	9.80	25	
Surr: 2-Fluorobiphenyl	8.09		10.00		80.9	63	110		0	0	
Surr: 4-Terphenyl-d14	8.92		10.00		89.2	68	110		0	0	

Sample ID: 19110224-01AMS	SampType: MS	TestCode: PAH_W	Units: µg/L	Prep Date: 11/7/2019	RunNo: 5491						
Client ID: S-1	Batch ID: 2319	TestNo: SW8270C	SW8270	Analysis Date: 11/8/2019	SeqNo: 104375						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Acenaphthene	7.90	0.100	10.00	0	79.0	55	115				
Acenaphthylene	7.94	0.100	10.00	0	79.4	50	120				
Anthracene	8.56	0.100	10.00	0	85.6	70	120				

Qualifiers: C1 Sample container temperature is out of limit as specified at testcode H Holding times for preparation or analysis exceeded MI Recovery outside control limits due to Matrix In
ND Not Detected at the Reporting Limit PL Permit Limit RL Reporting Detection Limit

Original



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Website: www.nrclabs.com

QC SUMMARY REPORT

WO#: 19110224

18-Nov-19

Client: Apex Companies LLC
Project: 2112-05 Former Gun Club

TestCode: PAH_W

Sample ID: 19110224-01AMS	SampType: MS	TestCode: PAH_W	Units: µg/L	Prep Date: 11/7/2019	RunNo: 5491						
Client ID: S-1	Batch ID: 2319	TestNo: SW8270C	SW8270	Analysis Date: 11/8/2019	SeqNo: 104375						
Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benzo(a)anthracene	8.57	0.100	10.00	0	85.7	70	125				
Benzo(a)pyrene	8.37	0.100	10.00	0.1300	82.4	70	130				
Benzo(b)fluoranthene	8.11	0.100	10.00	0	81.1	70	125				
Benzo(g,h,i)perylene	8.96	0.100	10.00	0	89.6	70	130				
Benzo(k)fluoranthene	8.71	0.100	10.00	0	87.1	70	130				
Chrysene	8.49	0.100	10.00	0	84.9	70	120				
Dibenz(a,h)anthracene	8.65	0.100	10.00	0	86.5	70	130				
Fluoranthene	8.51	0.100	10.00	0	85.1	70	125				
Fluorene	7.95	0.100	10.00	0	79.5	65	125				
Indeno(1,2,3-cd)pyrene	8.88	0.100	10.00	0	88.8	70	130				
Naphthalene	7.18	0.100	10.00	0	71.8	60	130				
Phenanthrene	8.33	0.100	10.00	0	83.3	70	125				
Pyrene	8.13	0.100	10.00	0	81.3	70	130				
Surr: 2-Fluorobiphenyl	7.34		10.00		73.4	63	110				
Surr: 4-Terphenyl-d14	9.11		10.00		91.1	68	110				

Qualifiers: C1 Sample container temperature is out of limit as specified at testcode
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MI Recovery outside control limits due to Matrix In
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NEILSON RESEARCH CORPORATION (NRC) STANDARD TERMS AND CONDITIONS

Unless otherwise agreed in a formal contract, services provided by NRC are expressly limited to the terms and conditions stated herein.

Confidentiality: Strict confidentiality is maintained in all of our dealing with clients. Confidentiality agreements, therefore, are signed willingly. In any instance where information is subpoenaed and must be released to a regulatory or legal body, the client is promptly notified. Likewise, the client agrees to respect all such relationships of trust. Client agrees not to use NRC's name and/or data in any manner which might cause harm to the company's reputation and/or business.

Payment Terms: Payment in advance is required for all clients except those whose credit has been established with our company. For clients with NRC-approved credit, payment terms are net balance due 30 days from the date of invoice, after which time a 1½ % per month late charge is added to all unpaid balances. NRC has the right to ask for payment in advance if the established payment terms are not adhered to. In the event of default in payment for services rendered, the client is responsible for reasonable collection charges including any court costs and attorney's fees incurred by NRC.

Billing: All fees are charged or billed directly to the client. The billing of a third party is not accepted without a signed statement in which the third party acknowledges and accepts payment responsibility. *(Note: NRC is not responsible for re-collecting samples whose holding times have been exceeded due to late or unauthorized requests for third-party billing).* It is necessary for us to assume that the paperwork submitted with a sample describes the testing protocol desired. Any changes to this protocol must be submitted to NRC in writing. However, if changes are made after the originally requested testing is initiated or has been completed, the client must accept payment responsibility. We cannot be responsible for holding times that are exceeded due to such changes. Please send all requests for changes marked: "Client Service—URGENT!" Our fax number is (541) 770-2901.

Fee Discounts: Economy-of-scale discounts are available and are determined by the number of samples and the nature and spectrum of the requested analyses. For established clients, discount rates are reevaluated annually, and a new rate is applied to future invoices based upon the previous year's volume of work, type of analyses, ease of scheduling, and work continuity. For clients with intermittent analytical needs, discounts may be extended based upon the quantity of work submitted at one time (\$1000 -\$4900 = 5/10 net 30, \$5000+ = 10/10 net 30). All discounts are contingent upon meeting payment terms. NRC reserves the right to drop discounts on late payments. No discounts apply to services provided by hourly rate, supplies, equipment used, subcontractors, etc.

Rush Analyses: A surcharge is added to the list fee if rapid turnaround time (TAT) is requested. The surcharge for rush TAT will be List x 1.5 for 5-day TAT, List x 1.75 for 3-day TAT, List x 2 for 1-2 business days, and List x 3 for weekends and holidays. Standard TAT is 10 working days. Rush analysis service is contingent upon laboratory workload and must be prearranged with NRC. However, any sample delivered after 3:00 p.m. will not be entered in to our rush analyses handling system until the next business day.

Hazardous Materials/Substances/Wastes: Unused portions of samples found or suspected to be hazardous according to state or federal guidelines shall be picked up by the client upon completion of the analytical work. The cost of returning the sample or for disposal shall be invoiced to the client. The sample and portions thereof remain the property of the client at all times. *(Note: For the protection of laboratory personnel, samples which might present health hazards, such as those containing high levels of toxic materials, must be clearly marked and identified.)*

Reports: NRC prohibits use of its name in connection with any unauthorized conclusions based on its reports without its prior written consent.

Special Reports: Additional charges may be necessary for customized reports which differ significantly from the NRC format. No reports or copies thereof will be sent to anyone other than the client unless the client formally requests us to do so in writing.

Litigation: All costs associated with compliance to any subpoena for documents, for testimony in a court of law, or for any other purpose relating to work performed by NRC, in connection with work performed for that client shall be paid by the client. Such costs shall include, but are not limited to, hourly charge for persons involved in responding to subpoenas, travel and accommodations, mileage, attorney's preparation of testimony and advice of counsel in connection with response to subpoenas, and all other expenses deemed reasonable and associated with said litigation.

Warranty and Limits of Liability: In accepting analytical work, we warrant the accuracy of test results for the sample as submitted. The foregoing express warranty is exclusive and is given in lieu of all other warranties, expressed or implied. We disclaim any other warranties, expressed or implied, including a Warranty of Fitness for Particular Purpose and Warranty of Merchantability. We accept no legal responsibility for the purposes for which the client uses the test results. No purchase order or other order for work shall be accepted by the company which includes any condition that varies from this Standard Terms and Conditions, and NRC hereby objects to any conflicting terms contained in any acceptance or order submitted by client.

Retention of Samples: After the analytical results have been reported to the address indicated on the reverse of this form, samples are routinely retained in our storage facilities according to the following schedule. Hazardous samples will be picked up by the client or returned to the client immediately after analysis. Prior arrangements must be made if samples are to be held for periods longer than those indicated. NRC may charge a monthly fee for long-term storage. Unrefrigerated long-term storage is available at \$10.00 per sample per month.

Sample type	Retention Time
Hazardous None	(Client deliver and pick up)
All other samples	1 month

(Note: Water tested for Total Coliforms is discarded immediately after the analysis)

Retention of Reports: After analytical results have been reported to the client, NRC shall retain copies of such analytical reports for a minimum of five years. If a client requests additional copies of such analytical reports during the retention period, an additional charge will apply for the preparation and printing of such reports.

Sample Containers/Sample Collection: We will provide and ship the appropriate sample containers to our clients to return to NRC for analysis, at no charge, via non-priority shipping status. Clients requesting overnight or rush delivery of sample containers will be invoiced for the associated charges. NRC personnel are available for the on-site collection of samples and can explain sample collection procedures and techniques to clients. It is the responsibility of the client to ensure proper sampling and to bear the cost of delivering samples to the laboratory under the proper storage/preservation conditions. We cannot be held responsible for sample integrity unless the sampling has been performed by a member of our staff.

Analytical Service Orders: Requests for analytical services may be made by telephone, fax, or in writing. The client must confirm all requests for services in writing. We cannot be responsible for holding times that are exceeded for samples delivered on weekends or after 5:00 p.m. on weekdays if delivery is made without prior notification and approval. NRC reserves the right to refuse to proceed with an analytical request if the client fails to provide acceptable written analytical request or to establish a customer credit agreement.

Prior to submission of environmental samples, the client should develop an appropriate QA/QC plan. This plan should identify, among other items the intent of the project, sample collection and preservation requirements, types of QC samples that are required (e.g. matrix spikes, matrix spike duplicates, field blanks, transfer blanks), laboratory analyses/methods to be performed, minimum data reporting requirements and required sample TAT. This plan should be submitted to NRC prior to sample submission. Unless such a plan is submitted, NRC shall not be responsible for project-specific QA/QC requirements. NRC personnel can assist in the preparation of project QA/QC plans.

Additional QC samples which might be requested, and which we consider "project-specific," are billed at the applicable unit price for the test(s). Such additional charges will apply to project-specific QA/QC samples for batches with fewer than ten samples, and to field/trip/transfer QA/QC samples. Samples with multiple phases (e.g. water/oil) will have each phase processed, analyzed, and billed as a distinct entity unless instructions accompanying the sample specify otherwise.

When requested, NRC may release verbal or fax results in advance of the written report of results. Such results are only tentative and are subject to subsequent confirmation or modification during standard NRC QA/QC review procedures.

Severability: If in any judicial proceeding, a court shall refuse to enforce all the provisions stated above, the scope of any unenforceable provision shall be deemed modified and diminished to the extent necessary to render such provision valid and enforceable. In any event, the validity or enforceability of any such provision shall not affect other provisions stated above, and the terms and conditions shall be construed and enforced as if such provision had not been included.

Submission of samples is deemed acceptance of the terms and conditions stated above.

Appendix C

Well Logs

MAR 12 1979

DESC

3878

~~Page 533 of 904~~

WATER RESOURCES DEPARTMENT,
SALEM, OREGON 97310
within 30 days from the date
of well completion.

WATER WELL REPORT

STATE OF OREGON
(Please type or print)

Pg. 1 (of 2)

State Well No.

15513E-22

OCT - 31979

State Permit No.

WATER RESOURCES DEPT

(1) OWNER:

Name City of Redmond

Address City Hall

Redmond, Oregon 97756

(2) TYPE OF WORK (check):

New Well ☒ Deepening ☐ Reconditioning ☐ Abandon ☐

If abandonment, describe material and procedure in Item 12.

(3) TYPE OF WELL:

Driven ☐
Jetted ☐
Bored ☐

(4) PROPOSED USE (check):

Domestic ☐ Industrial ☐ Municipal ☒
Irrigation ☐ Test Well ☐ Other ☐

(5) CASING INSTALLED:

16" Diam. from +3 ft. to 32 ft. Gage 250
4" Diam. from +8" ft. to 452 ft. Gage 375
" Diam. from " ft. to " ft. Gage "

(6) PERFORATIONS:

Perforated? ☒ Yes ☐ No.

Type of perforator used Factory

Size of perforations 3/16 in. by 4 in.
2,000 perforations from 347 ft. to 452 ft.
perforations from " ft. to " ft.
perforations from " ft. to " ft.

(7) SCREENS:

Well screen installed? ☐ Yes ☒ No

Manufacturer's Name

Type Model No.

Diam. Slot size Set from " ft. to " ft.

Diam. Slot size Set from " ft. to " ft.

(8) WELL TESTS:

Drawdown is amount water level is
lowered below static level Valley

a pump test made? ☒ Yes ☐ No If yes, by whom? Pump

Yield: 1100 gal./min. with 345 ft. drawdown after 24 hrs.

Artesian flow g.p.m.

Temperature of water 61* Depth artesian flow encountered " ft.

(9) CONSTRUCTION:

Well seal—Material used Cement

Well sealed from land surface to 32 ft.

Diameter of well bore to bottom of seal 20 in.

Diameter of well bore below seal 20 in.

Number of sacks of cement used in well seal 38 sacks

How was cement grout placed? pressure grouted

Was a drive shoe used? ☐ Yes ☒ No Plugs " Size: location " ft.

Did any strata contain unusable water? ☐ Yes ☒ No

Type of water? depth of strata

Method of sealing strata off

Was well gravel packed? ☒ Yes ☐ No Size of gravel: 1/2" minus

Gravel placed from 340 ft. to 452 ft.

(10) LOCATION OF WELL:

County Deschutes

Driller's well number

1/4 1/4 Section 22 T. 15S R. 13E W.M.

Bearing and distance from section or subdivision corner

(11) WATER LEVEL: Completed well.

Depth at which water was first found 318 ft.

Static level 315 ft. below land surface. Date 9-21

Artesian pressure lbs. per square inch. Date

(12) WELL LOG:

Diameter of well below casing ---

Depth drilled 452 ft. Depth of completed well 452 ft.

Formation: Describe color, texture, grain size and structure of materials; and show thickness and nature of each stratum and aquifer penetrated, with at least one entry for each change of formation. Report each change in position of Static Water Level and indicate principal water-bearing strata.

MATERIAL	From	To	SWL
Top Soil	0	4	
Lava & Lava Cinder	4	27	
Brown Conglomerate	27	46	
Diced Lava	46	49	
Lava, Fissured	49	63	
Brown Conglomerate	63	65	
Diced Lava/ with some red	65	80	
Brown Conglomerate	80	85	
Broken Lava	85	97	
Brown Conglomerate	97	107	
Grey-Brown Lava Conglomerate	107	121	
Cindered Conglomerate/Red-Brn	121	127	
Grey Lava Conglomerate	127	155	
Lava Conglomerate/ with Red			
Rock & Some Cinders	155	160	
Dark Grey Broken Lava	160	170	
Brown Conglomerate/mild gravel	170	175	
Brown Sandstone	175	205	
Dark, Mild Sandstone	205	215	

Work started 7-13 19 79 Completed 9-23 19 79

Date well drilling machine moved off of well 9-23 19 79

Drilling Machine Operator's Certification:

This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief.

[Signed] David Miller Date 9-27, 19 79
(Drilling Machine Operator)

Drilling Machine Operator's License No. 967

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

Name Orvail Buckner Well Drilling, Inc.

(Person, firm or corporation)

(Type or print)

Address 1686 N.E. Negus Way, Redmond, Ore. 97756

[Signed] Orvail Buckner (Water Well Contractor)

Contractor's License No. 608 Date 9-27, 19 79

NOTICE TO WATER WELL CONTRACTOR
The original and first copy of this report
are to be filed with the

WATER RESOURCES DEPARTMENT
SALEM, OREGON 97310
within 30 days from the date
of well completion.

WATER WELL REPORT

STATE OF OREGON
(Please type or print)
WATER RESOURCES DEPT
SALEM, OREGON

Pg. 2 (of 2)

State Well No. _____
State Permit No. _____

(1) OWNER:

Name City of Redmond
Address City Hall
Redmond, Oregon 97756

(2) TYPE OF WORK (check):

New Well ☒ Deepening ☐ Reconditioning ☐ Abandon ☐

If abandonment, describe material and procedure in Item 12.

(3) TYPE OF WELL:

Driven ☐
Cased ☒ Jetted ☐
Dug ☐ Bored ☐

(4) PROPOSED USE (check):

Domestic ☐ Industrial ☐ Municipal ☒
Irrigation ☐ Test Well ☐ Other ☐

(5) CASING INSTALLED:

16" Diam. from + ft. to + ft. Gage .250
" Diam. from + ft. to + ft. Gage +
" Diam. from + ft. to + ft. Gage +

(6) PERFORATIONS:

Perforated? ☐ Yes ☐ No.

Type of perforator used _____

Size of perforations in. by in.
perforations from + ft. to + ft.
perforations from + ft. to + ft.
perforations from + ft. to + ft.

(7) SCREENS:

Well screen installed? ☐ Yes ☒ No

Manufacturer's Name _____
Type _____ Model No. _____
Diam. _____ Slot size _____ Set from _____ ft. to _____ ft.
Diam. _____ Slot size _____ Set from _____ ft. to _____ ft.

(8) WELL TESTS:

Drawdown is amount water level is
lowered below static level Valley

Is a pump test made? ☐ Yes ☐ No If yes, by whom? Pump

Yield: 1100 gal./min. with + ft. drawdown after + hrs.

" " " " "

" " " " "

Artesian flow g.p.m.

Temperature of water _____ Depth artesian flow encountered _____ ft.

(9) CONSTRUCTION:

Well seal—Material used Cement
Well sealed from land surface to 32 ft.
Diameter of well bore to bottom of seal 20 in.
Diameter of well bore below seal 20 in.
Number of sacks of cement used in well seal 38 sacks
How was cement grout placed? pressure grouted

Was a drive shoe used? ☐ Yes ☒ No Plugs _____ Size: location _____ ft.

Did any strata contain unusable water? ☐ Yes ☐ No

Type of water? _____ depth of strata _____

Method of sealing strata off _____

Was well gravel packed? ☒ Yes ☐ No Size of gravel: _____

Gravel placed from _____ ft. to _____ ft.

(10) LOCATION OF WELL:

County Deschutes Driller's well number _____
1/4 1/4 Section 22 T. 15S R. 13E W.M.
Bearing and distance from section or subdivision corner _____

(11) WATER LEVEL: Completed well.

Depth at which water was first found 318 ft.
Static level _____ ft. below land surface. Date _____
Artesian pressure _____ lbs. per square inch. Date _____

(12) WELL LOG:

Diameter of well below casing _____

Depth drilled 452 ft. Depth of completed well 452 ft.

Formation: Describe color, texture, grain size and structure of materials;
and show thickness and nature of each stratum and aquifer penetrated,
with at least one entry for each change of formation. Report each change in
position of Static Water Level and indicate principal water-bearing strata.

MATERIAL	From	To	SWL
Dk. Mild Sandstone/traces of			
Tufted Ash	215	232	
Broken Rock	232	237	
Sandstone Conglomerate	237	248	
Coarse, Colored Sandstone	248	265	
Dk. Grey, Mild Lava	265	288	
Lt. Grey, Mild Lava	288	304	
Dk. Broken Basalt/with Brown			
Clay Strips	304	318	water
" / with Dk. Brwn Clay-			
stone & Orange/Brown Clayston	318	327	
Sandstone/with Tufted Ash	327	360	
Black Cinders/with Polished			
Sand & Gravel-some color	360	375	water
Dark Brown Sandstone	375	403	
Sand & Gravel-Colored	403	410	311-water
Dark Brown Sandstone, possib-	410	452	
ly some Water-Bearing			

Work started 7-13 1979 Completed 9-23 1979

Date well drilling machine moved off of well 9-23 1979

Drilling Machine Operator's Certification:

This well was constructed under my direct supervision.
Materials used and information reported above are true to my
best knowledge and belief.

[Signed] Paul Mills Date 9-27, 1979

(Drilling Machine Operator)

Drilling Machine Operator's License No. 967

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is
true to the best of my knowledge and belief.

Name Orvail Buckner Well Drilling, Inc.
(Person, firm or corporation) (Type or print)

Address 1686 N. E. Negus Way, Redmond, Oregon 97756

[Signed] Orvail Buckner (Water Well Contractor)

Contractor's License No. 608 Date 9-27 1979

Appendix D

CPEC Screening Tables and Pro UCL Backup

Table D-1 – CPEC Calculations
Deschutes County Shooting Range Property
Redmond, OR

COIs	Number of samples	Number of ND	Detection Frequency	Method Reporting Limit Range		Detected Concentrations Range		DEQ Background Values	Does max concentration exceed background?	Cij	Plants						Inverts							
				min	max	min	max				Plants SLV	Tij	is Tj>Q		Tij/Tj	is (Tij/Tj)>=(1/Nij)xQ		Invertebrates SLV	Tij	is Tj>Q		Tij/Tj	is (Tij/Tj)>=(1/Nij)xQ	
													Q=1	Q=5		Q=1	Q=5			Q=1	Q=5			
Metals (mg/kg)																								
Aluminum	43	0	100%	--	--	4570	23900	100,000	N	23900	50	478	Y	Y	5.3E-02	Y	Y	600	39.8	Y	Y	6.0E-02	Y	Y
Antimony	43	26	40%	0.513	0.609	0.63	218	1.3	Y	218	5	43.6	Y	N	4.8E-03	N	N	--	--	N	N	--	Y	Y
Arsenic	43	0	100%	--	--	1.18	13.90	6.8	Y	13.9	10	1.39	Y	N	1.5E-04	N	N	60	0.232	N	N	3.5E-04	N	N
Barium	43	0	100%	--	--	81.70	826	700	Y	826	500	1.652	Y	N	1.8E-04	N	N	3,000	0.275	N	N	4.2E-04	N	N
Beryllium	43	42	2%	0.506	55.3	0.61	0.61	2.6	N	0.61	10	0.061	N	N	6.8E-06	N	N	--	--	N	N	--	N	N
Cadmium	43	38	12%	0.513	0.628	0.89	14.20	0.40	Y	14.2	4	3.55	Y	N	3.9E-04	N	N	20	0.710	N	N	1.1E-03	N	N
Calcium	43	0	100%	--	--	2200	33700	--	N	33700	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Chromium	43	0	100%	--	--	9.40	39	170	N	39	1	39	Y	Y	4.3E-03	N	N	0.4	97.5	Y	Y	1.5E-01	Y	Y
Cobalt	43	0	100%	--	--	3.42	19.40	--	N	19.4	20	0.97	N	N	1.1E-04	N	N	1,000	0.019	N	N	2.9E-05	N	N
Copper	43	0	100%	--	--	15.50	479	29	Y	479	100	4.79	Y	N	5.3E-04	N	N	50	9.6	Y	Y	1.4E-02	Y	N
Iron	43	0	100%	--	--	9480	78400	40,000	Y	78400	10	7840	Y	Y	8.7E-01	Y	Y	200	392.0	Y	Y	5.9E-01	Y	Y
Lead	54	0	100%	--	--	1.72	21600	18	Y	21600	50	432	Y	Y	4.8E-02	Y	Y	500	43.2	Y	Y	6.5E-02	Y	Y
Magnesium	43	0	100%	--	--	1070	8950	--	N	8950	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Manganese	43	0	100%	--	--	76	702	1300	N	702	500	1.404	Y	N	1.6E-04	N	N	100	7.0	Y	Y	1.1E-02	Y	N
Mercury	43	41	5%	0.0801	0.249	0.25	5.36	0.04	Y	5.36	0.3	17.87	Y	Y	2.0E-03	N	N	0.1	53.6	Y	Y	8.1E-02	Y	Y
Nickel	43	0	100%	--	--	17.30	65.10	78	N	65.1	30	2.17	Y	N	2.4E-04	N	N	200	0.326	N	N	4.9E-04	N	N
Potassium	43	0	100%	--	--	528	3940	--	N	3940	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Selenium	43	39	9%	0.506	0.609	0.85	4.04	0.46	Y	4.04	1	4.04	Y	N	4.5E-04	N	N	70	0.058	N	N	8.7E-05	N	N
Silver	43	39	9%	0.506	0.609	0.62	41.70	0.82	Y	41.7	2	20.85	Y	Y	2.3E-03	N	N	50	0.834	N	N	1.3E-03	N	N
Sodium	43	2	95%	--	--	300	1460	--	N	1460	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Thallium	43	42	2%	0.515	0.628	1.57	1.57	4.6	N	1.57	1	1.57	Y	N	1.7E-04	N	N	--	--	N	N	--	N	N
Tin	43	40	7%	20.2	25.1	117.00	391.00	--	N	391	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Vanadium	43	0	100%	--	--	35.10	105.00	300	N	105	2	52.5	Y	Y	5.8E-03	N	N	--	--	N	N	--	N	N
Zinc	43	0	100%	--	--	25.10	3260.00	130	Y	3260	50	65.2	Y	Y	7.2E-03	N	N	200	16.3	Y	Y	2.5E-02	Y	N
Polycyclic Aromatic Hydrocarbons (mg/kg)																								
Acenaphthene	64	47	27%	0.00912	5.39	0.0164	9.77	--	NA	9.77	20	0.4885	N	N	5.4E-05	N	N	--	--	N	N	--	N	N
Acenaphthylene	64	64	0%	0.00912	5.39	--	--	--	NA	5.39	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Anthracene	64	47	27%	0.00912	5.39	0.0230	13	--	NA	13	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Benzo(a)anthracene	64	30	53%	0.00912	2.02	0.0140	136	--	NA	136	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Benzo(a)pyrene	64	21	67%	0.00912	0.0302	0.0162	191	--	NA	191	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Benzo(b)fluoranthene	58	22	72%	0.00912	2.02	0.0425	351	--	NA	351	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Benzo(b+k)fluoranthene	6	0	100%	--	--	0.0158	28.8	--	NA	28.8	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Benzo(g,h,i)perylene	64	21	67%	0.00912	0.0302	0.0146	112	--	NA	112	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Benzo(k)fluoranthene	58	38	34%	0.00912	2.02	0.0180	19.7	--	NA	19.7	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Chrysene	64	24	63%	0.00912	0.0302	0.0151	170	--	NA	170	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Dibenz(a,h)anthracene	64	43	33%	0.00912	2.02	0.0152	26.2	--	NA	26.2	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Fluoranthene	64	27	58%	0.00912	2.02	0.0152	233	--	NA	233	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Fluorene	64	53	17%	0.00912	5.39	0.0153	3.48	--	NA	3.48	--	--	N	N	--	N	N	30	0.116	N	N	1.8E-04	N	N
Indeno(1,2,3-cd)pyrene	64	31	52%	0.00912	2.02	0.0154	124	--	NA	124	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Naphthalene	64	60	6%	0.00912	5.39	0.2320	0.704	--	NA	0.704	10	0.0704	N	N	7.8E-06	N	N	--	--	N	N	--	N	N
Phenanthrene	64	43	33%	0.00912	2.02	0.0156	54.3	--	NA	54.3	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Pyrene	64	27	58%	0.00912	2.02	0.0176	223	--	NA	223	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Polychlorinated Biphenyls (mg/kg)																								
Total PCBs	9	6	33%	--	--	0.12	1.98	--	NA	1.98	40	0.0495	N	N	5.5E-06	N	N	--	--	N	N	--	Y	Y
Total Petroleum Hydrocarbons (mg/kg)																								
Gasoline Range	9	9	0%	4.29	365.00	--	--	--	NA	365.00	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Diesel Range	9	6	33%	14.20	14.90	14.80	10300	--	NA	10300	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Oil Range	9	5	44%	28.40	29.50	34.70	12100	--	NA	12100	--	--	N	N	--	N	N	--	--	N	N	--	N	N

Notes:

1. mg/kg (ppm) = milligrams per kilogram (parts per million)
2. DEQ Background Levels of Metals in Soils for Cleanups, March 2013. Values shown are for Deschutes Columbia Plateau.
3. SLVs from Oregon DEQ Ecological Risk Assessment, Level II SLVs for Freshwater Sediment and Terrestrial Receptors in Soils (December 2001).
4. Background value for aluminum from Geochemical Landscapes of the Conterminous United States, USGS, November 2001.
5. Cij = Maximum detected concentration.
6. Tij = Toxicity ratio (maximum concentration/SLV).
7. Q=1 for T&E species and 5 for non-T&E species.

Table D-1 – CPEC Calculations
Deschutes County Shooting Range Property
Redmond, OR

COIs	Number of samples	Number of ND	Detection Frequency	Method Reporting Limit Range		Detected Concentrations Range		DEQ Background Values	Does max concentration exceed background?	Cij	Plants						Inverts							
				min	max	min	max				Plants SLV	Tij	is Tij>Q		Tij/Tj	is (Tij/Tj)>=(1/Ni)xQ		Invertebrates SLV	Tij	is Tij>Q		Tij/Tj	is (Tij/Tj)>=(1/Ni)xQ	
													Q=1	Q=5		Q=1	Q=5			Q=1	Q=5			
Volatile Organic Compounds (mg/kg)																								
1,1,1,2-Tetrachloroethane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
1,1,1-Trichloroethane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
1,1,2,2-Tetrachloroethane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
1,1,2-Trichloroethane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
1,1-Dichloroethane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
1,1-Dichloroethene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
1,1-Dichloropropene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
1,2,3-Trimethylbenzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
1,2,3-Trichloropropane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
1,2,4-Trichlorobenzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	20	0.0001	N	N	1.8E-07	N	N
1,2,4-Trimethylbenzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
1,2-Dibromo-3-Chloropropane	9	9	0%	0.01110	0.0119	--	--	--	NA	0.01190	--	--	N	N	--	N	N	--	--	N	N	--	N	N
1,2-Dibromoethane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
1,2-Dichlorobenzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
1,2-Dichloroethane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
1,2-Dichloropropane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	700	0.000003	N	N	5.1E-09	N	N
1,3,5-Trimethylbenzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
1,3-Dichlorobenzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
1,3-Dichloropropane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
1,4-Dichlorobenzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	20	0.0001	N	N	1.8E-07	N	N
2,2-Dichloropropane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
2-Butanone (MEK)	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
2-Chlorotoluene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
2-Hexanone	9	9	0%	0.01110	0.0119	--	--	--	NA	0.01190	--	--	N	N	--	N	N	--	--	N	N	--	N	N
4-Chlorotoluene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
4-Methyl-2-pentanone (MIBK)	9	9	0%	0.01110	0.0119	--	--	--	NA	0.01190	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Acetone	9	9	0%	0.02940	0.0279	--	--	--	NA	0.02790	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Benzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Bromobenzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Bromochloromethane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Bromoform	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Bromomethane	9	9	0%	0.01110	0.0119	--	--	--	NA	0.01190	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Carbon Disulfide	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Carbon Tetrachloride	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	1000	0.00000	N	N	3.6E-09	N	N
Chlorobenzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	40	0.0001	N	N	9.0E-08	N	N
Chlorodibromomethane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Chloroethane	9	9	0%	0.01110	0.0119	--	--	--	NA	0.01190	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Chloroform	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Chloromethane	9	9	0%	0.01110	0.0119	--	--	--	NA	0.01190	--	--	N	N	--	N	N	--	--	N	N	--	N	N
cis-1,2-Dichloroethene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
cis-1,3-Dichloropropene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Dibromomethane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Dichlorodifluoromethane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Ethylbenzene	9	9	0%	0.00554	0.0059	--	--	--	NA	0.00594	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Hexachlorobutadiene	9	9	0%	0.00554	0.0059	--	--	--	NA	0.00594	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Isopropylbenzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
m,p-Xylene	9	9	0%	0.00443	0.0047	--	--	--	NA	0.00471	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Methyl tertbutyl ether (MTBE)	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Methylene Chloride	9	9	0%	0.01110	0.0119	--	--	--	NA	0.01190	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Naphthalene	9	9	0%	0.00443	0.0047	--	--	--	NA	0.00471	10	0.000471	N	N	5.2E-08	N	N	--	--	N	N	--	N	N
n-Butylbenzene	9	9	0%	0.00554	0.0059	--	--	--	NA	0.00594	--	--	N	N	--	N	N	--	--	N	N	--	N	N
n-Propylbenzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
p-Xylene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	1	0.00238	N	N	2.6E-07	N	N	--	--	N	N	--	N	N
p-Isopropyltoluene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
sec-Butylbenzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Styrene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	300	7.93333E-06	N	N	8.8E-10	N	N	--	--	N	N	--	N	N
tert-Butylbenzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Tetrachloroethene	9	7	22%	0.00222	0.0024	0.01240	0.0194	--	NA	0.01940	10	0.00194	N	N	2.2E-07	N	N	--	--	N	N	--	N	N
Toluene	9	7	22%	0.00222	0.0024	0.00229	0.00321	--	NA	0.00321	200	0.00001605	N	N	1.8E-09	N	N	--	--	N	N	--	N	N
trans-1,2-Dichloroethene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
trans-1,3-Dichloropropene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Trichloroethene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Trichlorofluoromethane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Vinyl Chloride	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N
Total Xylenes	9	9	0%	0.00665	0.0071	--	--	--	NA	0.00713	100	0.0000713	N	N	7.9E-09	N	N	--	--	N	N	--	N	N

- Notes:
1. mg/kg (ppm) = milligrams per kilogram (parts per million)
 2. DEQ Background Levels of Metals in Soils for Cleanups, March 2013. Values shown are for Deschutes Columbia Plateau.
 3. SLVs from Oregon DEQ Ecological Risk Assessment, Level II SLVs for Freshwater Sediment and Terrestrial Receptors in Soils (December 2001).
 4. Background value for aluminum from Geochemical Landscapes of the Conterminous United States, USGS, November 2001.
 5. Cij = Maximum detected concentration.
 6. Tij = Toxicity ratio (maximum concentration/SLV).
 7. Q= 1 for T&E species and 5 for non-T&E species.

Tj 9011.226953
Nij 110
1/Nij 0.009090909

Tj 661.6

Table D-1 – CPEC Calculations
Deschutes County Shooting Range Property
Redmond, OR

COIs	Number of samples	Number of ND	Detection Frequency	Method Reporting Limit Range		Detected Concentrations Range		DEQ Background Values	Does max concentration exceed background?	Cij	Birds						Mammals						CEPC? (assuming no T&E)				
				min	max	min	max				Birds SLV	Tij	is Tip-Q		Tij/Tj	is (Tij/Tj)>=(1/Ni)xQ		Mammals SLV	Tij	is Tip-Q		Tij/Tj		is (Tij/Tj)>=(1/Ni)xQ			
													Q=1	Q=5		Q=1	Q=5			Q=1	Q=5			Q=1	Q=5		
Metals (mg/kg)																											
Aluminum	43	0	100%	--	--	4570	23900	100,000	N	23900	450	53.1	Y	Y	3.6E-02	Y	N	N	107	223.4	Y	Y	8.8E-01	Y	Y	N	N
Antimony	43	26	40%	0.513	0.609	0.63	218	1.3	Y	218	--	--	N	N	--	N	N	N	15	14.5	Y	Y	5.7E-02	Y	Y	N	Y
Arsenic	43	0	100%	--	--	1.18	13.90	6.8	Y	13.9	10	1.4	Y	N	9.3E-04	N	N	N	29	0.5	N	N	1.9E-03	N	N	N	Y
Barium	43	0	100%	--	--	81.70	826	700	Y	826	85	9.7	Y	Y	6.5E-03	N	N	N	638	1.3	Y	N	5.1E-03	N	N	N	Y
Beryllium	43	42	2%	0.506	55.3	0.61	0.61	2.6	N	0.61	--	--	N	N	--	N	N	N	83	0.007	N	N	2.9E-05	N	N	N	N
Cadmium	43	38	12%	0.513	0.628	0.89	14.20	0.40	Y	14.2	6	2.4	Y	N	1.6E-03	N	N	N	125	0.1	N	N	4.5E-04	N	N	N	N
Calcium	43	0	100%	--	--	2200	33700	--	N	33700	--	--	N	N	--	N	N	N	--	--	N	N	--	N	N	N	N
Chromium	43	0	100%	--	--	9.40	39	170	N	39	4	9.8	Y	Y	6.5E-03	N	N	N	340,000	0.000	N	N	4.5E-07	N	N	N	Y
Cobalt	43	0	100%	--	--	3.42	19.40	--	N	19.4	--	--	N	N	--	N	N	N	150	0.1	N	N	5.1E-04	N	N	N	N
Copper	43	0	100%	--	--	15.50	479	29	Y	479	190	2.5	Y	N	1.7E-03	N	N	N	390	1.2	Y	N	4.8E-03	N	N	N	N
Iron	43	0	100%	--	--	9480	78400	40,000	Y	78400	--	--	N	N	--	N	N	N	--	--	N	N	--	N	N	N	Y
Lead	54	0	100%	--	--	1.72	21600	18	Y	21600	16	1,350	Y	Y	9.1E-01	Y	Y	Y	4,000	5.4	Y	Y	2.1E-02	Y	N	N	Y
Magnesium	43	0	100%	--	--	1070	8950	--	N	8950	--	--	N	N	--	N	N	N	--	--	N	N	--	N	N	N	N
Manganese	43	0	100%	--	--	76	702	1300	N	702	4,125	0.2	N	N	1.1E-04	N	N	N	11,000	0.1	N	N	2.5E-04	N	N	N	Y
Mercury	43	41	5%	0.0801	0.249	0.25	5.36	0.04	Y	5.36	1.5	3.6	Y	N	2.4E-03	N	N	N	73	0.1	N	N	2.9E-04	N	N	N	Y
Nickel	43	0	100%	--	--	17.30	65.10	78	N	65.1	320	0.2	N	N	1.4E-04	N	N	N	625	0.1	N	N	4.1E-04	N	N	N	N
Potassium	43	0	100%	--	--	528	3940	--	N	3940	--	--	N	N	--	N	N	N	--	--	N	N	--	N	N	N	N
Selenium	43	39	9%	0.506	0.609	0.85	4.04	0.46	Y	4.04	2	2.0	Y	N	1.4E-03	N	N	N	25	0.2	N	N	6.3E-04	N	N	N	N
Silver	43	39	9%	0.506	0.609	0.62	41.70	0.82	Y	41.7	--	--	N	N	--	N	N	N	--	--	N	N	--	N	N	N	Y
Sodium	43	2	95%	--	--	300	1460	--	N	1460	--	--	N	N	--	N	N	N	--	--	N	N	--	N	N	N	N
Thallium	43	42	2%	0.515	0.628	1.57	1.57	4.6	N	1.57	--	--	N	N	--	N	N	N	1	1.6	Y	N	6.2E-03	N	N	N	N
Tin	43	40	7%	20.2	25.1	117.00	391.00	--	N	391	--	--	Y	N	--	N	N	N	--	--	N	N	--	N	N	N	N
Vanadium	43	0	100%	--	--	35.10	105.00	300	N	105	47	2.2	Y	N	1.5E-03	N	N	N	25	4.2	Y	N	1.6E-02	Y	N	N	Y
Zinc	43	0	100%	--	--	25.10	3260.00	130	Y	3260	60	54.3	Y	Y	3.6E-02	Y	N	N	20,000	0.2	N	N	6.4E-04	N	N	N	Y
Polycyclic Aromatic Hydrocarbons (mg/kg)																											
Acenaphthene	64	47	27%	0.00912	5.39	0.0164	9.77	--	NA	9.77	--	--	N	N	--	N	N	N	--	--	N	N	--	N	N	N	N
Acenaphthylene	64	64	0%	0.00912	5.39	--	--	--	NA	5.39	--	--	N	N	--	N	N	N	--	--	N	N	--	N	N	N	N
Anthracene	64	47	27%	0.00912	5.39	0.0230	13	--	NA	13	--	--	N	N	--	N	N	N	--	--	N	N	--	N	N	N	N
Benzo(a)anthracene	64	30	53%	0.00912	2.02	0.0140	136	--	NA	136	--	--	N	N	--	N	N	N	--	--	N	N	--	N	N	N	N
Benzo(a)pyrene	64	21	67%	0.00912	0.0302	0.0162	191	--	NA	191	--	--	N	N	--	N	N	N	125	1.5	Y	N	6.0E-03	N	N	N	N
Benzo(b)fluoranthene	58	22	72%	0.00912	2.02	0.0425	351	--	NA	351	--	--	N	N	--	N	N	N	--	--	N	N	--	N	N	N	N
Benzo(b+k)fluoranthene	6	0	100%	--	--	0.0158	28.8	--	NA	28.8	--	--	N	N	--	N	N	N	--	--	N	N	--	N	N	N	N
Benzo(g,h,i)perylene	64	21	67%	0.00912	0.0302	0.0146	112	--	NA	112	--	--	N	N	--	N	N	N	--	--	N	N	--	N	N	N	N
Benzo(k)fluoranthene	58	38	34%	0.00912	2.02	0.0180	19.7	--	NA	19.7	--	--	N	N	--	N	N	N	--	--	N	N	--	N	N	N	N
Chrysene	64	24	63%	0.00912	0.0302	0.0151	170	--	NA	170	--	--	N	N	--	N	N	N	--	--	N	N	--	N	N	N	N
Dibenzo(a,h)anthracene	64	43	33%	0.00912	2.02	0.0152	26.2	--	NA	26.2	--	--	N	N	--	N	N	N	--	--	N	N	--	N	N	N	N
Fluoranthene	64	27	58%	0.00912	2.02	0.0152	233	--	NA	233	--	--	N	N	--	N	N	N	--	--	N	N	--	N	N	N	N
Fluorene	64	53	17%	0.00912	5.39	0.0153	3.48	--	NA	3.48	--	--	N	N	--	N	N	N	--	--	N	N	--	N	N	N	N
Indeno(1,2,3-cd)pyrene	64	31	52%	0.00912	2.02	0.0154	124	--	NA	124	--	--	N	N	--	N	N	N	--	--	N	N	--	N	N	N	N
Naphthalene	64	60	6%	0.00912	5.39	0.2320	0.704	--	NA	0.704	--	--	N	N	--	N	N	N	3,900	0.0002	N	N	7.1E-07	N	N	N	N
Phenanthrene	64	43	33%	0.00912	2.02	0.0156	54.3	--	NA	54.3	--	--	N	N	--	N	N	N	--	--	N	N	--	N	N	N	N
Pyrene	64	27	58%	0.00912	2.02	0.0176	223	--	NA	223	--	--	N	N	--	N	N	N	--	--	N	N	--	N	N	N	N
Polychlorinated Biphenyls (mg/kg)																											
Total PCBs	9	6	33%	--	--	0.12	1.98	--	NA	1.98	--	--	N	N	--	N	N	N	4	0.5	N	N	1.9E-03	N	N	N	Y
Total Petroleum Hydrocarbons (mg/kg)																											
Gasoline Range	9	9	0%	4.29	365.00	--	--	--	NA	365.00	--	--	N	N	--	N	N	N	--	--	N	N	--	N	N	N	N
Diesel Range	9	6	33%	14.20	14.90	14.80	10300	--	NA	10300	--	--	N	N	--	N	N	N	--	--	N	N	--	N	N	N	N
Oil Range	9	5	44%	28.40	29.50	34.70	12100	--	NA	12100	--	--	N	N	--	N	N	N	--	--	N	N	--	N	N	N	N

Notes:

1. mg/kg (ppm) = milligrams per kilogram (parts per million)
2. DEQ Background Levels of Metals in Soils for Cleanups, March 2013. Values shown are for Deschutes Columbia Plateau.
3. SLVs from Oregon DEQ Ecological Risk Assessment, Level II SLVs for Freshwater Sediment and Terrestrial Receptors in Soils (December 2001).
4. Background value for aluminum from Geochemical Landscapes of the Conterminous United States, USGS, November 2001.
5. Cij = Maximum detected concentration.
6. Tij = Toxicity ratio (maximum concentration/SLV).
7. Q= 1 for T&E species and 5 for non-T&E species.

Table D-1 – CPEC Calculations
Deschutes County Shooting Range Property
Redmond, OR

COIs	Number of samples	Number of ND	Detection Frequency	Method Reporting Limit Range		Detected Concentrations Range		DEQ Background Values	Does max concentration exceed background?	Cij	Birds						Mammals						CEPC? (assuming no T&E)		
				min	max	min	max				Birds SLV	Tij	is Tij>Q		Tij/Tj	is (Tij/Tj)>=(1/Nij)xQ		Mammals SLV	Tij	is Tij>Q		Tij/Tj		is (Tij/Tj)>=(1/Nij)xQ	
													Q=1	Q=5		Q=1	Q=5			Q=1	Q=5			Q=1	Q=5
Volatile Organic Compounds (mg/kg)																									
1,1,1,2-Tetrachloroethane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
1,1,1-Trichloroethane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	55550	0.000000	N	N	1.7E-10	N	N	N
1,1,2,2-Tetrachloroethane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
1,1,2-Trichloroethane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
1,1-Dichloroethane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
1,1-Dichloroethene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	3750	0.000001	N	N	2.5E-09	N	N	N
1,1-Dichloropropene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
1,2,3-Trimethylbenzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
1,2,3-Trichloropropane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
1,2,4-Trichlorobenzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
1,2,4-Trimethylbenzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
1,2-Dibromo-3-Chloropropane	9	9	0%	0.01110	0.0119	--	--	--	NA	0.01190	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
1,2-Dibromoethane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
1,2-Dichlorobenzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
1,2-Dichloroethane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	70	3.4E-05	N	N	2.3E-08	N	N	2780	0.000001	N	N	3.4E-09	N	N	N
1,2-Dichloropropane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
1,3,5-Trimethylbenzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
1,3-Dichlorobenzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
1,3-Dichloropropane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
1,4-Dichlorobenzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
2,2-Dichloropropane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
2-Butanone (MEK)	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	1,000,000	0.000000	N	N	9.3E-12	N	N	N
2-Chlorotoluene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
2-Hexanone	9	9	0%	0.01110	0.0119	--	--	--	NA	0.01190	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
4-Chlorotoluene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
4-Methyl-2-pentanone (MIBK)	9	9	0%	0.01110	0.0119	--	--	--	NA	0.01190	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
Acetone	9	9	0%	0.02940	0.0279	--	--	--	NA	0.02790	--	--	N	N	--	N	N	1250	0.000022	N	N	8.8E-08	N	N	N
Benzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	3300	0.000001	N	N	2.8E-09	N	N	N
Bromobenzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
Bromochloromethane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
Bromoform	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
Bromomethane	9	9	0%	0.01110	0.0119	--	--	--	NA	0.01190	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
Carbon Disulfide	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
Carbon Tetrachloride	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	2000	0.000001	N	N	4.7E-09	N	N	N
Chlorobenzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
Chlorodibromomethane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
Chloroethane	9	9	0%	0.01110	0.0119	--	--	--	NA	0.01190	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
Chloroform	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	1875	0.000001	N	N	5.0E-09	N	N	N
Chloromethane	9	9	0%	0.01110	0.0119	--	--	--	NA	0.01190	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
cis-1,2-Dichloroethene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	2500	0.000001	N	N	3.7E-09	N	N	N
cis-1,3-Dichloropropene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
Dibromomethane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
Dichlorodifluoromethane	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
Ethylbenzene	9	9	0%	0.00554	0.0059	--	--	--	NA	0.00594	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
Hexachlorobutadiene	9	9	0%	0.00554	0.0059	--	--	--	NA	0.00594	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
Isopropylbenzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
m,p-Xylene	9	9	0%	0.00443	0.0047	--	--	--	NA	0.00471	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
Methyl tertbutyl ether (MTBE)	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
Methylene Chloride	9	9	0%	0.01110	0.0119	--	--	--	NA	0.01190	--	--	N	N	--	N	N	730	0.000016	N	N	6.4E-08	N	N	N
Naphthalene	9	9	0%	0.00443	0.0047	--	--	--	NA	0.00471	--	--	N	N	--	N	N	3900	0.000001	N	N	4.7E-09	N	N	N
n-Butylbenzene	9	9	0%	0.00554	0.0059	--	--	--	NA	0.00594	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
n-Propylbenzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
o-Xylene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
p-Isopropyltoluene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
sec-Butylbenzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
Styrene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
tert-Butylbenzene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
Tetrachloroethene	9	7	22%	0.00222	0.0024	0.01240	0.0194	--	NA	0.01940	--	--	N	N	--	N	N	80	0.000243	N	N	9.5E-07	N	N	N
Toluene	9	7	22%	0.00222	0.0024	0.00229	0.00321	--	NA	0.00321	--	--	N	N	--	N	N	1440	0.000002	N	N	8.7E-09	N	N	N
trans-1,2-Dichloroethene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	2500	0.000001	N	N	3.7E-09	N	N	N
trans-1,3-Dichloropropene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--	N	N	--	N	N	--	--	N	N	--	N	N	N
Trichloroethene	9	9	0%	0.00222	0.0024	--	--	--	NA	0.00238	--	--													

	A	B	C	D	E	F	G	H	I	J	K	L
1				Nonparametric UCL Statistics for Full Data Sets								
2	User Selected Options											
3	From File			BAP All Data EPC.xls								
4	Full Precision			OFF								
5	Confidence Coefficient			90%								
6	Number of Bootstrap Operations			2000								
7												
8												
9	Bap											
10												
11	Number of Valid Observations				64							
12	Number of Distinct Observations				57							
13	Minimum				0.00912							
14	Maximum				191							
15	Mean				6.724							
16	Median				0.0302							
17	SD				28.25							
18	Variance				798							
19	Std. Error of Mean				3.531							
20	Coefficient of Variation				4.202							
21	Skewness				5.544							
22	Mean of log data				-2.226							
23	SD of log data				2.597							
24												
25	Data do not follow a Discernable Distribution											
26												
27	90% Useful UCLs											
28	Student's-t UCL				11.3							
29												
30	90% UCLs (Adjusted for Skewness)											
31	90% Adjusted-CLT UCL (Chen-1995)				13							
32	90% Modified-t UCL (Johnson-1978)				11.7							
33												
34	Non-Parametric UCLs											
35	90% CLT UCL				11.25							
36	90% Jackknife UCL				11.3							
37	90% Standard Bootstrap UCL				11.14							
38	90% Bootstrap-t UCL				21.41							
39	90% Hall's Bootstrap UCL				32.63							
40	90% Percentile Bootstrap UCL				11.58							
41	90% BCA Bootstrap UCL				13.55							
42	90% Chebyshev(Mean, Sd) UCL				17.32							
43	95% Chebyshev(Mean, Sd) UCL				22.12							
44	97.5% Chebyshev(Mean, Sd) UCL				28.78							
45	99% Chebyshev(Mean, Sd) UCL				41.86							
46												
47	Potential UCL to Use											
48												
49	Recommendation Provided only for 95% Confidence Coefficient											
50												

Sample I.D.	Bap	Det
A-1(5.5-6)	0.0154	0
A-2(0.5-1)	0.0257	1
A-3(5.5-6)	0.0155	0
A-3(13.5-14)	0.0159	0
A-4(6-6.5)	0.0155	0
A-5(0.5-1)	0.0157	0
A-6(1-1.5)	0.016	0
B-1(0)	4.38	1
B-2(0)	4.37	1
C-5(0-0.5)	0.016	0
C-8(Surface)'	28.7	1
C-8(0-0.5)	0.0359	1
Duplicate-3	0.0272	1
C-9(0-0.5)	0.0188	1
AC-16 (0-6)	0.00912	0
AC-16 (6-12)	0.00943	0
C-1(0-0.5)	0.0303	1
C-1(1-1.5)	0.0292	0
C-2(0-0.5)	0.0296	0
C-2(1-1.5)	0.0302	0
C-4(0-0.5)	0.232	1
C-4(1-1.5)	0.0147	0
C-6(0-0.5)	0.0359	1
Duplicate-1	0.0287	1
C-6(1-1.5)	0.0344	1
C-7(0-0.5)	0.0493	1
C-7(1-1.5)	0.0162	1
E-1(0-0.5)	0.015	0
E-2(0-0.5)	0.0152	0
E-12(0-0.5)	0.0152	0
E-13(0-0.5)	0.0327	1
E-3(0-0.5)	0.0353	1
E-3(1-1.5)	0.0352	1
E-5(0-0.5)	0.0282	1
E-5(1-1.5)	0.0266	1
E-6(0-0.5)	3.71	1
E-6(1-1.5)	0.0472	1
E-8(0-0.5)	0.015	0
E-8(1-1.5)	0.0143	0
E-9(0-0.5)	0.0511	1
E-9(1-1.5)	0.0219	1
E-10(0-0.5)	1.89	1
E-10(1-1.5)	0.0166	1
D-2(0-0.5)	1.19	1
D-3(0-0.5)	0.0301	1
D-4(0-0.5)	0.0228	1

D-5(0-0.5)	0.378	1
D-6(0-0.5)	0.0156	0
D-8(0-0.5)	0.546	1
D-9(0-0.5)	2.2	1
D-10(0-0.5)	1.53	1
D-12(0-0.5)	2.57	1
D-13(0-0.5)	0.016	0
D-14(0-0.5)	0.0155	0
D-15(0-0.5)	1.77	1
Duplicate-2	1.91	1
D-16(0-0.5)	33.2	1
D-17(0-0.5)	0.761	1
AC-7 (0-6)	191	1
AC-7 (6-12)	31.5	1
AC-8 (0-6)	117	1
AC-8 (6-12)	0.342	1
AC-9 (0-6)	0.101	1
AC-9 (6-12)	0.0207	1

	A	B	C	D	E	F	G	H	I	J	K	L
1	Nonparametric UCL Statistics for Uncensored Full Data Sets											
2												
3	User Selected Options											
4	Date/Time of Computation			8/10/2014 12:23:03 PM								
5	From File			Lead All Data EPC.xls								
6	Full Precision			OFF								
7	Confidence Coefficient			90%								
8	Number of Bootstrap Operations			2000								
9												
10												
11	Lead											
12												
13	General Statistics											
14	Total Number of Observations				83		Number of Distinct Observations				81	
15							Number of Missing Observations				0	
16	Minimum				1.72		Mean				668	
17	Maximum				21600		Median				35.6	
18	SD				2805		Std. Error of Mean				307.9	
19	Coefficient of Variation				4.199		Skewness				6.274	
20	Mean of logged Data				3.915		SD of logged Data				1.961	
21												
22	Nonparametric Distribution Free UCL Statistics											
23	Data do not follow a Discernible Distribution (0.05)											
24												
25	Assuming Normal Distribution											
26	90% Normal UCL					90% UCLs (Adjusted for Skewness)						
27	90% Student's-t UCL				1066		90% Adjusted-CLT UCL (Chen-1995)				1214	
28							90% Modified-t UCL (Johnson-1978)				1101	
29												
30	Nonparametric Distribution Free UCLs											
31	90% CLT UCL				1063		90% Jackknife UCL				1066	
32	90% Standard Bootstrap UCL				1061		90% Bootstrap-t UCL				1839	
33	90% Hall's Bootstrap UCL				2796		90% Percentile Bootstrap UCL				1105	
34	90% BCA Bootstrap UCL				1312							
35	90% Chebyshev(Mean, Sd) UCL				1592		95% Chebyshev(Mean, Sd) UCL				2010	
36	97.5% Chebyshev(Mean, Sd) UCL				2591		99% Chebyshev(Mean, Sd) UCL				3731	
37												
38	Suggested UCL to Use											
39	Recommendation Provided only for 95% Confidence Coefficient											
40												

	A	B
1	Sample ID	Lead
2	A-1(5.5-6)	4.88
3	A-2(0.5-1)	75.4
4	A-3(5.5-6)	1600
5	A-3(13.5-14	9.85
6	A-4(6-6.5)	1.72
7	A-5(0.5-1)	174
8	A-6(1-1.5)	12.6
9	B-1(0)	220
10	B-2(0)	139
11	C-5(0-0.5)	20.1
12	C-8(Surface	83.8
13	C-8(0-0.5)	194
14	Duplicate-3	49.8
15	C-9(0-0.5)	595
16	AC-15	8.85
17	AC-16 (0-6)	7.96
18	AC-16 (6-12	4.84
19	C-1(0-0.5)	108
20	C-1(1-1.5)	167
21	C-2(0-0.5)	21600
22	C-2(1-1.5)	1690
23	C-4(0-0.5)	27.2
24	C-4(1-1.5)	9.49
25	C-6(0-0.5)	1430
26	Duplicate-1	926
27	C-6(1-1.5)	64.9
28	C-7(0-0.5)	109
29	C-7(1-1.5)	34.7
30	AC-14	411
31	AC-17	13.2
32	AC-19	8.31
33	AC-20	8.05
34	E-1(0-0.5)	11.6
35	E-2(0-0.5)	32.3
36	E-12(0-0.5)	11.1
37	E-13(0-0.5)	22.6
38	AC-4	39.4
39	E-3(0-0.5)	410
40	E-3(1-1.5)	355
41	E-5(0-0.5)	308
42	E-5(1-1.5)	303
43	E-6(0-0.5)	3030
44	E-6(1-1.5)	195
45	E-8(0-0.5)	30.2
46	E-8(1-1.5)	23
47	E-9(0-0.5)	5620
48	E-9(1-1.5)	219
49	E-10(0-0.5)	1110
50	E-10(1-1.5)	68.1
51	E-12(0-0.5)	11.1
52	E-13(0-0.5)	22.6

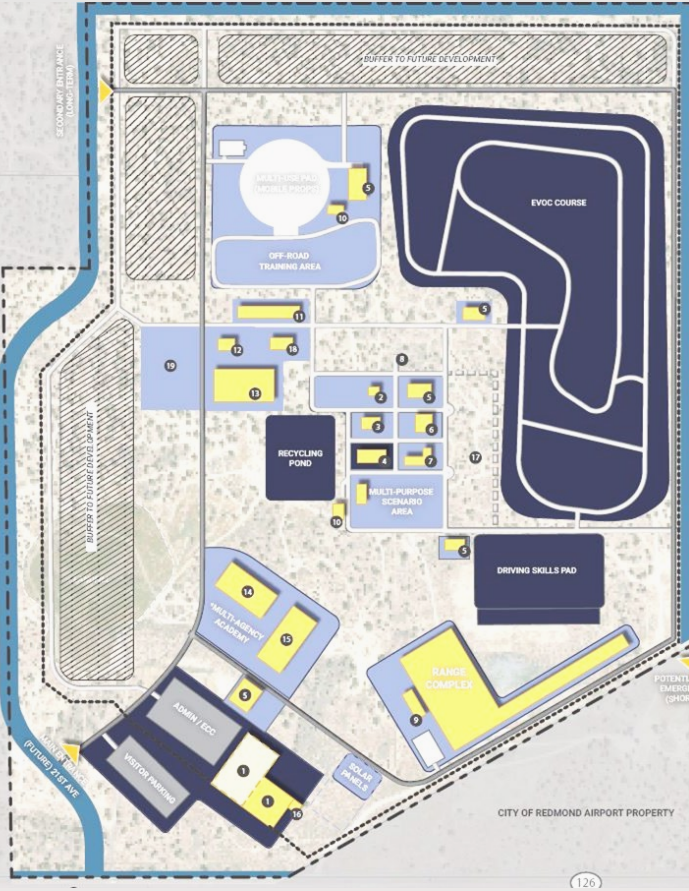
	A	B
53	AC-1	59.9
54	AC-2	12800
55	AC-3	17.9
56	Stockpile	189
57	AC-5	50.8
58	D-2(0-0.5)	69.9
59	D-3(0-0.5)	8.18
60	D-4(0-0.5)	9.41
61	D-5(0-0.5)	7.31
62	D-6(0-0.5)	6.19
63	D-8(0-0.5)	12.3
64	D-9(0-0.5)	15.6
65	AC-11	3.94
66	AC-12	5.04
67	AC-13	7.61
68	AC-18	4.91
69	D-10(0-0.5)	40.1
70	D-12(0-0.5)	131
71	D-13(0-0.5)	59.1
72	D-14(0-0.5)	40.4
73	D-15(0-0.5)	8.07
74	Duplicate-2	7.78
75	D-16(0-0.5)	19.3
76	D-17(0-0.5)	5.97
77	AC-6	35.6
78	AC-7 (0-6)	37
79	AC-7 (6-12)	11.4
80	AC-8 (0-6)	36.7
81	AC-8 (6-12)	57.5
82	AC-9 (0-6)	31.1
83	AC-9 (6-12)	13.8
84	AC-10	11.2

	A	B	C
1	Sample ID	BaP	
2	C-5(0-0.5)	0.016	0
3	E-1(0-0.5)	0.015	0
4	E-2(0-0.5)	0.0152	0
5	E-12(0-0.5)	0.0152	0
6	D-3(0-0.5)	0.0301	1
7	D-4(0-0.5)	0.0228	1
8	D-5(0-0.5)	0.378	1
9	D-6(0-0.5)	0.0156	0
10	D-13(0-0.5)	0.016	0
11	D-14(0-0.5)	0.0155	0

	A	B	C	D	E	F	G	H	I	J	K	L
1	Nonparametric UCL Statistics for Uncensored Full Data Sets											
2												
3	User Selected Options											
4	Date/Time of Computation			8/10/2014 12:12:43 PM								
5	From File			BaP Cleanup Level EPC.xls								
6	Full Precision			OFF								
7	Confidence Coefficient			90%								
8	Number of Bootstrap Operations			2000								
9												
10												
11	BaP											
12												
13	General Statistics											
14	Total Number of Observations				10		Number of Distinct Observations				8	
15							Number of Missing Observations				0	
16	Minimum				0.015		Mean				0.0539	
17	Maximum				0.378		Median				0.0158	
18	SD				0.114		Std. Error of Mean				0.036	
19	Coefficient of Variation				2.113		Skewness				3.152	
20	Mean of logged Data				-3.743		SD of logged Data				1	
21												
22	Nonparametric Distribution Free UCL Statistics											
23	Data do not follow a Discernible Distribution (0.05)											
24												
25	Assuming Normal Distribution											
26	90% Normal UCL					90% UCLs (Adjusted for Skewness)						
27	90% Student's-t UCL				0.104		90% Adjusted-CLT UCL (Chen-1995)				0.126	
28							90% Modified-t UCL (Johnson-1978)				0.11	
29												
30	Nonparametric Distribution Free UCLs											
31	90% CLT UCL				0.1		90% Jackknife UCL				0.104	
32	90% Standard Bootstrap UCL				0.0982		90% Bootstrap-t UCL				1.191	
33	90% Hall's Bootstrap UCL				0.957		90% Percentile Bootstrap UCL				0.0911	
34	90% BCA Bootstrap UCL				0.127							
35	90% Chebyshev(Mean, Sd) UCL				0.162		95% Chebyshev(Mean, Sd) UCL				0.211	
36	97.5% Chebyshev(Mean, Sd) UCL				0.279		99% Chebyshev(Mean, Sd) UCL				0.413	
37												
38	Suggested UCL to Use											
39	Recommendation Provided only for 95% Confidence Coefficient											
40												

	A	B	C	D	E	F	G	H	I	J	K	L
1	Nonparametric UCL Statistics for Uncensored Full Data Sets											
2												
3	User Selected Options											
4	Date/Time of Computation			8/10/2014 12:49:48 PM								
5	From File			Lead Cleanup Level.xls								
6	Full Precision			OFF								
7	Confidence Coefficient			90%								
8	Number of Bootstrap Operations			2000								
9												
10												
11	Lead											
12												
13	General Statistics											
14	Total Number of Observations					41	Number of Distinct Observations					22
15							Number of Missing Observations					0
16	Minimum					3.94	Mean					16.72
17	Maximum					50.8	Median					18
18	SD					9.368	Std. Error of Mean					1.463
19	Coefficient of Variation					0.56	Skewness					1.619
20	Mean of logged Data					2.673	SD of logged Data					0.558
21												
22	Nonparametric Distribution Free UCL Statistics											
23	Data do not follow a Discernible Distribution (0.05)											
24												
25	Assuming Normal Distribution											
26	90% Normal UCL					90% UCLs (Adjusted for Skewness)						
27	90% Student's-t UCL					18.63	90% Adjusted-CLT UCL (Chen-1995)					18.86
28							90% Modified-t UCL (Johnson-1978)					18.69
29												
30	Nonparametric Distribution Free UCLs											
31	90% CLT UCL					18.6	90% Jackknife UCL					18.63
32	90% Standard Bootstrap UCL					18.56	90% Bootstrap-t UCL					19.14
33	90% Hall's Bootstrap UCL					19.25	90% Percentile Bootstrap UCL					18.59
34	90% BCA Bootstrap UCL					18.77						
35	90% Chebyshev(Mean, Sd) UCL					21.11	95% Chebyshev(Mean, Sd) UCL					23.1
36	97.5% Chebyshev(Mean, Sd) UCL					25.86	99% Chebyshev(Mean, Sd) UCL					31.28
37												
38	Suggested UCL to Use											
39	Recommendation Provided only for 95% Confidence Coefficient											
40												

	A	B
1	Sample ID	Lead
2	C-5(0-0.5)	20.1
3	AC-15	8.85
4	AC-17	13.2
5	AC-19	8.31
6	AC-20	8.05
7	E-1(0-0.5)	11.6
8	E-2(0-0.5)	32.3
9	E-12(0-0.5)	11.1
10	E-13(0-0.5)	22.6
11	AC-4	39.4
12	AC-5	50.8
13	D-3(0-0.5)	8.18
14	D-4(0-0.5)	9.41
15	D-5(0-0.5)	7.31
16	D-6(0-0.5)	6.19
17	AC-11	3.94
18	AC-12	5.04
19	AC-13	7.61
20	AC-18	4.91
21	AC-6	35.6
22	AC-10	11.2
23		



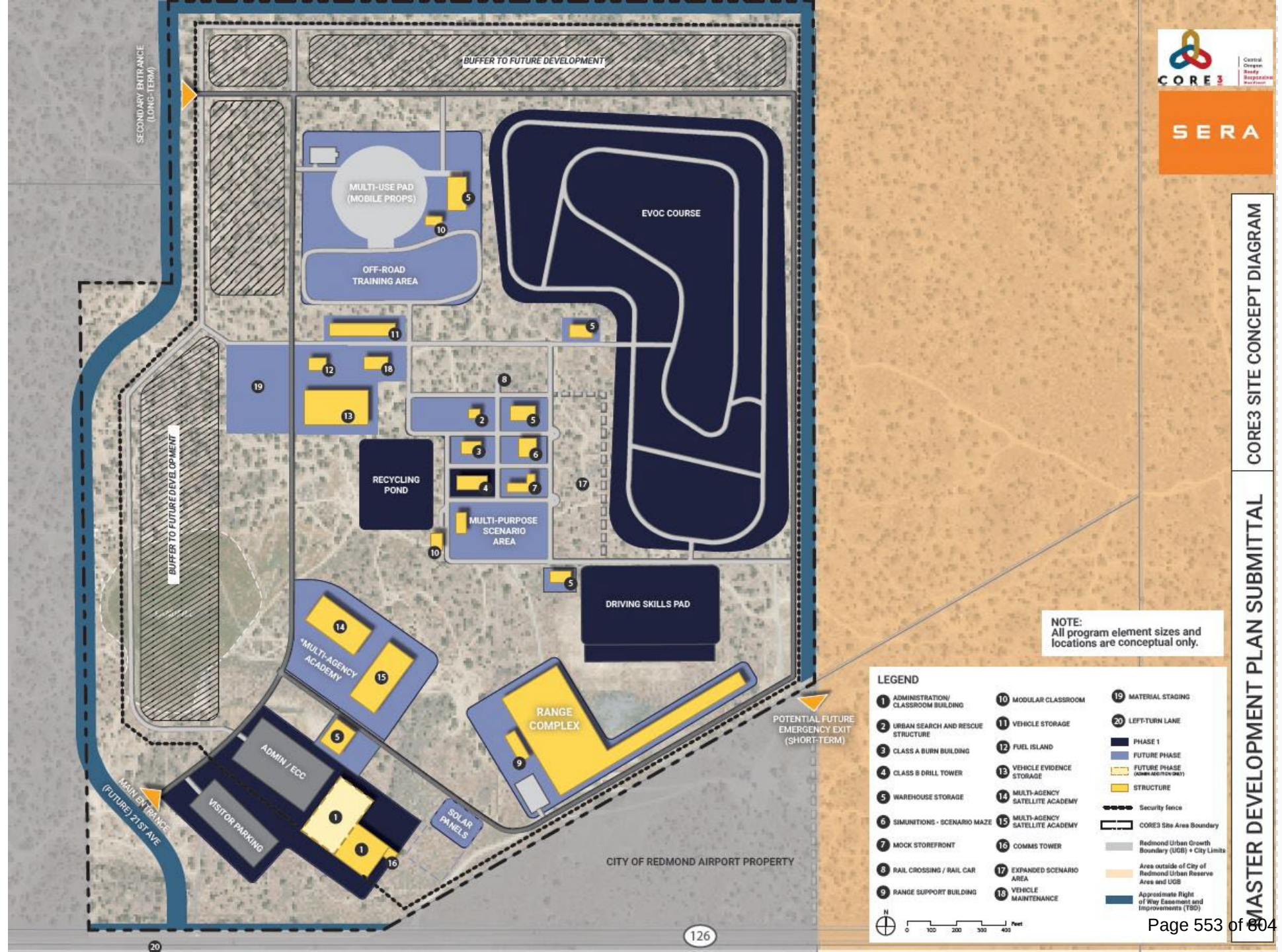
Central Oregon Responsive, Ready, Resilient (CORE3)

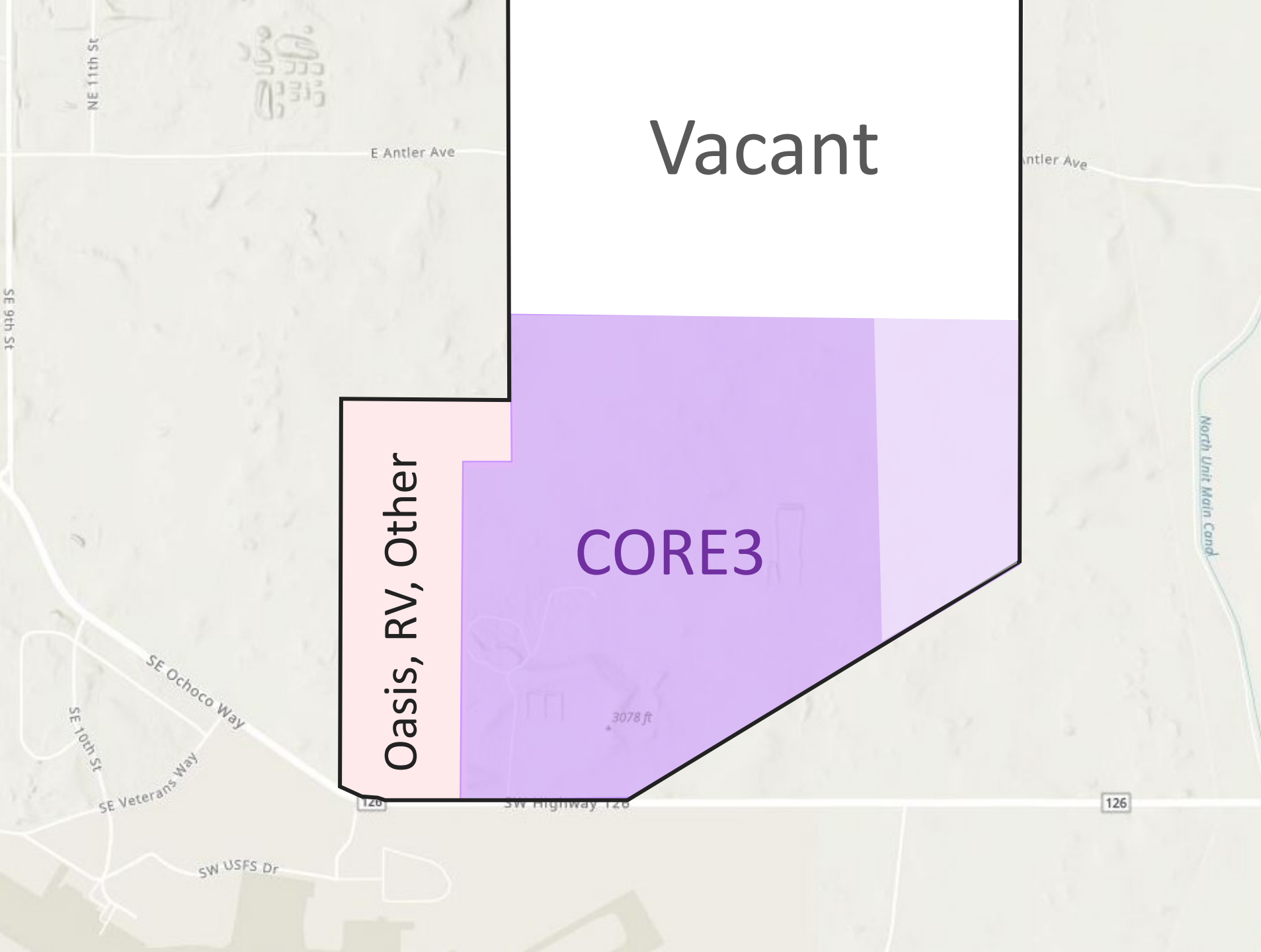
Redmond City Council Public Hearing
July 23, 2024



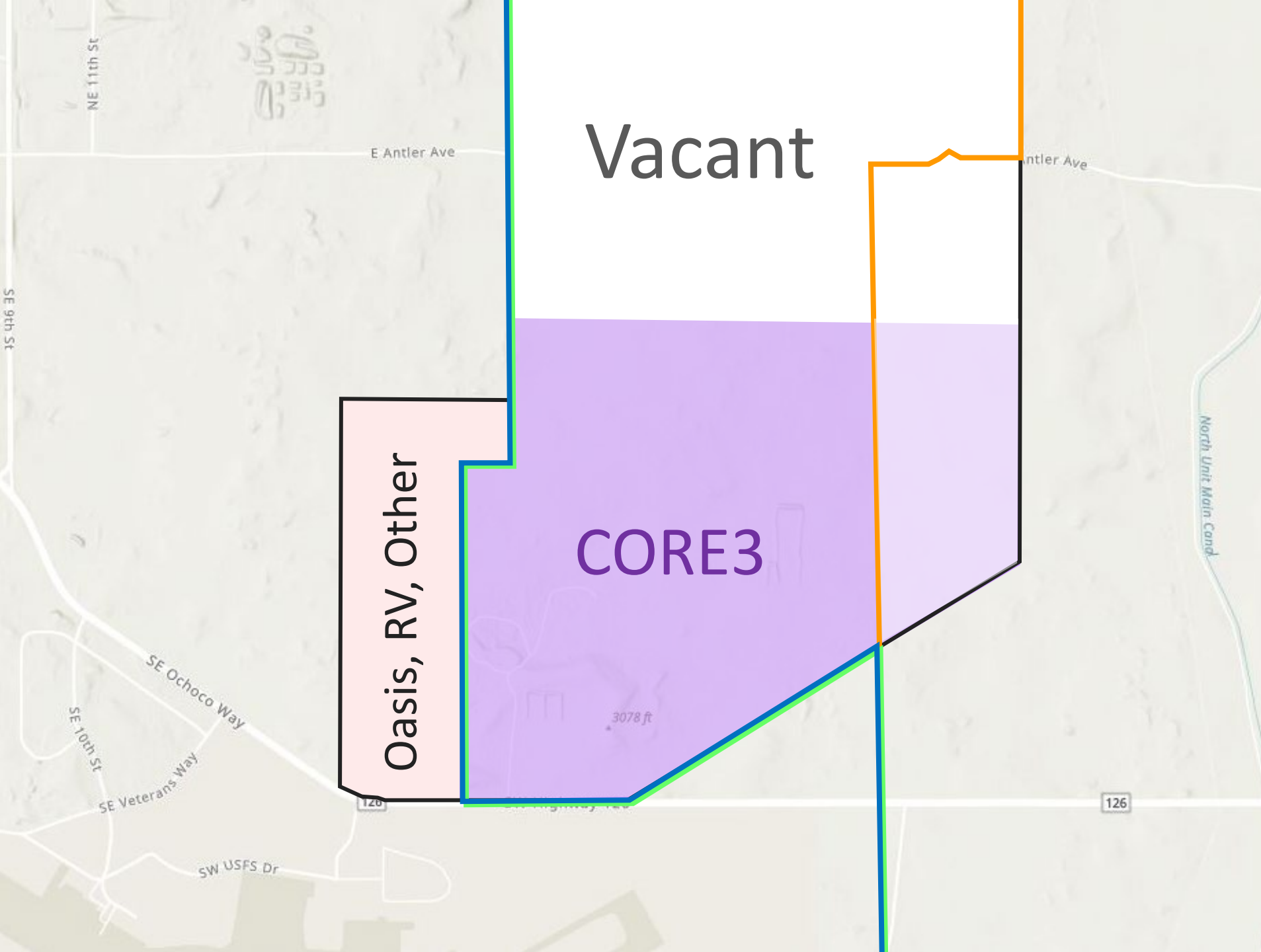
Applicant's Proposed Master Development Plan:

228 acres



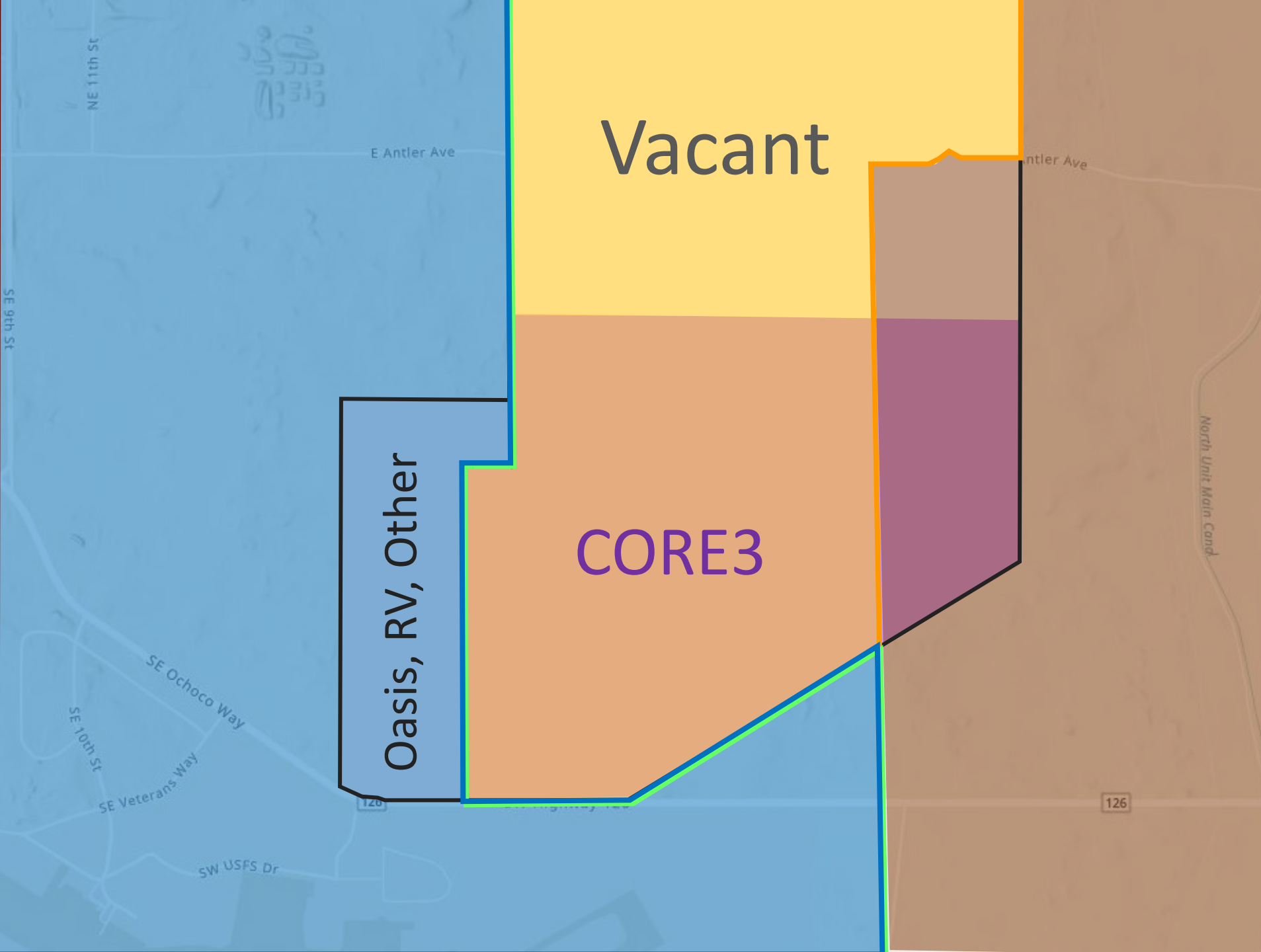


Existing and Proposed uses of the subject property



Current Boundaries for the Subject Property

-  **County Land**
(County Jurisdiction)
-  **Urban Reserve Area**
(County Jurisdiction)
-  **Urban Growth Boundary**
(County Jurisdiction)
-  **City Limits**
(City Jurisdiction)



Current Boundaries for the Subject Property

-  **County Land**
(County Jurisdiction)
-  **Urban Reserve Area**
(County Jurisdiction)
-  **Urban Growth Boundary**
(County Jurisdiction)
-  **City Limits**
(City Jurisdiction)



The
application
package
contains
five
requests:

Comprehensive Plan Text Amendment

Proposal: Add text to the Comprehensive Plan
File #: 711-23-000146-PLNG (TA)

“146-TA”

UGB Amendment

Proposal: Expand the UGB, apply PF Comp Plan designation
File #: 711-23-000147-PLNG (UGB)

“147-UGB”

Annexation

Proposal: Expand City Limits
File #: 711-23-000150-PLNG (ANN)

“150-ANN”

Comprehensive Plan & Zone Map Amendment

Proposal: Apply PF Zone Map designation
File #: 711-23-000149-PLNG (ZMA)

“149-ZMA”

Master development plan

Proposal: Establish CORE3 facility
File #: 711-23-000148-PLNG (MD)

“148-MD”



146-TA Proposal:

Add text to the Comprehensive Plan. Adoption would establish a “land need.”

“Public Facilities and Services Policy 11-1-7:

To implement the Central Oregon Emergency Services Center Viability Assessment and the related Strategic Business Plan, the City has determined a need for a suitable site for the Central Oregon Ready, Responsive, Resilient (CORE3) regional public facility as a new community element. The CORE3 facility requires the following site and locational characteristics:

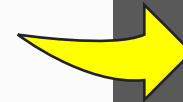
- *300 contiguous acres of suitable vacant land;*
- *Within one-quarter mile of the Redmond Municipal Airport; and*
- *Direct access to a state highway without the need to travel through designated residential or commercial areas.*

Any land brought into the Urban Growth Boundary to meet public services and facilities site needs identified through this policy shall be limited to Public Safety, Emergency Services, Training and Coordination Facilities.”

Applicable Criteria:

- ORS 197.175
- Statewide Planning Goals
- Redmond Comprehensive Plan
- Redmond Development Code

Application
Package:
146-TA
147-UGB
150-ANN
149-ZMA
148-MD





147-UGB Proposal:

Requires approval from City Council and Deschutes County Board of Commissioners.

1. Expand the UGB by 228 acres
2. Apply UH-10 zoning
3. Apply PF Comprehensive Plan designation.

Applicable Criteria:

- ORS 197.175
- OAR 660-021
- OAR 660-024 "UGB Rule"
- Statewide Planning Goals
- Joint Management Agreement
- Redmond Comprehensive Plan
- Redmond Development Code

Application
Package:

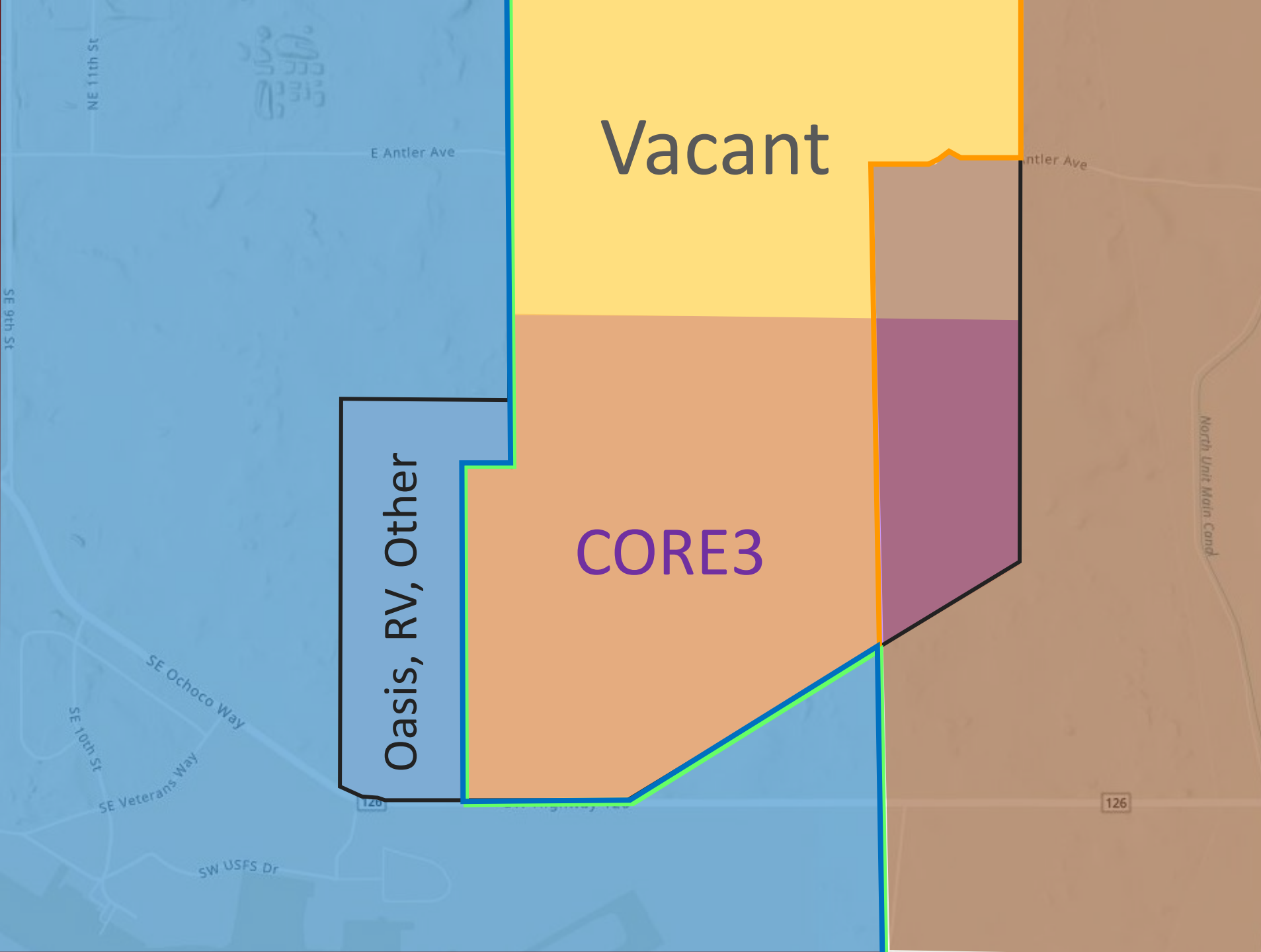
146-TA

 147-UGB

150-ANN

149-ZMA

148-MD



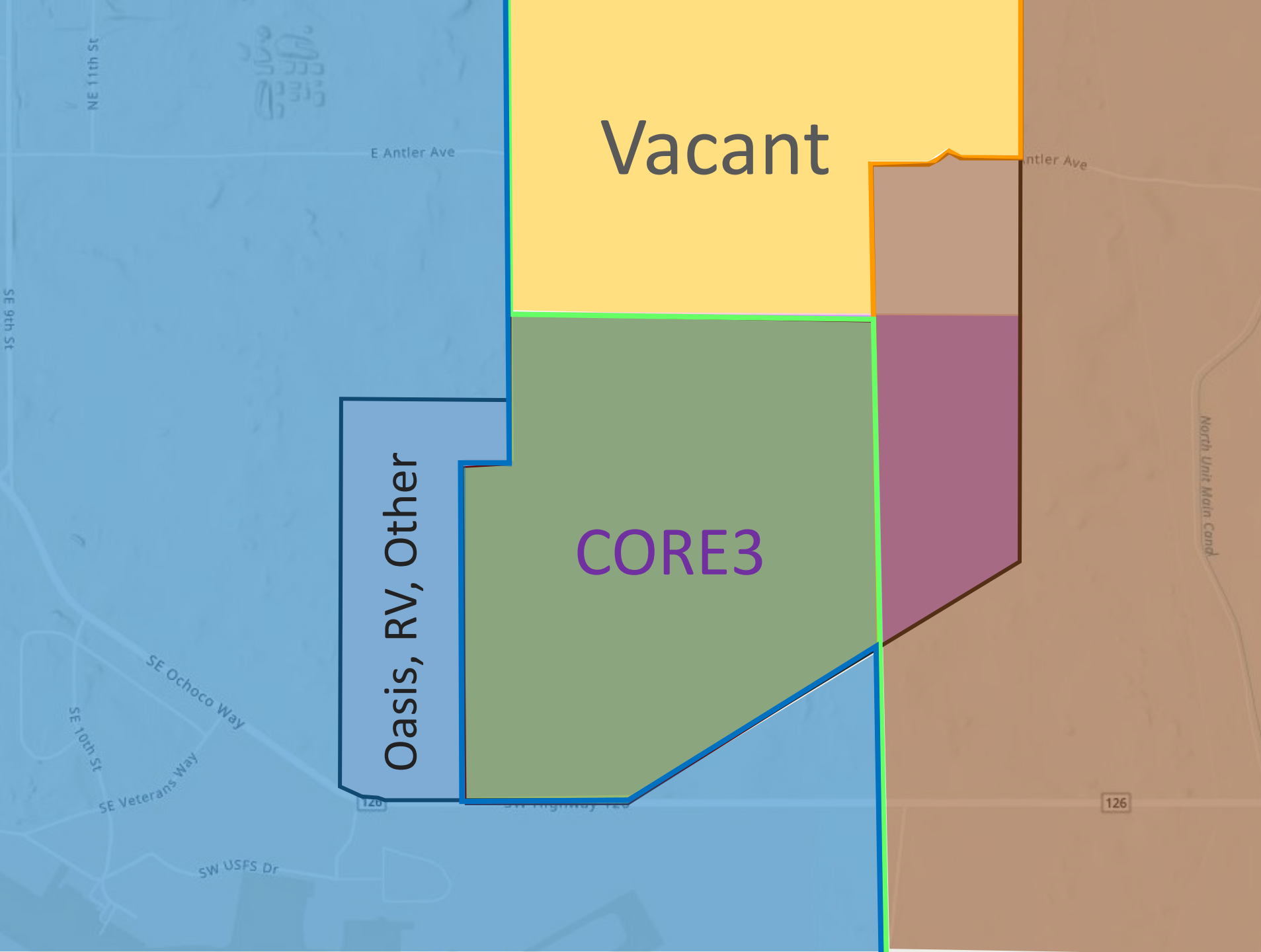
Vacant

CORE3

Oasis, RV, Other

Existing

-  **County Land**
(County Jurisdiction)
-  **Urban Reserve Area**
(County Jurisdiction)
-  **Urban Growth Boundary**
(County Jurisdiction)
-  **City Limits**
(City Jurisdiction)



Result of 147-UGB

-  **County Land**
(County Jurisdiction)
-  **Urban Reserve Area**
(County Jurisdiction)
-  **Urban Growth Boundary**
(County Jurisdiction)
-  **City Limits**
(City Jurisdiction)



150-ANN Proposal:

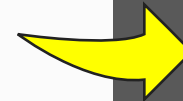
Expand city limits by 228 acres.

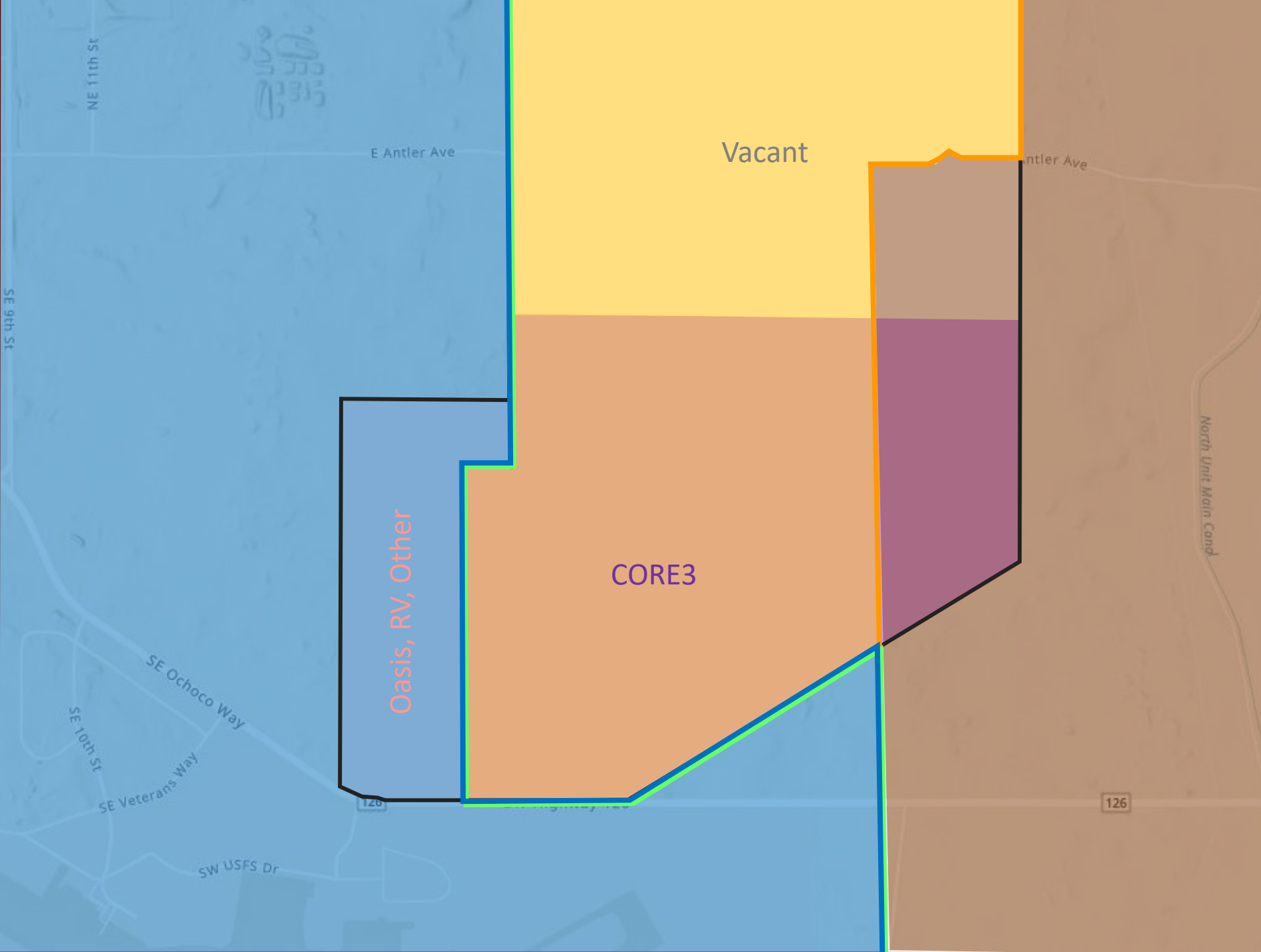
Applicable Criteria:

- ORS 197.175
- Statewide Planning Goals
- Joint Management Agreement
- Redmond Comprehensive Plan
- Redmond Development Code

Application Package:

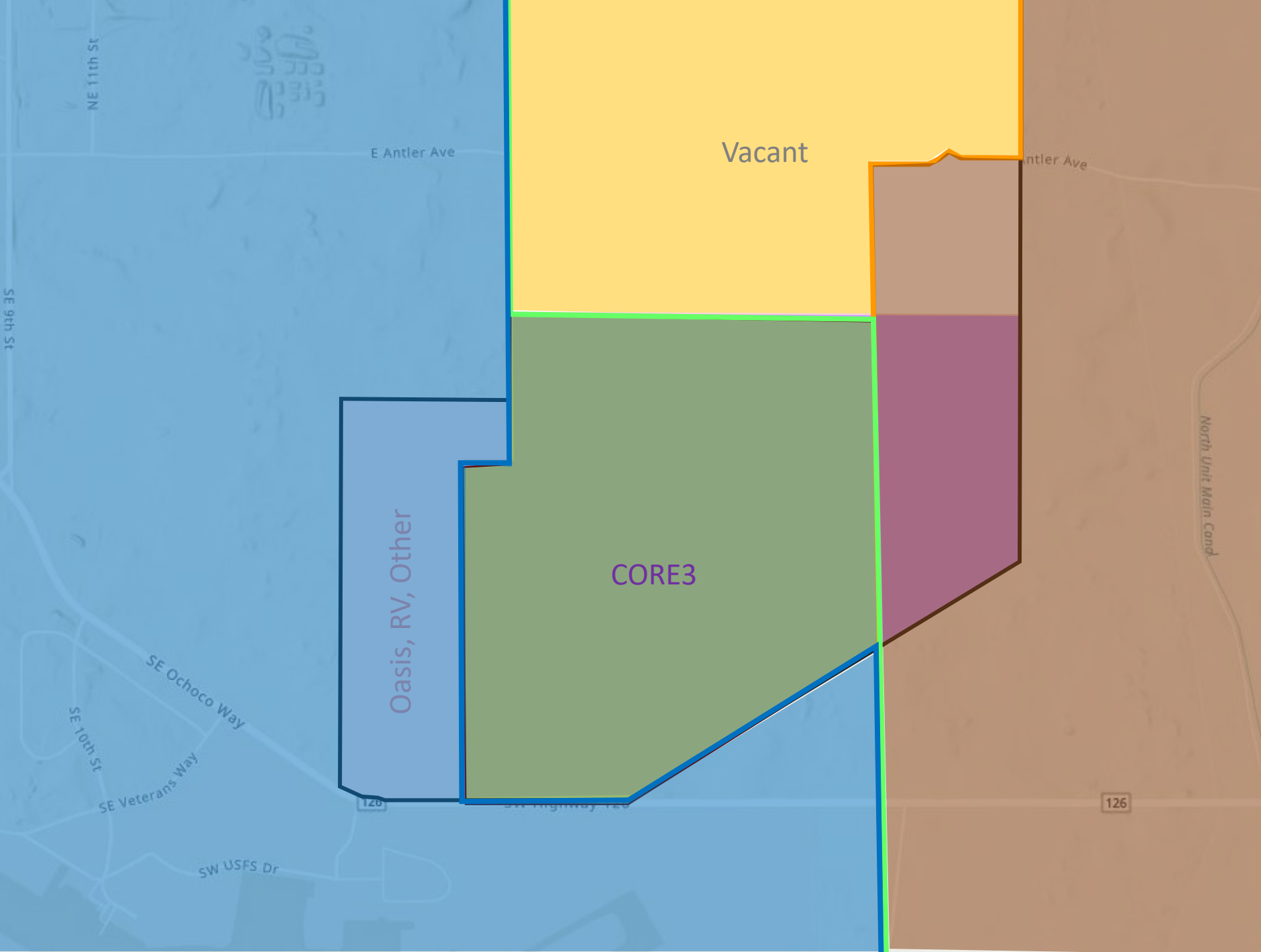
146-TA
147-UGB
150-ANN
149-ZMA
148-MD





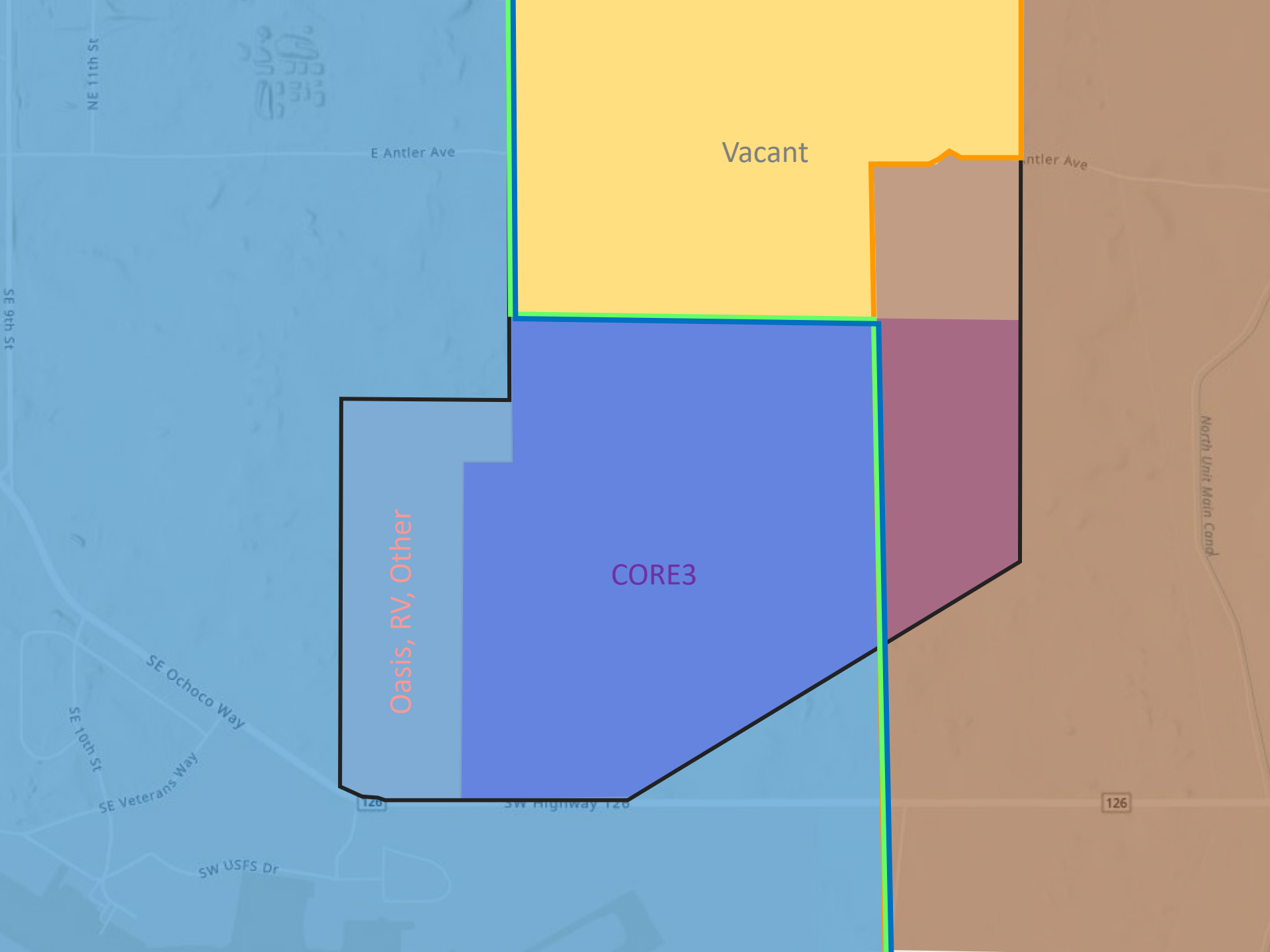
Existing

-  **County Land**
(County Jurisdiction)
-  **Urban Reserve Area**
(County Jurisdiction)
-  **Urban Growth Boundary**
(County Jurisdiction)
-  **City Limits**
(City Jurisdiction)



Result of 147-UGB

-  **County Land**
(County Jurisdiction)
-  **Urban Reserve Area**
(County Jurisdiction)
-  **Urban Growth Boundary**
(County Jurisdiction)
-  **City Limits**
(City Jurisdiction)



Result of 150-ANN

-  **County Land**
(County Jurisdiction)
-  **Urban Reserve Area**
(County Jurisdiction)
-  **Urban Growth Boundary**
(County Jurisdiction)
-  **City Limits**
(City Jurisdiction)

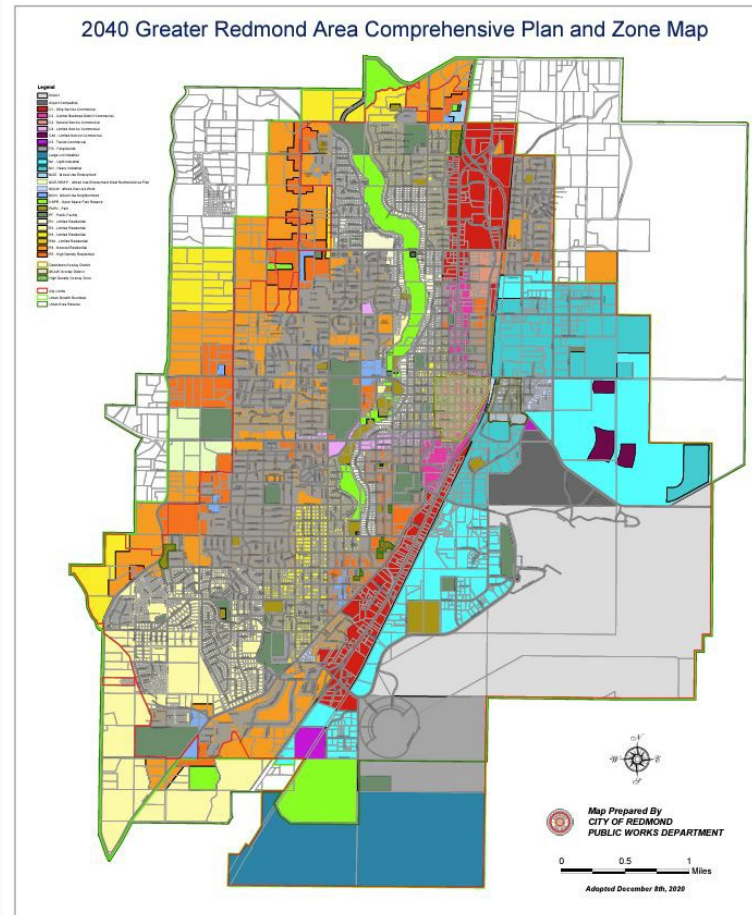


149-ZMA Proposal:

Change zoning from UH-10 to PF.

Applicable Criteria:

- ORS 197.175
- Statewide Planning Goals
- Redmond Comprehensive Plan
- Redmond Development Code

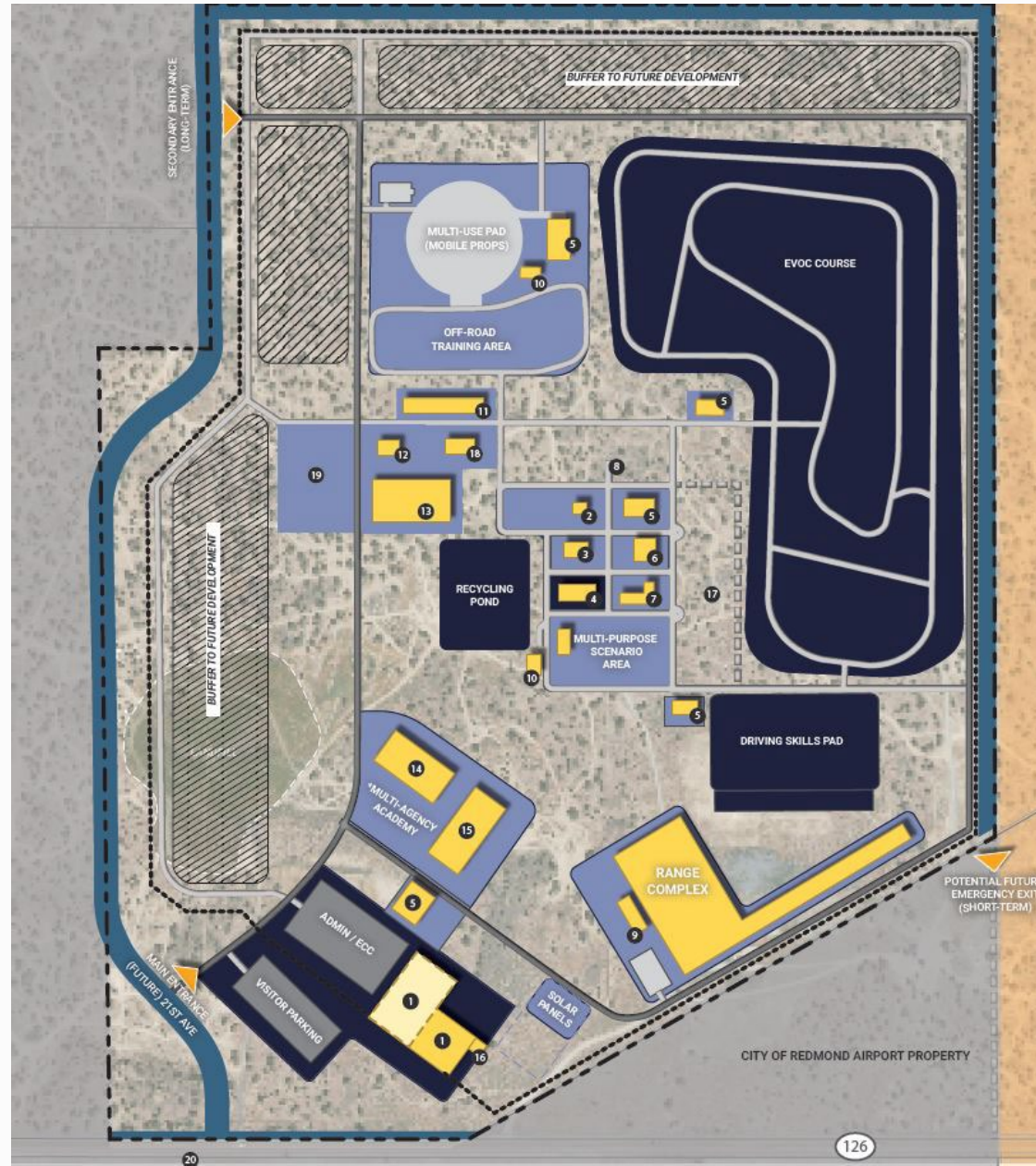


Application
Package:
146-TA
147-UGB
150-ANN
149-ZMA
148-MD



148-MD Proposal:

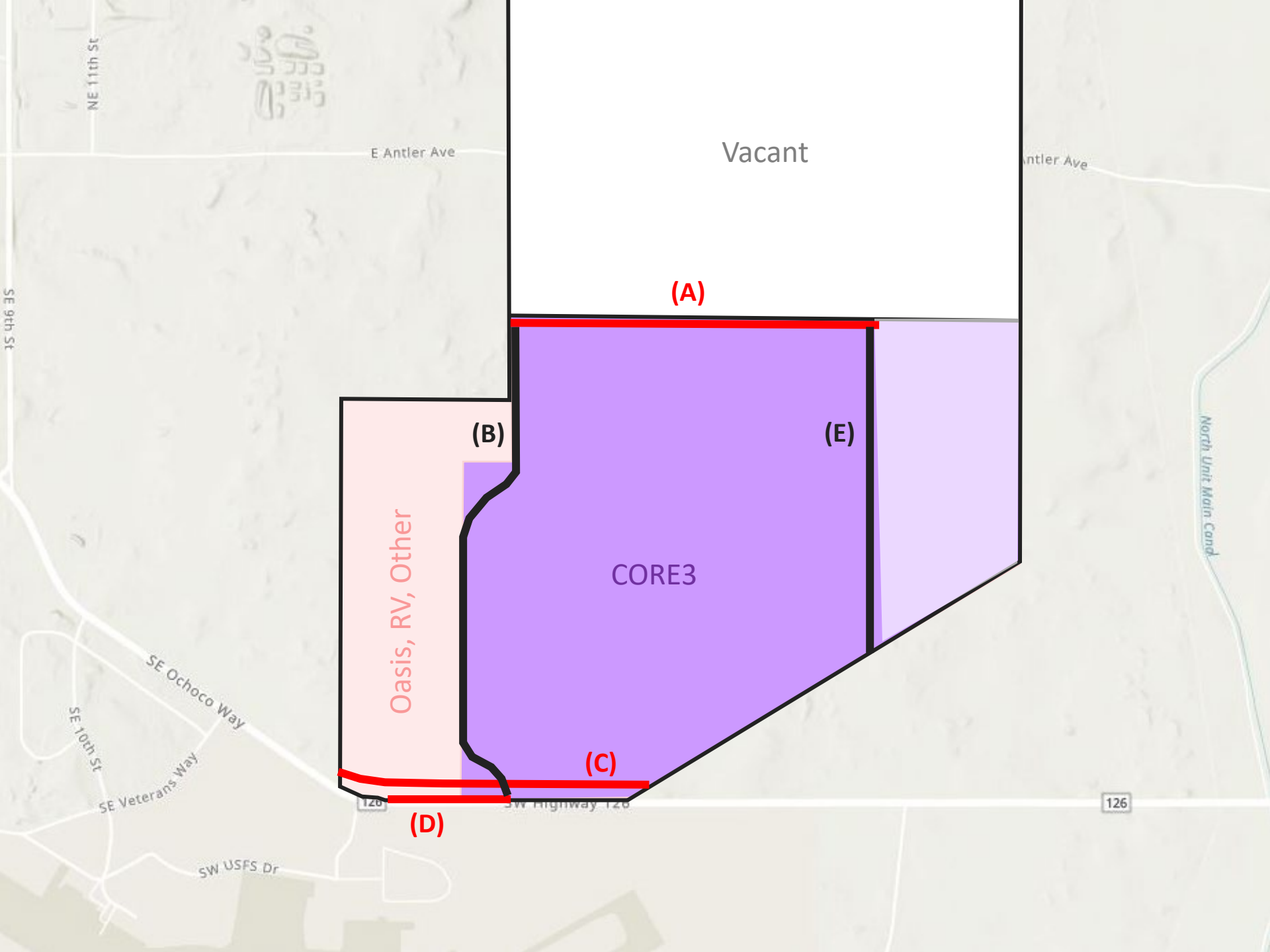
Authorize a master development plan for the
CORE3 facility.



Application
Package:
146-TA
147-UGB
150-ANN
149-ZMA
148-MD

Required Improvements

- (A) SE Evergreen Avenue
- (B) 21st Street
- (C) Multi-Use Path
- (D) Eastbound Left Turn Lane
- (E) 33rd Street





**Separate,
related
applications:**

**NOT subject
to review
here.**

County Plan Amendment and Zone Change

Proposal: Expand the UGB, apply RUGA Comp Plan Designation and UH-10 zone.

File #: 247-23-000543-PA and -000544-ZC

County Partition

Proposal: Create three parcels.

File #: 247-23-000545-MP

City Partition

Proposal: Create three parcels.

File #: 711-23-000145-PLNG (MP)



Compliance with Redmond Development Code:

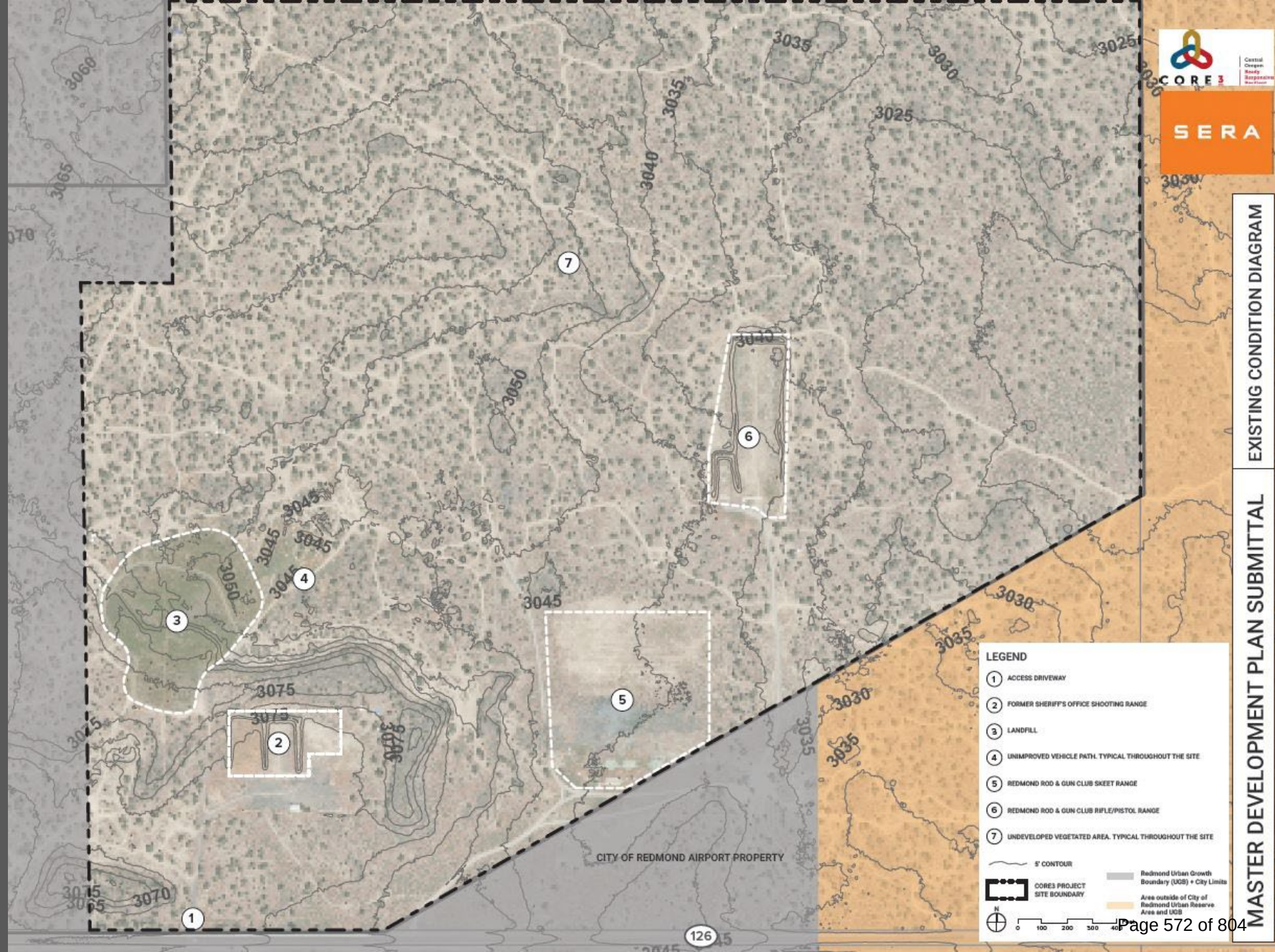


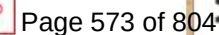
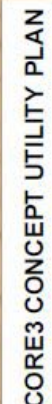
Plan characteristics:
Layout of streets, multi-use pathway, 100' buffers, native landscaping, spaced out design, proximity to airport, perimeter fencing, resilient building standards.

Benefits provided:
Provide circulation through and within, scenic corridors, reflect surrounding land uses, buffer future development, efficient use of land.



Existing Conditions:







Compliance with Statewide Planning Goals:

Goal 7: Natural Hazards

Application Package:

- The purpose and function of CORE3 facility is to mitigate hazards.
- Capable of mitigating on-site hazards during development.

Goal 11: Public Facilities

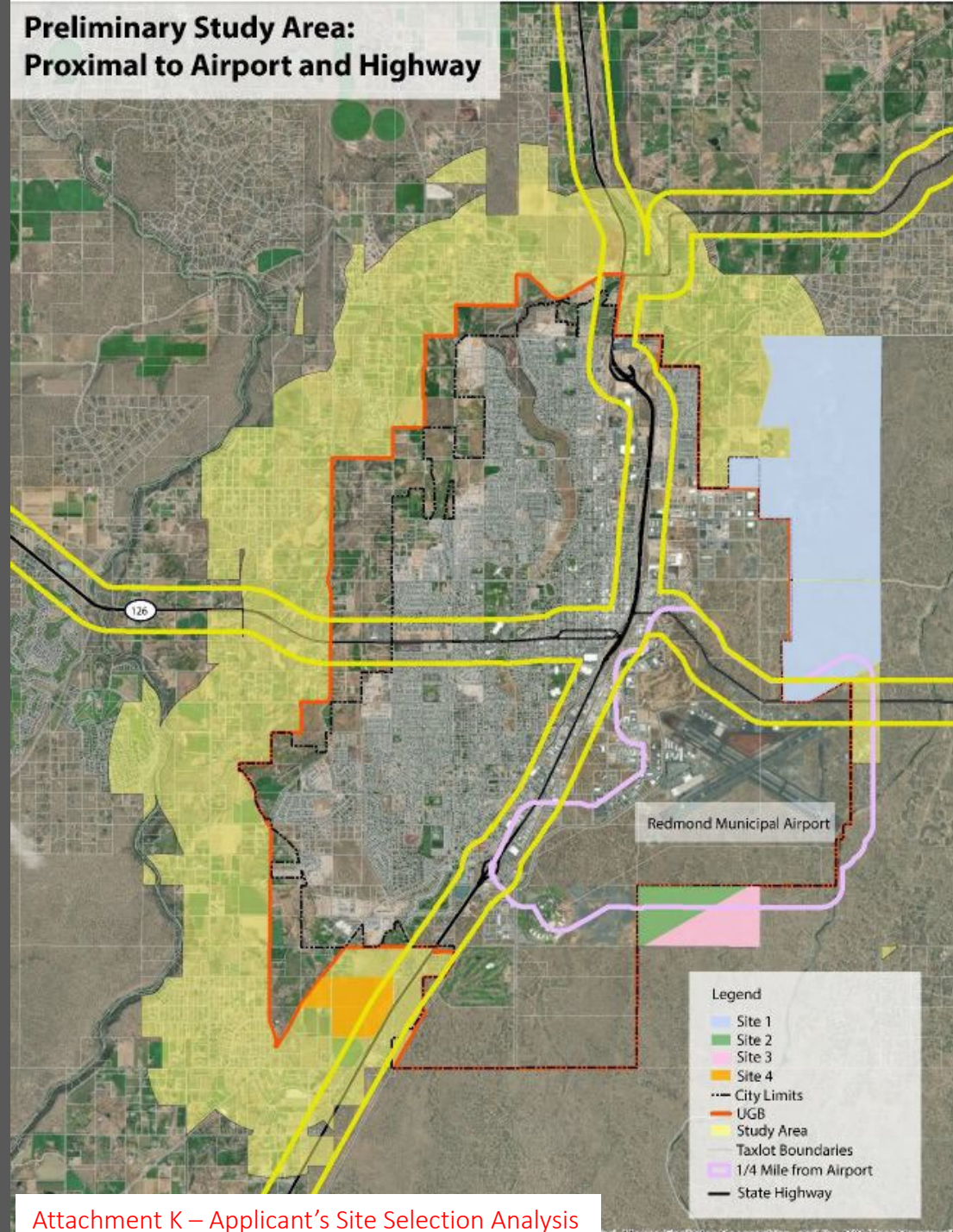
Application Package:

- Identifies a new public service need.
- Proposes CORE3 facility to satisfy that need.
- Demonstrates adequate infrastructure for the development.



Compliance with UGB Rule:

Preliminary Study Area: Proximal to Airport and Highway



UGB Rule establishes a method:

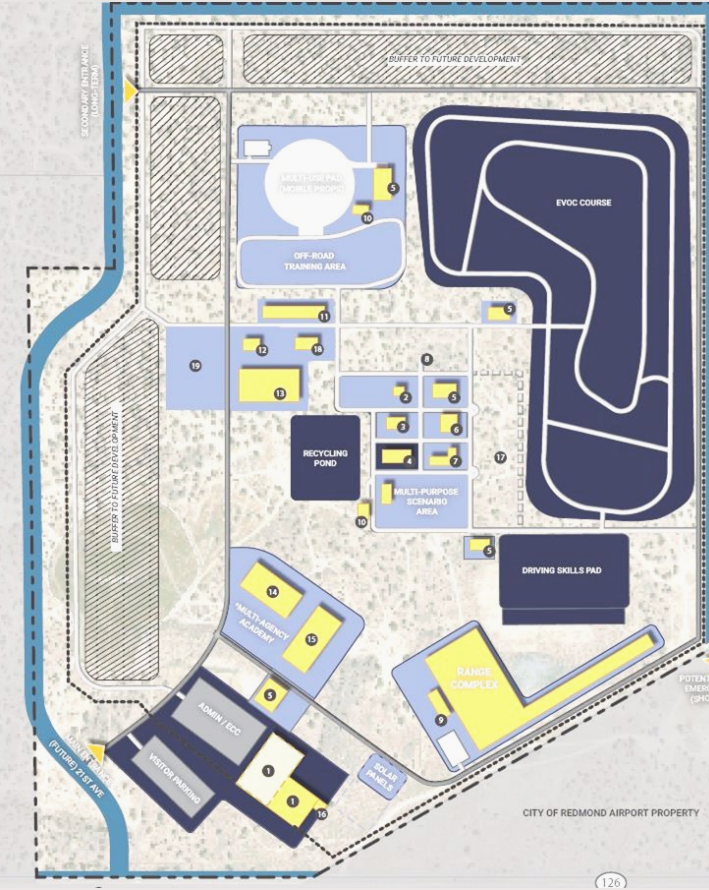
1. Identify land need.
2. Identify land deficiency.
3. Establish a study area.
4. Identify most suitable land within the study area.



Planning Commission recommends approval to City Council and BOC.

Recommends City Council adoption subject to conditions:

- Five conditions to ensure proper adoption of the applications
- Limiting the zoning of these lands to UH-10 and PF.
- Substantial conformance to the evaluated plan.
- Substantial conformance to the TSA approval memo.
- Throughout development and operation of the proposed facility, the applicant shall be required to comply with DEQ standards and provide evidence of compliance to the city upon request.
- Master plan expiration within six years if no activity has occurred.





QUESTIONS?



CORE³: Central Oregon Ready Responsive Resilient center

Redmond City Council
July 23, 2024

Presentation Agenda

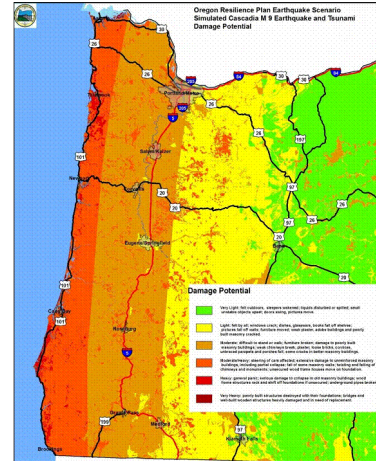
- ▷ The Need for CORE3
- ▷ CORE3 Overview and Timeline
- ▷ CORE3 Project Flyover

The Need for CORE3

The Problem



- ▶ Central Oregon, Oregon, and the Pacific Northwest are facing growing **threats from natural disasters and other shocks** that can severely impact our households, communities, and economy, including large-scale wildfire and the anticipated **Cascadia Subduction Zone event**.
- ▶ In the event of the Cascadia Subduction Zone event, Redmond and the Redmond Airport are designated as the primary ISB (Incident Support Base) for statewide rescue and recovery operations. State and Local Partners need a **nearby Emergency Coordination Center to coordinate response**.
- ▶ The Governor's Office and State agencies need a **dedicated facility to ensure continuity of state governance functions**.



The Problem

- ▶ Central OR lacks a dedicated, **multi-disciplinary & multi-agency coordination center** for regional emergency response.
- ▶ Central OR has **insufficient facilities to meet existing, mandatory training needs** of local, state, and federal public safety personnel.
 - In a rapidly growing region, the need for trained public safety and emergency services professionals is increasing.

CORE3 Overview



CORE3 is the result of an extensive process to identify shared needs and align resources to build and operate a campus of public safety and emergency services training facilities, and a dedicated emergency coordination center.

CORE3 is a rare partnership of local, state, and federal agencies working together to improve the resilience of our region and the state as a whole.

CORE 3 Overview and Timeline

CORE3 Overview



CORE3 is envisioned as a flexible multi-use campus to house:

- ▷ A dedicated **multi-agency coordination center for emergency operations** to serve regional and statewide critical emergency coordination needs in a major event like large-scale wildfires or the Cascadia Event.
- ▷ A resilient space for **continuity of state governance functions**.
- ▷ A **public safety and emergency services training center** to meet mandatory and best-in-practice training needs of local, state, and federal public safety personnel.

CORE3 Overview: Partners

28 partner agencies are currently working together on CORE3 – local, state, and federal agencies with a fire/law enforcement/public safety/emergency management role.

CORE3 Partners



Central Oregon Community College
US Forest Service
Bureau of Land Management
Central Oregon Intergovernmental Council
City of Bend Fire & Rescue
City of Bend Police Department
City of Madras Police Department
City of Redmond
City of Redmond Airport
City of Redmond Police Dept.
Crook County
Crook County Sheriff's Office
Deschutes County
Deschutes County Sheriff's Office
Deschutes County 911 Services District

Governor Kotek's Regional Solutions
Jefferson County Sheriff's Office
Jefferson County Rural Fire Protection District
Oregon Department of Administrative Services
Oregon Department of Corrections
Oregon Department of Environmental Quality
Oregon Department of Forestry
OR Dept. of Public Safety Standards & Training
Oregon Department of Transportation
Oregon Emergency Management
Oregon Health Authority
Oregon State Police
Prineville Police Department
Redmond Fire & Rescue
Sisters – Camp Sherman Fire District

PRIORITY SERVICES & FACILITIES: EOC



PRIORITY SERVICES & FACILITIES: CLEAN CLASSROOM



PRIORITY SERVICES & FACILITIES: EVOC



PRIORITY SERVICES & FACILITIES: SPECIALIZED FIRE TRAINING



CORE3 Overview: Scope

▷ Initial Priorities

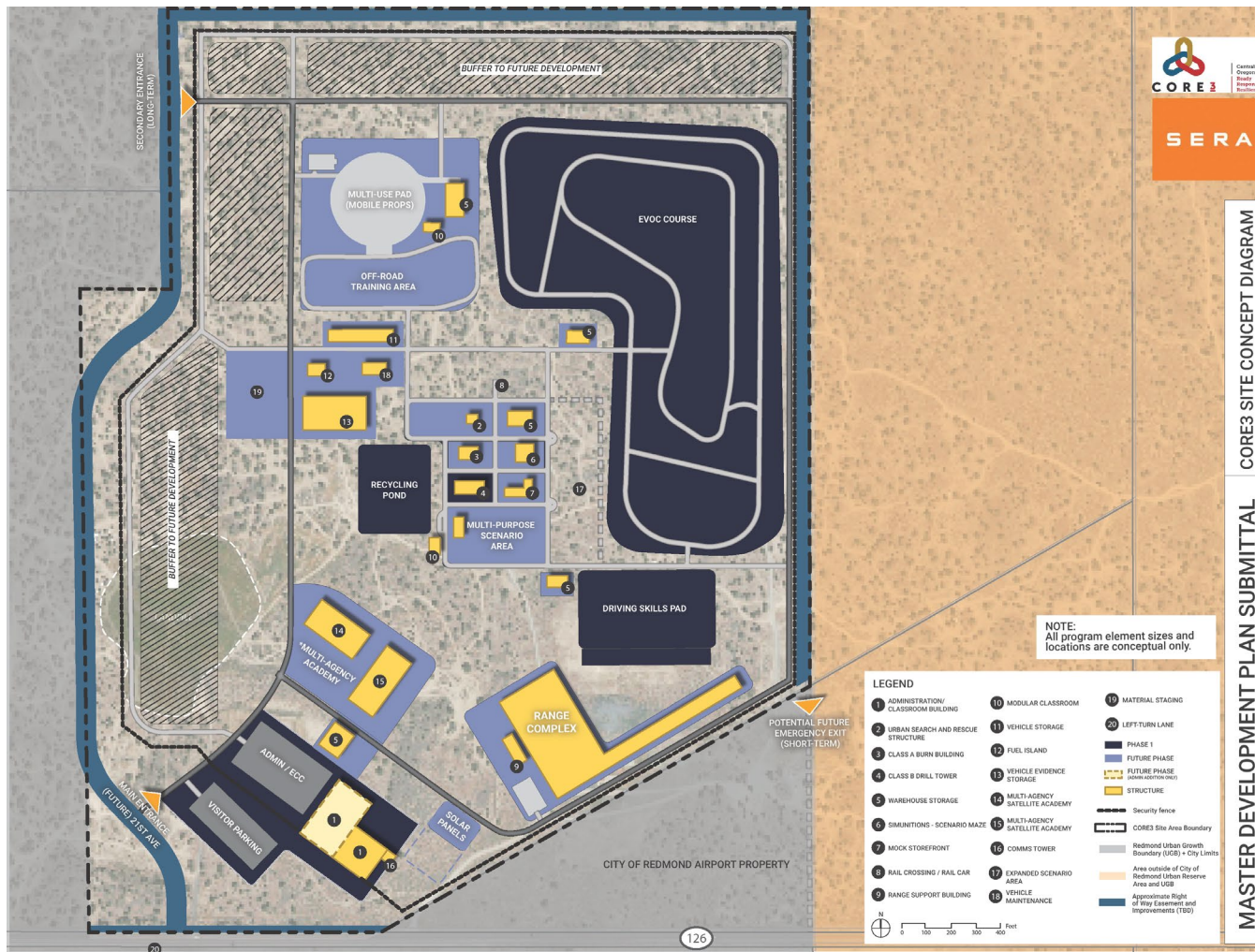
- All site prep and utilities, environmental remediation, for Phase 1
- Emergency coordination center/admin/classroom building
- Fire training tower with Class B burn props
- Emergency Vehicle Operators' Course and Driver Skills Pad
- Multi-scenario pad (e.g ARF, etc.)

CORE3 Overview: Facilities



Full scope of CORE3:

- ▷ **Emergency Coordination Center/classroom facility**
- ▷ **Continuity of state governance**
- ▷ **Emergency Vehicle Operator Course (EVOC) and driver skill pad**
- ▷ **Fire training tower with class B burn props**
- ▷ High bay/indoor drill and training space
- ▷ Shooting ranges
- ▷ Urban search & rescue prop
- ▷ 2 story class A burn building
- ▷ Simulations facility
- ▷ Virtual de-escalation training
- ▷ Train car derailment and rescue prop
- ▷ Off-road driving course
- ▷ Multi-purpose scenario area
- ▷ Vehicle extrication prop
- ▷ Fire drafting pit – fire truck pump certification
- ▷ Rescue – confined space and trench prop
- ▷ Aircraft rescue and fire fighting (ARFF) prop
- ▷ EMT lab
- ▷ Roof training prop
- ▷ Diverse emergency supplies cache



SERA

CORE3 SITE CONCEPT DIAGRAM

MASTER DEVELOPMENT PLAN SUBMITTAL



Timeline



- ▷ **Summer 2024** - Complete land use entitlements
- ▷ **2024/25** – Build CORE3 ORS190 and operating agreements
- ▷ **2024** – Partition and transfer land
- ▷ **Winter 2024/25** - Design/Engineering for 21st St complete
- ▷ **Spring 2025** – Construct 21st Street
- ▷ **Early 2025** – Phase 1 Site Plan review
- ▷ **2025** – Complete Phase 1 Fundraising
- ▷ **Summer 2026** - Break ground on Phase 1

Contacts

CORE3 Executive Council Chair:

Commissioner Tony DeBone – tony.debone@deschutes.org

Executive Council Vice-Chairs:

Bend Police Chief Mike Krantz -- mkrantz@bendoregon.gov

Jefferson County Fire and EMS Chief Jeff Blake -- jblake@jcfire-ems.org

Staff:

Scott Aycock, CED Director, COIC – scotta@coic.org

Shelby Knight, Resilience Planner – sknight@coic.org

Sommers Taylor, Program Coordinator – staylor@coic.org

Wayne Powderly, Cumming Group - wayne.powderly@cumming-group.com

Questions?



CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

STAFF REPORT

DATE: July 23, 2024
TO: City Council
THROUGH: Jason Neff, Deputy City Manager/Chief Financial Officer
Kyle Roberts, Planning Director
FROM: Morgan Snyder, Long Range Planner
SUBJECT: Ordinance #2024-13: An ordinance approving a Master Development Plan and Tentative Subdivision compliant with the 2040 Greater Redmond Area Comprehensive Plan and Zone Map. (Pacific Star Estates)

Report in Brief:

This item requests City Council approve land use applications associated with the 34.2 acre proposed Pacific Star Estates project located in northwest Redmond. The application package is composed of two land use requests:

- Master Development Plan
- Tentative Subdivision

Background:

The project area is located at 2098 Northwest Way and contains two properties (T15S, R13E, Section 5, Tax Lots 400 and 403) within the northwest corner of the Redmond Urban Growth Boundary (UGB), east of Northwest Way and south of the NW Quince Avenue extension. Directly north of the project area is the Dry Canyon Village development, and just northwest is the recently approved Spruce Northwest project.

Council approved an annexation agreement for the subject properties in December 2022. Only 32 acres were proposed in the original agreement, but the applicant has since changed the proposal to annex the entirety of the two properties, which is reflected in an amended annexation agreement. Approving this ordinance authorizes the subject properties to be formally annexed via adoption of Resolution #2024-19.

Area Planning History

In 2006, Redmond added more than 2,300 acres of “urbanizable” land along the City’s western boundary of its UGB. At the same time, a Framework Plan was adopted by the City as part of the expanded UGB to provide general guidance for future land uses, densities, neighborhood amenities and the necessary public facilities and services to serve the parcels.

A year later, in 2007, the City adopted the Northwest Area Plan (NAP) that encompassed approximately 540 acres in the northwest corner of the UGB. The NAP further fleshed out the Framework Plan and set forth a land use concept, Comprehensive Plan map designations, and related public facilities for the northwest corner of the UGB. The NAP serves as a quasi-conceptual land use master plan that provides guidance for future urban land uses in the area. All proposed master development plans in this area must generally conform to the NAP.

Discussion:

The applicant proposes a Master Development Plan pursuant to the annexation agreement that includes a nine-phase subdivision. Included within the subdivision are 111 detached single-family lots, 37 townhouse lots, one 3.06 acre tract designated for future multifamily housing, and one 2.4 acre remainder lot containing an existing dwelling. The exact number of multifamily housing units is not yet known, as it is planned for phase eight and will be subject to future Site and Design Review. Also included in the proposal is a multi-use path adjacent to Northwest Way and a 0.65 acre tract to be developed as a private park.

Twenty-six conditions of approval are recommended to ensure all appropriate street, access, water and sewer improvements, and dedications are completed.

Staff has reviewed the applicant's 'burden of proof' and plan set and finds the proposal complies with all required review criteria. The 'Findings and Analysis' are contained in Ordinance #2024-13, Exhibit A, and indicate how the proposal complies with all applicable criteria and the Redmond Development Code. The attachments included as part of this staff report and ordinance include:

- Attachment A – Tentative Plan
- Attachment B – Applicant's Narrative
- Attachment C – Engineering Comments
- Attachment D – Transportation System Analysis Approval Memo
- Attachment E – Annexation Agreement
- Attachment F – Draft Declaration of CC&Rs

The Urban Area Planning Commission held a public hearing to review the proposal on June 12, 2024. Public testimony included some comments in support of the proposed project and others regarding the impacts of the proposed development, including dust control, noise levels, blasting, impacts to canals, and the time frame for the project. After addressing public questions and deliberation, the Planning Commission voted unanimously to recommend the City Council approve the Pacific Star Estates application package, subject to the 26 conditions of approval.

As required by City Charter, on July 16, 2024, notices regarding this Ordinance were posted in three places. The application materials and copies of the ordinance were available for review at City Hall.

Fiscal Impact:

There is no direct fiscal impact associated with the requested action. All applicable System Development Charges will be paid prior to permit issuance. The City will be responsible for ongoing maintenance of the streets, water and sewer systems.

Alternative Courses of Action:

After conducting the public hearing and considering all the evidence and testimony:

1. Accept the Planning Commission recommendation to approve.
2. Accept the Planning Commission recommendation, make additional modifications and approve.
3. Continue the public hearing and leave the written record open to request additional information.
4. Do not approve the land use applications.

Recommendation / Suggested Motion:

"I move to have a first and second reading of Ordinance #2024-13 by title only." (Voice vote)

(City Attorney will read ordinance by title only, twice.)

"I move to approve Ordinance #2024-13." (Roll call vote)

**CITY OF REDMOND
ORDINANCE NO. 2024-13**

AN ORDINANCE APPROVING A MASTER DEVELOPMENT PLAN AND TENTATIVE SUBDIVISION COMPLIANT WITH THE 2040 GREATER REDMOND AREA COMPREHENSIVE PLAN AND ZONE MAP.

WHEREAS, the City of Redmond has adopted, and the state has acknowledged the 2040 Greater Redmond Area Comprehensive Plan and Zone Map; the City has adopted zoning and planning regulations in accordance with Oregon Revised Statutes Chapter 227 that regulate and control the development of land within the City; and

WHEREAS, the 2040 Redmond Comprehensive Plan is the product of hundreds of citizens from the public and private sector who participated in the outreach and planning process; and

WHEREAS, the 2040 Redmond Comprehensive Plan contains multiple visioning statements, including statements on improving urban form and community design; and

WHEREAS, the City of Redmond has set the action steps necessary to implement the goals and policies in the 2040 Redmond Comprehensive Plan related to the vision; and

WHEREAS, the Redmond Urban Area Planning Commission held a public hearing on June 12, 2024 and, after reviewing the record and gathering public testimony, has recommended that the Redmond City Council approve the Master Development Plan and Tentative Subdivision, subject to conditions of approval; and

WHEREAS, the City Council held a public hearing on July 23, 2024 to consider the recommendation of the Redmond Urban Area Planning Commission, review the existing record and gather additional evidence and public testimony; and

WHEREAS, the City Council has received the Planning Commission's recommendation and, after receiving additional evidence and testimony, determined that the requested Master Development Plan and Tentative Subdivision is in compliance with the Redmond Development Code and would contribute to the 2040 Redmond Comprehensive Plan goals and policies; and

WHEREAS, the City Council finds that the proposed Master Development Plan and Tentative Subdivision furthers the interests of the City.

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

SECTION ONE: The City of Redmond hereby approves the Master Development Plan and Tentative Subdivision, subject to the conditions of approval. The Decision and Conditions, Findings, and Project Plans are attached hereto as Exhibit A.

SECTION TWO: In support of the approval, the City of Redmond hereby adopts the findings, which are attached hereto as Exhibit A, which were prepared by City staff and demonstrate compliance with the Redmond Development Code, Section 8.0750 et seq – Amendments, Section 8.0270 et seq – Master Development Plans, and Section 8.2335 et seq – Tentative Subdivisions, and the applicable Statewide Planning Goals.

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 23rd day of July 2024.

Ed Fitch, Mayor

ATTEST:

Kayla Duddy, Deputy City Recorder

PACIFIC STAR ESTATES MASTER DEVELOPMENT PLAN AND TENTATIVE SUBDIVISION

HEARING DATE: July 23, 2024 at 6:00 PM in Redmond City Hall Council Chambers and via digital conference (GoTo Meeting)

HEARINGS BODY: Redmond City Council

FILE NUMBER(S): 711-23-000227-PLNG (MD) and 711-23-000228-PLNG (SUB)

PROJECT NAME: Pacific Star Estates

REQUEST: Approval of a master development plan and a nine-phase tentative subdivision on 34.2 acres.

LOCATION: 2098 Northwest Way (T15S, R13E, Section 5, Tax Lots 400 and 403)

APPLICANT: Terry Vollertsen

PROPERTY OWNER: Vollertsen Living Trust

RECOMMENDATION: Approval with Conditions

REVIEWING STAFF: Morgan Snyder, Long-Range Planner

Figure 1 - Vicinity Map



I. BACKGROUND

Site Description:

According to Deschutes County DIAL, the subject tract is approximately 34.2 acres in size and consists of two contiguous properties, identified on the tax assessor's map as T15S, R13E, Section 5, Tax Lots 400 and 403. The two subject properties were once part of a larger property totaling approximately 79 acres in size. Approximately 44.8 acres were conveyed separately by 1974, reducing the property to the current subject tract size and configuration of approximately 34.2 acres (Deschutes County Official Records 1972-1900974 and 1975-2160500). One of the subject properties (Tax Lot 403) was then conveyed separately by a notice of sale recorded in Deschutes County Official Record 1975-2150321, leaving the subject property located at 2098 Northwest Way (Tax Lot 400) as a remainder parcel that was not described until it was later conveyed by a quitclaim deed, recorded in Deschutes County Official Record 1982-3590359. The subject properties reentered and have remained in common ownership since the recording of a warranty deed in Deschutes County Official Record 1992-043532. The subject properties are currently described in a quitclaim deed recorded in Deschutes County Official Record 2013-42800 and are each legal lots of record pursuant to the Redmond Development Code (RDC).

Approximately 31.7 acres of the subject tract is approved for annexation subject to certain requirements pursuant to an annexation agreement recorded in Deschutes County Official Record 2022-42616 (attachment E), dated December 6, 2022. This annexation request is associated with planning file 711-21-000259-PLNG and was extended to December 6, 2024, pursuant to the annexation amendment recorded in Deschutes County Official Record 2023-29877. The applicant has submitted additional information into the record demonstrating intent to amend the annexation agreement to include the entirety of the subject tract.

According to the City of Redmond Geographic Information Systems (GIS) map and the Comprehensive Plan map, the subject tract is entirely located within the Redmond Urban Growth Boundary (UGB), the Urban Holding (UH-10) Zone, and is subject to review for compliance with the Redmond Urban Area Framework Plan (RUAFP) and the Northwest Area Plan (NAP). Approximately 4.4 acres of the subject tract is located within the Limited Residential (R-3) comprehensive plan designation, approximately 24.65 acres is located within the General Residential (R-4) comprehensive plan designation, and approximately 5.15 acres is located within the High Density Residential (R-5) comprehensive plan designation. Based on staff review of the City of Redmond Transportation System Plan (TSP), the subject tract is adjacent to a planned roadway project to widen and improve minor arterial Northwest Way (project S7), a proposed shared-use path that follows along Northwest Way (project B17), and a planned quiet street along future NW Quince Avenue (project B8).

According to City of Redmond and Deschutes County Community Development Records, the subject tract contains an existing manufactured dwelling established in 2002 that is served by a domestic well, a septic system, and access off Northwest Way. Based on staff review of the City of Redmond GIS map and Google Earth 2024 Aerial Imagery, the subject tract contains four accessory structures, multiple irrigation ditches, and approximately 1,150 feet of frontage along Northwest Way. The subject tract appears to be primarily covered by native vegetation including juniper trees and grasses and does not appear to be irrigated or used for farm activity of any kind. The surrounding properties to the south and west are developed with low density rural residential and are located within the UH-10 zone, while the properties to the north and

east are developed with suburban residential and are located within the R-4 and the Limited Residential (R-1) zone.

Land Use History:

In 2006, a total of 2,299 acres of “urbanizable” land along the City’s western and northern boundaries were included into the UGB, including the subject tract. As part of the urbanization process, the City adopted the RUAFP to establish a land use concept, including public facilities, future land uses, densities, neighborhood amenities, and a number of neighborhood centers distributed throughout the newly urbanized lands. These centers called for high density residential and mixed use, transitioning to lower residential density moving outward and to the periphery.

To further refine the community’s vision for growth and provide more specificity for development, the City adopted the NAP in 2007. The NAP established Comprehensive Plan map designations and public facility projects for approximately 540 acres in the northwest portion of the UGB. Redmond’s area plans, including the NAP, are adopted into the Comprehensive Plan and serve as a quasi-conceptual land use master plans for a specific region of the UGB. Development proposals are required to comply with the designations, policies, and improvements identified by the applicable area plan upon annexation and conversion from county zoning (UH-10 zone) to city zoning. Development that proposes to deviate from an applicable area plan is typically reviewed as a proposal for an amendment to the Comprehensive Plan, the Comprehensive Plan and Zone Map, or the Development Code.

Proposal:

The application package, submitted by applicant Terry Vollertsen, is a request for master development plan approval and to subdivide the entire subject tract. The master development plan proposes to establish a residential neighborhood and to apply city zoning consistent with the underlying comprehensive plan designations. The subdivision proposes to divide the entire tract into 148 residential lots, a tract for future multi-family residential development, a tract for a private park, and a remainder lot that would contain the existing manufactured dwelling across nine phases. Of the residential lots proposed, 111 are to be developed with single-family detached dwellings and 37 are to be developed with townhouses. Additional amenities proposed include improvements to Northwest Way, including the installation of a multi-use path, as well as the extensions of NW Quince Avenue and NW 25th Street, the construction of six new local streets, two tracts for pedestrian access, and a tract for use as a private alley.

Because city zoning cannot be applied to land located outside of city limits, the applicant’s proposal is contingent upon annexation of the subject tract. Currently, approximately 31.7 acres of the subject tract is approved to be annexed, subject to the satisfaction of certain requirements (attachment E). The applicant has submitted additional information into the record demonstrating intent to amend the annexation agreement to include the entire subject tract. Accordingly, the applicant’s proposal is evaluated as if the entire subject tract is able to be annexed. Staff recommends a condition of approval that city zoning shall not be applied to the subject tract until the entire subject tract has been annexed into city limits.

Attachments:

The following attachments are included in this document by reference:

- Attachment A – Tentative Plan
- Attachment B – Applicant’s Narrative

- Attachment C – Engineering Comments
- Attachment D – Transportation System Analysis (TSA) Approval Memo
- Attachment E – Annexation Agreement
- Attachment F – Draft Declaration of CC&Rs

Application Timeline:

The application package was submitted to the Redmond Community Development Department on November 27, 2023, and notice of application was sent pursuant to RDC 8.1310 on December 7, 2023. The application package was initially submitted with two additional requests (711-23-000229-PLNG and 711-23-000230-PLNG); however, those applications have been withdrawn. The application was deemed incomplete and notice of incompleteness was sent pursuant to RDC 8.1015 on December 26, 2023. Upon the submission of additional information from the applicant, the application package was deemed complete on April 11, 2024.

Pursuant to RDC 8.1335 and ORS 197.797, notice of public hearing was mailed to surrounding property owners within 250 feet of the subject tract on May 6, 2024, posted on the subject tract on May 8, 2024, and published in the Redmond Spokesman on May 23, 2024. On June 12, 2024, the Planning Commission adopted a recommendation of approval for consideration by City Council, subject to the conditions of approval and two modifications. Those modifications have since been incorporated into this document.

Subsequently, notice of public hearing was then mailed to surrounding property owners within 250 feet of the subject tract on June 24, 2024, posted on the subject tract on June 25, 2024, and published in the Bend Bulletin on June 30, 2024. The application package will be considered by City Council on July 23, 2024.

Comments:

As of July 16, 2024, no written comments from the public have been submitted into the record. Only the City of Redmond Engineering Division has submitted comments, which have been included in attachment C.

Applicable Criteria:

Upon adoption of Ordinance 2023-07 on December 19, 2023, various provisions of the Redmond Development Code (RDC) were amended. As the application package was submitted prior to the effective date of Ordinance 2023-07, it is being evaluated for compliance with the provisions that were in effect at the time the application package was submitted in accordance with Oregon Revised Statutes (ORS) 227.178.

The following provisions of the ORS, Oregon Administrative Rules (OAR), the City of Redmond Comprehensive Plan, and the RDC as last amended by City of Redmond Ordinance 2022-09, are applicable to the application package:

- Oregon Revised Statutes (ORS), Chapters 92, 197, 227
- Oregon Administrative Rules (OAR), Chapter 660:
 - Division 12, Transportation Planning Rule
 - Division 15, Statewide Planning Goals and Guidelines
 - Division 18, Post Acknowledgement Amendments

- City of Redmond Comprehensive Plan 2040
 - City of Redmond Framework Plan
 - City of Redmond Northwest Area Plan (NAP)
 - City of Redmond Transportation System Plan
 - City of Redmond Public Facility Master Plans
- Redmond City Code, Chapter 8 Development Regulations
 - Article I – Zoning Standards
 - Section 8.0065: Establishment of Zones and Districts
 - Section 8.0070: Location of Zones
 - Section 8.0075: Zoning Maps
 - Section 8.0080: Zone Boundaries
 - Section 8.0085: Zoning of Annexed Areas
 - Section 8.0130: Urban Holding UH-10 Zone
 - Section 8.0135: Table A, (Residential Zones), Uses Permitted
 - Section 8.0140: Table B, Minimum Standards
 - Section 8.0141: Single Family Detached Dwellings and Plexes Development and Design Standards
 - Section 8.0142: Townhouse Development and Design Standards
 - Section 8.0270: Master Development Plan
 - Section 8.0385: Neighborhood Meeting Requirements
 - Section 8.0750: Authorization to Initiate Amendments
 - Section 8.0760: Criteria for Amendments.
 - Section 8.0765: Tentative Approval.
 - Article II – Land Use Procedures
 - Article III – Land Division Standards
 - Section 8.2110: Minimum Standards
 - Section 8.2200: Pre-application Meeting
 - Section 8.2202: Neighborhood Meeting
 - Section 8.2205: Application Submission
 - Section 8.2210: Scale of Tentative Subdivision Plat
 - Section 8.2215: Informational Requirements
 - Section 8.2220: Phased Development Plan
 - Section 8.2225: Approval of Phased Development Plan
 - Section 8.2230: Development Following Approval
 - Section 8.2235: Required Findings for Tentative Subdivision Approval
 - Section 8.2236: Subdivision may be created following two tracks: Track 1 (General) and Track 2 (Clear and Objective Standards)
 - Section 8.2240: Improvement Requirements (For Track 1 and Track 2 Subdivisions).
 - Section 8.2700: Compliance Required
 - Section 8.2705: Blocks, Lots and Parcels
 - Section 8.2710: Streets
 - Section 8.2715: Fundamental Design Elements
 - Section 8.2720: Grading of Building Sites
 - Section 8.2800: Improvement Procedures
 - Section 8.2815: Transportation System Analysis
 - Section 8.2820: Access Management Standards
 - Section 8.2825: Street Dedications

- Section 8.2835: City as Beneficiary to Covenants, Conditions and Restrictions
- Section 8.2840: CC&Rs Middle Housing

II. FINDINGS AND ANALYSIS

Staff findings for all applicable standards are presented below.

ARTICLE I – ZONING STANDARDS > INTRODUCTORY PROVISIONS *RDC Sections 8.0065 through 8.0085*

8.0065 Establishment of Zones and Districts. (Identifies allowable zones and definitions for them):

R-3 Limited Residential Zone. To provide medium density residential neighborhoods with a mix of single-family detached residences, middle housing, and a mix of other housing types.

R-4 General Residential Zone. To provide medium density residential neighborhoods with a mix of single-family detached residences, middle housing, and a mix of other housing types including multi-family residential development. Limited commercial uses such as offices are also conditionally permitted where compatible with surrounding development.

R-5 High Density Residential Zone. To provide high density residential neighborhoods with an emphasis on multi-family development, middle housing, and smaller lot single family developments. Limited commercial uses such as offices are also conditionally permitted where compatible with surrounding development.

8.0070 Location of Zones. The boundaries of the zones listed in these standards shall be as indicated on the most recent City of Redmond Zone Map, as amended, which is hereby adopted by reference. The boundaries shall be modified in accordance with Section 8.0750 et seq (Amendments).

FINDING: The subject tract is currently located within the UH-10 zone. The applicant is proposing to apply city zoning consistent with the existing comprehensive plan designations of the subject tract, including the R-3, R-4, and R-5 designations, and to develop the subject tract with a residential neighborhood containing varying densities. The application is evaluated for compliance with RDC Section 8.0750 below. These criteria are met.

8.0075 Zoning Maps. A Zoning Map or Zoning Map Amendment adopted by Section 8.0070 of these standards or by an amendment to said section shall be prepared by authority of the Planning Commission or be a modification by the City Council of a map or map amendment so prepared. The map or map amendment shall be dated with the effective date of adoption of the map or map amendment. A certified print of the adopted map or map amendment shall be maintained in the office of the County Clerk, the office of the City Manager and the Planning Department as long as these standards remain in effect.

FINDING: This criterion is directed at City staff. Should the applicant's proposal be granted approval, it will be adopted in compliance with this criterion.

- 8.0080 Zone Boundaries.** Unless otherwise specified, Zone Boundaries are section lines, subdivision lines, lot lines, center lines of streets, alleys, canal, or rights-of-way, water courses, ridges or rimrocks, other readily recognizable or identifiable natural features, or such lines extended. Whenever any uncertainty exists as to the boundary of a zone as shown on the Zoning Map or amendment thereto, the following regulations shall control:
1. Where a boundary line is indicated as following a street, alley, canal, or right-of-way, it shall be construed as following the center line of such right-of-way.
 2. Where a boundary line follows or approximately coincides with a section, lot, or property ownership line, it shall be construed as following such line.
 3. When a lot is divided by a zone boundary and the property owner disputes the location of the boundary, the owner may file a declaratory ruling to determine the exact location of the zone boundary. In this case, the determination shall be made by the Hearings Body, subject to appeal by the City Council.
 4. Where a public street, alley, canal, or railroad right-of-way is officially vacated, the zoning regulations applicable to abutting property on each side of the center line of such right-of-way is officially vacated, the zoning regulations applicable to abutting property on each side of the center line of such right-of-way on each respective side thereof. If the right-of-way is vacated in total to one property owner, the zoning of that abutting property shall apply to the total vacated property.

FINDING: The applicant is proposing to apply city zoning consistent with existing comprehensive plan designations, which themselves represent legal and identifiable boundaries. Furthermore, upon review of the tentative plan, it appears that majority of the lots and right-of-way (ROW) areas are proposed to align with these existing boundaries to the greatest extent possible. These criteria are met.

8.0085 Zoning of Annexed Areas. Property annexed to the city shall be zoned in compliance with approved Urban Area Master Plans or with a zoning classification that is compatible with planned land use designations in the Comprehensive Plan, the Redmond Urban Area Framework Plan, as determined by the City.

FINDING: The applicant is proposing to annex the entire subject tract prior to applying city zoning that is consistent with existing underlying comprehensive plan designations. This criterion is met.

ARTICLE I – ZONING STANDARDS > RESIDENTIAL USE ZONES
RDC Sections 8.0130 through 8.0142

- 8.0130 Urban Holding UH-10 Zone.** The City shall administer the provisions of Title 20 Redmond Urban Area Zoning Ordinance of the Deschutes County Code for this County zoning district.
1. **Master Development Plans.** The development and approval of an Urban Area Master Plan subject to the provisions of RDC 8.0270 is required as a condition of annexation, prior to or concurrent with rezoning from UH-10 to City zoning districts.

[...]

FINDING: The applicant has submitted a master development plan for review. This criterion is met.

8.0135 Table A, Residential Zones, Uses Permitted. The following uses are allowed outright or conditionally in each of the Residential zones as follows:

“O” means Permitted Outright

“C” means Permitted Conditionally

“N” means Not Allowed

Residential Uses:	R-1	R-2	R-3	R-4	R-5	RESTRICTIONS AND REQUIREMENTS
Multi Family Complex (5 + units)	C	C	C	O	O	
Single Family Detached Dwelling, Duplex, Triplex, Quadplex, Townhouse, Cottage Cluster	O	O	O	O	O	
Non Residential Uses:	R-1	R-2	R-3	R-4	R-5	RESTRICTIONS AND REQUIREMENTS
Park	O	O	O	O	O	

FINDING: Approximately 4.4 acres of the subject tract is located within the R-3 designation, approximately 24.65 acres is located within the R-4 designation, and approximately 5.15 acres is located within the R-5 designation. Within the R-3 designation, the applicant proposes to establish 15 single family detached lots. Within the R-4 designation, the applicant proposes to establish 96 single family detached lots, 31 townhouse lots, and a park. Within the R-5 designation, the applicant proposes to establish 6 townhouse lots. Additionally, the applicant proposes to establish a multi-family residential tract and a remainder lot containing an existing dwelling in both the R-4 and R-5 designations. All of the uses proposed are outright permitted in their respective designations. This criterion is met.

8.0140 Table B, Minimum Standards. The following minimum standards apply in each of the Residential zones:

Standard:	R-1	R-2	R-3, R-3A	R-4	R-5
Minimum Lot size - Square Feet					
Single Family, Duplex, Triplex	9,000	9,000	7,500	5,500	5,500
Quadplex, Cottage Clusters	9,000	9,000	7,500	7,000	7,000
Townhouse	1,500	1,500	1,500	1,500	1,500
Multi-family Complex: 5+ units	No Minimum Lot Size Must Meet Density Standards				
Density - Units/Net Acres					
Minimum Density: All	4	4	5	5	8

Maximum Density: Single Family	5	5	5.8	8	8
Maximum Density: Duplex, Triplex, Quadplex, Cottage Cluster	No Maximum Density Must Meet Minimum Lot Size				
Maximum Density: Townhouses	20	20	23.2	25	25
Maximum Density: Multi-family Complex 5+ units	N/A	N/A	N/A	14.5	17.4
Standard:	R-1	R-2	R-3, R-3A	R-4	R-5
Planned Unit Developments (PUDs) and Cottage Developments (COD) densities in Section 8.0275 et seq.					
Minimum Setback Distance - Feet					
Front Façade, excluding garage	10	10	10	10	10
Interior Side	5/10	5/10	5	5	5
Interior side yards must be a minimum of 5 feet on one side and 10 feet on the other side for single family, duplex, triplex, and quadplex residences. Where alley access is provided, both interior side yards may be reduced to 5 feet. Exceptions to the 10-foot setback are allowed (1) when the residential lot was created prior to the adoption of this standard (November 9, 2006); (2) on cul-de-sac lots; or (3) on flag lots.					
Street Side	10	10	10	10	10
Rear	20	20	20	15	5
Attached Garage, access from alley or street	20	20	20	20	20
Setbacks:					
ADUs: Specified in Section 8.0325					
Detached Accessory Structures: Specified in Section 8.0323					
Cottage Clusters: Specified in Section 8.0143					
Cottage Developments: Specified in Section 8.0285 et seq.					
Multi-family Complexes: Specified in Section 8.3035.4E. Table A.					
Townhouses: Specified in Section 8.0142					
Maximum Building Height - Feet					
	32	32	32	45	45
Minimum Street Frontage - Feet					
Standard Street	50	50	50	50	40
Cul-de-sac	30	30	30	30	30
Flag Lot	20	20	20	20	20
Townhouse	20	20	20	20	20

FINDING: The subject tract contains existing structures, including a manufactured dwelling and four accessory structures. The proposal includes 148 residential lots, a tract for multi-family residential tract and one remainder lot. Based on staff measurements taken using the City of Redmond GIS map and the tentative plan, the residential lots and multi-family tract are all adequately sized to ensure compliance with applicable lot size and frontage requirements. The remainder lot would be located within the R-4 and R-5 zones, and would contain approximately 2.4 acres, 210 feet of street frontage, and the existing structures. The proposed rear property line would be setback approximately 20 feet from the closest structure, while the proposed interior side property line would be setback approximately 30 feet from the closest structure. Based on these measurements, staff finds that the remainder lot could comply with lot size, setback, and frontage requirements.

As development of the multi-family housing and the remainder lot are not yet proposed, density is not yet applicable and will be evaluated once a proposal for development is submitted. The single family detached housing within the R-3 zone is proposed at a density of 5.49 dwelling units per net acre, and the single family detached housing within the R-4 zone is proposed at a density of 7.4 dwelling units per acre. The townhouses within the R-4 zone are proposed at a density of 14.5 dwelling units per acre, and the townhouses within the R-5 zone are proposed at a density of 12 dwelling units per acre. All of the housing currently proposed by the applicant meets both the minimum and maximum density standards for the respective zoning designations. Staff finds that these criteria are met.

8.0141 Single Family Detached Dwellings and Plexes Development and Design Standards.
[...]

FINDING: These criteria pertain to the development of individual single family detached dwellings rather than the development of lots for future single family detached dwellings and will be evaluated when building permits are submitted.

8.0142 Townhouse Development and Design Standards.

1. **Procedure.** New townhouses shall be reviewed for conformance with the requirements listed in this section.

2. **Table A: Minimum Standards.**

Standard:	R-1	R-2	R-3, R-3A	R-4	R-5
Maximum Density (Units/Net Acre)	20	20	23.2	25	25
Minimum Lot Size (Square Feet)	1,500	1,500	1,500	1,500	1,500
Minimum Street Frontage (Feet)	20	20	20	20	20

[...]

4. **Areas Owned in Common.** For townhouse projects, common areas must be maintained by a homeowner's association or other legal entity. A homeowners association may also be responsible for exterior building maintenance. A copy of any applicable covenants, restrictions and conditions must be recorded and provided to the City prior to issuance of a building permit.

[...]

FINDING: As discussed earlier, the townhouse lots meet the lot size, frontage, and density standards. The subdivision proposal includes a park, a private alley to serve 30 of the townhouse lots, and two tracts for pedestrian access. The applicant has proposed to establish

a homeowner's association (HOA) for the subdivision and has submitted draft declaration of covenants, conditions and restrictions (CC&Rs) (attachment F). The draft CC&Rs require common areas to be maintained consistent with the requirements of this section. To ensure compliance with these criteria, staff recommends a condition of approval requiring the applicant to submit the HOA CC&Rs for City review and approval prior to the approval of the phase one final plat. The HOA CC&Rs shall be recorded with the phase one final plat and include standards for the maintenance of the private alley and all other common areas. The remainder of the criteria in this section pertain to the development of individual townhouses rather than the development of lots for future townhouses and will be evaluated when building permits are submitted.

**ARTICLE I – ZONING STANDARDS > MASTER DEVELOPMENT PLANS & PLANNED
UNIT DEVELOPMENTS**
RDC Section 8.0270

8.0270 Master Development Plans. A Master Development Plan is required as a condition of annexation, or after annexation, but prior to or concurrent with rezoning from Urban Holding-10 to other City zoning districts. The specific requirements for a Master Development Plan are:

1. **Applicability.** This section applies to properties proposed for annexation or rezoning from Urban Holding-10, except that in the event that an applicant has applied for a Planned Unit Development application prior to or concurrent with rezoning from Urban Holding-10, the Master Development Plan approval criteria shall be those used for the Planned Unit Development application and the Great Neighborhood Principles.
2. **Purpose.** The purpose of Master Development Plan is to provide:
 - A. Orderly and efficient development of the City consistent with the City of Redmond Framework Plan and adopted Area Plans.
 - B. Compatibility or transitions with adjacent developments and the character of the area.
 - C. A complementary mix of uses and activities.
 - D. An interconnected transportation network (streets, bicycle routes, and pedestrian trails) within the master plan area and to existing and planned City streets, routes, and trails.
 - E. A range of housing choices and densities for areas planned to have residential components.
 - F. A range of open spaces and recreation facilities, as needed to facilitate the Framework Plan and an adopted Area Plan.
 - G. Public and semi-public facilities and services.
 - H. Preservation of historic buildings, scenic views, and natural resources to the greatest extent possible.
 - I. Transitions or buffers between urban development and rural areas.
 - J. Implementation of Redmond's Comprehensive Plan, including adopted Area Plans and the Great Neighborhood Planning Principles described in 3(C)(13) below.

FINDING: The proposal includes a request to apply city zoning to the entire subject tract, which is currently located within the UH-10 zone, upon annexation. The applicant has submitted additional information into the record demonstrating intent to modify the existing annexation agreement to include the entire subject tract. Staff recommends a condition of

approval that city zoning shall not be applied to the subject tract until the entire subject tract has been annexed into city limits. With this condition, these criteria are met.

3. Procedures for Review.

A. General. Master Development Plans (MDP or PMDP) shall be approved through a quasi-judicial review process. Application procedures and related fees for approval may be streamlined in order to promote timely development of urban planning for land zoned UH-10. The Community Development Director, or designee, shall inform the applicant during the mandatory pre-application stage if the proposed MDP area includes the necessary contiguous properties. The determination for the proposed plan area shall be based on utilizing the following factors:

1. Whether there are properties that abut or are surrounded by the plan boundary that would reasonably fit within the zoning concept for the area plan;
2. Whether the extension of public services and infrastructure would be enhanced by the inclusion of abutting properties;
3. Whether the total acreage of abutting or enclave properties is less than the acreage in the proposed plan area; and
4. There is a community interest that would be served by including additional properties in the plan area.

FINDING: The applicant completed the mandatory pre-application stage on October 31, 2022 as part of pre-development application 711-22-000207-PLNG (PD) and was informed by City staff that the master development plan included all the necessary property. These criteria are met.

B. Review and approval criteria for Master Development Plans (MPD) or Partial Master Development Plans (PMDP).

1. **General.** In the review of any application for a Master Development Plan, the Planning Commission and City Council, if required, shall consider the following:
 - A. Whether the proposed Plan is generally consistent with the Framework Plan and is consistent with an adopted Area Plan and Comprehensive Plan in terms of land use, density, transportation systems and networks, adequacy of infrastructure and open space.

FINDING: The NAP established the comprehensive plan designations for the northwest portion of the UGB and was designed to implement the land use concept outlined by the RUAFP; both plans were adopted into the Comprehensive Plan.

The land use concept established by the RUAFP depicts the subject tract area as residential, Northwest Way as a boulevard, the Central Oregon Irrigation District (COID) canals as a trail opportunity, and NW Poplar Avenue as a community connection. The NW Poplar Avenue community connection was later reassigned to NW Quince Avenue as part of the NAP. The NAP goes into further detail to plan future public facilities and land uses. It describes Northwest Way as a minor arterial, NW Quince Avenue as an ideal street for enhanced bicycle/pedestrian amenities and connection, and the rerouting of COID canals for trails. It also identifies future zoning boundaries and expectations, describing the R-3 zone as primarily for

single-family dwellings and to serve as a transition buffer between existing lower density and future higher density areas, the R-4 zone as primarily for single-family dwellings and townhouses with an approximate density of 5.6 to 14 dwelling units per net acre, and the R-5 zone as primarily for townhouses and apartments with an approximate density of 10 to 24 dwelling units per net acre. The NAP also states that all residential development shall provide common open space.

The applicant has proposed to apply city zoning to the subject tract consistent with the existing comprehensive plan designations to enable the development of a residential neighborhood with common open space, the relocation of a COID easement, the establishment of a multi-use path within the Northwest Way ROW, and to fully dedicate and improve both NW Quince Avenue and Northwest Way to City standards, which includes constructing NW Quince Avenue to quiet street standards as required by the TSP. Additionally, the proposal includes housing mixtures and densities consistent with the NAP. The tentative plan shows that the R-3 area contains only single-family housing, the R-4 area contains both single-family and townhouses at an average density of 7.6 dwelling units per net acre, and the R-5 area contains primarily townhouses and future multi-family housing at an average density at 12 dwelling units per net acre. Although the density of the multi-family housing is not yet known, development would be subject to review for compliance with the NAP as part of the site and design review process.

The RUAFP and the NAP do not provide specific guidance for water or wastewater facility projects for the subject tract area. However, the NAP assigned the existing comprehensive plan designations to the subject tract in August 2007, pre-dating all of the City's current Public Facility Master Plans. These plans account for future water and wastewater demand based on comprehensive plan designations and their allowable density ranges, meaning that development of the subject tract within the existing designations is reasonably accommodated for in the facility plans. Additionally, the tentative plan demonstrates compliance with the City's "to and through" public facility policy to provide each lot with water and wastewater services. This was confirmed in comments submitted by the Engineering Division, which indicate that the infrastructure configuration proposed is adequate for the future neighborhood provided that construction meets applicable standards.

Based on the above facts, staff finds that the proposal is generally consistent with the RUAFP, the NAP, and the Comprehensive Plan in terms of land use, density, transportation systems and networks, and adequacy of infrastructure and open space. To ensure continued compliance with these criteria, staff recommends a condition of approval requiring the development proposal to be established substantially in conformance with the plan evaluated in this application (attachment A), except as required to comply with the conditions of this approval. Any substantial changes proposed shall be evaluated and authorized in accordance with RDC Sections 8.1400 and 8.0270(3)(E) or the functionally equivalent standards at the time. With this condition, this criterion is met.

- B. Whether the proposed Plan is generally suitable for the area in which it is proposed, considering existing and planned neighborhoods, shopping and employment areas; and natural resources and hazards.

FINDING: The subject tract is entirely surrounded by residential zoned lands and contains no natural resources or hazards. The proposed master development plan is generally suitable for

the area as it will provide medium-high density residential housing and compatible amenities in the northwest corner of Redmond, as envisioned with both the RUAFP and the NAP. Staff finds the proposal is suitable for the area. This criterion is met.

- C. Whether the proposed Plan is functionally integrated with developed or planned areas.

FINDING: As previously discussed, the proposal has been found to be consistent with the applicable framework and area plans and the existing comprehensive plan designations, which are the primary mechanisms for guiding development in the UGB over the long-term. As such, staff finds the proposal would be functionally integrated with planned areas to the west and south.

Based on review of Community Development Department records and the tentative plan, the proposed construction of NW 25th Street would align with the segment of NW 25th Street included in the ongoing residential development to the north, known as Dry Canyon Village, providing north-south connection. Similarly, the construction of the portion of NW Quince Avenue that is located on the subject tract would unlock a new east-west connection to Northwest Way, serving existing residential neighborhoods to the north and east. Additionally, based on review of the City of Redmond GIS maps and the tentative plan, it appears that the residential lots proposed along the eastern boundary in the R-3 area would be similar in size, configuration, and function as the existing adjacent residential lots and serve as an effective transition to more varied residential development towards the west. Based on these facts, staff finds it reasonable to conclude that the proposal would be functionally integrated with developed areas to the north and east. This criterion is met.

- D. The proposed Plan meets the applicable Great Neighborhood Principles.

FINDING: Compliance with each Great Neighborhood Principle is addressed below.

- a. **Transportation.** Connect people and places through a complete grid street network and trail system that invites walking and bicycling and provides convenient access to parks, schools, neighborhood service centers, and possible future transit stops. Traffic calming techniques and devices may be required to slow vehicles. Curved streets are encouraged to provide interest and variety in neighborhood design. Trails shall be provided to link with existing or planned pedestrian facilities.

FINDING: The proposal includes improvements to Northwest Way and the construction of a multi-use path, eight local residential streets containing sidewalks, a private alley, and two tracts for pedestrian access. Based on review of the tentative plan, the streets have all been designed to meet grid design requirements without crowding Northwest Way with excessive connections, and to provide two separate north-south connections between the adjacent property to the south and NW Quince Avenue. Additionally, the multi-use path along Northwest Way links the proposed neighborhood to a park to the north, while the multi-modal amenities of NW Quince Street would connect the neighborhood to the Dry Canyon trail system to the east. Staff finds that the development would increase the connectivity of the local transportation system. This criterion is met.

- b. **Housing.** A mix of housing unit types and densities shall be integrated into the design of new neighborhoods consistent with zone requirements unless a variance or other planning permit is approved. Housing developments containing more than five attached units must be designed to be consistent with the Higher Density Multifamily Design Guidelines.

FINDING: As discussed earlier, the subdivision proposal includes 111 single-family detached lots, 37 townhouse lots, and one tract for multi-family residential, all of which have been found to be consistent with the applicable zoning requirements of RDC Section 8.0140. Once a proposal for development is submitted for the multi-family housing, it will be evaluated for compliance with the applicable design standards as part of the site and design review process. This criterion is met.

- c. **Open spaces, greenways, recreation.** All new neighborhoods shall provide useable open spaces with recreation amenities that are integrated to the larger community. Central parks and plazas shall be used to create public gathering places and should be located in or near the center of the project to the extent practicable. New neighborhoods should retain and incorporate significant geological features such as rock outcroppings or stands of clustered native trees into the design and lot layout. Neighborhood and community parks shall be developed in locations consistent with the Redmond's Parks Master Plan.

FINDING: Based on staff review of the City of Redmond GIS map, there are no significant geological features within the subject tract. According to the NAP and the Parks Master Plan (PMP), there is no identified need for a neighborhood or community park within the subject tract. The proposal includes a park approximately 0.65 acres in size. Additionally, future development of the multi-family housing will be required to provide useable open space and recreational amenities pursuant to the multi-family residential design standards. To ensure compliance with this criterion, staff recommends a condition of approval that development of the park proposed for Tract F and the multi-family housing proposed for Tract B will be reviewed for recreational amenities in all subsequent development reviews. With this condition, this criterion is met.

- d. **Integrated design elements.** Streets, civic spaces, signage, and architecture shall be coordinated to establish a coherent and distinct character for the MDP. MDPs may integrate design themes with adjacent developed or planned areas.

FINDING: The narrative submitted with the application (attachment B) states, "The project will have single family homes, with sloped roofs in a varied Pacific Northwest style common in other areas of Redmond. The infrastructure (streets, sidewalks, street trees, streetlights) will all be developed according to City standards and specifications which will provide continuity throughout the development." Compliance with this criterion will be evaluated as applications to develop phases and dwellings are submitted.

- e. **Diverse mix of activities.** A variety of uses are encouraged in order to create vitality and bring many activities of daily living within walking and biking distance or a short drive of homes. Amenities including, but not limited to, trails, recreation areas, and open spaces, shall be constructed before occupancy of any residential unit, unless a phasing plan is approved. Commercial service areas

must be supported by a market analysis and phasing program which will be used by the City to determine construction timing.

FINDING: The nine-phase subdivision proposal includes the development of various housing types, a park, streets, and a multi-use path to facilitate multi-modal connection. The multi-use path is proposed to be constructed as part of phase four, while the park is proposed to be constructed as part of phase nine. Even without including commercial uses, the proposal includes a mix of activities. This criterion is met.

- f. **Public art or artistic feature.** Places for the installation of public art or artistic feature is required to provide focal points, preferably, at the gateways to neighborhoods, in and around the center of neighborhoods, or trailheads.

FINDING: Based on staff review of the tentative plan, the park, the multi-use path, or the northern corners of the multi-family residential tract are all potential focal points for the installation of public art in the future. Additionally, the applicant has committed to paying a public art fee of \$100 per housing unit that will be paid in lump sum at the time of any plat approval. To ensure continued compliance with this criterion, staff recommends a condition of approval that payment of the public art fee shall be required prior to approval of any plat. With this condition, this criterion is met.

- g. **Scenic views.** Identify and preserve scenic views and corridors of the Cascade Range, Ochoco Mountains, and Smith Rock, such as in street view sheds or park areas. Streets and common, or public, open spaces should be located and oriented to capture and preserve scenic views for the public. Minimize visual clutter from signs and utilities within scenic corridors.

FINDING: The proposal provides for the preservation of Cascade Mountains views to the greatest extent possible. More than half of the streets proposed will have an east-west orientation, allowing for substantial view corridors to the mountains. Additionally, the park would serve as an ideal viewing and recreating area as it is adjacent to the western boundary of the subject tract. This criterion is met.

- h. **Urban – rural interface.** Urban development shall interface with rural areas through landscaped open space buffers at least 100 feet wide and the length of the urban development, excluding public streets, or shall be transitioned from higher density development to lower density development at the urban - rural interface.

FINDING: The subject tract is located within the UGB interior and is not adjacent to any rural lands. This criterion is not applicable.

- i. **Pocket parks/tot lots.** Fully developed “pocket parks” or “tot lots” shall be incorporated into medium and high density zoned residential subdivisions and site plans. These areas shall be developed for every twenty-five lots/units, a minimum of 3,000 square feet and privately maintained. Examples of amenities include: turf areas, benches, deciduous shade trees, irrigation, shrubs, natural or decorative features, and adequate trash receptable(s) and lighting.

FINDING: According to the tentative plan, the proposal includes 148 residential lots and multi-family residential tract. The multi-family housing will be evaluated for adequate park area as part of the site and design review process. As such, pursuant to this criterion, only 15,000 square feet of park area is required for 148 proposed medium and high-density residential lots. The proposal includes one privately maintained park approximately 28,467 square feet (0.65 acres) in size, exceeding this requirement. However, it is unclear if any park amenities are proposed. To ensure compliance with this criterion, staff recommends a condition of approval that development of the park proposed for Tract F and the multi-family housing proposed for Tract B be reviewed for park amenities in all subsequent development reviews. With this condition, this criterion is met.

- j. **Canal trails.** If canals or laterals are present, multi-use trails at least 10 feet wide shall be provided, subject to the Central Oregon Irrigation District's review and approval. Pedestrian amenities such as benches and trash receptacles shall be provided at appropriate locations (e.g., every 500 feet, at trailheads or intersections with public streets).

FINDING: The subject tract contains an existing canal. In coordination with the COID, the applicant is proposing to relocate and pipe the canal such that it will be adjacent to the Northwest Way ROW, which will contain the proposed multi-use path. This criterion is met.

- k. **Green Design.** Energy-efficient design through solar access setbacks, xeriscaping, and planting of drought-resistant trees to minimize water usage and provide shade.

FINDING: The applicant's narrative states that the neighborhood orientation provides for solar access for decreased energy consumption, and that the open space areas and multi-use path will be landscaped with drought tolerant vegetation for decreased water consumption. To ensure compliance with this criterion, staff recommends a condition of approval that the development of the park proposed for Tract F, the multi-family housing proposed for Tract B, and the multi-use path shall contain green design elements like native vegetation and shall be reviewed for compliance with the tree preservation and replacement standards of RDC Section 8.2236(2)(E) and all applicable landscaping standards in all subsequent development reviews. With this condition, this criterion is met.

- C. **Master Development Plan (MDP) or Partial Master Development Plan (PMDP) Submittal Requirements and Approval Process.** An application for approval shall include the submittal requirements set forth in the City's Land Use Review application form as well as the elements described below.
 - 1. **Narrative.** A narrative shall set forth the goals and objectives of the plan and describe the urban characteristics of the planned area.
 - 2. **Neighborhood Meeting.** Proof a neighborhood meeting was conducted to provide an opportunity for the applicant to meet with surrounding property owners discuss the proposal. See Section 8.0385 for meeting requirements.
 - 3. **Development Plan Map.** A map of the plan area and surrounding vicinity shall indicate planned land uses for each land parcel in the area, including plans for park and open space and community facilities, if known. The plan shall show proposed comprehensive plan map designations and

zoning. The plan shall include a list of all affected properties with tax lot numbers, current ownership, parcel size, and other information that is pertinent to the plan.

4. **Land Use Diagram.** The land use diagram shall generally indicate the distribution and location of planned land uses for the master plan area, including plans for park and open space and community facilities, if known. The plan shall show proposed comprehensive plan designations, zoning, and density.
5. **Significant Resources Inventory.** An inventory of significant natural resources, scenic and historic resources, and open space areas including those identified on the City's adopted inventory and those that have the potential to qualify for protection under Redmond's Goal 5 resource protection program. When significant resources are present, the proposed plan shall include a management plan to protect resource sites.
6. **Parks and Open Space.** Identify land suitable for park and recreation use in accordance with the needs analysis in the City of Redmond Park Master Plan (Park Plan) and an adopted Area Plan. In particular, where the Park Plan indicates there is a need for neighborhood or community park, the master plan shall identify sites that may be suitable for park development using the design and location criteria from the Park Plan or an adopted Area Plan. Density transfers, SDC credits, dedication, and other value consideration may be identified in the planning process to compensate property owners for land dedicated to public use.
7. **Air, Noise, and Water Resources.** Review air, noise and water resources that may be impacted by planned development and address how adverse impacts will be avoided or mitigated in compliance with applicable local, state, and federal regulations. The analysis may use City public facility plans, technical studies, and policies to meet this requirement when those plans address how urban development in the plan area can be served. In these instances, the Master Development Plan must show that the envisioned land uses in the plan area are consistent with the land use assumptions in the public facility plans. This requirement is particularly important for storm water management.
8. **Natural Hazard Areas.** Inventory areas subject to natural hazards, particularly steep slopes, and program urban development that is suitable for the identified hazard areas.
9. **Residential Uses.** Identify areas planned for housing development, if any, and the proposed zoning districts to be applied. The housing plan must identify a mix of housing types and densities so that the overall density in the area meets or exceeds the housing density objectives for the area that are identified in the Redmond Urban Framework Plan, adopted Area Plans, and the Comprehensive Plan. The Framework Plan and adopted Area Plans provide general guidance on housing densities that need to be achieved in order to meet future housing needs. Where proposed residential land uses differ from those shown in the Redmond Urban Framework Plan or adopted Area Plans, the master plan shall demonstrate how it meets the overall housing objectives of the Redmond Urban Framework Plan or adopted Area Plans. Applicants may propose new zoning districts when the proposed district(s) in total achieve the

housing densities envisioned in the Redmond Urban Framework Plan or adopted Area Plans.

10. **Employment Uses.** Identify areas planned for employment use and/or mixed uses and the proposed zoning for these areas. Applicants may propose new zoning districts in cases where existing districts are not suitable for the planned development provided the proposed district(s) achieve similar land improvement values and/or employment densities envisioned in the Redmond Urban Framework Plan or adopted Area Plans.
11. **Transportation Analysis and Diagram.** Prepare a Transportation Impact Analysis (TIA) including a grid street plan that is consistent with street spacing and connectivity guidelines in the Redmond Transportation System Plan (TSP) and adopted Area or Framework Plans. The TIA shall identify and show:
 - a. The proposed classification for all streets.
 - b. The location of approved TSP improvement projects.
 - c. Any capital improvements that may need to be added to the TSP in order to serve the plan area.
 - d. Proposed bicycle pedestrian, and trail routes.
 - e. Demonstrate how planned transportation facilities will connect to transportation facilities in adjacent urban areas.
12. **Public Facilities Analysis and Diagram.** The plan shall include a conceptual layout of public facilities, (including sanitary sewer, water, and storm drainage) needed to support the planned uses. The Public Facilities Analysis must be consistent with the city's adopted Public Facility Plan (PFP) and related facility master plans, including improvements related to the adopted Area Plan that may require amending the PFP.
13. **North Redmond US 97 Interchange Area Management Plan (IAMP) Compliance.** The master plan shall comply with the following policies, if applicable:
 - a. Any property newly annexed within the IAMP area shall have:
 - i. Direct Access to a local public street other than a state highway consistent with the Local Street Connectivity Plan; and,
 - ii. Any property to be annexed to the City shall relinquish all direct access rights to a state highway as a condition of development approval (when a legal alternative access exists).
14. **Great Neighborhood Principles.** MDPs shall address applicable Great Neighborhood Principles below. In instances where the property proposed for a MDP is located within the boundary of an adopted Area Plan, the MDP shall also address the Great Neighborhood Principles according to the specificity provided in the Area Plan.

[...]

FINDING: The subject tract is not located within the North Redmond US 97 Interchange Area Management Plan area, does not contain any inventoried significant resources or natural hazards, and has not been designated for employment lands or for a neighborhood or community park. The tentative plan (attachment A) includes a public facilities diagram, development plan map, and land use diagram describing the proposal. The applicant has also submitted narrative addressing the Great Neighborhood Principles and other applicable criteria

(attachment B), neighborhood meeting materials, and a transportation impact analysis (TIA) associated with Public Works file 711-23-000030-PW for which a TSA approval memo (attachment D) was issued. These criteria are met.

- D. Implementation.** Upon approval, all subsequent development located within the MDP boundaries shall be consistent with the approval.
- E. Amendment/Modification to Master Development Plan.** Any modifications to the approved MDP shall be subject to the standards and procedures in Article II, “Modifications”, and subject to the review criteria contained in this section.
- F. Expiration of Master Development Plan.** An approved MDP or PMDP shall be subject to the requirements of Section 8.1605 concerning expiration, unless a specific timeline is approved through the land use review process.

FINDING: Staff has recommended a condition of approval that the development proposal shall be established substantially in conformance with the plan evaluated in this application (attachment A), except as required to comply with the conditions of this approval. With this condition, these criteria are met.

ARTICLE I – ZONING STANDARDS > SUPPLEMENTARY PROVISIONS

RDC Section 8.0385

8.0385 Neighborhood Meeting.

1. **Purpose and Intent.** The purpose of the neighborhood meeting is to provide a forum for the applicant, surrounding neighbors, and interested members of the community to meet and consider a proposed land use application, and to discuss issues/concerns regarding the proposal prior to application submittal. Neighborhood meetings encourage citizen participation early in the development process, and an opportunity to revise the land use application to address the issues prior to application submittal.
2. **Applicability.** Neighborhood meetings are encouraged prior to submitting any land use application. The following application types or development proposals shall be subject to the neighborhood meeting requirements:
 - A. Master Development Plans.
 - B. Residential or mixed use development proposals that generate 200 or more daily trip ends, or 20 or more p.m. peak hour trip ends, where a Transportation Impact Analysis (TIA) is required.
 - C. Wireless and Broadcast Communications Facilities.
3. **Requirements and Procedures.** The neighborhood meeting must be held after a pre-development meeting with City Staff, but before submittal of a land use application. The applicant shall be required to hold only one meeting prior to submitting an application for a specific site but may hold more if desired. If the development proposal is revised after the neighborhood meeting, and a major modification is requested, a second neighborhood meeting with a new notice shall be required before the revised application is submitted.
 - A. **Location and Time.** Neighborhood meetings shall be held in person at a location in reasonable proximity to the subject site. The meeting shall be held at a location open to the public., City Staff, and at a facility that is ADA accessible. The meeting shall be held on a weekday evening, or weekends at any reasonable time. Applicants may provide a virtual component for participants to join in the meeting. The virtual component shall not be done in lieu of the in-

person requirements. ADA accommodations when requested by attendee must be provided.

- B. **Notice – Mail.** Mailed notice of the meeting shall be provided by the applicant to the neighboring property owners (within 750 feet outside city limits and 250 feet within city limits) and the Community Development Department between ten and 30 calendar days prior to the meeting. Notices must be sent first class and shall include the date, time, and location of the meeting, as well as a brief description of the development proposal and property location. The description shall take into consideration information provided by City staff at the pre-development meeting, include project contact information, a copy of the tax map or a GIS map that clearly identifies the location of the proposed development, and a conceptual site plan.
- C. **Notice – Signage.** The applicant shall also post notice of the neighborhood meeting on the subject site or on an access easement to the site within clear view of a public street at least seven days in advance of the meeting. The sign must display the meeting date, time, and address as well as project contact information.
- D. **Meeting Requirements.** The developer must provide a sign-in sheet for attendees to provide their name, address, telephone number, and email address. At the meeting, the applicant shall provide a conceptual site plan and describe the major elements of the proposal. Depending on the type and scale of the particular application, the applicant should be prepared to discuss proposed land uses and densities; traffic impacts; proposed building size and height; proposed access and parking; and proposed landscaping, buffering and/or protection of natural resources as applicable. Attendees will have an opportunity to speak at the meeting and may identify any issues that they believe should be addressed. If no one arrives within 30 minutes of the scheduled start time for the meeting, the applicant may close the meeting and this requirement will be considered met upon the applicant's submittal of the documentation to that effect.
- E. **Materials Submitted with Application.** The neighborhood meeting notes that identify the major points discussed about the development, list of parties notified, signed affidavits of mailing and posting notices, copies of all materials provided by the applicant, and a signature sheet of attendees shall be included with the development application upon submittal.
- F. **Validity Period.** The land use application shall be submitted to the City within 180 days of the neighborhood meeting. If an application is not submitted in this timeframe, the applicant shall be required to hold a new neighborhood meeting.
- G. **Denial.** Failure of the applicant to hold a neighborhood meeting in accordance with these provisions prior to submittal of a land use application shall result in an incomplete application and the application may be rejected.

FINDING: The applicant has conducted a neighborhood meeting and submitted those materials into the record. These materials show that the mailed notice and sign posting contained the necessary information and were mailed and posted in the required time frame, and that the meeting was conducted as required.

ARTICLE I – ZONING STANDARDS > AMENDMENTS
RDC Sections 8.0750 through 8.0765

8.0750 Authorization to Initiate Amendments. An amendment to the text of this chapter (Redmond Development Code), to the Comprehensive Plan, or an amendment to the Comprehensive Plan Map may be initiated by City Council, Planning Commission, or Community Development Director. A property owner may initiate a request for a map or text amendment by filing an application with the Community Development Department.

FINDING: The applicant has submitted a proposal that contains a request to amend the comprehensive plan and zoning map to the Community Development Department. The applicant submitted the proposal on behalf of the property owner and did so by filing the appropriate application forms. This criterion is met.

8.0760 Criteria for Amendments. The burden of proof is upon the applicant. The applicant shall show the proposed change is:

1. In conformity with all applicable State statutes;

FINDING: Staff has determined the following State statutes that directly apply to this application include:

ORS 197.610: *Submission of proposed comprehensive plan or land use regulation changes to Department of Land Conservation and Development*; ORS 197.797: *Local Quasi-Judicial Land Use Hearings* – these statutes are procedural. The application package has been and will continue to be processed in accordance with these regulations.

ORS 197.250: *Compliance with Goals Required* – compliance with all applicable Statewide Planning Goals is addressed in criterion #2 below.

ORS 227.175 *Application for permit or zone change; fees; consolidated procedure; hearing; approval criteria; decision without hearing*; ORS 227.178 *Final action on certain applications required within 120 days; procedure; exceptions; refund of fees* – these statutes are procedural. The application package has been and will continue to be processed in accordance with these regulations.

This criterion is met.

2. In conformity with the State-wide planning goals whenever they are determined to be applicable;

FINDING: As previously discussed, the applicant is proposing to change the zoning of the subject tract from UH-10, the zoning designation applied to all lands located within the UGB, to zoning designations that are consistent with the comprehensive plan designations that were established with the adoption of the NAP. The NAP was designed in accordance with the land use concept outlined by the RUAFP, and both plans were adopted into the Comprehensive Plan and found to comply with the Statewide Planning Goals. Staff finds that by proposing to apply city zoning consistent with the comprehensive plan designations established by the NAP, the applicant's request is generally consistent with all applicable Statewide Planning Goals. Nevertheless, conformance with each State-wide planning goal is addressed below.

Goal 1 – Citizen Involvement: The RUAPC serves as the City's formal citizen advisory commission and is made up of Redmond area residents. The applicant's proposed

amendment to the Comprehensive Plan and Zoning Map will be reviewed by both the Planning Commission and the City Council, in accordance with the public hearing and noticing requirements of the RDC. The application package is consistent with Goal 1.

Goal 2 – Land Use Planning: All lands located within the UGB are zoned for urban holding, UH-10. The Redmond Comprehensive Plan and the RDC set out an urbanization process applicable to all UGB properties, namely, that properties must annex into city limits and receive master development approval in order to convert from UH-10 to city zoning consistent with existing comprehensive plan designations. The applicant's proposed amendment to the Comprehensive Plan and Zone Map results from following the land use policies and regulations that have been established by the Comprehensive Plan and the RDC. The application package is consistent with Goal 2.

Goal 3 – Agricultural Lands: The City does not contain lands designated for agriculture. This goal is not applicable to the city of Redmond.

Goal 4 – Forest Lands: The City does not contain lands designated for forestry. This goal is not applicable to the city of Redmond.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces: The subject tract does not contain inventoried open space, scenic and historic areas, or natural resources. This goal is not applicable because the proposed amendment would not impact those resources.

Goal 6 – Air, Water, and Land Resources Quality: This goal is not applicable because the proposed amendment would not impact air, water, or land resources.

Goal 7 – Areas Subject to Natural Hazards: The subject tract does not contain identified natural hazards. This goal is not applicable because the proposed amendment would not impact natural hazard planning.

Goal 8 – Recreational Needs: The subject tract does not contain lands identified for recreational uses. This goal is not applicable because the proposed amendment would not impact recreational uses.

Goal 9 – Economic Development: The subject tract does not contain lands identified for economic or employment uses. This goal is not applicable because the proposed amendment would not impact economic development.

Goal 10 – Housing: The subject tract is entirely located within residential comprehensive plan designations, as established by the NAP. The applicant proposes to change the zoning of the subject tract from UH-10 to match that of the underlying comprehensive plan designations, enabling the property to be developed with well-planned neighborhoods. The application package is consistent with Goal 10.

Goal 11 – Public Facilities and Services: The City's Public Facility Master Plans account for future water and wastewater demand based on the comprehensive plan designations and their allowable density ranges. The applicant proposes this Comprehensive Plan and Zone Map amendment in order to apply city zoning consistent with underlying comprehensive plan designations, which were established with the NAP prior to the adoption of the current public

facility plans. The proposed amendment represents a land use action that is aligned with the City's public facility planning efforts. The application package is consistent with Goal 11.

Goal 12 – Transportation: This goal is implemented through the Transportation Planning Rule (TPR), OAR 660-012-0060, and the TSP. The TSP outlines needed transportation system improvements by analyzing existing and future conditions and by using existing comprehensive plan designations to estimate anticipated growth. As the applicant's Comprehensive Plan and Zone Map amendment does not propose new or reconfigured comprehensive plan designations, the amendment would not impact the transportation system and represents a land use action that is consistent with the City's transportation planning efforts. The application package is consistent with Goal 12.

Goal 13 – Energy Conservation: This goal is not applicable because the proposed amendment would not impact energy resources.

Goal 14 – Urbanization: As previously discussed, the applicant's proposed amendment to the Comprehensive Plan and Zone Map results from following the urbanization process established by the Comprehensive Plan and the RDC. The application package is consistent with Goal 14.

Goal 15 – Willamette River Greenway: This goal is not applicable to the city of Redmond.

Goal 16 – Estuarine Resources: This goal is not applicable to the city of Redmond.

Goal 17 – Coastal Shorelands: This goal is not applicable to the city of Redmond.

Goal 18 – Beaches and Dunes: This goal is not applicable to the city of Redmond.

Goal 19 – Ocean Resources: This goal is not applicable to the city of Redmond.

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

FINDING: The application package has been found to comply with land use requirements and the Comprehensive Plan, including sub-plans, throughout this document. This criterion is met.

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

FINDING: The applicant proposes to change the zoning of the subject tract from UH-10 to city zoning consistent with the underlying comprehensive plan designations, as is typically required of any development request for land that was not previously located within city limits. There was no mistake in the original zoning resulting in the zone change; rather, the zone change request is required.

RDC 8.0765 Tentative Approval. Based on the facts presented at the hearing and the recommendation of the Planning Commission, if the Hearings Body determines that the applicant has met all applicable criteria for the proposed change, the Hearings Body shall give tentative approval of the proposed change. Such approval shall include any conditions,

stipulations, or limitations which the Hearings Body determines to be necessary to meet the criteria. An appeal of the Hearings Body's decision shall be processed and decided in the manner provided for in Article II of these standards. Upon completion of hearings process, the council shall, by order, effect the zone reclassification of the property. Provided, however, if the applicant fails to abide by the conditions attached to the rezoning the Council may, later, rezone the affected property to its original zoning by order.

FINDING: This criterion is directed to the Hearings Body and will be observed during hearings. Recommended conditions of approval are described throughout this document.

ARTICLE III – LAND DIVISION STANDARDS > GENERAL PROVISIONS
RDC Section 8.2110

8.2110 Minimum Standards. No proposed subdivision or partition shall be approved unless it complies with the density and underground utility requirements of the Redmond Comprehensive Plan, applicable Zoning Standards, standards below, and ORS Chapter 92.

FINDING: The applicable provisions of ORS 92 are addressed through compliance with the land division criteria found in the RDC and are addressed further as part of the final plat review and approval process. Compliance with the Comprehensive Plan, zoning standards, and underground utility requirements is addressed throughout this document. This criterion is met.

ARTICLE III – LAND DIVISION STANDARDS > SUBDIVISION APPLICATION PROCEDURE
RDC Sections 8.2200 through 8.2240

8.2200 Pre-Application Meeting. Prior to submitting a tentative subdivision plat each applicant or their representative is required to meet with the Community Development Director or a designated staff member(s) to review the proposal.

FINDING: The applicant completed the mandatory pre-application stage on October 31, 2022, as part of pre-development application 711-22-000207-PLNG (PD). This criterion is met.

8.2202 Neighborhood Meeting. Proof of a neighborhood meeting was conducted for residential or mixed use development proposals that generate 200 or more daily trip ends, or 20 or more p.m. peak hour trip ends, where a Transportation Impact Analysis (TIA) is required. See Section 8.0385 for meeting requirements.

FINDING: See finding for RDC Section 8.0385, Neighborhood Meetings, above.

8.2205 Application Submission. Any person, authorized agent, or representatives, proposing a subdivision, shall include with an application and filing fee for a subdivision, a tentative plat together with improvement plans and other supplementary material as may be required.

FINDING: The applicant has submitted the necessary application form, filing fee, tentative plat, and other supplemental information. This criterion is met.

8.2210 Scale of Tentative Subdivision Plat. The tentative plat of a proposed subdivision shall be drawn on a sheet at an engineer's scale not greater than one inch per 100 feet, or as approved by the Community Development staff.

FINDING: The tentative plan does not exceed one inch per 100 feet. This criterion is met.

8.2215 Informational Requirements. The following information shall be shown on the tentative plat or provided in accompanying materials. No tentative plat shall be considered complete unless all such information is provided:

1. General information required:

- A. Proposed name of the subdivision.
- B. Names, address, and phone numbers of the owner of record, authorized agents or representatives, engineer or surveyor, and any assumed business names filed or to be filed with the Oregon Secretary of State Corporation Division by the applicant. If the application is filed by anyone other than the owner of record, a letter or other evidence of the owner's permission to file the application.
- C. Date of plat preparation, north and magnetic north and south, scale and gross area of the proposed subdivision.
- D. Appropriate identification of the drawing as a tentative plat for a subdivision. Location and tract designation sufficient to define its location and boundaries, and a legal description of the tract boundaries in relation to existing plats and streets.
- E. Certified copy of the recorded instrument under which the applicant claims an ownership interest, or copy of a land sales contract, which binds the applicant in the event of tentative approval.
- F. Title report or subdivision guarantee, issued within the last ninety (90) days, and supporting documentation of all easements identified on the property.

2. Information concerning existing conditions:

- A. Location, names, and widths of existing improved and unimproved public or private streets and roads within and adjacent to the proposed subdivision.
- B. Location of any existing features such as section lines, section corners, City and special district boundary lines, and survey monuments.
- C. Location of existing structures, irrigation canals and ditches, pipelines, waterways, railroads, and any natural features such as rock outcroppings, marshes, wooded areas, and natural hazards.
- D. Location and direction of water courses, and the location of areas subject to flooding and high water tables.
- E. Location, width and use or purpose of any existing easement or right-of-way within and adjacent to the proposed subdivision.
- F. Existing sewer lines or septic tanks and drain fields, water mains, wells, fire hydrants, culverts, and other underground and overhead utilities within and adjacent to the proposed subdivision together with pipe sizes, grades, and locations.
- G. Contour lines related to some established benchmark or other engineering acceptable datum and having minimum intervals of two feet for slopes of less than five percent, five feet for slopes of five to fifteen percent, ten feet for slopes of fifteen to twenty percent, and twenty feet for slopes greater than twenty percent.
- H. Zoning classification of land within and adjacent to the proposed subdivision.

- I. Names and addresses of all adjoining property owners.
 - J. The structures, trees, rock outcroppings or other shade producing objects, if the object will cast shade from or onto the subdivision.
 - K. Existing covenants, conditions, and restrictions.
 - L. Conditions specified on the approved Transportation System Analysis prepared in accordance with Section 8.2815.
- 3. Information Concerning Proposed Subdivision:**
- A. Location, names, width, typical improvements, cross sections, bridges, culverts, approximate grades, curve radii and centerline lengths and reserve strips of all proposed streets, and the relationship to all existing and projected streets.
 - B. Location, width, and purpose of all proposed easements or rights-of-way and relationship to all existing easements and rights-of-way.
 - C. Location of at least one temporary bench mark within the proposed subdivision boundary.
 - D. Location, approximate area and dimensions of each lot, and proposed lot and block numbers.
 - E. Location, approximate area and dimensions of any lot or area proposed for public use, the use proposed, and plans for improvements or development thereof.
 - F. Proposed use, location, approximate area, and dimensions of any lot intended for non-residential use.
 - G. An outline of the area proposed for partial recording, if contemplated or proposed.
 - H. Source, method, and preliminary plans, prepared by a licensed civil engineer, for domestic and other water supplies, sewage disposal, solid waste disposal, and all utilities.
 - I. Description and location of any proposed community facility.
 - J. Storm water, drainage facility and grading plans.
 - K. Proposed deed restrictions including access restrictions or protective covenants if such are proposed to be utilized for the proposed subdivision.
 - L. Statement from each utility company proposed to serve the proposed subdivision stating that each company is able and willing to serve the proposed subdivision as set forth in the tentative plan, and the conditions and estimated costs of such service.
 - M. Proposed fire protection or fire hydrant system for the proposed subdivision and written approval thereof by the appropriate serving fire protection agency.
 - N. Solar Access. Demonstration of how solar access will be provided.
 - O. Location and type of street trees.
- 4. Information showing how the applicant has addressing the applicable Great Neighborhood Principles in Section 8.0270(3)(C)(13) and adopted Area Plans.**

FINDING: All of the required information has been submitted into the record. These criteria are met.

8.2220 Phased Development Plan. An overall phased development plan shall be submitted for all developments for which phased development is contemplated. The phased development plan shall include but not be limited to, the following elements.

- 1. Overall development plan, including phase or unit sequence.
 - A. For development that includes a commercial component, a surety may be required when the commercial component is not sequenced in the initial phases.

2. Show compliance with all applicable land division standards and policies as described in this Article.
3. Schedule of improvements initiation and completion.
4. Overall transportation and traffic pattern plan showing compliance with grid street standards, and for land within the North Redmond US 97 Interchange Area Management Plan (IAMP), compliance with the Local Street Connectivity Plan (Comprehensive Plan Addendum Chapter 9 Transportation Element figure 1).
5. General program for phasing timetable projection.
6. Development plans for any common elements or facilities.
7. If the proposed subdivision is believed to have an additional impact upon adjacent lands or lands within the general vicinity, the Hearings Body may require an additional impact analysis for various aspects of the development thought to cause such impacts.
8. Street tree plan.
9. Program for addressing applicable Great Neighborhood Principles in Section 8.0330(3)(C)(13) and adopted Area Plans.

FINDING: The applicant has submitted a tentative plan that depicts the anticipated timing of the nine proposed phases, a street tree plan, and compliance with applicable land division criteria, including transportation system requirements and design requirements for common facilities. Additionally, the applicant submitted a narrative addressing the Great Neighborhood Principles and applicable area plan. These criteria are met.

8.2225 Approval of Phased Development Plan. The Hearings Body shall review a phased development plan at the same time a tentative plat for the first phase is reviewed. A phased development plan may be approved before the tentative plat for the first phase is submitted. The Hearings Body may approve, modify, or disapprove the phased development plan and shall set forth findings for such decision. The Hearings Body may also attach conditions necessary to bring the plan into compliance with all applicable land use standards and policies. Any tentative plat submitted for the plan area shall conform to the phased development plan unless approved otherwise by the City.

FINDING: The applicant has submitted a phased development plan and a tentative plat for concurrent review. As described in the TSA approval memo and throughout this document, the applicant's phasing was evaluated and determined to comply with applicable criteria. To ensure continued compliance, staff recommends two conditions of approval. A condition of approval shall require that the proposed subdivision be developed in conformance with the TSA approval memo (attachment D) associated with Public Works file 711-23-000030-PW, as amended. Another condition shall require that any final plat submitted for review must, prior to approval, substantially conform to the tentative plan evaluated as part of this application package (attachment A), except as required to comply with conditions of approval. With these conditions, this criterion is met.

8.2230 Development Following Approval. Once a phased development plan is approved by the City, the plan shall be binding, upon both the City and the developer. The Hearings Body may attach conditions to any changes proposed that are deemed necessary to insure compliance with the Comprehensive Plan and implementing regulations. After five (5) years from the date of approval of the plan, the City may initiate a review of the plan for conformance with applicable City regulations. If necessary, the City may

require changes in the plan to bring it into conformance with new applicable city regulations.

FINDING: This criterion is procedural and pertains to continued compliance with applicable criteria following approval of an application. Staff recommends that this criterion be included as a condition of approval.

8.2235 Required Findings for Tentative Subdivision Approval.

1. The Hearings Body shall approve no application for a subdivision unless the following requirements are met:
 - A. Proposal is in compliance with ORS Chapter 92, the Comprehensive Plan, the Transportation System Plan (TSP), applicable zoning and the applicable Track in Section 8.2236.

FINDING: The applicable provisions of ORS 92 are addressed through compliance with the land division criteria found in the RDC and are addressed further as part of the final plat review and approval process. Compliance with the Comprehensive Plan, the TSP, zoning standards, and RDC Section 8.2236 is addressed throughout this document. This criterion is met.

- B. Proposal does not conflict with acquired public access easements within or adjacent to the subdivision.

FINDING: No public access easements are known to exist within or adjacent to the subject tract. This criterion is met.

- C. Each lot is suited for the use intended or offered.

FINDING: As discussed earlier, each lot meets the applicable zoning standards of RDC Section 8.0140. Given this, staff finds it reasonable to conclude that each proposed residential lot would be suited for the use intended. This criterion is met.

- D. The subdivision will not exceed the operational capacity of public facilities and services as identified in the city's Water and Wastewater Master Plan and the Transportation System Plan, which are required to serve the development, or a determination that sufficient capacity can be provided.

FINDING: Compliance with the TSP, the Water Master Plan (WSMP), and the Wastewater Master Plan (RWSMP) is evaluated in detail below with RDC Sections 8.2240, 8.2710, and 8.2815. As previously discussed, the applicant's proposal is reasonably accommodated for in the facility plans. Additionally, as demonstrated by communications from the Engineering Division submitted into the record, the Engineering Division has waived the requirement to submit an Infrastructure Allocation Analysis, stating, "the areas on the Vollertsen property that can gravity to the existing City sewer in Quince Ave to the east were allocated in 2008 by Council per attached plan, so additional sewer allocation is not necessary." And "The water allocation analysis can be waived as well. Expansion of the City's existing water system and public water main extensions 'to/through' the project per WSMP and will suffice." As discussed in detail below, with the recommended conditions of approval, the development could provide adequate infrastructure to serve water and wastewater needs. Based on this, staff finds that

the subdivision would not exceed the operational capacity of water and wastewater facilities. This criterion is met.

- E. A water rights division plan has been approved by the applicable irrigation district.

FINDING: The applicant has stated that the subject property located at 2098 Northwest Way contains water rights. It is staff's understanding that a water rights division plan has not yet been approved by COID, and that any existing water rights would be removed upon annexation of the subject tract unless otherwise authorized by COID, pursuant to the annexation agreement. Staff recommends a condition of approval stating that the applicant shall be required to submit a copy of any applicable water rights division plan to the City and the City shall confirm the plan with COID prior to phase one final plat approval. With this condition, this criterion is met.

- F. The subdivision contributes to orderly development and land use patterns in the area, and provides for the preservation of natural features and resources such as streams, lakes, natural vegetation, special terrain features.

FINDING: According to staff review of the City of Redmond GIS map, the subject tract does not contain natural features or resources. Additionally, the subdivision proposal was found to contribute to orderly development and land use patterns in the area as part of RDC Section 8.0270 above. This criterion is met.

- 2. Access Management proposals comply with the standards set forth in Section 8.2820 and all other applicable standards.

FINDING: Compliance with RDC Section 8.2820 is evaluated below.

8.2236 Subdivisions may be created following two tracks: Track 1 (General Criteria) and Track 2 (Clear and Objective Standards)

[...]

Track 2 – Subdivision, Tentative Plan Approval Criteria ('Needed Housing' & Clear and Objective Standards). The planning division shall approve, approve with conditions, or deny a proposed subdivision. Approval, or approval with conditions, shall be based on compliance with the following criteria:

- A. The applicant has demonstrated that the proposed housing is needed housing as defined by State statutes.

FINDING: Pursuant to ORS 197.303, "needed housing" includes all housing. This criterion is met.

- B. The proposed land uses and densities are consistent with the comprehensive plan, in this code, and as refined in any applicable area plan, master plan, or framework plan.

FINDING: As discussed previously, the land uses and densities proposed by the applicant comply with the Comprehensive Plan, inclusive of the RUAFP and the NAP. The density of the multi-family housing is not yet known but will be evaluated for compliance with the

Comprehensive Plan and RDC as part of the site and design review process. This criterion is met.

- C. The proposed subdivision complies with all of the following, unless specifically exempt from compliance through a code provision applicable to a special area zone or overlay zone. The proposed subdivision will:
1. Not create risk of fire, flood, geological hazards, or other public health and safety concerns;
 2. Provide adequate transportation systems, water supply, sewage disposal, drainage, and other public utilities consistent with City Standards and Specifications.

FINDING: The adequate provision of public utilities is addressed in detail below. Redmond Fire and Rescue (RFR) evaluates development proposals for possible fire safety risks and mitigation. Therefore, staff recommends a condition of approval that the proposed development shall be designed and constructed to comply with the Oregon Fire Code and any other RFR requirements. With this condition, these criteria are met.

- D. The proposed subdivision provides direct bicycle and pedestrian access to any adjacent residential areas, transit stops, neighborhood activity centers, commercial areas, and employment areas.

FINDING: According to the TSA approval memo and comments provided by the Engineering Division, a transit stop must be installed along Northwest Way in consultation with Cascades East Transit (CET). The development proposal includes a multi-use path within the Northwest Way ROW and two tracts for pedestrian access, described in the tentative plan as Tracts C and D. The location of the multi-use path and pedestrian access would facilitate bicycle and pedestrian access between the future transit stop along Northwest Way and the neighborhood interior. To ensure that the pedestrian access provided is adequate, staff recommends a condition of approval requiring that the pedestrian access proposed for Tracts C and D shall be constructed to a width of ten feet and shall meet the requirements for a sidewalk or multi-use path in compliance with the Public Works Standards and Specifications, the TSP, and the TSA approval memo (attachment D). To ensure that the multi-use path provided is adequate, staff recommends a condition of approval requiring that a ten-foot-wide meandering and separated multi-use path (TSP Project B13) and shall be constructed within the Northwest Way ROW adjacent to the eastern boundary in compliance with the multi-use path requirements of the Public Works Standards and Specifications, the TSP, and the TSA approval memo (attachment D). With these conditions, this criterion is met.

- E. The proposed subdivision is designed and sited such so roads, infrastructure, utilities, and future development of proposed lots will minimize impacts to the natural landscape by addressing the following:
1. Tree Preservation. The proposed project shall be designed and sited to preserve trees having the following characteristics:
 - a. Healthy trees that have a reasonable chance of survival considering the base zone or special area zone designation and other applicable approval criteria;
 - b. Trees located within vegetated corridors and stands rather than individual isolated trees subject to windthrow;

- c. Trees that fulfill a screening function, provide relief from glare, or shade expansive areas of pavement;
 - d. Trees that provide a buffer between potentially incompatible land uses;
 - e. Trees located along the perimeter of the lot(s) and within building setback areas;
 - f. Trees and stands of trees located along ridgelines and within view corridors;
 - g. Trees with significant habitat value;
 - h. Trees adjacent to public parks, open space, and streets.
 - i. Trees along water features.
 - j. Heritage trees.
2. Restoration or Replacement.
- a. For areas not included on the City's acknowledged Goal 5 inventory, the proposal mitigates, to the greatest degree attainable or feasible, the loss of significant natural features described in criteria (a) above, through the restoration or replacement of natural features such as:
 - i. Planting of replacement trees within common areas; or
 - ii. Re-vegetation of slopes, ridgelines, and pedestrian corridors; or
 - iii. Restoration of native plant habitat.

[...]

FINDING: According to staff review of City of Redmond GIS map, the subject tract contains sparse populations of existing trees clustered primarily along the open canal. However, this canal is proposed to be piped and relocated, requiring most of those trees to be removed. Additionally, the applicant has proposed to create but not yet develop Tracts A and B, representing an approximate 5.5 acres that will be left largely undisturbed until future development. As such, staff finds that the proposal is configured to preserve as many trees as possible. To ensure continued compliance with these criteria, staff recommends a condition of approval that the development the multi-family housing proposed for Tract B must be reviewed for tree preservation and replacement in compliance with RDC Section 8.2236(2)(E) in all subsequent development reviews. With this condition, these criteria are met.

- F. On any Residential zoned property, if the subdivision results in a lot greater than twice the minimum lot size in the underlying zone, the application shall indicate the location of lot lines and other details of layout that show future division of the lot may be made without violating the requirements of this code and without interfering with the orderly extension of adjacent streets, bicycle paths, and accessways.

FINDING: The proposal only includes three units of land large enough to qualify as twice the minimum lot size for their applicable zoning standards, exclusive of the townhouse minimum lot size standard. A park is proposed for Tract F, and the applicant has provided draft site plans for the remainder lot and multi-family housing proposed for Tracts A and B respectively, demonstrating that future division and development is possible. This criterion has been met.

- G. Lot side lines shall run at right angles to the street upon which the lots face, except that on curved streets they shall be radial to the curve.

FINDING: As shown on the tentative plan, all side lot lines are at or near right angles except side lot lines along curved streets, which are radial to the curve. This criterion is met.

- H. There shall be no proposed grading on portions of the development site that meet or exceed 15% slope.

FINDING: The subject tract does not contain slopes at or exceeding 15%. This criterion is not applicable.

- I. The proposed subdivision complies with the Transportation System Analysis review provisions per Section 8.2815.

FINDING: Compliance with RDC Section 8.2815 is discussed below.

- J. The proposed subdivision street layout shall disperse motor vehicle traffic onto more than one public local street unless approved by the City Engineer.

FINDING: The traffic impacts of the proposal have been analyzed and mitigation strategies have been required as part of the TSA approval memo. See the findings for RDC Section 8.2815 below. This criterion is met.

- K. Urban development shall interface with rural areas (rural areas are those that lie within areas outside of the UGB or UAR) through landscaped open space buffers at least 100 feet wide and the length of the urban development, excluding public streets, or shall be transitioned from higher density development to lower density development at the urban - rural interface, or utilize other appropriate and equivalent transitional elements.

FINDING: The subject tract is located within the UGB interior and is not adjacent to any rural lands. This criterion is not applicable.

- L. Fully developed “pocket parks” or “tot lots” shall be incorporated into medium and high density zoned residential subdivisions and site plans. These areas shall be developed for every twenty-five lots/units, a minimum of 3,000 square feet and privately maintained. Examples of amenities include: turf areas, benches, deciduous shade trees, irrigation, shrubs, natural or decorative features, and adequate trash receptable(s) and lighting.

FINDING: According to the tentative plan, the proposal includes 148 residential lots and a tract for multi-family residential. The multi-family housing will be evaluated for adequate park area as part of the site and design review process. As such, pursuant to this criterion, only 15,000 square feet of park area is required for 148 proposed medium and high-density residential lots. The proposal includes one privately maintained park approximately 28,467 square feet (0.65 acres) in size, exceeding this requirement. However, it is unclear if any park amenities are proposed. To ensure compliance with this criterion, staff recommends a condition of approval that development of the park proposed for Tract F and the multi-family housing proposed for

Tract B will be reviewed for park amenities in all subsequent development reviews. With this condition, this criterion is met.

- M. No site grading of the site shall occur until the City has approved the subdivision application.

FINDING: No grading has occurred, and the applicant has stated that they do not intend to conduct grading activities until the tentative plan is approved. This criterion is met.

- O. The proposed subdivision does not contain any Through/Double Frontage lots or parcels.

FINDING: Pursuant to RDC Section 8.2020, the definition Through/Double Frontage Lot is, “An interior lot having frontage on more than one street, or a corner lot having frontage on more than two streets.” The proposal includes one double frontage tract containing approximately 3.06 acres, described as Tract B in the tentative plan. According to a draft multi-family site plan submitted into the record, access could be located along the otherwise uninterrupted frontage along Local Street A and NW 25th Street, providing for points of ingress and egress along lower ordered streets interior to the subdivision rather than Northwest Way or NW Quince Avenue. Given this, the size of the tract, and the lack of double frontage lots throughout the rest of the subdivision, staff finds that the creation of this double frontage tract is acceptable. This criterion is met.

8.2240 Improvement Requirements (For Track 1 and Track 2 Subdivisions).

- 1. In the approval of a subdivision, the Community Development Director or Hearings Body shall consider the need for street and other improvements. All streets in new subdivisions, except for private streets, shall be dedicated to the public without reservation or restriction.

FINDING: The need for streets and other improvements is discussed throughout this document.

- 2. Private Alley Access. The Community Development Director or Hearings Body may require the applicant to improve a private alley access easement serving two or more lots according to the adopted City of Redmond Public Works Standards and Specifications, as amended.
 - A. Such access easements shall include provisions for permanent, long-term maintenance, including: maintenance measures to be employees; responsible parties; funding; design; timing; and, enforceability. These provisions shall be included as recorded Covenants, Conditions and Restrictions (CCR's) appurtenant to the affected properties.

FINDING: According to the tentative plan, the proposal includes a twenty-foot-wide private alley in phase nine intended to serve thirty of the townhouse lots and an HOA to provide for ownership and maintenance. The applicant has submitted draft CC&Rs (attachment F), which contain requirements for the maintenance of common areas consistent with the requirements of this section. To ensure compliance with these criteria, staff recommends a condition of approval requiring the applicant to submit the HOA CC&Rs for City review and approval prior to the approval of the phase one final plat. The HOA CC&Rs shall be recorded with the phase

one final plat and include standards for the maintenance of the private alley and all other common areas.

Additionally, in consideration of the number of dwelling units to be served by the private alley, the TSA approval memo, and of comments submitted by the Engineering Division, staff recommends a condition of approval that private alley proposed for Tract E shall be paved, privately owned and maintained, and constructed to be twenty feet wide prior to the issuance of phase eight certificate of occupancy or the recording of the phase nine final plat, whichever occurs first. With these conditions, this criterion is met.

3. The subdivider shall record the required (including but not limited to) land division agreement, public improvement agreement, shared access agreement or shared well agreement, as may be applicable, with the Deschutes County Clerks office at the time of recording of the final subdivision plat.

FINDING: The proposal includes a twenty-foot-wide access easement within phase eight, described as Tract B in the tentative plan. Additionally, pursuant to comments provided by the Engineering Division, a public access easement could be required for the pedestrian access proposed as part of phase nine. Therefore, staff recommends this criterion be included as a condition of approval.

4. Paved access is guaranteed to each lot.

FINDING: Given that all lots meet minimum street frontage requirements, all lots will be able and required to provide paved access. This criterion is met.

5. Each lot is to be connected to the City water and sewer system pursuant to Section 4.007 of the Code of the City of Redmond.

FINDING: As shown on the tentative plan, water and sewer mains are proposed to extend throughout the site and to serve each lot. To ensure compliance, staff recommends a condition of approval that all lots in a project phase shall be provided access to water and sewer services prior to approval of the final plat for that phase in compliance with the Public Works Standards and Specifications. With this condition, this criterion is met.

6. All required public utilities are available.

FINDING: As noted by the Engineering Division, two projects from the Water System Master Plan are identified adjacent to the subject tract: A twelve-inch public water main (project P4572) and an eight-inch public water main (project P-2). Additionally, gravity sewer must be brought to the Northwest Way and NW Quince Avenue intersection by others to then be extended through Northwest Way along the subject tract during the installation of the Northwest Way street improvements, prior to the recording of the phase four final plat. According to the tentative plan, the development proposes to construct the two water main projects and to meet the “to and through” public facility requirement. To ensure that all required public utilities will be available and adequate, staff recommends a condition of approval that all utility infrastructure shall be constructed in compliance with the Public Works Standards and Specifications, the Water System Master Plan (WSMP), and the Redmond Wastewater System Master Plan (RWSMP). With this condition, this criterion is met.

ARTICLE III – LAND DIVISION STANDARDS > DESIGN STANDARDS & IMPROVEMENTS
RDC Sections 8.2700 – 8.2720

8.2700 Compliance Required.

1. Any land division or development shall be in compliance with the design and improvement standards and requirements of this section, and all other applicable provisions, as set forth in this Chapter.

8.2705 Blocks, Lots and Parcels.

1. **Blocks.** The resulting or proposed length, width and shape of blocks shall take into account the requirements for adequate building lot sizes, street widths, access needs and topographical limitations.
 - A. No block shall be more than 660 feet in length between street center lines unless it is adjacent to an arterial street, or unless topography or the location of adjoining streets justifies an exception and is so approved by the reviewing authority. In MUN, MUE and MULW zones, block lengths shall be an average of 330 feet, except where required to meet grid street or access management requirements.

FINDING: Pursuant to RDC Section 8.0020, the definition of blocks is, “An area of land bounded by streets or by a combination of streets and public parks, cemeteries, railroad rights-of-ways or lines, shorelines or waterways, natural topographical barriers, or corporate boundary lines of a city.” The proposal includes six blocks shorter than 660 feet and one block adjacent to an arterial street. This criterion is met.

- B. The recommended minimum length of a block along an arterial street is 1,320 feet, except that along such blocks, a public right-of-way for pedestrian and bicycle access shall be dedicated at or nearest the mid-point of the block length as is practical. The right-of-way shall be a minimum of 10 feet wide, with an all weather surface a minimum of 5 feet wide, constructed and centered within the right-of-way.

FINDING: As discussed above, of the seven blocks proposed, one would be adjacent to an arterial street. According to the tentative plan, that block would exceed the minimum 1,320 feet in length and a ten-foot-wide pedestrian access is proposed midway through the block. To ensure that the pedestrian access is constructed to standard, staff recommends a condition of approval that the pedestrian access proposed for Tracts C and D be constructed to a width of ten feet and meet the requirements for a sidewalk or multi-use path in compliance with the Public Works Standards and Specifications, the TSP, and the TSA approval memo (attachment D). With this condition, this criterion is met.

- C. A block shall have sufficient width to provide for 2 tiers of lots unless topography, the location of adjoining streets, or adjacency to an arterial street justifies an exception.

FINDING: All blocks within the subdivision are proposed to provide for two tiers of lots. Only the portion of development along the eastern edge provides a single tier of lots. However, this was designed in order to account for the single tier of lots on the other side of the eastern

property line and prevent the creation of double frontage lots or the conversion of existing lots into double frontage lots. This criterion is met.

- D. Where appropriate at approved cul-de-sacs, dead-end streets, or along blocks approved at more than the maximum block length standard, pedestrian and bicycle access corridors shall be required to be constructed between lots to minimize travel distance between subdivisions, parks, school, and collector or arterial streets. Access corridors shall be located to provide a reasonably direct connection between likely pedestrian destinations and shall be consistent with the City of Redmond Bicycle Refinement Plan where applicable. A reasonably direct connection is a route which minimizes out of direction travel for people likely to use the connection considering terrain, safety, and likely destination. The Community Development Director, or Hearings Body, may determine based on evidence in the record that construction of a separate access corridor is inappropriate or impractical. Such evidence may include but is not limited to:
1. When the nature of abutting existing development makes construction of an access corridor impractical.
 2. When the access corridor would cross a natural area with significant natural habitat and construction would be incompatible with protection of natural values.
 3. When the access corridor would cross topography where slopes exceed 30% or where path grade would exceed 12% slope; or
 4. When a cul-de-sac or dead-end street abuts rural resource land at the urban growth boundary. In industrial zones, this standard may be waived at the discretion of the Community Development Director, or Hearings Body, when it is determined that the City's grid street standards should not be applied to the industrial development.

FINDING: The proposed master planned subdivision does not include any cul-de-sacs, dead-end streets, or blocks longer than the maximum block length standard. These criteria are not applicable.

2. **Lots and Parcels.** The size, width, and orientation of newly created lots and parcels shall be appropriate for the location of the land division and for the type of development and use contemplated. Lots and parcels shall be generally rectangular in shape and shall be consistent with the lot size provisions of the zoning standards and the density requirements as established in the City of Redmond Comprehensive Plan. Notwithstanding these requirements, the following exceptions may apply:

[...]

FINDING: The proposal contains 148 residential lots, one tract for multi-family residential, one park tract, and one remainder lot, all of which are generally rectangular in shape and meet or exceed lot size requirements. All of the residential lots were found to meet the applicable density standard of the zone. This criterion is met.

3. **Frontage.** Each newly created lot and parcel shall abut upon a public street other than an alley for at least 50 feet (at least 25 feet in Mixed Use zones). Lots fronting on the bulb of a cul-de-sac the minimum frontage shall be 30 feet. Flag lots shall have no less than 20 feet of street frontage measured at the property line. Townhouse frontage shall

be at least 20 feet. Vehicular access shall be provided as specified in Section 8.2820, Access Management Standards, of this Chapter, or as specified in Section 8.2705(6) below, for residential lots and parcels abutting collector and arterial streets. All lot and parcels shall be addressed from the primary public street frontage, not including alleys.

FINDING: All the proposed single-family detached dwelling lots abut a public street for at least 50 feet and all the proposed townhouse lots abut a public street for at least 20 feet in length. The proposal does not include any cul-de-sac lots or flag lots. This criterion is met.

4. **Side Lot or Parcel Lines.** All side lot lines shall be at right angles to street lines or radial to curved streets wherever practical except as provided for in subsection (10) of this section.

FINDING: As shown on the tentative subdivision plan, all side lot lines are at or near right angles except side lot lines along curved streets, which are radial to the curve. This criterion is met.

5. **Through/Double Frontage Lots and Parcels.** Through lots or parcels, and lots or parcels with double frontage shall be avoided whenever possible, including lots or parcels created adjacent to Collector and Arterial Streets, but not including alley frontage as described in Section 8.2705(6) below, except when they are necessary due to an irregular parent lot or parcel configuration, or are necessitated by topography or other unique circumstance.

FINDING: Pursuant to RDC Section 8.2020, the definition Through/Double Frontage Lot is, “An interior lot having frontage on more than one street, or a corner lot having frontage on more than two streets.” The proposal includes one double frontage tract containing approximately 3.06 acres, described as Tract B in the tentative plan. According to a draft multi-family site plan submitted into the record, access could be located along the otherwise uninterrupted frontage along Local Street A and NW 25th Street providing for points of ingress and egress off lower ordered streets interior to the subdivision, rather than off of Northwest Way or NW Quince Avenue. Given this, the size of the tract, and the lack of double frontage lots throughout the rest of the subdivision, staff finds that the creation of this double frontage tract is acceptable. This criterion is met.

6. **Residential Lots and Parcels Abutting Collector and Arterial Streets.** Lots and parcels created adjacent to Collector and Arterial streets shall be oriented so that the front elevation of the residential development faces the Collector or Arterial Street. Vehicular access shall be provided pursuant to Section 8.2820, Access Management Standards, of this Chapter. In instances where direct vehicular driveway access to lot or parcel from the Collector or Arterial Street is not permissible, alley access shall be provided to the rear of the lot or parcel in accordance with the design standards included in Section 8.2710(3) of this Chapter.

FINDING: Compliance with RDC Section 8.2820 is discussed in detail below. Townhouse lots 134 through 148 abut designated arterial Northwest Way, and pursuant to RDC Section 8.0142 Townhouse Development and Design Standards, the townhouses will be required to orient the front elevation facing Northwest Way and take vehicular access from the private alley adjacent to the rear. This criterion is met.

7. **Corner Lots and Parcels.** Corner lots and parcels shall be 5 feet more in width than other lots and parcels and also shall have sufficient extra width to meet the additional side yard requirements of the zoning district in which they are located.

FINDING: The proposal contains 26 corner lots planned for single-family detached dwellings and one corner lot proposed for a townhouse. All 27 lots have at least five additional feet in width compared to the adjacent interior lots or are of sufficient size to meet the side yard requirements of a corner lot. This criterion is met.

8. **Special Building Setback Lines.** If special building setback lines, in addition to those required by the applicable zoning, are to be established in a development, they shall be shown on the final plat of the development and included in the deed restrictions.

FINDING: No special building setback lines are needed or proposed as part of this proposed subdivision. This criterion is not applicable.

9. **Large Building Lots; Re-division.** In the case where lots or parcels are of a size and shape that future redivision is possible, the Community Development Director, or Hearings Body, may require that the blocks be of a size and shape so that they may be redivided into building sites, and the development approval and site restrictions may require provision for the extension and opening of streets at intervals which will permit a subsequent redivision of any tract of land into lots or parcels of smaller sizes than originally platted, and in conformance with the density provisions established in the City of Redmond Comprehensive Plan for the existing or intended Zone. A plan indicating the ability for re-division according to these standards may be required as part of the initial land division process.

FINDING: The proposal includes three units of land of sufficient size where future redivision could be possible, however, one is designated for use as a park, and another is designated for the future development of multi-family housing. The third, described as Tract A, would be rectangular in shape and approximately 2.4 acres in size, and would contain frontage along Northwest Way, NW 25th Street, and NW 26th Street. The applicant has submitted additional information into the record demonstrating that Tract A and adjacent property to the south could be subdivided and developed in the future. This criterion is met.

10. **Solar Access.** As much solar access as feasible shall be provided each lot and parcel in every new subdivision or partition considering topography, development pattern, and existing vegetation. The boundary lines of lots and parcels, as far as feasible, shall be oriented to provide solar access at ground level at the southern building line of the adjoining lot to the north two hours before and after the solar zenith from September 22 to March 21. If it is not feasible to provide solar access to the southern building line the solar access, if feasible, shall be provided at 10 feet above ground level at the southern boundary line two hours before and after the solar zenith from September 22 to March 21, and three hours before and after the solar zenith from March 22 to September 21. This solar access shall be protected by solar height restrictions on burdened properties for the benefit of lots receiving the solar access pursuant to Section 8.0370, of the City of Redmond Development Code, Solar Access Standards. If the solar access for any

lot, either at the southern building line or at 10 feet above the southern building line, is not feasible, supporting information may be required with the application.

FINDING: As shown on tentative plan, the majority of the proposed lots have the longest dimension in a north-south orientation. This criterion is met.

11. **Curvilinear Street and Block Design.** Although a basic grid street design with minimum and maximum block lengths are requirements of this section, a curvilinear street/block design is encouraged for the purpose of adding interest to new subdivision development.

FINDING: This criterion is elective. Curvilinear streets are not proposed nor required.

12. **Flag Lots.** A flag lot shall be considered as a “flag lot” if the pole of the flag lot is less than half the width of the average lot width. For flag lots, the following shall be required:
[...]

FINDING: The proposal does not include flag lots. This criterion is not applicable.

8.2710 Streets.

1. **General.** Streets shall be in conformance with the City of Redmond Transportation System Plan as specified herein.
 - A. Except along Arterial Street, public streets shall be spaced a maximum of 660 feet between centerlines. The purpose is to provide a street grid pattern of through streets to facilitate traffic movement. Street designs shall conform to topography and other existing natural and man-made conditions. Illustrative examples of other conditions include the dry canyon, main COI canal, Highway 97, and the Burlington Northern Railroad tracks.

FINDING: As discussed earlier, only the block adjacent to an arterial street exceeds 660 feet in length. This criterion is met.

- B. All proposed streets, sidewalks, bike lanes and pedestrian pathways shall connect to other streets, sidewalks bike lanes and pedestrian pathways within a development and to existing and planned streets, sidewalks, bike lanes and pedestrian pathways outside the development. Such facilities shall serve existing and planned parks, schools, or other public lands within a neighborhood.

FINDING: The tentative plan depicts connectivity of streets, sidewalks, and multi-use paths throughout the development. The proposed multi-use path along Northwest Way and the sidewalk system along NW Quince Avenue would provide connection between the private park and areas outside the development, including Spruce Park and the Dry Canyon trail system. Additionally, the park and pedestrian access across Tracts C and D would provide circulation between the multi-use path and the neighborhood interior. This criterion is met.

- C. To the maximum extent possible, new local streets shall align and connect with existing local streets and collectors, and in certain special cases arterial streets. Cul-de-sac streets shall be permitted only where no feasible connection with an adjacent street exists, or if the local street connection would be to an arterial

street and the function of the arterial street may be diminished as determined through the land use review process, or the block length would be less than that which is permitted by Section 8.2705(1)(B).

FINDING: The proposal does not include cul-de-sac streets. The subject tract abuts NW Quince Avenue and NW 25th Street. The tentative plan demonstrates that these streets would be extended in alignment with the existing centerlines. As configured, NW 25th Street meets grid street requirements and would allow for extension into future development to the south. This criterion is met.

- D. Consideration should be given to alternative street designs other than required herein in the City's non-residential land use zones to allow for more effective developments. Such designs may be considered and approved during the subdivision or partition process without need for variance.

FINDING: The proposal is entirely located within residential designations and does not include alternative street designs. This criterion is not applicable.

- E. All proposed or required streets and alleys shall comply with Section 8.2820 Access Management Standards, the Transportation System Plan, and with Local Street Connectivity Plans adopted as part of the transportation element of the Comprehensive Plan.

FINDING: Compliance with RDC Section 8.2820 and the TSP is discussed in detail below.

- 2. **Existing Streets.** Whenever existing streets, adjacent to or within a tract, are of inadequate width per City of Redmond Standards and Specifications and the City's approved Transportation System Plan additional right-of-way shall be provided at the time of the land division by the applicant. During consideration of the tentative plat for the subdivision or partition, the Hearings Body shall determine whether the improvements to existing streets, adjacent to or within the tract, are required. If so determined, such improvements shall be required as a condition of approval of the tentative plat. Improvements to adjacent streets shall be required where traffic on said streets shall be directly affected by the proposed subdivision. Notwithstanding these provisions, off-site improvements to streets not within or adjacent to the development may be required when impacts resulting from the development necessitate such improvements as demonstrated through a transportation impact analysis.

FINDING: Compliance with the TIA and the resulting TSA approval memo are discussed in RDC Section 8.2815 below. Existing streets adjacent to or within the proposed development include Northwest Way to the west and NW Quince Avenue to the north. According to comments submitted by the Engineering Division, both streets are of inadequate ROW width and insufficient improvements pursuant to both the Public Works Standards and Specifications and the TSP. Currently, the tentative plans do not show adequate ROW width to meet the requirement for NW Quince Avenue. The applicant has provided information into the record stating that the northern half of the NW Quince Avenue ROW will be dedicated by the adjacent landowner prior to the applicant's construction of NW Quince Avenue. To ensure compliance, staff recommends two conditions of approval requiring the full dedication and construction of Northwest Way, and the full or partial dedication and construction of NW Quince Avenue to

meet the requirements of the Public Works Standards and Specifications, the TSP, and the TSA approval memo. With these conditions, this criterion is met.

3. **Minimum Right-of-Way and Roadway Width.** The street right-of-way and roadway surfacing widths shall be in conformance with the standards as specified in Table 1 below:

Table 1 - City of Redmond Right of Way and Roadway Design and Cross-Section Standards

Functional Class	Width (ft)			Travel Lanes	Sidewalks	Bike Lanes**	Parking**
	Pavement Standard	Pavement (minimum)	Right-of-Way				
Residential Alley	16 ft		20 ft	n/a	none	shared	none
Commercial Alley	20 ft		20 ft	n/a	none	shared	none
Local Residential*****	36 ft		60 ft	2***	5 ft	shared	both sides (unstriped)
Parking One Side	28 ft*		60 ft	2***	5 ft	shared	one side (unstriped)
No Parking	24 ft*		60 ft	2***	5 ft	shared	none
Local Industrial	40 ft	38 ft	60 ft	2***	5 ft	shared	optional (unstriped)
Industrial Collector	40 ft	38 ft	80 ft	2	5 ft	6 ft	none
Minor Collector	40 ft	36 ft****	60 ft	2	5 ft	shared	both sides (8 ft)
Major Collector	36-50 ft	36 ft****	80 ft	2	5 ft	6 ft	none
Minor Arterial (3-lane)	50 ft	48 ft	100 ft	3	7 ft	6 ft	none
Minor Arterial (5-lane)	74 ft	72 ft	100 ft	5	7 ft	6 ft	none
Notes:							
*May be constructed only in conjunction with the creation of covenants, conditions, and restrictions (CCR's) and the establishment of a homeowners association (HOA) for the development. The CCR's shall provide that the primary responsibility for parking enforcement shall be the HOA, with the City of Redmond also being acknowledged in the CCR's as a beneficiary for such parking enforcement as a violation of the land use decision and/or city code.							
**In certain cases, bike lanes may be reduced to 5 ft, parking may be reduced to 7 ft, and travel lanes to 11 ft at the discretion of the City Engineer.							
***Unstriped travel lanes							
****36 ft in existing built-out areas							
*****All streets less than 28 feet wide shall be no longer than 300 feet in length, unless such streets include at least one (1) parking bay per lot, located along each lot frontage for the entire length of such street, up to the maximum block length. Streets 300 feet or less in length shall not have any direct driveway access. In no case shall any street less than 28 feet wide intersect with any other street less than 28 feet wide.							

FINDING: The subdivision proposal includes improvements to existing streets and the development of multiple roadway types, including a private residential alley, local grid streets, and a minor arterial. Staff recommends a condition of approval that all proposed streets be dedicated and improved pursuant to this standard and the Public Works Standards and Specifications. With this condition, these criteria are met.

4. **Future Extension of Streets.** When necessary to give access to or permit a satisfactory future division of adjoining land, streets shall be extended to the boundary of the subdivision or partition and the resulting dead-end streets may be approved without a permanent turn around if they are 150 feet or less in length, although, an adequate temporary turn around to ensure emergency vehicle access must be provided if such streets are greater than 150 feet in length.

FINDING: The proposal does not include any dead-end streets greater than 150 feet in length. This criterion is not applicable.

5. **Collector and Arterial Street Access.** Notwithstanding the provisions of Section 8.2705 of this Chapter, if a land division abuts or contains an existing or proposed collector or arterial street, the Community Development Director, or Hearings Body, may require other treatments, including but not limited to frontage roads, necessary for adequate protection of residential properties and to afford separation of through and local traffic. Provision may be made for emergency access. All frontage roads shall comply with the City of Redmond Transportation System Plan.

FINDING: As discussed, the subject tract abuts designated minor arterial Northwest Way, however, the closest twenty feet of the Northwest Way ROW would contain a meandering, separated ten-foot-wide multi-use path. Based on comments provided by the Engineering Division and the TSA approval memo, additional treatments have not been determined to be necessary to separate traffic from the dwellings. This criterion is met.

6. **Streets Adjacent to Railroads, Freeways and Parkways.** When the area to be subdivided or partitioned is residentially zoned and abuts a railroad, freeway, or parkway, a provision may be required for a street approximately parallel to and on each side of such right-of-way at a distance suitable for use of the land between the street and railroad, freeway or parkway. In the case of a railroad, there shall be a land strip of not less than 25 feet in width adjacent and along the railroad right-of-way for screen planting between the railroad right-of-way and residential property. If the intervening property between such parallel streets and a freeway or a parkway is less than 80 feet in width, such intervening property shall be dedicated to park or thoroughfare use. The intersections of such parallel streets, where they intersect with streets that cross a railroad, shall be determined with due consideration as cross streets of a minimum distance required for approach grades to a future grade separation and right-of-way widths of the cross street.

FINDING: The subject tract is not adjacent to a railroad, freeway, or parkway. This criterion is not applicable.

7. **Continuation of Streets.** Subdivision or partition streets which constitute the continuation of streets in contiguous territory shall be aligned so that their center lines coincide. Where straight line continuations are not possible, such center lines shall be continued as curves. These streets or the continuation of streets in contiguous territory may be required by the Community Development Director, or Hearings Body, where such continuation is necessary to maintain the function of the street or desirable in the surrounding area. Where solar orientation would not be possible if the street area continued, a new pattern may be started that is solar oriented.

FINDING: As discussed earlier, the subject tract abuts NW Quince Avenue, NW 25th Street, and Northwest Way. The proposal includes additional dedication and improvements to Northwest Way to meet applicable criteria, as well as the dedication and construction of NW Quince Avenue and NW 25th Street in alignment with current centerlines. Nevertheless, to ensure compliance, staff recommends a condition of approval that street dedication and construction shall match existing centerlines where provided (Northwest Way, NW Quince Avenue, NW 25th Street). With this condition, this criterion is met.

8. **Lot Layout.** Local residential streets should be oriented on an east/west axis to the greatest possible extent to insure solar access for lots within the subdivision or partition.

FINDING: As shown on the tentative plan, the majority of the planned local streets are oriented on an east-west axis, allowing for the greatest amount of solar access. This criterion is met.

9. **Street Names.** Except for extensions of existing streets, no street name shall be used which will duplicate or be confused with the name of an existing street in a nearby city or in the county. Street names and numbers shall conform to the established pattern in the City, including the continuation of street names across intersecting streets, and shall be subject to the approval of the Fire Department or the responsible agency.

FINDING: As shown on the tentative plan, absent existing streets, all proposed streets are only generally referred to. Street names will be finalized prior to final platting of each phase and names will be subject to the approval of RFR and Deschutes County.

10. **Sidewalks.** Sidewalks are required to be installed on both sides of a public street and in any special pedestrian way within the subdivision or partition except that in the case of collectors, arterials, special industrial districts or in steep terrain, the Hearings Body may approve a subdivision or partition without sidewalk if alternative pedestrian routes are available or provided by the developer. Sidewalks shall be required along routes to existing or future school and park sites.

FINDING: The subject tract does not contain routes to schools. However, according to the tentative plan, the applicant is proposing to construct a multi-use path along Northwest Way and to install sidewalk on both sides of all the streets that are located internal to the development: NW 23rd Street, NW 25th Street, NW 26th Street, as well as on Local Streets A, B, and C. NW Quince Avenue and Local Street D are perimeter streets and are proposed to contain sidewalk on the side of the street adjacent to the development. The opposite side of perimeter streets will be improved with development of the neighboring properties. This criterion is met.

11. **Bicycle Routes.** If appropriate to the extension of a system of bicycle routes, existing or planned pursuant to the City of Redmond Bicycle Refinement Plan, the Community Development Director or the Hearings Body may require the installation of separate bicycle lanes within streets and/or separate bicycle paths.

FINDING: Northwest Way is a designated minor arterial and NW Quince Street is a designated quiet street (TSP project B8). A ten-foot-wide meandering separated multi-use path (TSP Project B13) is proposed to be installed in the easternmost twenty feet of Northwest Way ROW. Staff has recommended conditions of approval requiring the multi-use path and NW Quince Avenue quiet street be constructed in compliance with City standards. This criterion is met.

12. **Intersection Angles.** Street intersections shall be as near right angles as possible except where topography or existing conditions requires a lesser angle, but in no case shall the acute angle be less than as permitted by the adopted City of Redmond Public Works Standards and Specifications.

FINDING: As shown on the tentative plan, all intersections are designed using right angles. This criterion is met.

13. **Alignment.** Staggered street alignment shall whenever possible, leave a minimum of 200 feet distance between the center line of the streets, but in no case be less than as permitted by Standards and Specifications.

FINDING: According to the tentative plan, all street intersections are over 200 feet apart. This criterion is met.

14. **Narrow Streets.** Local residential grid streets designed at widths less than 36 feet as described in Section 8.2710(3)(Table 1), shall be permitted when the subdivision design is found to be in compliance with the following:

[...]

FINDING: The development does not propose nor require narrow streets. This criterion is not applicable.

8.2715 Fundamental Design Elements.

1. **Lighting.** The subdivider or partitioner shall provide underground wiring to the City standards and a base for any proposed ornamental streetlights at locations approved by the affected utility company.

FINDING: The applicant will provide underground wiring in compliance with the Public Works Standards and Specifications as part of the construction process. This criterion will be met.

2. **Multiple Access Points.** Whenever possible, a minimum of two points of access to the subdivision or partition shall be provided to provide assured access for emergency vehicles and ease resident evacuation.

FINDING: Upon completion of phase one, the subdivision will contain two access points along NW Quince Avenue. This criterion is met.

3. **Water/Sewer.** All subdivisions and partitions shall provide water and sewer lines constructed to City standards and specifications approved by the City Engineer. All lots or parcels shall be served from the City of Redmond water and sewer systems or by water and sewer systems acceptable to the City. Water and sewer mains and service lines shall be installed prior to the curbing and paving of new streets in all new subdivisions or partitions.

FINDING: As shown on the tentative plan, water and sewer mainlines are proposed to be extended to serve each lot. Staff has recommended two conditions of approval to ensure capacity of public utility infrastructure and service to each new lot. With these conditions, this criterion is met.

4. **Underground Utilities.** All permanent utility service, cell service, and minor power transmission lines that are within or immediately adjacent to lots in a subdivision or parcels in a partition shall be provided from underground facilities unless otherwise approved by the Community Development Director, or designee, or Hearings Body. The subdivider, partitioner, or developer shall be responsible for complying with requirements of this section and shall:
 - A. Obtain a permit from Public Works for placement for all underground utilities within the public right-of-way.
 - B. Make all necessary arrangements with the utility companies and other persons or corporations affected by the installation of such underground utilities and facilities in accordance with rules and regulations of the Public Utility Commission of the State of Oregon.
 - C. All underground utilities, water lines, sanitary sewer lines and storm drains installed in streets shall be constructed prior to the surfacing of such streets to the extent practicable, and water and sanitary sewer service lines shall be placed to such lengths as will negate the necessity for disturbing the street improvements when service connections are made.

FINDING: The applicant will provide underground utilities in compliance with the Public Works Standards and Specifications as part of the construction process. The applicant has stated that coordination with all utility providers has occurred and has submitted information into the record demonstrating willingness to serve from various providers. This criterion will be met.

5. **Preservation of Natural Features.** Existing trees, vegetation, and natural features (i.e., rock outcrops) add character to the development and shall be preserved to the greatest extent practicable. All trees over 8 inches d.b.h. shall be noted and shown on the tentative plat.

FINDING: According to staff review of the City of Redmond GIS map, the subject tract contains sparse populations of existing trees clustered primarily along the open canal. However, this canal is proposed to be piped and relocated, requiring most of those trees to be removed. Additionally, the applicant has proposed to create but not yet develop Tracts A and B, representing an approximate 5.5 acres that will be left largely undisturbed until future development. Staff has recommended a condition of approval requiring Tract B to be reviewed for compliance with tree preservation requirements in all subsequent development reviews. With this condition, this criterion is met.

6. **Scenic Views.** Significant views shall be taken into consideration during subdivision design. The establishment of view corridors, building envelopes, building height restrictions or similar methods shall be employed for the retention and protection of views from individual lots and from public spaces to the greatest degree practicable as determined through the land use review process. Such measures shall be shown on the final plat and included in the deed restrictions.

FINDING: The proposal provides for the preservation of Cascade Mountains views to the greatest extent possible. More than half of the streets proposed will have an east-west orientation, allowing for substantial view corridors to the mountains. Additionally, the park would serve as an ideal viewing and recreating area as it is adjacent to the western boundary of the subject tract. This criterion is met.

7. **Land for Public Purposes.**
[...]

FINDING: The City has not identified the subject tract as containing land needed for a public purpose. This criterion is not applicable.

8. **Easements.**

- A. **Utility Easements.** Easements shall be provided along property lines when necessary for the placement of underground utilities and to provide the subdivision or partition with electric power, communication facilities, street lighting, sewer lines, water lines, gas lines, or drainage. Such easements shall be labeled "Public Utility Easement" on the tentative and final plat; they shall be at least 12 feet in width and centered on lot lines where possible, unless determined otherwise by the City Engineer or designate. Excepting utility pole guylines easements along the rear of lots adjacent to unsubdivided land may be reduced to 10 feet in width, unless determined otherwise by the City Engineer or designate.

FINDING: The tentative plan depicts public utility easements (PUE) following along the street frontage of lots. To ensure compliance with this criterion, staff recommends a condition of approval that prior to the recording of a final plat, all required PUE areas within the limits of that project phase shall be dedicated and improved in compliance with the Public Works Standards and Specifications. With this condition, this criterion is met.

- B. **Drainage.** If a tract is traversed by a water course, such as a drainage way, channel or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially with the lines of the water course or in such further width as will be adequate for the purpose. Streets or parkways parallel to major water courses and drainage ways may be required.

FINDING: The subject tract contains an open COID canal, however, the applicant is proposing to relocate and pipe the canal. This criterion is not applicable.

9. Fully developed "pocket parks" or "tot lots" shall be incorporated into medium and high density zoned residential subdivisions and site plans. These areas shall be

developed for every twenty-five lots/units, a minimum of 3,000 square feet and privately maintained. Park amenities shall, at a minimum, include: one half of the park dedicated to turf areas, benches, trees, shrubs, ground cover, irrigation, other landscape or decorative features, and acceptable trash receptable(s) and lighting.

FINDING: According to the tentative plan, the proposal includes 148 residential lots and a tract for multi-family residential. The multi-family housing will be evaluated for adequate park area as part of the site and design review process. As such, pursuant to this criterion, only 15,000 square feet of park area is required for 148 proposed medium and high-density residential lots. The proposal includes one privately maintained park approximately 28,467 square feet (0.65 acres) in size, exceeding this requirement. However, it is unclear if any park amenities are proposed. To ensure compliance with this criterion, staff recommends a condition of approval that development of the park proposed for Tract F and the multi-family housing proposed for Tract B will be reviewed for park amenities in all subsequent development reviews. With this condition, this criterion is met.

8.2720 Grading of Building Sites. Grading of building sites shall conform to the following standards unless physical conditions demonstrate the propriety of other standards:

1. Slopes shall be less than or equal to 3 to 1 (horizontal to vertical) unless slope reinforcement and low maintenance surfaces are provided. Cut slopes as steep as 1 to 1 are permitted in native rock material if that material is suitable to stand at the slope without raveling. Toe of full slopes steeper than 3 to 1 and top of cut slope shall be no closer than 2 feet from the property line.
2. Structural engineering must be provided for retaining walls higher than four feet from the base of the footing to the top of the retaining portion of the wall and for retaining walls of any height that support a surcharge such as a structure, roadway or slope greater than 4 to 1.
3. Stormwater must be controlled in accordance with the City of Redmond Public Works Standards and Specifications to avoid erosion and impacts to adjacent property.
4. Cuts and fills greater than 5 feet from original ground to final grade should be avoided.
5. Foundations should be stepped or other measures used to minimize cuts and fills. Slopes steeper than 3:1 shall be landscaped, terraced, or receive other treatment to reduce the visual impact and minimize the need for maintenance.
6. Areas that require engineered fill to support structures, roadways or for other reasons shall be noted in the grading plan. Design and placement of engineered fill shall be under the direction of a licensed professional engineer. Fill material shall be tested and approved by the engineer prior to placement and tested with suitable methods after compaction. Fill in areas that do not support a structure shall be suitable with a minimum of voids and organic material.
7. The composition of soil for fill and the characteristics of lots and parcels made useable by fill shall be suitable for the purpose intended.
8. When filling or grading is contemplated by the subdivider or partitioner, they shall submit plans showing existing and finished grades for the approval of the City Engineer. In reviewing these plans, the City Engineer shall consider the need for drainage and effect of filling an adjacent property.
9. Grading shall be finished in such a manner as not to create steep banks or unsightly areas to adjacent property.

10. Any land that requires engineered fill shall be so noted on the plat. Design and placement of engineered fill shall be under the direction of a licensed professional engineer.

FINDING: Compliance with the Public Works Standards and Specifications and these criteria will be evaluated as part of the construction process. Staff recommends a condition of approval that all stormwater impacts shall be mitigated and stormwater drainage systems constructed in compliance with the Public Works Standards and Specifications. With this condition, these criteria will be met.

ARTICLE III – LAND DIVISION STANDARDS > SUPPLEMENTARY PROVISIONS
RDC Sections 8.2800, 8.2815 – 8.2825, 8.2835, 8.2840

8.2800 Improvement Procedures. In addition to other requirements, public or private improvements to be installed by the applicant either as a requirement of these standards or other applicable regulations or at his or her own option, shall conform to the requirements of this article:

1. **Plan Review and Approval.** Improvement work shall not be commenced until plans thereof have been reviewed and approved by the Community Development Director, or Hearings Body, or a designated representative thereof. To the extent necessary for evaluation of a proposed development, such improvement plans may be required before approval of the tentative plat or preliminary map or drawing.
2. **Public Improvements as Platted.** Public improvements shall be designed, installed, and constructed as platted and approved by the City Engineering Division, and plans shall be filed with the final plat at the time of recordation or upon completion.
3. **Inspection.** Improvements shall be constructed under the inspection and approval of a city Inspector. Expenses incurred thereby shall be borne by the applicant/owner. The inspector may require changes in sections and details of the improvements if unusual conditions arise during construction to warrant such changes.
4. **As-Built Plans.** A map showing the completed public improvements shall be filed with the Community Development Department upon completion of the improvements.

FINDING: To ensure compliance with these criteria, staff recommends a condition of approval that the applicant obtain all necessary authorizations for the construction of improvements. Pursuant to comments received by the Engineering Division (attachment C), a separate set of construction drawings may be submitted directly to the Engineering Division for design review of all required and/or proposed public improvements, utilities, and subdivision site grading. With this condition, these criteria will be met.

8.2815 Transportation System Analysis. It shall be the burden of the developer to evaluate transportation system impacts when a proposed development involves either a Subdivision, Site and Design Review, PUD, Master Plan, Comprehensive Plan Amendments, a change or expansion of use, or any other development that the City Engineer deems necessary. Transportation system analyses are not required for residential site plan review for up to four units or for partitions up to three lots.

1. The following vehicle trip generation thresholds shall determine the level and scope of transportation analysis required for a new or expanded development. Trip ends shall be calculated as per the Institute of Transportation Engineers manual, Trip Generation,

current edition, or local trip generation studies prepared by a qualified registered professional engineer and approved by the City Engineer.

- A. A development will be required to provide a Trip Generation Report per Section 8.2815(2) for developments which generate less than 200 daily or 20 p.m. peak hour vehicle trips. The Trip Generation Report shall be prepared by a professional engineer licensed in the state of Oregon. The Engineering Department will review and evaluate the Trip Generation Report to determine if a Transportation Impact Analysis (TIA) is required.
Projects that generate less than 200 daily or 20 p.m. peak hour trip ends may be required to provide a TIA when, in the opinion of the City Engineer or his/her designee, significant capacity and/or safety problem is caused, or adversely impacted by the development. The City Engineer, or designee, shall determine the scope of the analysis.
- B. If a proposed development will generate 200 or more daily trip ends, or 20 or more p.m. peak hour trip ends, then a TIA shall be required per Section 8.2815(3).
 1. The applicant's engineer shall consult with the City Engineer, or designee, prior to preparing the TIA to verify the scope of the study. The City shall respond in writing within 30 days.
 - a. When applicable, the applicant's engineer shall concurrently consult with ODOT prior to preparing the TIA to verify the study area.
 2. The City Engineer shall determine when a TIA has satisfied the requirements of the development's impact analysis.
 3. The TIA shall bear the stamp and signature of a licensed professional engineer in the State of Oregon.
2. When a Trip Generation Report is required, it must demonstrate the existing use, proposed use, existing trips per the ITE, and proposed trips per the ITE. Local trip rates may also be considered if supported by traffic counts conducted according to ITE guidelines. The report must include a conceptual site plan that shows adjacent roadways, alleys, roadway classifications, and access points.
3. When a TIA is required, it must demonstrate that the following standards are met:
 - A. The standard of measurement that will determine the acceptability of traffic flow on City streets will be a delay-based level of service as defined by the Highway Capacity Manual, Special Report 209, third Edition (2000 update or subsequent document updates) published by the Transportation Research Board. The determination of LOS shall be calculated by a methodology that is approved by the City Engineer. The acceptable standard of LOS for City streets shall be LOS E during the peak 15 minutes of the peak hours of the average weekday. A lesser standard shall be acceptable at unsignalized intersections with low volume minor street approaches if the volume-to-capacity ratio is less than 0.90 and the 95th percentile vehicle queue is less than four vehicles during the peak hour.
 - B. The Average Daily Traffic (ADT) volume of Local Street roadways within the City shall be less than 1,200 vehicles per day (VPD). Developments which add vehicle trips to Local Streets with an ADT greater than 1,200 VPD may be asked to provide mitigation in the form of additional access to the site, when in the opinion of the City Engineer, the residential livability is degraded by excessive local street traffic volume.

- C. New development that will cause degradation below those levels shall be required to provide mitigating transportation system improvements that will restore the LOS to the accepted standard, as is practical, as determined by the City Engineer and pursuant to the adopted City's Transportation System Plan. Where there are impacts to the State Highways, the City and ODOT shall work cooperatively to determine appropriate courses of action based on ODOT and City standards.
- 4. The TIA shall include at a minimum, the following intersections:
 - A. All site access intersections.
 - B. Nearest intersecting collector or arterial street upstream and downstream of the development.
 - C. Any other collector or arterial street intersection that would experience an increase of 25 additional peak hour trips.
 - D. Additional intersections requested by staff in the basis of anticipated impacts resulting from the development.
- 5. The TIA shall include the following study time frames addressing:
 - A. Existing conditions.
 - B. Completion year of each significant phase of development.
 - C. Five year forecast beyond final phase
- 6. The following Tables are required in the TIA:
 - A. Trip Generation (including phase breakdown if applicable).
 - B. LOS Table (LOS for every analysis scenario at every study area intersection. Report LOS, delay, V/C ratio, 95% vehicle queue, and any additional pertinent analysis results).
- 7. The following Figures are required in the TIA:
 - A. Vicinity/Locator Map.
 - B. Site or Tentative Plan Map.
 - C. Background Traffic Volumes (all study intersections and analysis years).
 - D. Trip Distribution and Assignment.
 - E. Background + Site Generated Traffic Volumes (all study intersections and analysis years).
- 8. Other Analysis Standards (as required by the study)
 - A. Signal Warrants shall be performed where applicable per the Manual on Uniform Traffic Control Devices, current edition.
 - B. Left Turn Lane Warrants shall be provided where applicable per ODOT criteria based on the Texas Transportation Institute (TTI) curves.
 - C. Right Turn Lane Warrants shall be provided where applicable per ODOT criteria.
 - D. The acceptability of sight distance at all study area intersections shall be determined per AASHTO (current edition) standards.
 - E. Traffic signal progression analysis may be required if a new signal is proposed. The City Engineer shall approve the method of traffic signal progression analysis.
 - F. Roadway improvements are to be based on the City of Redmond Standards and Specifications and ODOT design standards.

FINDING: These criteria outline the transportation system analysis application (TSAA) and TIA process and requirements. The applicant submitted a TSAA, dated February 2023, and a TIA conducted by Transight Consulting, LLC, dated May 2023. The TSAA and TIA have been reviewed and approved by the Engineering Division, and a TSA approval memo was issued October of 2023.

The TSA approval memo outlines various requirements necessary to mitigate the anticipated impacts of the proposed development, including: the installation of directional curb ramps at all intersection crossings, payment in the amount of \$61,717 as a proportionate share of impact, full dedication and improvement of Northwest Way, full or partial dedication/construction of NW Quince Avenue, full construction of multi-use path (TSP project B13) along Northwest Way, full dedication and construction of five of the proposed local streets, partial dedication and construction of Local Street D, and the siting and partial construction of a future CET transit stop along Northwest Way in consultation with CET.

Staff has recommended a condition of approval requiring the proposed development to be established in conformance with the TSA approval memo associated with Public Works file 711-23-000030-PW, as amended. However, comments provided by the Engineering Division suggest that each requirement in the TSA approval memo shall also be included as separate conditions of approval to ensure full and continued compliance. As such, staff recommends that the TSA approval memo requirements also be included as separate conditions of approval.

8.2820 Access Management Standards. All land use approvals shall be in compliance with the following standards.

1. Driveway spacing and corner clearance as follows:

<u>Roadway Classification</u>	<u>Minimum Access Driveway Spacing</u>	<u>Minimum Access Clearance to Corner</u>	<u>Intersection Spacing (Min.)</u>
Local Street	No Restrictions	30 ft	165 ft
Minor Collector	50 ft	80 ft	330 ft
Major Collector	165 ft	165 ft	330 ft
Minor Arterial	330 ft	330 ft	1/4 mile
Major Arterial	ODOT Stds	ODOT Stds	ODOT Stds

2. In all instances, access near an intersection shall be located beyond the influence of standing queues and opposing left turns sharing a continuous two-way left turn lane. This requirement may result in greater corner clearance or access spacing than the minimum distance indicated.
3. Every lot or parcel shall be permitted an access. In the event that the access management standards cannot be achieved, shared access with adjacent property shall be explored and provided where available.
4. Access shall be taken from the lower order street or alley unless otherwise approved by Public Works and/or ODOT through the land use review and approval process. Access to higher order streets may be allowed for emergency vehicles when restricted with a locked fire gate, bollards or similar, when approved or required by Redmond Fire and Rescue.
5. Unless adequate demonstration of site necessity, intersection safety and functionality are provided, through the land use review process, new lots and/or parcels will be limited to a single vehicular access. Existing lots may be permitted a secondary access when approved by the City Engineer.
6. The access management standards apply to new development, redevelopment, subdivision, and partitioning of land.

7. Corner clearance is measured from the edge of right-of-way to the nearest edge of access. Spacing is measured from centerline of access/intersection to centerline of access/intersection.
8. Adequate intersection sight distance and clear zone shall be maintained at all access/driveway locations per AASHTO standards (American Association of State Highway and Transportation Officials).
9. Public Works may require supporting information, including but not limited to traffic count data, trip generation, trip distribution, truck and trailer turning/backing templates and/or on-site circulation diagram. Transportation Impact Analysis study, etc., in order to make a proper determination of access/driveway location.
10. Access/driveway locations may require alignment with existing driveways on the opposite side of the roadway as determined by Public Works or through the land use review and approval process.
11. Access within the North Redmond US 97 Interchange Area Management Plan (IAMP) shall also conform to the 2007 "North Redmond US 97 Interchange Area Management Plan (IAMP)," as amended.

FINDING: Compliance with the Public Works Standards and Specifications and these criteria will be evaluated as part of the construction process. Staff recommends a condition of approval that every lot shall be permitted access, and all points of access shall be constructed to standard. With this condition, these criteria will be met.

8.2825 Street Dedications. Any person desiring to create a street not part of a subdivision or partition shall make written application to the Community Development Department.
[...]

FINDING: All streets are included as part of the subdivision. This criterion is not applicable.

8.2835 City as Beneficiary to Covenants, Conditions and Restrictions. When Covenants, Conditions and Restrictions (CCR's), or other similar documents, are required by either the provisions of this Code or through the land use review process, the City of Redmond may require the CCR's (or other documents) include a provision or provisions that allow the City to come onto the property(s) that are subject to the CCR's for the purpose of removing, repairing or maintaining improvements and other common areas in the event such improvements or common areas are not property maintained or otherwise kept in good order. The provision(s) shall state that the City has sole and exclusive discretion to determine the need for and timing of any such removal, repair, or maintenance. The provision shall authorize the City to recover the cost of such removal, repair, or maintenance by directly billing the record owner of the property(s) subject to the CCR's or the property(s) directly benefited by the removal, repair, or maintenance. In the event a bill is not paid, the City may impose a lien on the property(s), which shall be recorded and may be enforced in the manner of an assessment lien. The inclusion of a provision or provisions described in this section does not affect the obligations of an association, group and/or other persons or property owner(s) designated in the CCR's from any responsibilities or obligations respecting such improvements or common areas, nor shall it obligate the City to such undertake such removal, repair, or maintenance.

8.2840 CC&Rs Middle Housing. CC&Rs developed on or after January 1, 2021, shall not restrict middle housing per ORS 93.277 as amended.

FINDING: The City has not found a need to require CC&R provisions regulating the lawful entrance onto any of the property proposed to be developed as part of this application. The applicant has proposed to establish an HOA for the subdivision and has submitted draft CC&Rs (attachment F). The draft CC&Rs do not include restrictions against middle housing, consistent with the requirements of this section. To ensure compliance with these criteria, staff recommends a condition of approval requiring the applicant to submit the HOA CC&Rs for City review and approval prior to the approval of the phase one final plat. The HOA CC&Rs shall be recorded with the phase one final plat and shall not restrict middle housing per ORS 93.277 as amended. With this condition, these criteria are met.

III. RECOMMENDATION & CONDITIONS OF APPROVAL

Recommendation:

Based on the evidence submitted for the Pacific Star Estates project, as well as the staff findings and analysis, the Planning Commission voted unanimously 4 to 0 to adopt a recommendation of approval for City Council consideration on June 12, 2024, subject to the conditions of approval listed below.

Conditions of Approval:

1. The development proposal shall be established substantially in conformance with the plan evaluated in this application (attachment A). Any final plat submitted for review must substantially conform to the tentative plan prior to approval. Except modifications required to comply with the conditions of this approval, any substantial changes proposed shall be evaluated and authorized in accordance with RDC 8.1400 and 8.0270(3)(E) or the functionally equivalent standards at the time.
2. This approval is binding on both the applicant and the City. After five (5) years from the date of approval of the plan, the City may initiate a review of the plan for conformance with applicable regulations. If necessary, the City may require changes in the plan to bring it into conformance with new and applicable regulations.
3. City zoning shall not be applied to the subject tract until the entire subject tract has been annexed into city limits.
4. Development of the park proposed for Tract F, the multi-family housing proposed for Tract B, and the multi-use path shall contain green design elements like native vegetation and shall be reviewed for compliance with the tree preservation and replacement standards of RDC Section 8.2236(2)(E) and all applicable landscaping standards in all subsequent development reviews. Additionally, the park and multi-family housing shall contain recreational amenities.
5. Payment of the public art fee shall be required prior to approval of any plat.
6. The applicant shall submit the HOA CC&Rs for City review and approval prior to the approval of the phase one final plat. The HOA CC&Rs shall be recorded with the phase one final plat, shall include standards for the maintenance of the alley, park, and all other common areas, and shall not restrict middle housing per ORS 93.277 as amended.

7. The applicant shall be required to submit a copy of any applicable water rights division plan to the City and the City shall confirm the plan with Central Oregon Irrigation District prior to phase one final plat approval.
8. The applicant shall record any applicable land division, public improvement, shared access, or shared well agreement with the Deschutes County Clerk's Office at the time of plat recording.
9. The applicant shall obtain all necessary authorizations for the construction of improvements. Pursuant to comments received by the Engineering Division (attachment D), a separate set of construction drawings may be submitted directly to the Engineering Division for design review of all public improvements, utilities, and grading.
10. Prior to the recording of a final plat, all required PUE areas within the limits of that project phase shall be dedicated and improved in compliance with the Public Works Standards and Specifications.
11. The proposed development shall be designed and constructed to comply with the Oregon Fire Code and any other Redmond Fire and Rescue requirements. Pursuant to the TSA approval memo (attachment D) and comments provided by the Engineering Division (attachment C), the applicant is advised that review of fire flow, fire hydrant locations, and a water system/fire flow analysis/mitigation plan may be required and could result in additional public water system improvements. Additionally, any new fire hydrants and fire/water lines located on private property shall be privately owned and maintained with City approved backflow prevention devices located at the property boundaries. Finally, the use of suitable fire access and temporary turnarounds during construction may be required.
12. All stormwater impacts shall be mitigated and stormwater drainage systems constructed in compliance with the Public Works Standards and Specifications. Pursuant to comments provided by the Engineering Division (attachment C), the applicant is advised that a subdivision site grading and drainage plan with erosion/sediment control plan and drainage report shall be required prior to approval of final plat for each phase. Additionally, the applicant is advised that extreme cuts/fills are prohibited, and that stormwater impacts to public and private stormwater facilities must be reviewed for possible conflicts, State regulations, maintenance obligations, and more.
13. All lots in a project phase shall be provided access to water and sewer services prior the approval of the final plat for that phase in compliance with the Public Works Standards and Specifications. Pursuant to comments provided by the Engineering Division (attachment C), the applicant is advised that separate domestic water service, separate sanitary sewer service, master water meter, approved backflow prevention devices, and more may be required. Additionally, the applicant is advised that the abandonment of existing wells or on-site septic systems will be required and subject to additional requirements by the Oregon Water Resources Department, the Oregon Department of Environmental Quality, and Deschutes County.
14. All utility infrastructure shall be constructed in compliance with the Public Works Standards and Specifications, the Water System Master Plan (WSMP), and the Redmond Wastewater System Master Plan (RWSMP).

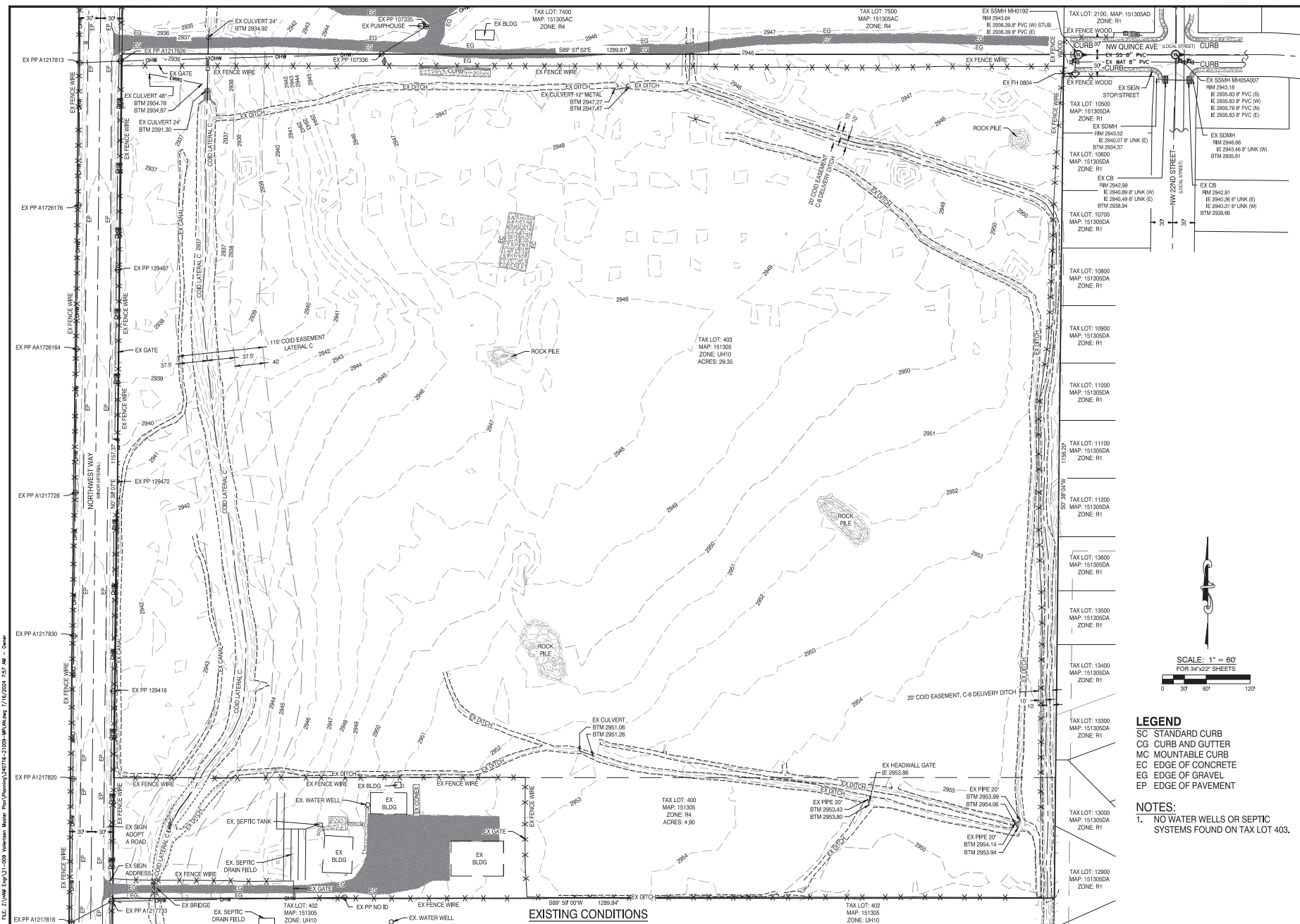
- a. For water service, a twelve-inch public water main (WSMP Project P4572) shall be installed with the Northwest Way street frontage improvements, and an eight-inch public water main (WSMP Project P-2) shall be installed with the NW Quince Avenue street frontage improvements. Pursuant to comments provided by the Engineering Division (attachment C), the applicant is advised that main line stubs shall be installed in all directions at each street intersection, and any domestic and fire water systems located on private property shall be privately owned and maintained.
 - b. For sewer service, gravity sewer shall be made available at the Northwest Way and NW Quince Avenue intersection, then extended with the construction of the Northwest Way street frontage improvements. Pursuant to comments provided by the Engineering Division (attachment C), the applicant is advised that all public sewer mains shall be extended to provide complete gravity service to each lot, and that any sanitary sewer systems located on private property shall be privately owned and maintained.
15. The proposed development shall be established in compliance with the TSA approval memo (attachment D) associated with Public Works file 711-23-000030-PW, as amended.
16. The applicant shall pay a total proportionate share of \$61,717 unless the City adopts a separate funding mechanism that addresses the impacts to the Highway 126 and SW 27th Street intersection in their entirety prior to the recording of the phase one plat. Pursuant to the TSA approval memo (attachment D), the payment may be made in one lump sum prior to the approval of the phase one final plat, or partial payments of \$7,714.63 may be made prior to the approval of each phase until paid in full.
17. In compliance with the Public Works Standards and Specifications, every lot shall be permitted access, and all points of access shall be constructed to standard. Pursuant to comments received from the Engineering Division (attachment C), the applicant is advised that residential access from Northwest Way is prohibited, that points of access shall comply with corner clearance and clear vision standards, shall be taken from the lowest ordered street available, and shall not conflict with water service/meters, fire vaults, fire hydrants or street catch basins. Additionally, the applicant is advised that the remainder lot, described as Tract A in the tentative plan, may retain existing access off Northwest Way until development of the lot is proposed or until phase 4, 5, or 9, at which point, access must be relocated to NW 25th Street or to NW 26th Street.
18. The installation of directional curb ramps shall be required at all intersection crossings.
19. Street dedication and construction shall match existing centerlines where provided (Northwest Way, NW Quince Avenue, NW 25th Street).
20. Northwest Way shall be dedicated and improved as a minor arterial in compliance with the Public Works Standards and Specifications, the TSP, and the TSA approval memo (attachment D). Pursuant to the TSA approval memo and comments provided by the Engineering Division (attachment C), the applicant is advised that ROW dedication will be required prior to recording of the phase one final plat, while construction of improvements must match the section established by the Dry Canyon PUD and be completed prior to approval of the phase four final plat. Additionally, the installation of a northbound right-

turn deceleration lane onto NW Quince Avenue and a northbound left-turn lane will be required.

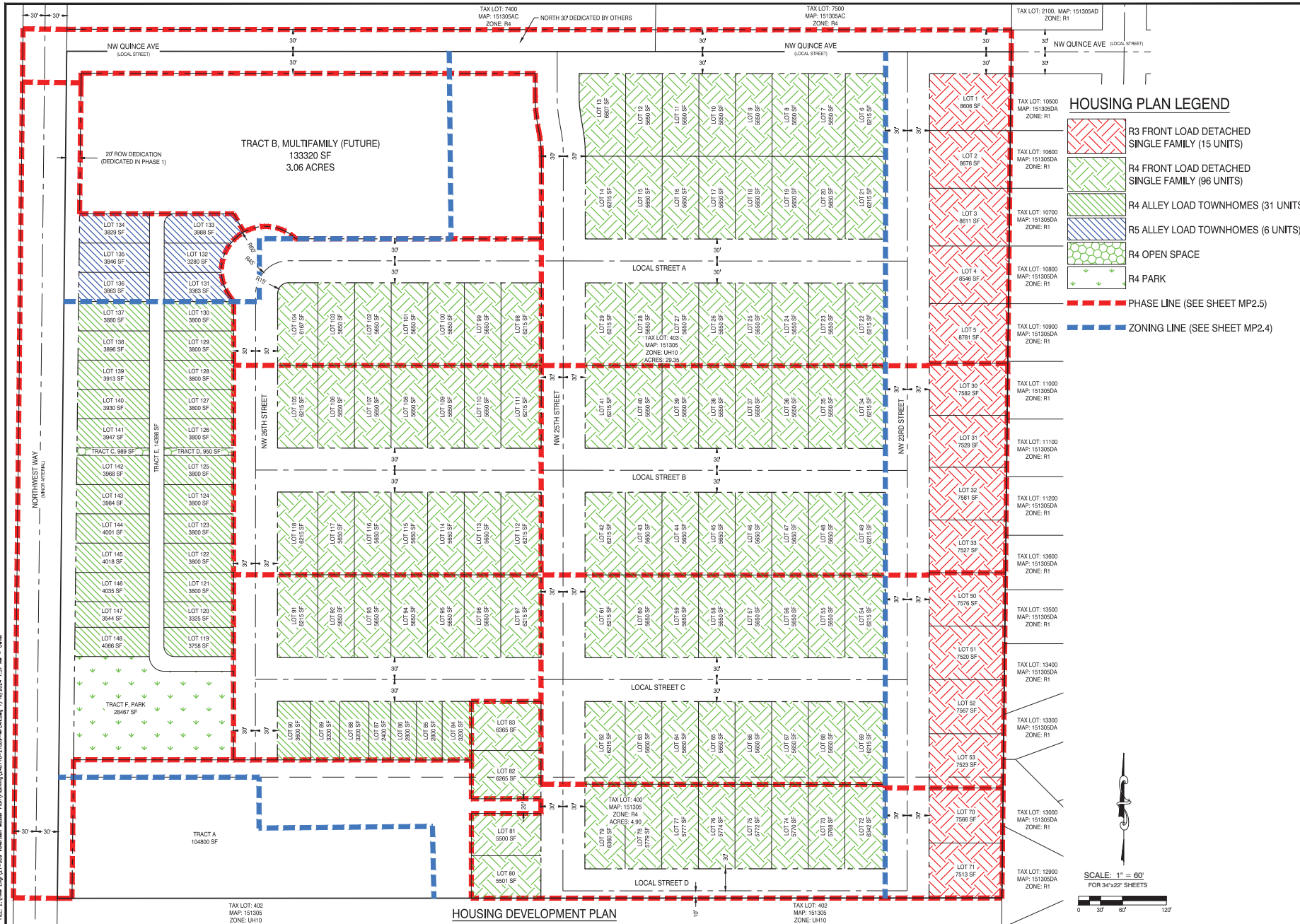
21. In consultation with CET, the applicant shall site a future transit stop along Northwest Way and construct a 6' by 12' concrete pad with conduit for future power outside of the multi-use path system.
22. A ten-foot-wide meandering and separated multi-use path (TSP Project B13), shall be constructed within the Northwest Way ROW adjacent to the eastern boundary in compliance with the multi-use path requirements of the Public Works Standards and Specifications, the TSP, and the TSA approval memo (attachment D). Pursuant to the TSA approval memo and comments provided by the Engineering Division (attachment C), the applicant is advised that a slope easement could be required, and the installation of a ten-foot-wide north-south crossing on the east side of the Northwest Way and NW Quince Avenue intersection will be required, including but not limited to the installation of illumination and an advance stop bar.
23. NW Quince Avenue shall be dedicated and improved as a local street or a partial local street in compliance with the Public Works Standards and Specifications, the TSP, and the TSA approval memo (attachment D). Pursuant to the TSA approval memo and comments provided by the Engineering Division (attachment C), the applicant is advised that directional accessible ramps must be installed on the eastern quadrants of the intersection, that NW Quince Avenue must be stop-controlled in the westbound direction, and that NW Quince Avenue must be connected to the Dry Canyon trail system, which includes but is not limited to the installation of marked crosswalks to serve the off street sidewalk system and an accessible crossing along NW 19th Street. Additionally, the applicant is advised that connection to the existing paved street at the eastern project boundary will require a transition plan for two-way travel.
24. The interior local residential streets proposed (NW 23rd Street, NW 25th Street, NW 26th Street, Local Streets A, B, and C) shall be dedicated and constructed to meet the requirements for local residential streets in compliance with the Public Works Standards and Specifications, the TSP, and the TSA approval memo (attachment D). Local Street D shall be dedicated and constructed to meet the requirements for a partial local residential street. Pursuant to the TSA approval memo and comments provided by the Engineering Division (attachment C), the applicant is advised that NW 25th Street will require traffic calming elements and curb bulb-outs throughout its length.
25. The private alley proposed for Tract E shall be paved, privately owned and maintained, and constructed to be twenty feet wide prior to the issuance of phase eight certificate of occupancy or the recording of the phase nine final plat, whichever occurs first. Pursuant to comments provided by the Engineering Division (attachment C), the applicant is advised that the alley will be required to comply with Public Works Standards and Specifications driveway standards wherever the alley connects to public ROW, and that the alley must have an approved turnaround at the north end of phase nine, or a connection to Local Street A in phase eight (described as shared access easement in tentative plan). Additionally, the applicant is advised that the Engineering Division recommends constructing the private alley to meet City's paved alley standards.
26. The pedestrian access proposed for Tracts C and D shall be constructed to a width of ten feet and shall meet the requirements for a sidewalk or multi-use path in compliance with

the Public Works Standards and Specifications, the TSP, and the TSA approval memo (attachment D). Pursuant to the TSA approval memo and comments provided by the Engineering Division (attachment C), the applicant is advised that construction of the pedestrian access may require a ten-foot-wide public access easement. Additionally, the installation of a crossing over the private alley and NW 26th Street in order to connect the pedestrian access to the northern corner of the NW 26th Street and Local Street B intersection could be required prior to approval of the phase eight final plat.

//////////////////// **END OF CONDITIONS** //////////////////////



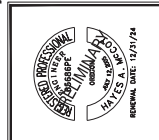
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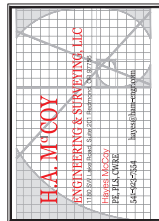
HOUSING PLAN LEGEND

- R3 FRONT LOAD DETACHED SINGLE FAMILY (15 UNITS)
- R4 FRONT LOAD DETACHED SINGLE FAMILY (96 UNITS)
- R4 ALLEY LOAD TOWNHOMES (31 UNITS)
- R5 ALLEY LOAD TOWNHOMES (6 UNITS)
- R4 OPEN SPACE
- R4 PARK

--- PHASE LINE (SEE SHEET MP2.5)
--- ZONING LINE (SEE SHEET MP2.4)



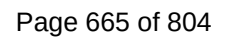
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MASTER PLAN	07/16/24
NO. REVISION:	
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PROJECT: PACIFIC STAR ESTATES
PROJECT LOCATION: REDMOND, OR
CLIENT: VOLLERTSEN LIVING TRUST

SHEET TITLE: HOUSING DEVELOPMENT PLAN

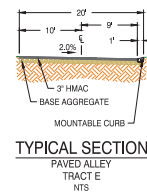
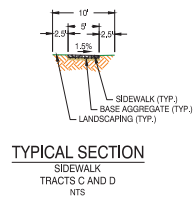
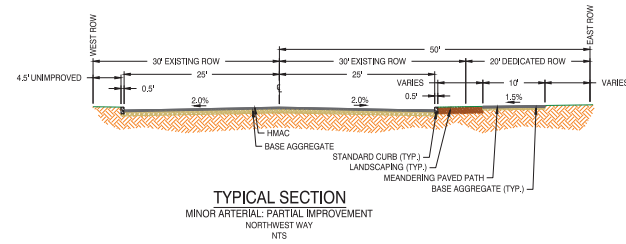
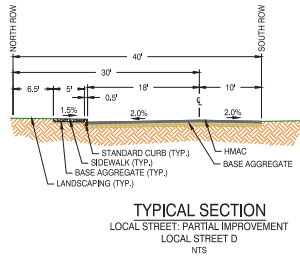
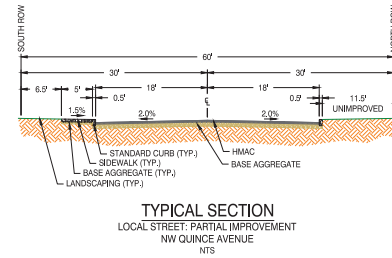
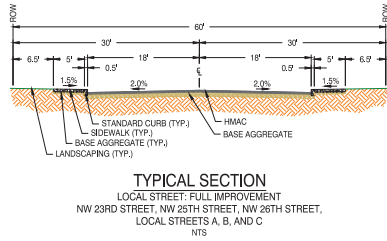
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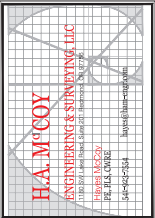


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DESIGN EXCEPTION NOTE:
FOR ALL LOCAL STREETS, APPLICANT SEEKS EXCEPTION TO PLACE
SIDEWALK CURB-TIGHT FOR A MORE WALKABLE COMMUNITY



DATE:	
NO. REVISION:	
DATE:	07/16/24
DRAWING STATUS:	MASTER PLAN
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PROJECT:	PACIFIC STAR ESTATES
PROJECT LOCATION:	REDMOND, OR
CLIENT:	VOLLERTSEN LIVING TRUST

SHEET TITLE	TYPICAL STREET SECTIONS
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JOB NO.	21-009
DRAWN BY:	JW
DRAWING:	MP2.6

DATE:

05/26/2023

Pacific Star Estates

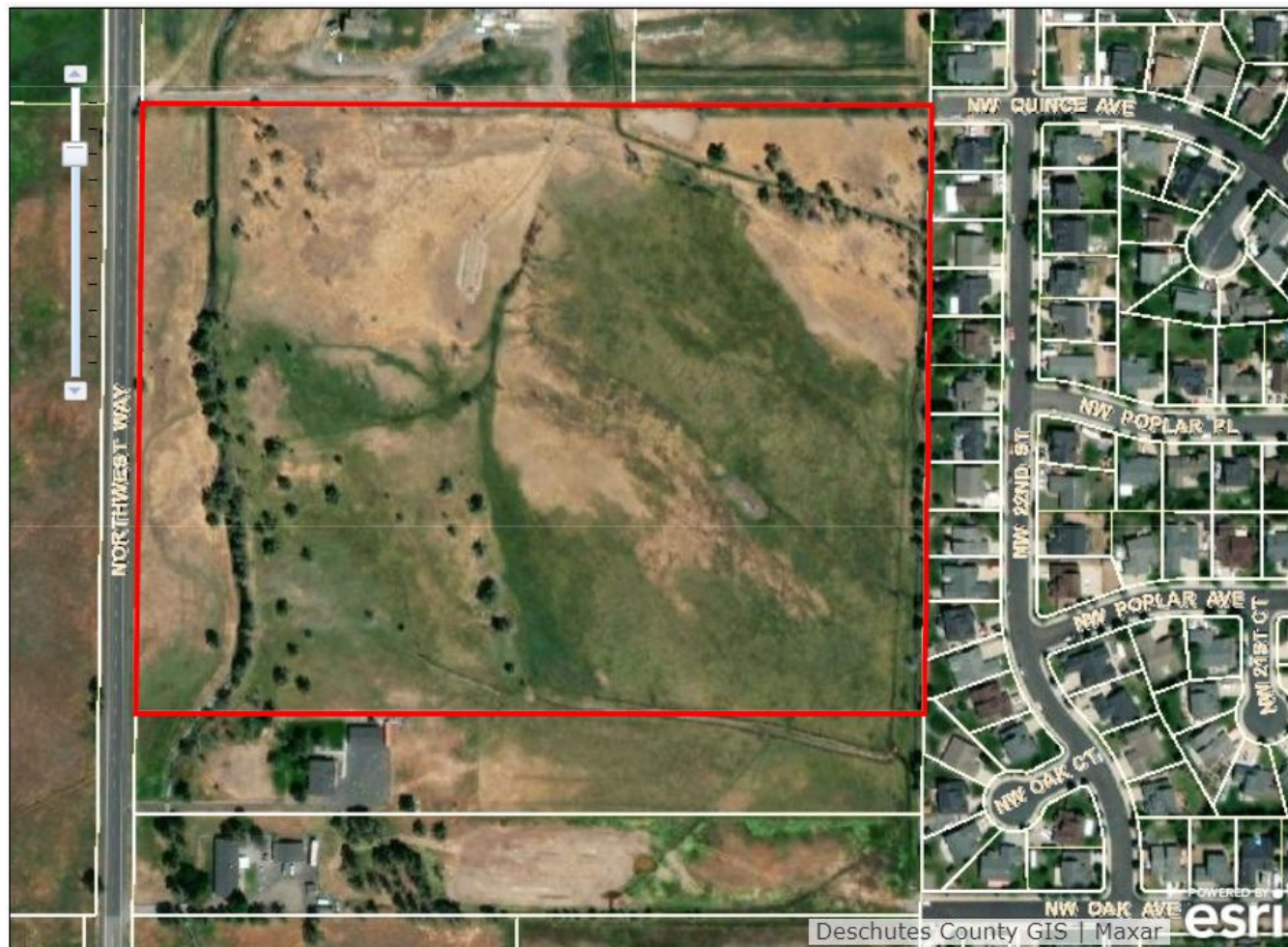
Burden of Proof Statement Master Plan, Subdivision, Site Plan and Lot Line Adjustment Application

REQUEST: Requesting approval of a 199-unit master planned subdivision, site plan approval for a multifamily complex, and property line adjustment between Tax Lots 400 and 403.

LOCATION: The site is identified as: Northwest Way; Tax Lots 400 and 403, Deschutes County Tax Assessor's Map #1513050000, Redmond, Oregon 97756

PROPERTY OWNER: Vollertson Living Trust
19711 NW Morgan Road
Portland, OR 97231

Aerial Map



Applicable Criteria

ARTICLE I – ZONING STANDARDS

RESIDENTIAL USE ZONES

- CHAPTER 8.0110 – LIMITED RESIDENTIAL R-3 ZONE
- CHAPTER 8.0115 – GENERAL RESIDENTIAL R-4 ZONE
- CHAPTER 8.0120 – HIGH DENSITY RESIDENTIAL R-5 ZONE
- CHAPTER 8.0135 – TABLE A, RESIDENTIAL ZONES, USES PERMITTED
- CHAPTER 8.0138 – STANDARDS
- CHAPTER 8.0140 – TABLE B, MINIMUM STANDARDS
- CHAPTER 8.0142 – TOWNHOUSE DEVELOPMENT AND DESIGN STANDARDS

MASTER DEVELOPMENT PLANS & PLANNED UNIT DEVELOPMENTS

- CHAPTER 8.0270 – MASTER DEVELOPMENT PLANS

SUPPLEMENTARY PROVISIONS

- CHAPTER 8.0305 – ESTABLISHMENT OF CLEAR VISION AREAS
- CHAPTER 8.0385 – NEIGHBORHOOD MEETING REQUIREMENTS

OFF-STREET PARKING & LOADING REQUIREMENTS

- CHAPTER 8.0500 – OFF STREET PARKING
- CHAPTER 8.0505 – OFF STREET PARKING AND LOADING
- CHAPTER 8.0510 – DESIGN AND IMPROVEMENT STANDARDS FOR PARKING LOTS
- CHAPTER 8.0515 – PARKING TABLE AND DIAGRAM

ARTICLE III – LAND DIVISION

SUBDIVISION APPLICATION PROCEDURE

- CHAPTER 8.2200 – PRE-APPLICATION MEETING
- CHAPTER 8.2202 – NEIGHBORHOOD MEETING
- CHAPTER 8.2205 – APPLICATION SUBMISSION
- CHAPTER 8.2210 – SCALE OF TENTATIVE SUBDIVISION PLAT
- CHAPTER 8.2215 – INFORMAL REQUIREMENTS
- CHAPTER 8.2220 – PHASED DEVELOPMENT PLAN
- CHAPTER 8.2225 – APPROVAL OF PHASED DEVELOPMENT PLAN
- CHAPTER 8.2230 – DEVELOPMENT FOLLOWING APPROVAL
- CHAPTER 8.2235 – REQUIRED FINDINGS FOR TENTATIVE SUBDIVISION APPROVAL
- CHAPTER 8.2236 – TRACK 1 (GENERAL)
- CHAPTER 8.2240 – IMPROVEMENT REQUIREMENTS (TRACT 1 SUBDIVISION)

DESIGN STANDARDS AND IMPROVEMENTS

- CHAPTER 8.2700 – COMPLIANCE REQUIRED
- CHAPTER 8.2705 – BLOCKS, LOTS AND PARCELS
- CHAPTER 8.2710 – STREETS
- CHAPTER 8.2715 – FUNDAMENTAL DESIGN ELEMENTS
- CHAPTER 8.2720 – GRADING BUILDING SITES

SUPPLEMENTARY PROVISIONS

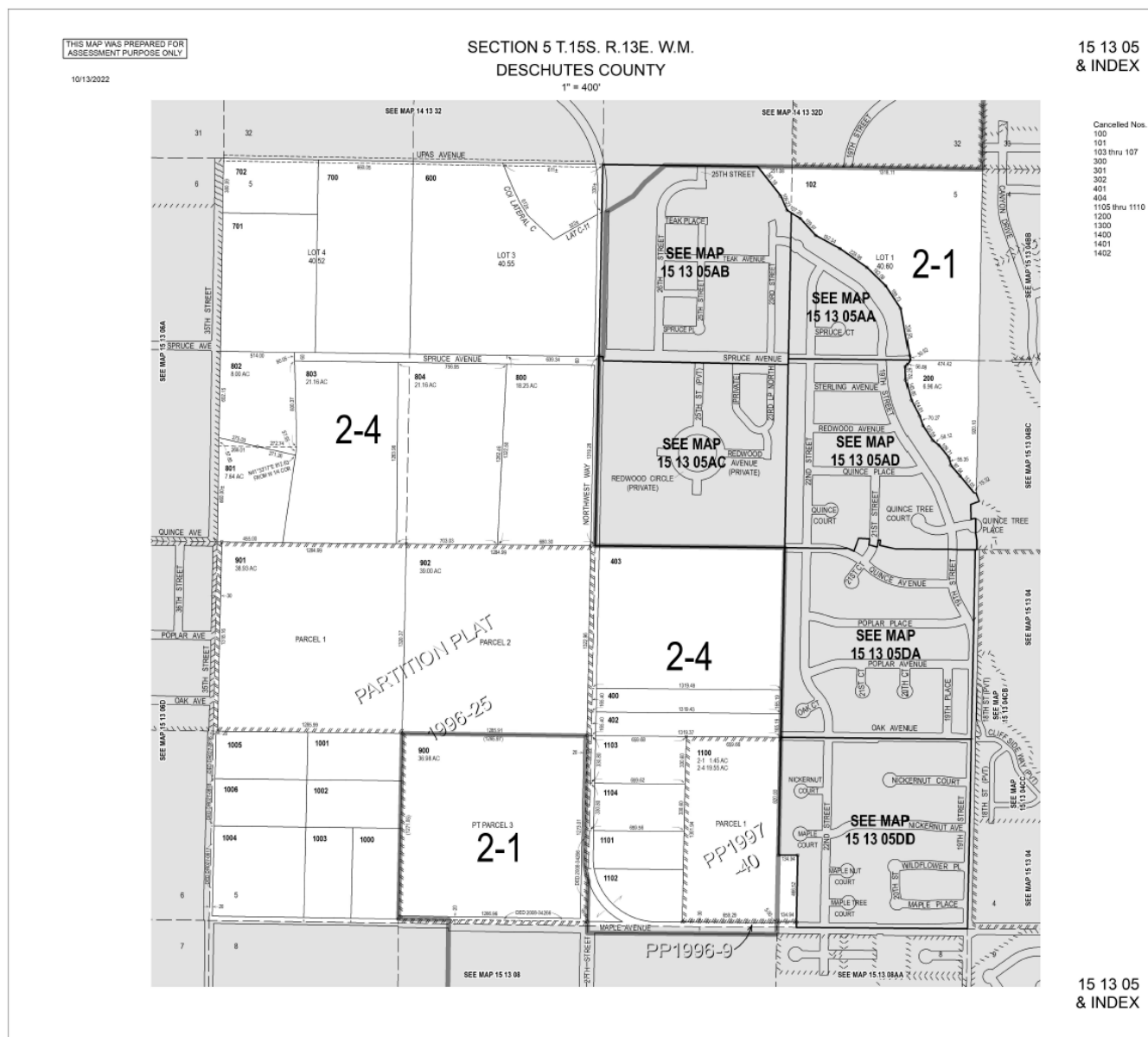
CHAPTER 8.2800 – IMPROVEMENT PROCEDURES
CHAPTER 8.2805 – IMPROVEMENTS IN PARTITIONS
CHAPTER 8.2810 – ACCEPTANCE OF IMPROVEMENTS
CHAPTER 8.2815 – TRANSPORTATION SYSTEM ANALYSIS
CHAPTER 8.2820 – ACCESS MANAGEMENT STANDARDS
CHAPTER 8.2825 – STREET DEDICATIONS

ARTICLE IV – SITE AND DESIGN REVIEW STANDARDS

INTRODUCTORY PROVISIONS

CHAPTER 8.3000 – PURPOSE AND INTENT
CHAPTER 8.3035 – DESIGN REVIEW CRITERIA

1. **Location:** The site is identified as: Northwest Way; Tax Lots 400 and 403, Deschutes County Tax Assessor's Map #1513050000, Redmond, Oregon 97756



2. **Zone and Comprehensive Plan Designation:** The subject property is zoned and planned R-3 Limited Residential, R-4 General Residential and R-5 High Density Residential on the Redmond Urban Area Comprehensive Plan and Zone map.
3. **Proposal:** The applicant is requesting approval of a 199-unit master planned subdivision, site plan approval for a multifamily complex, and a lot line adjustment.

ARTICLE I – ZONING STANDARDS

8.0110 Limited Residential R-3 Zone.

8.0115 General Residential R-4 Zone.

8.0120 High Density Residential R-5 Zone.

8.0135 Table A, Residential Zones, Uses Permitted. The following uses are allowed outright or conditionally in each of the Residential zones as follows:

"O" means Permitted Outright
 "C" means Permitted Conditionally
 "N" means Not Allowed

Residential Uses:	R-1	R-2	R-3	R-4	R-5	RESTRICTIONS AND REQUIREMENTS
Accessory Building:						
Detached sheds, shops, and garages	O	O	O	O	O	Must be located within the property and not in the yard setback areas. Moveable shipping containers, or similar, are not allowed.
Guest House	O	O	O	O	O	No kitchen; uses main houses' sewer & water
Accessory Dwelling Unit / Accessory Suite	O	O	O	O	O	Uses main houses' sewer & water or individual City Services; may have kitchen
Accessory Use	O	O	O	O	O	Includes Home Occupations
Apartments						See Multi-Family Complex / Dwelling
Bed and Breakfast	C	C	C	C	C	
Boarding or Rooming House	N	N	C	O	O	
Cottage Development	O	O	O	O	O	
Manufactured Home	O	O	O	O	O	See Single Family Detached Dwelling
Manufactured Home Park	N	N	N	O	O	See Section 8.0375
Manufactured Home Subdivision	N	N	O	O	O	Subject to compliance w/ applicable ORS
Multi Family Complex (5 + units)	C	C	C	O	O	
Single Family Detached Dwelling, Duplex, Triplex, Quadplex, Townhouse, Cottage Cluster	O	O	O	O	O	
Nursing, Convalescent, and Assisted Living Facility	N	N	C	C	C	More than 15 people
Planned Unit Development	C	C	C	C	C	
Residential Care Facility	N	N	C	C	O	Defined in and regulated by ORS
Residential Care Home	O	O	O	O	O	Defined in and regulated by ORS

RESPONSE: Single family dwellings, Townhouses and Multi-family complexes are permitted outright in the R-3, R-4 and R-5 zones.

8.0138 Standards. Except as provided for in Section 8.0137 and 8.0615, the standards and criteria for development in the R-3 zone shall apply to development in the R-3A zone.

RESPONSE: The proposed development is not in the R-3A zone; therefore, this standard does not apply.

8.0140 Table B, Minimum Standards. The following minimum standards apply in each of the Residential zones:

Standard:	R-1	R-2	R-3, R-3A	R-4	R-5
Minimum Lot size - Square Feet					
Single Family, Duplex, Triplex	9,000	9,000	7,500	5,500	5,500
Quadplex, Cottage Clusters	9,000	9,000	7,500	7,000	7,000
Townhouse	1,500	1,500	1,500	1,500	1,500
Multi-family Complex: 5+ units	No Minimum Lot Size Must Meet Density Standards				
Density - Units/Net Acres					
Minimum Density: All	4	4	5	5	8
Maximum Density: Single Family	5	5	5.8	8	8
Maximum Density: Duplex, Triplex, Quadplex, Cottage Cluster	No Maximum Density Must Meet Minimum Lot Size				
Maximum Density: Townhouses	20	20	23.2	25	25
Maximum Density: Multi-family Complex 5+ units	N/A	N/A	N/A	14.5	17.4
Standard:	R-1	R-2	R-3, R-3A	R-4	R-5
Planned Unit Developments (PUDs) and Cottage Developments (COD) densities in Section 8.0275 et seq.					
Minimum Setback Distance - Feet					
Front Façade, excluding garage	10	10	10	10	10
Interior Side	5/10	5/10	5	5	5
Interior side yards must be a minimum of 5 feet on one side and 10 feet on the other side for single family, duplex, triplex, and quadplex residences. Where alley access is provided, both interior side yards may be reduced to 5 feet. Exceptions to the 10-foot setback are allowed (1) when the residential lot was created prior to the adoption of this standard (November 9, 2006); (2) on cul-de-sac lots; or (3) on flag lots.					
Street Side	10	10	10	10	10
Rear	20	20	20	15	5
Attached Garage, access from alley or street	20	20	20	20	20
Setbacks:					
ADUs: Specified in Section 8.0325					
Detached Accessory Structures: Specified in Section 8.0323					
Cottage Clusters: Specified in Section 8.0143					
Cottage Developments: Specified in Section 8.0285 et seq.					
Multi-family Complexes: Specified in Section 8.3035.4E: Table A.					
Townhouses: Specified in Section 8.0142					
Maximum Building Height - Feet					
	32	32	32	45	45
Minimum Street Frontage - Feet					
Standard Street	50	50	50	50	40
Cul-de-sac	30	30	30	30	30
Flag Lot	20	20	20	20	20
Townhouse	20	20	20	20	20

RESPONSE: All proposed single family lots within the R-3 zone are over 7,500 sq ft and proposed single family lots within the R-4 zone are over 5,500 sq ft. Setbacks are shown on the provided plans per the zone standards listed above. All frontages for single family dwellings are over 50'. These standards are met.

8.0142 Townhouse Development and Design Standards.

1. **Procedure.** New townhouses shall be reviewed for conformance with the requirements listed in this section.

2. Table A: Minimum Standards.

Standard:	R-1	R-2	R-3, R-3A	R-4	R-5
Maximum Density (Units/Net Acre)	20	20	23.2	25	25
Minimum Lot Size (Square Feet)	1,500	1,500	1,500	1,500	1,500
Maximum Building Height (Feet)	35	35	35	45	45
Minimum Street Frontage (Feet)	20	20	20	20	20
Minimum Setback Distance (Feet)					
Front with alley or other rear access	10	10	10	10	5
Front without alley or other rear access	10	10	10	10	10
Front garage setback from street	20	20	20	20	20
Non-street side: Common wall lot line where units are attached	0	0	0	0	0
Exterior wall at end of a townhouse structure	5	5	5	5	5
Street Side	10	10	10	10	10
Rear with garage and alley access	0	0	0	0	0
Rear without garage	10	10	10	10	10

RESPONSE: The lots designated for townhome development have a minimum size of 4,000 square feet. All proposed townhome lots have rear load access and meet the minimum setback requirement as shown on the site plan. Street frontage is greater than 20 feet, thus exceeding the minimum frontage requirement. The exterior walls at the end of the structures have a 5' setback meeting the minimum requirement as stated above. These standards have been met.

3. **Off-Street Parking.** Townhouses shall meet the off-street parking requirements of Section 8.0500.

RESPONSE: This standard will be addressed in Section 8.0500.

4. **Areas Owned in Common.** For townhouse projects, common areas must be maintained by a homeowner's association or other legal entity. A homeowner's association may also be responsible for exterior building maintenance. A copy of any applicable covenants, restrictions and conditions must be recorded and provided to the City prior to issuance of a building permit.

RESPONSE: There are no lands in common, therefore this standard does not apply.

5. **Design Standards.** New townhouses shall meet the design standards in subsections A

through G of this section.

A. Entry Orientation. The main entrance of each townhouse must:

1. Be within 8 feet of the longest street-facing wall of the dwelling unit, if the lot has public street frontage; and
2. Either:
 - a. Face the street (see Figure 1);
 - b. Be at an angle of up to 45 degrees from the street (see Figure 2);
 - c. Face a common open space or private access or driveway that is abutted by dwellings on at least two sides; or
 - d. Open onto a porch (see Figure 3). The porch must:
 - i. Be at least 25 square feet in area; and
 - ii. Have at least one entrance facing the street or have a roof.

Figure 2. Main Entrance at 45° Angle from the Street

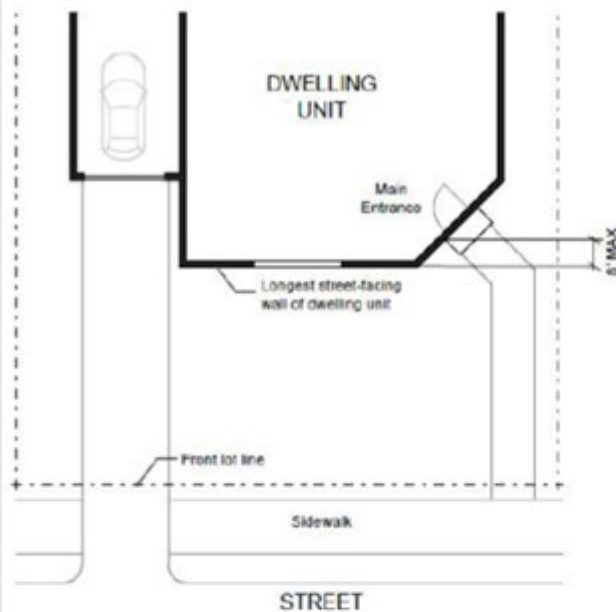


Figure 1. Main Entrance Facing the Street

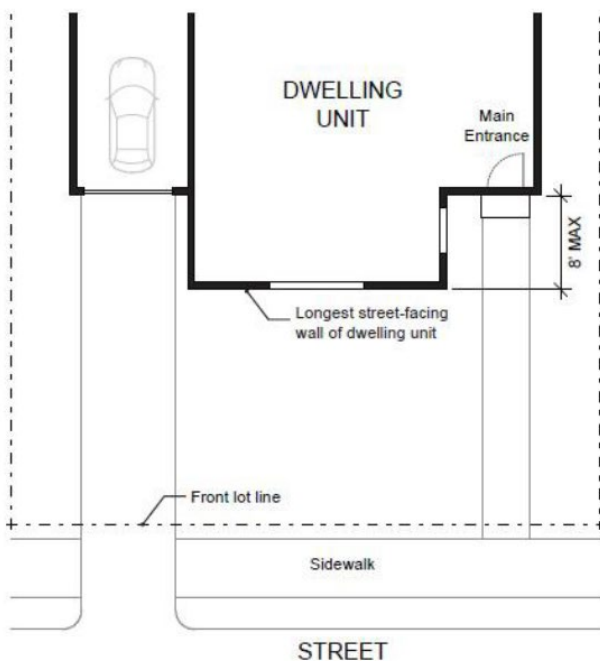
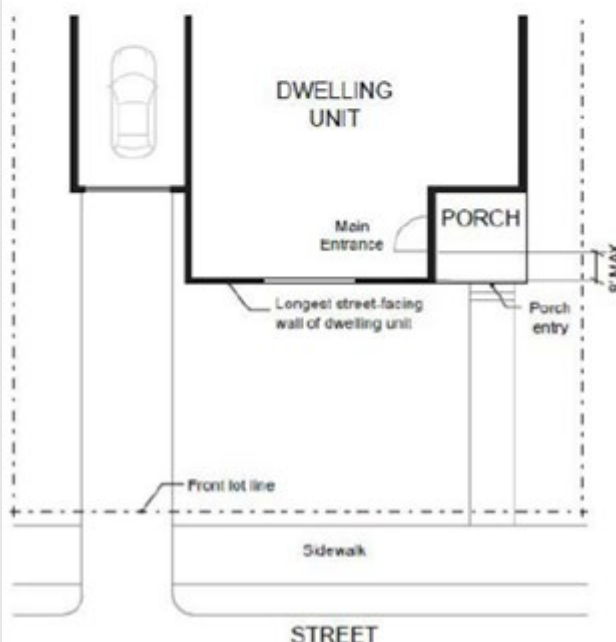


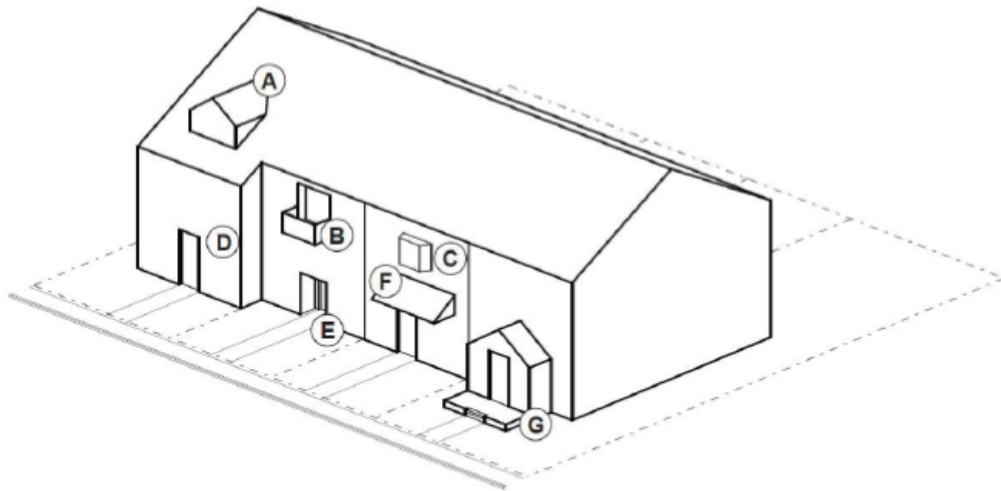
Figure 3. Main Entrance Opening onto a Porch



B. Unit definition. Each townhouse must include at least one of the following on at least one street-facing façade (see Figure 4):

1. A roof dormer a minimum of 4 feet in width, or
2. A balcony a minimum of 2 feet in depth and 4 feet in width and accessible from an interior room, or
3. A bay window that extends from the facade a minimum of 2 feet, or
4. An offset of the facade of a minimum of 2 feet in depth, either from the neighboring townhouse or within the façade of a single townhouse, or
5. An entryway that is recessed a minimum of 3 feet, or
6. A covered entryway with a minimum depth of 4 feet, or
7. A porch meeting the standards of subsection (A)(2)(d) of this section. Balconies and bay windows may encroach into a required setback area.

Figure 4. Townhouse Unit Definition



- (A) Roof dormer, minimum of 4 feet wide
- (B) Balcony, minimum 2 feet deep and 4 feet wide. Accessible from interior room.
- (C) Bay window extending minimum of 2 feet from facade
- (D) Facade offset, minimum of 2 feet deep
- (E) Recessed entryway, minimum 3 feet deep
- (F) Covered entryway, minimum of 4 feet deep
- (G) Porch, meets standards of subsection (A)(2)(d) of this section

C. Windows. A minimum of 15 percent of the area of all street-facing facades on each individual unit must include windows or entrance doors. Half of the window area in the door of an attached garage may count toward meeting this standard. See Figure 5.

Figure 5. Window Coverage

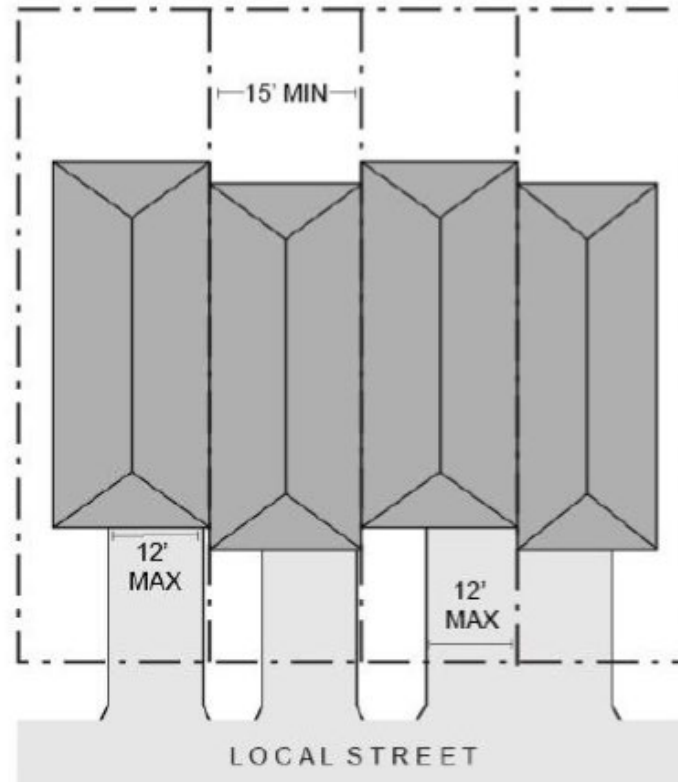


RESPONSE: Townhouse design standards will be met at the time of obtaining a building permit application.

D. Driveway Access and Parking. Townhouses with frontage on a public street shall meet the following standards:

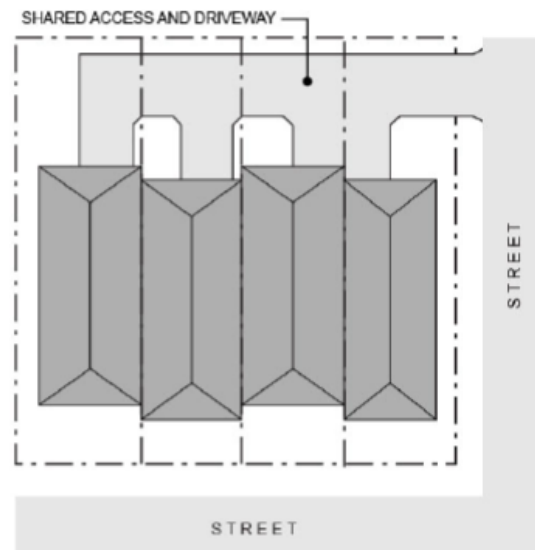
1. Garages on the front façade of a townhouse, off-street parking areas in the front yard, and driveways in front of a townhouse are allowed if they meet the following standards (see Figure 6).
 - a. Each townhouse lot has a street frontage of at least 15 feet on a local street.
 - b. A maximum of one (1) driveway approach is allowed for every townhouse. Driveway approaches and/or driveways may be shared.
 - c. Outdoor on-site parking and maneuvering areas do not exceed 12 feet wide on any lot.
 - d. The garage width does not exceed 12 feet, as measured from the inside of the garage door frame.

Figure 6. Townhouses with Parking in Front Yard



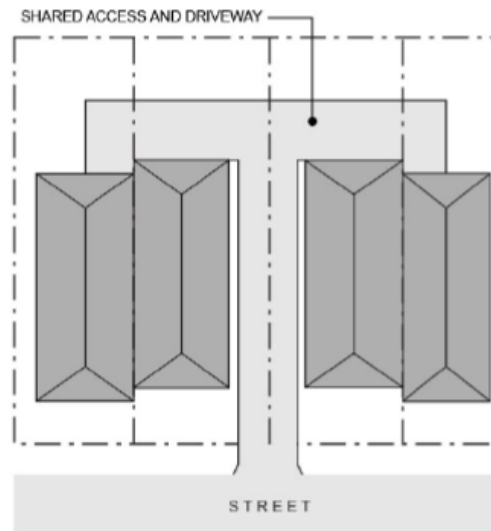
2. The following standards apply to driveways and parking areas for townhouse projects that do not meet all of the standards in subsection (1).
- a. Off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard of a townhouse.
 - b. A townhouse project that includes a corner lot shall take access from a single driveway approach on the side of the corner lot. See Figure 7.

Figure 7. Townhouses on Corner Lot with Shared Access



c. Townhouse projects that do not include a corner lot shall consolidate access for all lots into a single driveway. The driveway and approach are not allowed in the area directly between the front façade and front lot line of any of the townhouses. See Figure 8.

Figure 8. Townhouses with Consolidated Access



d. A townhouse project that includes consolidated access or shared driveways shall grant access easements to allow normal vehicular access and emergency access.

3. Townhouse projects in which all units take exclusive access from a rear alley are exempt from compliance with subsection (2).

RESPONSE: All proposed townhouse lots have rear load access with a designated alley therefore this standard does not apply.

E. Screen of Mechanical Equipment. All exterior ground mounted mechanical equipment located forward from the line of the front façade (living space and garage) of the building shall be screened from the street at the ground/eye level line of sight by use of landscaping materials such as shrubs and trees or fencing at least three (3) feet in height at installation. Solar power, wind power, and satellite dishes necessitating placement on walls or roofs for normal operation are exempt from this provision.

RESPONSE: Any new mechanical equipment will be screened from view.

F. Landscaping. Landscaping standards are as follows:

1. On all lots which new townhouses are constructed, landscaping shall be installed between the corresponding façade(s) of the structure and the edge of the street(s), public or private, for the entire length of the street frontage(s).
2. Required landscaping can include, but is not limited to, a combination of the following materials: living plant material such as trees, shrubs, flowers, and lawn (can include artificial turf); and non-living materials such as walkways and courtyards consisting of brick, concrete, asphalt, decorative rock, or other approved materials. Applicable landscaping requirements are subject to the following:
 - a. Xeriscaping is encouraged. The minimum required allowance for plantings shall be 25%. Rock, rock gardens and bark areas without plantings do not

- b. The use of gravel is limited to spaces specified for the parking of RVs.
 - c. Areas of exposed dirt are not allowed. qualify as landscaping or xeriscaping.
3. Street trees are required to be installed on all residential lots fronting on public or private streets, including lots already platted at the time of adoption of this ordinance, but not yet developed. Additional standards are located in Section 8.3035.5.K.

Lot Width	Number of Street Trees Required
Comer Lot	Tree requirements will be based on each street frontage length.
50 feet and less	1
51-100 feet	2
101-150 feet	3
151 feet and more	One tree/40 feet of width fronting street.

- a. Flag lots shall be exempt from street tree requirements unless the frontage portion of the flag lot is 30' or greater.
4. All landscaping and street tree installation shall be completed prior to issuance of a Certificate of Occupancy

RESPONSE: As detailed in the provided landscape plan, street trees are proposed along the entire length of street frontage (see page MP2.3).

G. Fences. See Section 8.0340.

RESPONSE: This standard will be addressed at the time building permits are applied for.

8.0270 Master Development Plans. A Master Development Plan is required as a condition of annexation, or after annexation, but prior to or concurrent with rezoning from Urban Holding-10 to other City zoning districts. The specific requirements for a Master Development Plan are:

1. **Applicability.** This section applies to properties proposed for annexation or rezoning from Urban Holding-10, except that in the event that an applicant has applied for a Planned Unit Development application prior to or concurrent with rezoning from Urban Holding-10, the Master Development Plan approval criteria shall be those used for the Planned Unit Development application and the Great Neighborhood Principles.
2. **Purpose.** The purpose of Master Development Plan is to provide:
 - A. Orderly and efficient development of the City consistent with the City of Redmond Framework Plan and adopted Area Plans.
 - B. Compatibility or transitions with adjacent developments and the character of the area.
 - C. A complementary mix of uses and activities.
 - D. An interconnected transportation network (streets, bicycle routes, and pedestrian trails) within the master plan area and to existing and planned City streets, routes, and trails.
 - E. A range of housing choices and densities for areas planned to have residential components.
 - F. A range of open spaces and recreation facilities, as needed to facilitate the Framework Plan and an adopted Area Plan.
 - G. Public and semi-public facilities and services.
 - H. Preservation of historic buildings, scenic views, and natural resources to the greatest extent possible.
 - I. Transitions or buffers between urban development and rural areas.

J. Implementation of Redmond's Comprehensive Plan, including adopted Area Plans and the Great Neighborhood Planning Principles described in 3(C)(13) below.

3. Procedures for Review.

A. **General.** Master Development Plans (MDP or PMDP) shall be approved through a quasi-judicial review process. Application procedures and related fees for approval may be streamlined in order to promote timely development of urban planning for land zoned UH-10. The Community Development Director, or designee, shall inform the applicant during the mandatory pre-application stage if the proposed MDP area includes the necessary contiguous properties. The determination for the proposed plan area shall be based on utilizing the following factors:

1. Whether there are properties that abut or are surrounded by the plan boundary that would reasonably fit within the zoning concept for the area plan;
2. Whether the extension of public services and infrastructure would be enhanced by the inclusion of abutting properties;
3. Whether the total acreage of abutting or enclave properties is less than the acreage in the proposed plan area; and
4. There is a community interest that would be served by including additional properties in the plan area.

B. Review and approval criteria for Master Development Plans (MPD) or Partial Master Development Plans (PMDP).

1. **General.** In the review of any application for a Master Development Plan, the Planning Commission and City Council, if required, shall consider the following:
 - a. Whether the proposed Plan is generally consistent with the Framework Plan, adopted Area Plan, and Comprehensive Plan in terms of land use, density, transportation systems and networks, adequacy of infrastructure and open space.

RESPONSE: The proposed plan takes into consideration the necessary facilities that are needed to support the development pattern established within both the Comprehensive and Framework plans. It also incorporates necessary design elements, along with improvements needed to maintain the functional character of the services that are needed to serve the contemplated densities.

- b. Whether the proposed Plan is generally suitable for the area in which it is proposed, considering existing and planned neighborhoods, shopping and employment areas, and natural resources and hazards.

RESPONSE: The proposed plan takes into consideration property zoning and proposes a plan that complements the surrounding area. The proposed development will contribute to carrying out the intended land use patterns for the area. As a result, infrastructure will be extended in an orderly and efficient manner to serve the future development as contemplated for the area.

- c. Whether the proposed Plan is functionally integrated with developed or planned areas.

RESPONSE: This proposal has been designed to extend elements that contribute to the functional environment for the area, allowing for the creation of a functional transportation system to serve both pedestrians and vehicular traffic.

- d. The proposed Plan meets the applicable Great Neighborhood Principles.

RESPONSE: Elements of the Great Neighborhood Principles are expounded on below.

C. Master Development Plan (MDP) or Partial Master Development Plan (PMDP) Submittal Requirements and Approval Process.

An application for approval shall include the submittal requirements set forth in the City's Land Use Review application form as well as the elements described below.

1. **Narrative.** A narrative shall set forth the goals and objectives of the plan and describe the urban characteristics of the planned area.
2. **Neighborhood Meeting.** Proof a neighborhood meeting was conducted to provide an opportunity for the applicant to meet with surrounding property owners to discuss the proposal. See Section 8.0385 for meeting requirements.
3. **Development Plan Map.** A map of the plan area and surrounding vicinity shall indicate planned land uses for each land parcel in the area, including plans for park and open space and community facilities, if known. The plan shall show proposed comprehensive plan map designations and zoning. The plan shall include a list of all affected properties with tax lot numbers, current ownership, parcel size, and other information that is pertinent to the plan.
4. **Land Use Diagram.** The land use diagram shall generally indicate the distribution and location of planned land uses for the master plan area, including plans for park and open space and community facilities, if known. The plan shall show proposed comprehensive plan designations, zoning, and density.
5. **Significant Resources Inventory.** An inventory of significant natural resources, scenic and historic resources, and open space areas including those identified on the City's adopted inventory and those that have the potential to qualify for protection under Redmond's Goal 5 resource protection program. When significant resources are present, the proposed plan shall include a management plan to protect resource sites.
6. **Parks and Open Space.** Identify land suitable for park and recreation use in accordance with the needs analysis in the City of Redmond Park Master Plan (Park Plan) and an adopted Area Plan. In particular, where the Park Plan indicates there is a need for neighborhood or community park, the master plan shall identify sites that may be suitable for park development using the design and location criteria from the Park Plan or an adopted Area Plan. Density transfers, SDC credits, dedication, and other value consideration may be identified in the planning process to compensate property owners for land dedicated to public use.
7. **Air, Noise, and Water Resources.** Review air, noise and water resources that may be impacted by planned development and address how adverse impacts will be avoided or mitigated in compliance with applicable local, state, and federal regulations. The analysis may use City public facility plans, technical studies, and policies to meet this requirement when those plans address how urban development in the plan area can be served. In these instances, the Master Development Plan must show that the envisioned land uses in the plan area are consistent with the land use assumptions in the public facility plans. This requirement is particularly important for storm water management.
8. **Natural Hazard Areas.** Inventory areas subject to natural hazards, particularly steep slopes, and program urban development that is suitable for the identified hazard areas.
9. **Residential Uses.** Identify areas planned for housing development, if any, and the proposed zoning districts to be applied. The housing plan must identify a mix of housing types and densities so that the overall density in the area meets or exceeds the housing density objectives for the area that are identified in the Redmond Urban Framework Plan, adopted Area Plans, and the Comprehensive Plan. The Framework Plan and adopted Area Plans provide general guidance on housing densities that need to be achieved in order to meet future housing needs. Where proposed residential land uses differ from those shown in the Redmond Urban Framework Plan or adopted Area Plans, the master plan shall demonstrate how it meets the overall housing objectives of the Redmond Urban

Framework Plan or adopted Area Plans. Applicants may propose new zoning districts when the proposed district(s) in total achieve the housing densities envisioned in the Redmond Urban Framework Plan or adopted Area Plans.

10. Employment Uses. Identify areas planned for employment use and/or mixed uses and the proposed zoning for these areas. Applicants may propose new zoning districts in cases where existing districts are not suitable for the planned development provided the proposed district(s) achieve similar land improvement values and/or employment densities envisioned in the Redmond Urban Framework Plan or adopted Area Plans.

11. Transportation Analysis and Diagram. Prepare a Transportation Impact Analysis (TIA) including a grid street plan that is consistent with street spacing and connectivity guidelines in the *Redmond Transportation System Plan* (TSP) and adopted Area or Framework Plans. The TIA shall identify and show:

- a. The proposed classification for all streets.
- b. The location of approved TSP improvement projects.
- c. Any capital improvements that may need to be added to the TSP in order to serve the plan area.
- d. Proposed bicycle pedestrian, and trail routes.
- e. Demonstrate how planned transportation facilities will connect to transportation facilities in adjacent urban areas.

12. Public Facilities Analysis and Diagram. The plan shall include a conceptual layout of public facilities, (including sanitary sewer, water, and storm drainage) needed to support the planned uses. The Public Facilities Analysis must be consistent with the city's adopted *Public Facility Plan* (PFP) and related facility master plans, including improvements related to the adopted Area Plan that may require amending the PFP.

13. North Redmond US 97 Interchange Area Management Plan (IAMP)

Compliance. The master plan shall comply with the following policies, if applicable:

- a. Any property newly annexed within the IAMP area shall have:
 - i. Direct Access to a local public street other than a state highway consistent with the Local Street Connectivity Plan; and,
 - ii. Any property to be annexed to the City shall relinquish all direct access rights to a state highway as a condition of development approval (when a legal alternative access exists).

RESPONSE: Additional materials submitted in support of the proposed Master Development Plan include all the applicable elements listed above.

14. Great Neighborhood Principles. MDPs shall address applicable Great Neighborhood Principles below. In instances where the property proposed for a MDP is located within the boundary of an adopted Area Plan, the MDP shall also address the Great Neighborhood Principles according to the specificity provided in the Area Plan.

- a. **Transportation.** Connect people and places through a complete grid street network and trail system that invites walking and bicycling and provides convenient access to parks, schools, neighborhood service centers, and possible future transit stops. Traffic calming techniques and devices may be required to slow vehicles. Curved streets are encouraged to provide interest and variety in neighborhood design. Trails shall be provided to link existing or planned pedestrian facilities.

RESPONSE: Local streets provide access for bicycles and pedestrians to conveniently access the nearby areas. Additionally, a trail along Northwest Way will allow both to continue to the major street networks and future trails. All proposed sidewalks and trails are accessible to those in the neighborhood. The proposed pedestrian elements will contribute to the orderly

development of the area allowing for a connection of people and places through a permanent and safe means.

b. **Housing.** A mix of housing unit types and densities shall be integrated into the design of new neighborhoods consistent with zone requirements unless a variance or other planning permit is approved. Housing developments containing more than five attached units must be designed to be consistent with the Higher Density Multifamily Design Guidelines.

RESPONSE: The subject property is 32.11 acres and proposed to be developed with a mixture of housing that includes apartments, townhomes, and detached single family homes.

c. **Open spaces, greenways, recreation.** All new neighborhoods shall provide usable open spaces with recreation amenities that are integrated to the larger community. Central parks and plazas shall be used to create public gathering places and should be located in or near the center of the project to the extent practicable. New neighborhoods should retain and incorporate significant geological features such as rock outcroppings or stands of clustered native trees into the design and lot layout. Neighborhood and community parks shall be developed in locations consistent with the Redmond's Parks Master Plan.

RESPONSE: The property has an approximate 0.5 acre park area dedicated for the surrounding neighborhood. However, it shall be noted that there is over one acre of open space landscaped areas within the multifamily development. South of the townhomes is an approximate 6,700 square foot open area and west of the townhome area is a paved multiuse path.

d. **Integrated design elements.** Streets, civic spaces, signage, and architecture shall be coordinated to establish a coherent and distinct character for the MDP. MDPs may integrate design themes with adjacent developed or planned areas.

e. **Diverse mix of activities.** A variety of uses are encouraged in order to create vitality and bring many activities of daily living within walking and biking distance or a short drive of homes. Amenities including, but not limited to, trails, recreation areas, and open spaces, shall be constructed before occupancy of any residential unit, unless a phasing plan is approved. Commercial service areas must be supported by a market analysis and phasing program which will be used by the City to determine construction timing.

RESPONSE: This criterion is best suited to larger more complex developments, primarily developments with recreational centers or town centers. The project will have single family homes, with sloped roofs in a varied Pacific Northwest style common in other areas of Redmond. The infrastructure (streets, sidewalks, street trees, streetlights) will all be developed according to City standards and specifications which will provide continuity throughout the development.

f. **Public art or artistic features.** Places for the installation of public art or artistic features are required to provide focal points, preferably, at the gateways to neighborhoods, in and around the center of neighborhoods, or trailheads.

RESPONSE: Open space areas are proposed to be landscaped in a design that will draw visual interest. While no public art is proposed at this time open space areas provide an opportunity

for public art in the future.

g. **Scenic views.** Identify and preserve scenic views and corridors of the Cascade Range, Ochoco Mountains, and Smith Rock, such as in street view sheds or park areas. Streets and common, or public, open spaces should be located and oriented to capture and preserve scenic views for the public. Minimize visual clutter from signs and utilities within scenic corridors.

RESPONSE: Connection to existing approved roadways, along with open placement of park areas has provided for the preservation of scenic views. Varied housing types and upper story development may also offer view opportunities. Based on the development factors it can be found that the development takes advantage of the views to the greatest degree practical.

h. **Urban – rural interface.** Urban development shall interface with rural areas through landscaped open space buffers at least 100 feet wide and the length of the urban development, excluding public streets, or shall be transitioned from higher density development to lower density development at the urban - rural interface.

i. **Pocket parks/tot lots.** Fully developed “pocket parks” or “tot lots” shall be incorporated into medium and high density zoned residential subdivisions and site plans. These areas shall be developed for every twenty-five lots/units, a minimum of 3,000 square feet and privately maintained. Examples of amenities include: turf areas, benches, deciduous shade trees, irrigation, shrubs, natural or decorative features, and adequate trash receptable(s) and lighting.

RESPONSE: This standard has been addressed in criterion ‘c’ above.

j. **Canal trails.** If canals or laterals are present, multi-use trails at least 10 feet wide shall be provided, subject to the Central Oregon Irrigation District’s review and approval. Pedestrian amenities such as benches and trash receptacles shall be provided at appropriate locations (e.g., every 500 feet, at trailheads or intersections with public streets).

RESPONSE: An existing irrigation canal will be piped as part of the development. Over the irrigation pipeline, there will be a 10 foot wide multiuse path.

k. **Green Design.** Energy-efficient design through solar access setbacks, xeriscaping, and planting of drought-resistant trees to minimize water usage and provide shade.

RESPONSE: The existing property’s configuration allows for improved solar access which is intended to minimize energy use. The proposed open space is intended to be planted with drought tolerant species, shrubs, trees, and ground covers thus reducing water use.

D. **Implementation.** Upon approval, all subsequent development located within the MDP boundaries shall be consistent with the approval.

E. **Amendment/Modification to Master Development Plan.** Any modifications to the approved MDP shall be subject to the standards and procedures in Article II, “Modifications”, and subject to the review criteria contained in this section.

F. **Expiration of Master Development Plan.** An approved MDP or PMDP shall be subject to the requirements of Section 8.1605 concerning expiration, unless a specific timeline is approved through the land use review process.

RESPONSE: These standards are advisory.

8.0305 Establishment of Clear Vision Areas. Clear vision areas are measured as follows: starting at the edge of pavement, or curb lines, at the intersection of two vehicular ways, and measuring along each edge of pavement for the distance shown below; this will result in an angle. The end points projecting from the vertex of the angle are then connected, forming a triangle. The area within the triangle is the horizontal clear vision area. The vertical clear vision area is the area above the triangle, between 3' and 8' in height.

Clear vision distances shall be as follows:

1. At an intersection of two streets having 90-degree angles at the intersection, the minimum distance shall be 25 feet.
2. At traffic circles, acute or obtuse angles, and other non-conventional intersections of two streets, the clear vision area may be determined by the Hearings Body or City Engineer. However, the clear vision area shall make every attempt to incorporate the 25' line of sight distance as is stated in (1).
3. All other vehicular intersections, including alleys the minimum clear vision distance shall

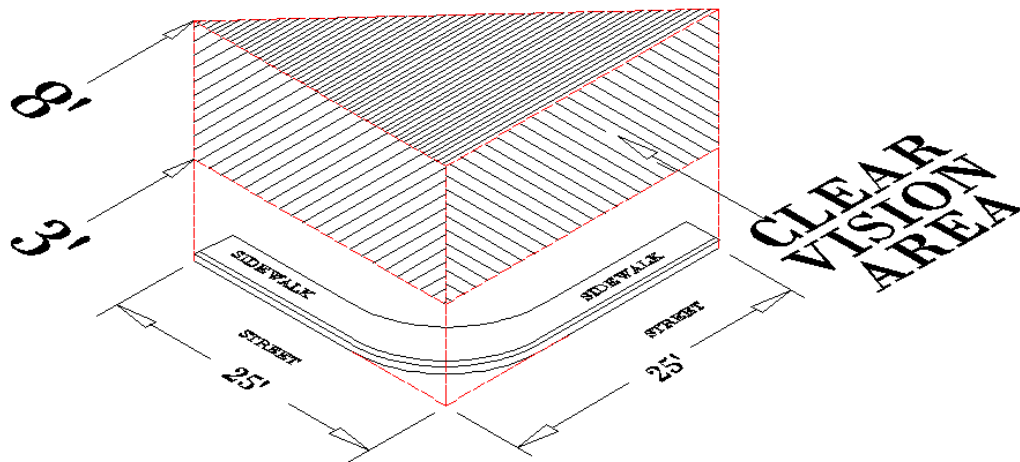


ILLUSTRATION – STREET TO STREET CLEAR VISION AREA

RESPONSE: Clear vision areas have been established and are shown on the site plan.

8.0385 Neighborhood Meeting Requirements

1. Purpose and Intent. The purpose of the neighborhood meeting is to provide a forum for the applicant, surrounding neighbors, and interested members of the community to meet and consider a proposed land use application, and to discuss issues/concerns regarding the proposal prior to application submittal. Neighborhood meetings encourage citizen participation early in the development process, and an opportunity to revise the land use application to address the issues prior to application submittal.

2. Applicability. Neighborhood meetings are encouraged prior to submitting any land use application. The following application types or development proposals shall be subject to the neighborhood meeting requirements:

A. Master Development Plans.

B. Residential or mixed use development proposals that generate 200 or more daily trip ends, or 20 or more p.m. peak hour trip ends, where a Transportation Impact Analysis (TIA) is required.

C. Wireless and Broadcast Communications Facilities.

3. Requirements and Procedures. The neighborhood meeting must be held after a pre-development meeting with City Staff, but before submittal of a land use application. The applicant shall be required to hold only one meeting prior to submitting an application for a specific site but may hold more if desired. If the development proposal is revised after the neighborhood meeting, and a major modification is requested, a second neighborhood meeting with a new notice shall be required before the revised application is submitted.

A. Location and Time. Neighborhood meetings shall be held in person at a location in reasonable proximity to the subject site. The meeting shall be held at a location open to the public., City Staff, and at a facility that is ADA accessible. The meeting shall be held on a weekday evening, or weekends at any reasonable time. Applicants may provide a virtual component for participants to join in the meeting. The virtual component shall not be done in lieu of the in-person requirements. ADA accommodations when requested by attendee must be provided.

B. Notice – Mail. Mailed notice of the meeting shall be provided by the applicant to the neighboring property owners (within 750 feet outside city limits and 250 feet within city limits) and the Community Development Department between ten and 30 calendar days prior to the meeting. Notices must be sent first class and shall include the date, time, and location of the meeting, as well as a brief description of the development proposal and property location. The description shall take into consideration information provided by City staff at the pre-development meeting, include project contact information, a copy of the tax map or a GIS map that clearly identifies the location of the proposed development, and a conceptual site plan.

C. Notice – Signage. The applicant shall also post notice of the neighborhood meeting on the subject site or on an access easement to the site within clear view of a public street at least seven days in advance of the meeting. The sign must display the meeting date, time, and address as well as project contact information.

D. Meeting Requirements. The developer must provide a sign-in sheet for attendees to provide their name, address, telephone number, and email address. At the meeting, the applicant shall provide a conceptual site plan and describe the major elements of the proposal. Depending on the type and scale of the particular application, the applicant should be prepared to discuss proposed land uses and densities; traffic impacts; proposed building size and height; proposed access and parking; and proposed landscaping, buffering and/or protection of natural resources as applicable. Attendees will have an opportunity to speak at the meeting and may identify any issues that they believe should be addressed. If no one arrives within 30 minutes of the scheduled start time for the meeting, the applicant may close the meeting and this requirement will be considered met upon the applicant's submittal of the documentation to that effect.

E. Materials Submitted with Application. The neighborhood meeting notes that identify the major points discussed about the development, list of parties notified, signed affidavits of mailing and posting notices, copies of all materials provided by the applicant, and a signature sheet of attendees shall be included with the development application upon submittal.

F. Validity Period. The land use application shall be submitted to the City within 180 days of the neighborhood meeting. If an application is not submitted in this timeframe, the applicant shall be required to hold a new neighborhood meeting.

G. Denial. Failure of the applicant to hold a neighborhood meeting in accordance with these provisions prior to submittal of a land use application shall result in an incomplete application and the application may be rejected.

RESPONSE: Neighborhood meeting procedures have been adhered to and the required documentation is included with this application.

8.0500 Off Street Parking. Parking space requirements are based on the following standards

according to the use (note: all required handicapped parking is included in the calculation derived parking standards). Manufacturing, warehousing, and other industrial uses may base the number of required parking spaces on the number of employees. When the number of employees is specified, persons counted shall be those working on the premises, including proprietors, during the largest shift at peak season.

Land use	Standard
Residential	
All residential uses within the Downtown Overlay District	1 space per Dwelling Unit (DU).
Bed and Breakfast	1 space / bedroom
Boarding House	1 space / bedroom
Caretake living on-site	2 spaces / DU
Cottage Clusters / Cottage Developments	1 space / cottage
Duplex	1 space / DU
Guest Houses	1 space / Guest House
Homeless Shelter	.5 space / room, 1 space / employee or service provider (fullest shift)
Multi Family Complex (Apartments)	1 spaces / 10 DU; 1 space / Mgr. Plus
Studio < 600 sf	1 space / DU
Studio > 600 sf / 1 bedroom	1.5 space / DU (1space per Affordable Housing DU)
2 bedrooms	1.75 spaces / DU (1.5 spaces per Affordable Housing DU)
3 or more bedrooms	2 spaces / DU
Senior Housing Developments (55+ communities)	1 space / DU (0.75 space per Affordable Housing DU)
Residential Care Facility (6 or more residents)	.5 space / room, 1 space / employee (fullest shift)
Residential Care Home (5 or less residents)	2 spaces
Single Family Detached Dwelling	2 spaces / DU
Townhouse	1 space / DU
Triplex and Quadplex	1 space / DU

RESPONSE: Single family lots will have a garage and driveway that will accommodate the 2-parking space requirement. Townhouse lots will also have a driveway and garage for each designated unit providing the required 1 space per unit standard. The multi-family complex area requires 111 parking spaces for the proposed 52 units, which has been met.

8.0505 Off-Street Parking and Loading. General provisions are as follows:

1. The provisions and maintenance of off-street parking and loading spaces is the continuing obligation of the property owner. Should the owner or occupant of any lot or building change the use to which the lot or building is sited, thereby increasing off-street parking, or loading requirements, this section must then be complied with. Businesses within the Central Business District (C-2 zone) and Downtown Overlay District (DOD) shall be exempt from this provision if there is an existing building on the subject site that prevents the addition of on-site parking. Expansions of buildings in the C-2 and DOD zone must comply with this section.
2. Requirements for types of buildings and uses not specifically listed in these standards shall be determined by the Community Development Director, or designee, based upon the requirements for comparable uses listed.
3. In the event that several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the net floor area requirements of the several uses computed separately.
4. Owners of two or more uses, structures or parcels of land may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap; provided that satisfactory legal evidence is presented to the City in the form of deeds, leases, or contracts to establish the joint use.

RESPONSE: These standards are advisory.

5. Off-street parking spaces for Dwelling Units (DU) shall be located on the same parcel as those dwellings, or written contract of agreement shall be provided to the City that expressly permits shared use of parking areas which are off-site.
6. All required parking spaces shall be located not farther than 300 feet from the building or use they are required to serve, measured in a straight line from the building unless approved by the City Engineer.
7. Required parking spaces shall be available for the parking of passenger automobiles of residents, customers, patrons, and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.

RESPONSE: Proposed parking for the dwelling units within the multifamily R-5 zone are located on the same parcel and are adjacent to the buildings in which they serve. Resident and visitor parking for each unit is located within 65' of the building served. No outdoor storage for parking is proposed.

8. In any zone, every building having a gross floor area of 10,000 square feet or more, which is to be occupied for: manufacturing, storage, warehousing, retail sales, hotel, hospital, laundry, dry cleaning establishment, or other uses similar requiring the receipt or distribution by vehicles, materials or merchandise, shall provide one off-street loading berth, plus one additional loading berth for each additional 20,000 square feet of gross floor area. Each loading berth shall be provided with paved access, driveways and surfacing in the same manner as for off-street parking, except that each space shall be 10 feet wide and 22 feet long with a height clearance of at least 14 feet. A sight-obscuring screen, berm, or landscaping shall conceal all loading areas from view from public streets or roads.
9. Interior loading docks, or loading areas or docks located inside buildings, shall be considered as being screened when securable by a powered overhead door that totally encloses the opening for vehicles being loaded / unloaded.
10. Loading and unloading of merchandise, equipment, etc. shall not be permitted from public streets or roads.

RESPONSE: Proposed parking is within a residential zone; therefore, these standards do not apply.

11. Common Parking Areas shall conform to city standards and shall be located within 220 feet of the land use.

RESPONSE: The common parking areas for the multifamily R-5 zone are located within the proposed development which they are intended to serve.

8.0510 Design and Improvement Standards for Parking Lots. The design and improvement standards for parking lots are:

1. Vehicle Parking Space Sizes and Bicycle Parking Requirements.
 - A. Each regular sized parking space or stall shall be governed by the requirements of Section 8.0515 and shall have a minimum width of 9 feet and a minimum length of 20 feet; must be individually accessible, paved, and shall be continuously maintained by the property owner.
 - B. If desired by the applicant / owner, each compact parking space or stall shall be a minimum width of 8 feet and a minimum length of 18 feet.
 - C. A maximum of 30% compact spaces is permitted as required parking.
 - D. A securable parking space shall be provided for bicycles for each new commercial use. Credit for 1 vehicular parking space shall be given for each 5 bicycle parking spaces (up to 10 bicycle parking spaces / 2 vehicular parking spaces credit possible). However, parking lots containing fewer than 10 vehicular spaces are not eligible for credits, except in the **MUN and MUE** zone. Also, bicycle spaces shall not replace more than 20% of the required parking under any circumstance.

RESPONSE: Proposed parking stalls within the multi-family housing area meet the minimum requirements of 9x20 feet. There is no compact parking being proposed. Securable parking for bicycles is not required as the development is not located in a commercial zone.

2. Except for parking in connection with single family detached dwellings or middle housing, parking and loading areas adjacent to or within a residential zone or adjacent to any dwelling shall be screened with a sight-obscuring fence or planted screen of not less than three feet in height.

3. Parking spaces between pavement and landscaping shall be contained by a bumper rail or by a curb which is at least four inches high, and which is set back a minimum of one and one-half feet from the property line.

RESPONSE: Proposed parking is intended to serve middle housing. Edge of pavement parking spaces have a curb between spaces and proposed landscaping. Spaces are more than 1-1/2 feet from the property line. These standards have been met.

4. Exterior Artificial lighting of any type shall not shine or create glare in any dwelling, property, or onto any public right of way.

RESPONSE: Exterior lighting shall be attached to the buildings and shall not shine on adjacent buildings or streets.

5. Access aisles shall be of sufficient width to permit easy turning and maneuvering. In no case shall access aisles be less than 20' in width. Any access aisle less than 24' in width shall provide "no parking / fire lane" striping or signage, or curbs painted red for "no parking". Further, any access aisle being used as backup room for parking spaces shall be no less than 24' wide.

RESPONSE: Access aisles on the proposed site have a minimum width of 24' therefore this standard has been met.

6. Groups of more than two parking spaces shall be so located and served by a driveway so that their use will require no backing movements or other maneuvering within a street right-of-way, other than an alley, unless approved by the City Engineer. Single family detached dwelling and middle housing type are exempt from this standard.

7. Service drives to off-street parking areas and internal access aisles shall be designed and constructed both to facilitate the flow of traffic and to provide maximum safety for vehicles and pedestrians. Pedestrian pathways shall be clearly differentiated from vehicular drive aisles on site and may be required to be physically separated from vehicular drives or aisles to ensure pedestrian safety. The number of service drives shall be limited to the minimum that will accommodate anticipated traffic.

RESPONSE: All parking spaces are entirely contained within the property boundaries and do not hinder a public street, when backing movements or other maneuvering is required. A 5' wide concrete pedestrian pathway has been proposed on the north and south sides of the parking area providing safe access on the proposed site.

8. Driveways shall have a minimum vision clearance area as described within RDC section 8.0305 and 8.0310, "Clear Vision areas".

RESPONSE: A minimum vision clearance area of 15' has been established for the driveways and is shown on the proposed site plan therefore, this standard has been met.

9. The following standards shall apply to parking within industrial zones:

A. Parking shall not be allowed within 10 feet of a front yard property line or 5 feet of a side yard property line.

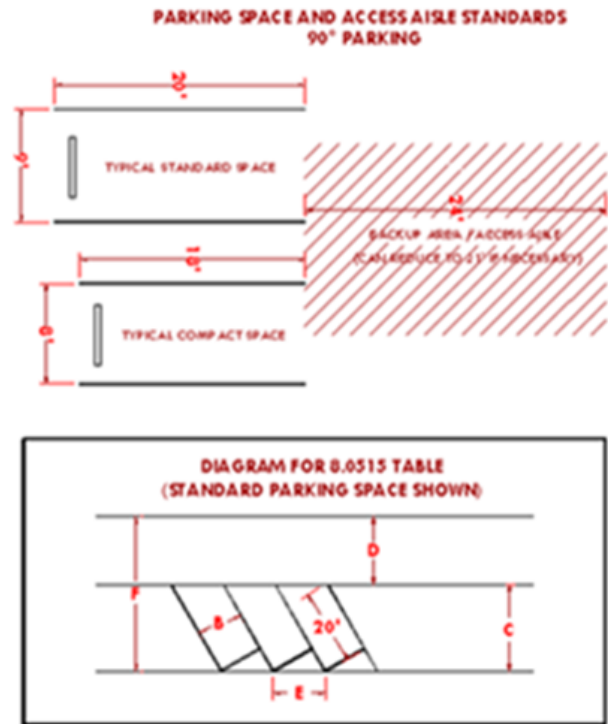
B. Parking shall not be allowed on collectors or arterials when industrial zoning is contiguous to said street.

RESPONSE: The proposed site plan is in the R-5 zone therefore this standard does not apply.

8.0515 Parking Table and Diagram. The following table and diagram provide the minimum dimensions of public or private parking areas based on the diagram on the same page where "A" equals the parking angle, "B" equal the stall width, "C" equals the minimum stall depth, "D" equals the minimum clear aisle width, "E" equals the stall distance at bay side, "F" equals the minimum clear bay width and "G" is the maximum permitted decrease in clear aisle width for private parking areas.

PARKING TABLE

A	B	C	D	E	F	G
PARALLEL	'0"		12.0	22.0	20.0	2
20°	8'0"	13.6	11.0	23.4	24.6	1
	8'6"	14.1	11.0	24.9	25.1	
	9'0"	14.6	11.0	26.3	25.6	
	10'0"	15.5	11.0	29.2	26.5	
30°	8'0"	16.0	11.0	16.0	27.0	1
	8'6"	16.4	11.0	17.0	27.4	
	9'0"	16.8	11.0	18.0	27.8	
	9'6"	17.3	11.0	19.0	28.3	
45°	8'0"	18.4	14.0	11.3	32.4	3
	8'6"	18.7	13.5	12.0	32.2	
	9'0"	19.1	13.0	12.7	32.1	
	9'6"	19.4	13.0	13.4	32.4	
60°	8'0"	19.7	19.0	9.2	38.7	3
	8'6"	20.0	18.5	9.8	38.5	
	9'0"	20.3	18.0	10.4	38.3	
	9'5"	20.5	18.0	11.0	38.5	
70°	8'0"	20.8	18.0	11.5	38.8	3
	8'0"	19.8	20.0	8.5	39.8	
	8'6"	20.1	19.5	9.0	39.6	
	9'0"	20.4	19.0	9.6	39.4	
80°	8'0"	20.6	18.5	10.1	39.1	3
	9'6"	20.9	18.0	10.6	38.9	
	8'0"	19.2	25.0	8.1	44.2	
	8'6"	19.3	24.0	8.6	43.3	
90°	8'0"	19.4	24.0	9.1	43.4	3
	9'0"	19.5	24.0	9.6	43.5	
	9'6"	19.6	24.0	10.2	43.6	
	10'0"	18.0	26.0	8.0	44.0	
	8'6"	18.0	25.0	8.5	43.0	
	9'0"	18.0	24.0	9.0	42.0	
	9'6"	18.0	24.0	9.5	42.0	
	10'0"	18.0	24.0	10.0	42.0	



RESPONSE: There are 111 parking spaces meeting the required minimum size of 9' x 20'.

8.2000 Title. These standards shall be known as the City of Redmond Land Division Standards and may be so cited and plead.

8.2005 Purpose. In accordance with the provisions of Oregon Revised Statutes (ORS) Chapters 92 and 227, these standards set forth the minimum standards governing the approval of land development, including subdivisions and partitions, as necessary to carry out the Redmond Urban Area Comprehensive Plan and to promote the public health, safety, and general welfare. The purposes of these provisions and regulations are to:

1. Encourage well planned subdivision and partition development to the end that good livable neighborhoods with all needed amenities and community facilities may be created.
2. Encourage development in harmony with the natural environment and within resource carrying capacities.
3. Safeguard the interest of the public, the developer, and the future lot owner – the Community.
4. Improve land records and boundary monumentation.
5. Ensure equitable processing of subdivision and partition plats and accomplish to the greatest extent possible the goals and objectives of the Comprehensive Plan for the Redmond Urban Area.
6. Provide for orderly and efficient urban development and coordinate development with public facility and service plans and capabilities.
7. Promote and maximize the conservation of energy by preserving the option to utilize solar energy and to implement the Comprehensive Plan policies relating to solar energy by encouraging the design of new developments to protect future options to use solar energy by providing for and protecting solar access in the following ways:
 - A. By regulating the orientation of streets, lots, and parcels;
 - B. By the placement, height and bulk of buildings;
 - C. By the placement and growth of vegetation; and,
 - D. By preserving options for other alternative energy sources, such as wind, that may be available and necessary in the future.

8.2010 Interpretation. No person may subdivide or partition land within the City of Redmond except in accordance with ORS Chapter 92 and the provisions of these standards. The provisions of these standards shall be construed to affect the purposes set forth in Section 8.2005 of these standards. These provisions are declared to be the minimum requirements fulfilling such objectives, and, as deemed necessary through the land use review and decision process, the City may impose additional requirements to promote the health, safety and general welfare, and to carry out the Comprehensive Plan of the City. Where conditions set forth herein are less restrictive than comparative conditions imposed by any other provision of these standards, by provision of other applicable local ordinance, resolution, or regulation, or by provision of state statute or administrative regulation, the more restrictive shall govern.

RESPONSE: This document serves to address the standards of subdividing land within the City of Redmond.

8.2200 Pre-Application Meeting. Prior to submitting a tentative subdivision plat each applicant or their representative is required to meet with the Community Development Director or a designated staff member(s) to review the proposal.

RESPONSE: A pre-development meeting was held on October 25, 2022. The standard is met.

8.2202 Neighborhood Meeting. Proof of a neighborhood meeting was conducted for residential or

mixed use development proposals that generate 200 or more daily trip ends, or 20 or more p.m. peak hour trip ends, where a Transportation Impact Analysis (TIA) is required. See Section 8.0385 for meeting requirements.

RESPONSE: This standard has been addressed in Section 8.0385.

8.2205 Application Submission. Any person, authorized agent, or representatives, proposing a subdivision, shall include with an application and filing fee for a subdivision, a tentative plat together with improvement plans and other supplementary material as may be required.

RESPONSE: All required documents have been included with this submission.

8.2210 Scale of Tentative Subdivision Plat. The tentative plat of a proposed subdivision shall be drawn on a sheet at an engineer's scale not greater than one inch per 100 feet, or as approved by the Community Development staff.

RESPONSE: This standard is advisory.

8.2215 Informational Requirements. The following information shall be shown on the tentative plat or provided in accompanying materials. No tentative plat shall be considered complete unless all such information is provided:

1. General information required:

- A.** Proposed name of the subdivision.
- B.** Names, address, and phone numbers of the owner of record, authorized agents or representatives, engineer or surveyor, and any assumed business names filed or to be filed with the Oregon Secretary of State Corporation Division by the applicant. If the application is filed by anyone other than the owner of record, a letter or other evidence of the owner's permission to file the application.
- C.** Date of plat preparation, north and magnetic north and south, scale and gross area of the proposed subdivision.
- D.** Appropriate identification of the drawing as a tentative plat for a subdivision. Location and tract designation sufficient to define its location and boundaries, and a legal description of the tract boundaries in relation to existing plats and streets.
- E.** Certified copy of the recorded instrument under which the applicant claims an ownership interest, or copy of a land sales contract, which binds the applicant in the event of tentative approval.
- F.** Title report or subdivision guarantee, issued within the last ninety (90) days, and supporting documentation of all easements identified on the property.

2. Information concerning existing conditions:

- A.** Location, names, and widths of existing improved and unimproved public or private streets and roads within and adjacent to the proposed subdivision.
- B.** Location of any existing features such as section lines, section corners, City and special district boundary lines, and survey monuments.
- C.** Location of existing structures, irrigation canals and ditches, pipelines, waterways, railroads, and any natural features such as rock outcroppings, marshes, wooded areas, and natural hazards.
- D.** Location and direction of water courses, and the location of areas subject to flooding and high water tables.
- E.** Location, width and use or purpose of any existing easement or right-of-way within and adjacent to the proposed subdivision.
- F.** Existing sewer lines or septic tanks and drain fields, water mains, wells, fire hydrants, culverts, and other underground and overhead utilities within and adjacent to the proposed subdivision together with pipe sizes, grades, and locations.
- G.** Contour lines related to some established benchmark or other engineering acceptable datum and having minimum intervals of two feet for slopes of less than

- five percent, five feet for slopes of five to fifteen percent, ten feet for slopes of fifteen to twenty percent, and twenty feet for slopes greater than twenty percent.
- H. Zoning classification of land within and adjacent to the proposed subdivision.
 - I. Names and addresses of all adjoining property owners.
 - J. The structures, trees, rock outcroppings or other shade producing objects, if the object will cast shade from or onto the subdivision.
 - K. Existing covenants, conditions, and restrictions.
 - L. Conditions specified on the approved Transportation System Analysis prepared in accordance with Section 8.2815.
- 3. Information Concerning Proposed Subdivision:**
- A. Location, names, width, typical improvements, cross sections, bridges, culverts, approximate grades, curve radii and centerline lengths and reserve strips of all proposed streets, and the relationship to all existing and projected streets.
 - B. Location, width, and purpose of all proposed easements or rights-of-way and relationship to all existing easements and rights-of-way.
 - C. Location of at least one temporary bench mark within the proposed subdivision boundary.
 - D. Location, approximate area and dimensions of each lot, and proposed lot and block numbers.
 - E. Location, approximate area and dimensions of any lot or area proposed for public use, the use proposed, and plans for improvements or development thereof.
 - F. Proposed use, location, approximate area, and dimensions of any lot intended for non-residential use.
 - G. An outline of the area proposed for partial recording, if contemplated or proposed.
 - H. Source, method, and preliminary plans, prepared by a licensed civil engineer, for domestic and other water supplies, sewage disposal, solid waste disposal, and all utilities.
 - I. Description and location of any proposed community facility.
 - J. Storm water, drainage facility and grading plans.
 - K. Proposed deed restrictions including access restrictions or protective covenants if such are proposed to be utilized for the proposed subdivision.
 - L. Statement from each utility company proposed to serve the proposed subdivision stating that each company is able and willing to serve the proposed subdivision as set forth in the tentative plan, and the conditions and estimated costs of such service.
 - M. Proposed fire protection or fire hydrant system for the proposed subdivision and written approval thereof by the appropriate serving fire protection agency.
 - N. Solar Access. Demonstration of how solar access will be provided.
 - O. Location and type of street trees.
4. Information showing how the applicant has addressing the applicable Great Neighborhood Principles in Section 8.0270(3)(C)(13) and adopted Area Plans.

RESPONSE: These standards are advisory and have been adhered to as shown on the accompanying site plan.

8.2220 Phased Development Plan. An overall phased development plan shall be submitted for all developments for which phased development is contemplated. The phased development plan shall include but not be limited to, the following elements:

1. Overall development plan, including phase or unit sequence.
 - A. For development that includes a commercial component, a surety may be required when the commercial component is not sequenced in the initial phases.
2. Show compliance with all applicable land division standards and policies as described in this Article.
3. Schedule of improvements initiation and completion.
4. Overall transportation and traffic pattern plan showing compliance with grid street

standards, and for land within the North Redmond US 97 Interchange Area Management Plan (IAMP), compliance with the Local Street Connectivity Plan (Comprehensive Plan Addendum Chapter 9 Transportation Element figure 1).

5. General program for phasing timetable projection.

6. Development plans for any common elements or facilities.

7. If the proposed subdivision is believed to have an additional impact upon adjacent lands or lands within the general vicinity, the Hearings Body may require an additional impact analysis for various aspects of the development thought to cause such impacts.

8. Street tree plan.

9. Program for addressing applicable Great Neighborhood Principles in Section 8.0330(3)(C)(13) and adopted Area Plans.

8.2225 Approval of Phased Development Plan. The Hearings Body shall review a phased development plan at the same time a tentative plat for the first phase is reviewed. A phased development plan may be approved before the tentative plat for the first phase is submitted. The Hearings Body may approve, modify, or disapprove the phased development plan and shall set forth findings for such decision. The Hearings Body may also attach conditions necessary to bring the plan into compliance with all applicable land use standards and policies. Any tentative plat submitted for the plan area shall conform to the phased development plan unless approved otherwise by the City.

8.2230 Development Following Approval. Once a phased development plan is approved by the City, the plan shall be binding, upon both the City and the developer. The Hearings Body may attach conditions to any changes proposed that are deemed necessary to ensure compliance with the Comprehensive Plan and implementing regulations. After five (5) years from the date of approval of the plan, the City may initiate a review of the plan for conformance with applicable City regulations. If necessary, the City may require changes in the plan to bring it into conformance with new applicable city regulations.

RESPONSE: All phases of the proposed subdivision are included. This standard is met.

8.2235 Required Findings for Tentative Subdivision Approval.

1. The Hearings Body shall approve no application for a subdivision unless the following requirements are met:
 - A. Proposal is in compliance with ORS Chapter 92, the Comprehensive Plan, the Transportation System Plan (TSP) and applicable zoning and the applicable Track in Section 8.2236.

RESPONSE: The proposed subdivision is designed to meet the R-3, R-4, and R-5 standards for which it is zoned and with streets complying with the TSP.

- B. Proposal does not conflict with acquired public access easements within or adjacent to the subdivision.

RESPONSE: The proposal does not conflict with known public access easements.

- C. Each lot is suited for the use intended or offered.

RESPONSE: Each proposed lot within the R-3 zone is more than 7,500 square feet for single family housing. Proposed lots within the R-4 zone are more than 1,500 square feet for townhomes. Single family lots that fall within the R-4 zone exceed the requirement of 5,500 square feet. This standard is met.

- D. The subdivision will not exceed the operational capacity of public facilities and

services as identified in the city's Water and Wastewater Master Plan and the Transportation System Plan, which are required to serve the development, or a determination that sufficient capacity can be provided.

RESPONSE: The proposed subdivision legally meets the City's Water and Wastewater Master Plan and Transportation System Plan to serve this development.

- E. A water rights division plan has been approved by the applicable irrigation district.

RESPONSE: No water rights exist on the subject property; therefore, this standard does not apply

- F. The subdivision contributes to orderly development and land use patterns in the area and provides for the preservation of natural features and resources such as streams, lakes, natural vegetation, and special terrain features.

RESPONSE: The proposed development does not contain features and resources such as streams, lakes, natural vegetation, or special terrain features; therefore, this standard does not apply.

2. Access Management proposals comply with the standards set forth in Section 8.2820 and all other applicable standards.

RESPONSE: Access management standards are addressed in Section 8.2820 of this document.

8.2236 Subdivisions may be created following two tracks: Track 1 (General Criteria) and Track 2 (Clear and Objective Standards)

1. Track 1 – General Criteria. Subdivision Tentative Plans (No Needed Housing). The City shall approve, approve with conditions, or deny a proposed subdivision. Approval, or approval with conditions shall be based on compliance with the following criteria:

A. The proposed subdivision will:

1. Not create risk of fire, flood, geological hazards, or other public health and safety concerns;
2. Provide adequate transportation systems, water supply sewage disposal, drainage, and other public utilities consistent with City Standards and Specification;
3. The proposed subdivision provides direct bicycle and pedestrian access to any adjacent residential areas, transit stops, neighborhood activity centers, commercial areas, and employment areas.

RESPONSE: Based on the findings, it has been demonstrated that the subdivision has been designed in a manner that will avoid the risk of flood, fire, geological, or other public health and safety concerns. Further, improvements to the transportation system, along with all other public facilities and services, will ensure that the subdivision contributes to the orderly development of the surrounding area and the City of Redmond.

- B. Approval does not impede the future best use of the remainder of the property under the same ownership or adversely affect the development of the remainder or any adjoining land or access thereto, based on the provisions of this land use code.

RESPONSE: The subdivision design includes the development of the entire property, while taking into consideration the development pattern on adjacent lands. The proposed subdivision will allow for the orderly extension of services as other properties develop. Therefore, it can be found that the subdivision proposal does not adversely affect the development of the remainder or any adjoining land or access thereto.

- C. Any existing improvements on the proposed lots are consistent with the provisions of this land use code.

RESPONSE: There are no existing improvements that will need to be made therefore, this standard is met.

- D. The proposed subdivision will be consistent with the property's designation in the comprehensive plan map.

RESPONSE: The property is zoned R-3, R-4, and R-5. All aspects of the subdivision have been designed to meet both the zone and plan designations.

- E. General conformance with the Great Neighborhood Principles, including a description of the range of housing unit types proposed.

RESPONSE: The proposed subdivision was designed to ensure that the Great Neighborhood Principles can be complied with to the greatest extent practical. The proposed development will utilize a mix of housing types, open spaces, and scenic views to encourage a diverse neighborhood. A green design will be applied to landscaping and utilize the natural landscape provided as much as is feasible.

- F. The proposed subdivision provides safe, convenient, and direct bicycle and pedestrian access to nearby and adjacent residential areas, transit stops, neighborhood activity centers, commercial areas, and employment and industrial areas, and provides safe, convenient, and direct transit circulation, provided the city makes findings to demonstrate consistency with constitutional requirements. "Nearby" means uses within ¼ mile that can reasonably be expected to be used by pedestrians and uses within 2 miles that can reasonably be expected to be used by bicyclists.

RESPONSE: The proposed improvements include sidewalks and roadway connections to other subdivisions that have existing or proposed local streets that provide alternative access for pedestrians and bicyclists, via local streets and sidewalks.

- G. The proposed subdivision is designed and sited such that roads, infrastructure, utilities, and future development of proposed lots will minimize impacts to the natural environment by addressing the following:
1. Protection of Natural Features.
 - a. For areas not included on the city's acknowledged Goal 5 inventory, the preservation of significant natural features to the greatest degree attainable or feasibly, including:
 - i. Significant on-site vegetation, including rare plants (those that are proposed for listing or are listed under state or federal law), and native plant communities.
 - ii. Prominent topographic features, such as ridgelines and rock outcrops.
 - iii. Natural resource areas designated in the comprehensive plan diagram as "Natural Resource" and areas identified in any city-adopted natural resource inventory.
 - b. For areas included on the city's acknowledged Goal 5 inventory, the preservation of natural features shall be consistent with the acknowledged level of preservation provided for the area.
 2. Tree Preservation. The proposed project shall be designed and sited to preserve significant trees to the greatest degree attainable or feasible, with trees having the following characteristics given the highest priority for preservation.
 - a. Healthy trees that have a reasonable chance of survival considering the base zone or special area zone designation and other applicable approval criteria;

- b. Trees located within vegetated corridors and stands rather than individual isolated trees subject to windthrow;
 - c. Trees that fulfill a screening function, provide relief from glare, or shade expansive areas of pavement;
 - d. Trees that provide a buffer between potentially incompatible land uses;
 - e. Trees located along the perimeter of the lot(s) and within building setback areas;
 - f. Trees and stands of trees located along ridgelines and within view corridors;
 - g. Trees with significant habitat value;
 - h. Trees adjacent to public parks, open space and streets;
 - i. Trees along water features;
 - j. Heritage Trees.
3. Restoration or Replacement.
- a. For areas not included on the city's acknowledged Goal 5 inventory, the proposal mitigates, to the greatest degree attainable or feasible, the loss of significant natural features described in criteria (1) and (2) above, though the restoration or replacement of natural features such as:
 - i. Planting of replacement trees within common areas; or
 - ii. Re-vegetation of slopes, ridgelines, and street corridors; or
 - iii. Restoration of native plant habitat.
 - b. Street Trees. If the proposal includes removal of any street tree(s), removal of those street tree(s) has been approved or approved with conditions imposed by the City.

RESPONSE: The subject property does not contain any Goal 5 resources but has scrub juniper trees throughout the site. Coordination related to preservation will be part of the Engineering plan submittal for the infrastructure. Therefore, it can be found that the Applicant is trying to preserve trees to the greatest extent practical, meeting the criterion.

- H. On R-1 zoned property, if the subdivision results in a lot greater than 13,500 square feet in size the application shall indicate the location of lot lines and other details of layout that show future division of the lot may be made without violating the requirements of this land use code and without interfering with the orderly extension of adjacent streets, bicycle paths, and accessways. If the City deems it necessary for the purpose of future land division, any restriction of buildings within future street, bicycle path, and accessway locations shall be made a matter of record in the tentative plan approval.

RESPONSE: The property is zoned R-3, R-4, and R-5; therefore, this criterion does not apply.

- I. As far as is practicable, lot side lines shall run at right angles to the street upon which the lots face, except that on curved streets they shall be radial to the curve.

RESPONSE: See enclosed Tentative plat that demonstrates lot lines are at right angles as is reasonable to the configuration of the property.

- J. The proposed subdivision supplies all of the following:
 - 1. Geological and Geotechnical Analysis.

RESPONSE: A geological and geotechnical analysis has not been required by the City Engineer.

- 2. Pedestrian Circulation On-Site.

RESPONSE: All streets are proposed to have sidewalks consistent with City of Redmond standards.

- 3. Public Access Required.

RESPONSE: All streets shall be dedicated to the public without reservation.

4. Special Setback Standards.

RESPONSE: No special setback standards apply to this subdivision; therefore, this section does not apply.

5. Underground Utilities.

RESPONSE: As shown on the enclosed subdivision plan, all proposed utilities shall be underground.

6. Vision Clearance Areas.

RESPONSE: Clear vision areas shall be maintained and identifiable on final engineering plans.

7. Stormwater flood control, quality, oil and pollution control, source control, easements, and operation and maintenance.

RESPONSE: The applicant proposes to construct drywells in the engineering phase of development meeting the rigorous compliance required by the City of Redmond Stormwater Division.

8. The proposed subdivision complies with other applicable development standards for features explicitly included in the application.

RESPONSE: See other responses in this document. The proposed subdivision meets the City of Redmond requirements as best as possible given the constraints of the site.

K. The proposal complies with the Transportation System Analysis review provisions per Section 8.2815.

RESPONSE: A Traffic Impact Analysis has been included with this application.

L. Urban – rural interface. Urban development shall interface with rural areas (rural areas are those that lie within areas outside of the UBG or UAR) through landscaped open space buffers at least 100 feet wide and the length of the urban development, excluding public streets, or shall be transitioned from higher density development to lower density development at the urban – rural interface, or utilize other appropriate and equivalent transitional elements.

RESPONSE: The proposed project is not at the edge of the City's UGB; therefore, this criterion is not applicable.

M. Fully developed "pocket parks" or "tot lots" shall be incorporated into medium and high density zoned residential subdivisions and site plans. These areas shall be developed for every twenty-five lots/units, a minimum of 3,000 square feet and privately maintained. Examples of amenities include: turf areas, benches, deciduous shade trees, irrigation, shrubs, natural or decorative features, and acceptable trash receptable(s) and lighting.

RESPONSE: Most of the proposed subdivision falls within the R-4 zone and has provided a ~0.5 acre "pocket park" for the proposed townhome units and single-family dwellings, thus exceeding the minimum requirement. Area within the R-5 zone has dedicated over one acre for landscaping, thus exceeding the 15% minimum.

N. No site grading of the site shall occur until the City has approved the subdivision application.

RESPONSE: No site grading is proposed until the subdivision approval has been received.

8.2240 Improvement Requirements (For Track 1 and Track 2 Subdivisions).

1. In the approval of a subdivision, the Community Development Director, or Hearings Body, shall consider the need for street and other improvements. All streets in the new subdivisions, except for private streets, shall be dedicated to the public without reservation or restriction.

RESPONSE: All new streets and street extensions are proposed to be dedicated to the city for public use. This standard is met.

2. Private Alley Access. The Community Development Director, or Hearings Body, may require the applicant to improve a private alley access easement serving two or more lots according to the adopted City of Redmond Public Works Standards and Specifications, as amended.
 - A. Such access easements shall include provisions for permanent, long-term maintenance, including: maintenance measures to be employees; responsible parties; funding; design; timing; and enforceability. These provisions shall be included as recorded Covenants, Conditions and Restrictions (CCR's) appurtenant to the affected properties.

RESPONSE: This standard has been met.

3. The subdivider shall record the required (including but not limited to) land division agreement, public improvement agreement, shared access agreement or shared well agreement, as may be applicable, with the Deschutes County Clerk's office at the time of recording of the final subdivision plat.

RESPONSE: Construction of this subdivision, as proposed and conditioned, will have the needed public improvements as it relates to the city's requirements. The Public Improvement Agreement will be in place prior to recording the final plat.

4. Paved access is guaranteed to each lot.

RESPONSE: The applicant is proposing paved access to all lots with the improvement of and the extension of the unnamed streets.

5. Each lot is to be connected to the City water and sewer system pursuant to Section 4.007 of the Code of the City of Redmond.

RESPONSE: As proposed, each lot shall be connected to City Water and Sewer services.

6. All required public utilities are available.

RESPONSE: Water and sewer services are available for the subject property, as are all dry utilities. This standard is met.

8.2245 Resubmission of Denied Tentative Subdivision Plats.

1. A tentative plat that was previously denied for an area or tract of land shall be resubmitted in accordance with this Chapter and shall be reviewed in the same manner

as any other tentative plat.

RESPONSE: This application is not a resubmittal of a previously denied application. This standard is not applicable.

8.2700 Compliance Required.

1. Any land division or development shall be in compliance with the design and improvement standards and requirements of this section, and all other applicable provisions, as set forth in this Chapter.

8.2705 Blocks, Lots and Parcels.

1. Blocks. The resulting or proposed length, width and shape of blocks shall take into account the requirements for adequate building lot sizes, street widths, access needs and topographical limitations.
 - A. No block shall be more than 660 feet in length between street center lines unless it is adjacent to an arterial street, or unless topography or the location of adjoining streets justifies an exception and is so approved by the reviewing authority. In MUN, MUE and MULW zones, block lengths shall be an average of 330 feet, except where required to meet grid street or access management requirements.

RESPONSE: All streets and block lengths within the subdivision comply with the 660-foot maximum block length.

- B. The recommended minimum length of a block along an arterial street is 1,320 feet, except that along such blocks, a public right-of-way for pedestrian and bicycle access shall be dedicated at or nearest the mid-point of the block length as is practical. The right-of-way shall be a minimum of 10 feet wide, with an all-weather surface a minimum of 5 feet wide, constructed and centered within the right-of-way.

RESPONSE: The subject property has 992 feet of frontage along Northwest Way. Consistent with the annexation agreement, the application shall construct a multiuse path along Northwest Way. No developed lands or pedestrian trails existing on the west side of Northwest Way; therefore, a mid-point pedestrian crossing is not advisable.

- C. A block shall have sufficient width to provide for 2 tiers of lots unless topography, the location of adjoining streets, or adjacency to an arterial street justifies an exception.

RESPONSE: Within each phase of development, two tiers of lots have been provided for. This standard has been met.

- D. Where appropriate at approved cul-de-sacs, dead-end streets, or along blocks approved at more than the maximum block length standard, pedestrian and bicycle access corridors shall be required to be constructed between lots to minimize travel distance between subdivisions, parks, school, and collector or arterial streets. Access corridors shall be located to provide a reasonably direct connection between likely pedestrian destinations and shall be consistent with the City of Redmond Bicycle Refinement Plan where applicable. A reasonably direct connection is a route which minimizes out of direction travel for people likely to use the connection considering terrain, safety and likely destination. The Community Development Director or Hearings Body may determine based on

evidence in the record that construction of a separate access corridor is inappropriate or impractical. Such evidence may include but is not limited to:

1. When the nature of abutting existing development makes construction of an access corridor impractical.
2. When the access corridor would cross a natural area with significant natural habitat and construction would be incompatible with protection of natural values.
3. When the access corridor would cross topography where slopes exceed 30% or where path grade would exceed 12% slope; or
4. When a cul-de-sac or dead-end street abuts rural resource land at the urban growth boundary. In industrial zones, this standard may be waived at the discretion of the Community Development Director or Hearings Body when it is determined that the City's grid street standards should not be applied to industrial development.

RESPONSE: No cul-de-sacs or dead-end streets exceeding the maximum block length standard are proposed. This standard does not apply.

2. Lots and Parcels. The size, width, and orientation of newly created lots and parcels shall be appropriate for the location of the land division and for the type of development and use contemplated. Lots and parcels shall be generally rectangular in shape and shall be consistent with the lot size provisions of the zoning standards and the density requirements as established in the City of Redmond Comprehensive Plan. Notwithstanding these requirements, the following exceptions may apply:
 - A. In areas beyond the City Limits where public sewer is not currently available, minimum lot and parcel sizes shall permit compliance with the requirements of the Department of Environmental Quality and shall be sufficient to permit adequate sewage disposal. Any problems posed by soil structure and water table as related to sewage disposal by septic tank shall be addressed and resolved in the applicant's initial plan.
 - B. Where property is zoned and planned for business or industrial use, other widths and areas may be permitted by the Community Development Director or Hearings Body. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.
 - C. In steep terrain, increased lot or parcel sizes may be required to avoid excessive cuts, fills, and steep driveways.

RESPONSE: The proposed lots are designed in an appropriate fashion and are very roughly rectangular in shape as far as practicable. Some deviation from a rectangular lot is required around the eyebrow. The lots are sufficiently large enough to serve the intended uses (single family residential and townhouse construction). All lots comply with the minimum lot size standard for the zone. The proposal meets the above standards, subject to the conditions of approval.

3. Frontage. Each newly created lot and parcel shall abut upon a public street other than an alley for at least 50 feet (at least 25 feet in Mixed Use zones). Lots fronting on the bulb of a cul-de-sac the minimum frontage shall be 30 feet. Flag lots shall have no less than 20 feet of street frontage measured at the property line. Townhouse frontage shall be at least 20 feet. Vehicular access shall be provided as specified in Section 8.2820, Access Management Standards, of this Chapter, or as specified in Section 8.2705(6) below, for residential lots and parcels abutting collector and arterial streets. All lot and parcels shall be addressed from the primary public street frontage, not including alleys.

RESPONSE: Each new lot has frontages over 50' wide except those lots along the eyebrow, which have a minimum 20 feet of frontage. These standards are met.

4. Side Lot or Parcel Lines. All side lot lines shall be at right angles to street lines or radial to curved streets wherever practical except as provided for in subsection (10) of this section.

RESPONSE: The side lot lines of the proposed lots are as near to right angles as practical as allowed by this standard. The proposal is in general compliance with this standard.

5. Through/Double Frontage Lots and Parcels. Through lots or parcels, and lots or parcels with double frontage shall be avoided whenever possible, including lots or parcels created adjacent to Collector and Arterial Streets, but not including alley frontage as described in Section 8.2705(6) below, except when they are necessary due to an irregular parent lot or parcel configuration, or are necessitated by topography or other unique circumstance.

RESPONSE: There are no double frontage lots proposed within the subdivision.

6. Residential Lots and Parcels Abutting Collector and Arterial Streets. Lots and parcels created adjacent to Collector and Arterial streets shall be oriented so that the front elevation of the residential development faces the Collector or Arterial Street. Vehicular access shall be provided pursuant to Section 8.2820, Access Management Standards, of this Chapter. In instances where direct vehicular driveway access to lot or parcel from the Collector or Arterial Street is not permissible, alley access shall be provided to the rear of the lot or parcel in accordance with the design standards included in Section 8.2710(3) of this Chapter.

RESPONSE: The lots designated for townhome development along Northwest Way, a minor arterial, have exclusive rear load access and meet the minimum setback requirement as shown on the site plan.

7. Corner Lots and Parcels. Corner lots and parcels shall be 5 feet more in width than other lots and parcels and shall have sufficient extra width to meet the additional side yard requirements of the zoning district in which they are located.

RESPONSE: Corner lots in the subdivision are proposed at least five feet wider than the minimum lot frontage requirement of 50 feet. These lots can accommodate the additional side yard requirements of the zoning district (i.e., a street side yard setback of 10').

8. Special Building Setback Lines. If special building setback lines, in addition to those required by the applicable zoning, are to be established in a development, they shall be shown on the final plat of the development and included in the deed restrictions.

RESPONSE: No special building setbacks are proposed for this subdivision; therefore, this standard does not apply.

9. Large Building Lots; Re-division. In the case where lots or parcels are of a size and shape that future redivision is possible, the Community Development Director, or Hearings Body, may require that the blocks be of a size and shape so that they may be redivided into building sites, and the development approval and site restrictions may require provision for the extension and opening of streets at intervals which will permit a subsequent redivision of any tract of land into lots or parcels of smaller sizes than originally platted, and in conformance with the density provisions established in the City of Redmond Comprehensive Plan for the existing or intended Zone. A plan indicating the ability for redivision according to these standards may be required as part of the initial

land division process.

RESPONSE: No lots in this subdivision are large enough for future re-division based on the allowed minimum lot size in the zoning district. This standard does not apply.

10. Solar Access. As much solar access as feasible shall be provided each lot and parcel in every new subdivision or partition considering topography, development pattern, and existing vegetation. The boundary lines of lots and parcels, as far as feasible, shall be oriented to provide solar access at ground level at the southern building line of the adjoining lot to the north two hours before and after the solar zenith from September 22 to March 21. If it is not feasible to provide solar access to the southern building line the solar access, if feasible, shall be provided at 10 feet above ground level at the southern boundary line two hours before and after the solar zenith from September 22 to March 21, and three hours before and after the solar zenith from March 22 to September 21. This solar access shall be protected by solar height restrictions on burdened properties for the benefit of lots receiving the solar access pursuant to Section 8.0370, of the City of Redmond Development Code, Solar Access Standards. If the solar access for any lot, either at the southern building line or at 10 feet above the southern building line, is not feasible, supporting information may be required with the application.

RESPONSE: The proposed development and arrangement of lots has been developed as efficiently as possible; therefore, this standard has been met.

11. Curvilinear Street and Block Design. Although a basic grid street design with minimum and maximum block lengths are requirements of this section, a curvilinear street/block design is encouraged for the purpose of adding interest to new subdivision development.

RESPONSE: The proposed development has two curvilinear streets designed to negotiate topography and allow access into the multi-family area; therefore, this standard is met.

12. Flag Lots. A flag lot shall be considered as a "flag lot" if the pole of the flag lot is less than half the width of the average lot width. For flag lots, the following shall be required:
 - A. Flag poles shall be no less than 20' wide. Flag lot frontage can be reduced by approval from Redmond Fire & Rescue and City Engineer.
 - B. All zone regulations apply, including the minimum required lot size and setbacks unless setback reductions are allowed as described in (E).
 - C. Each flag lot shall contain a minimum 16' wide paved driveway.
 - D. A flag lot is exempt from the 50-foot street frontage requirement; however, a minimum of 20 feet of street frontage is required.
 - E. Front and/or rear yard setbacks may be reduced to no less than 10' subject to review and approval by the Community Development Director. The orientation of any structure (determination of front) may be suggested by the property owner and is subject to the review and approval of the Community Development Director, or designee. The location(s) of all structures immediately adjacent to any flag lot shall be shown on a site plan (1) during planning review and during the act of creating any new flag lot, and (2) during a building permit review for any structure built on a flag lot.
 - F. No flag lot shall be partitioned or further divided, except as provided for by middle housing.
 - G. The "pole" of the flag lot shall be no longer than 150' measured from the street intersection to the beginning of the base of the flag.
 - H. The "pole" of the flag shall not be included in the minimum lot size calculation.
 - I. Flag lots shall be exempt from street tree requirements unless the street frontage portion of the flag lot is 30' or greater.
 - J. Flag lots are prohibited along or abutting the Dry Canyon Rim.
 - K. Two off-street parking spaces shall be provided for single family detached

dwelling; and one space per unit for middle housing on a flag lot.

RESPONSE: There are no flag lots within the proposed subdivision; therefore, this standard has been met.

8.2710 Streets.

1. **General.** Streets shall be in conformance with the City of Redmond Transportation System Plan as specified herein.

A. Except along Arterial Street, public streets shall be spaced a maximum of 660 feet between centerlines. The purpose is to provide a street grid pattern of through streets to facilitate traffic movement. Street designs shall conform to topography and other existing natural and man-made conditions. Illustrative examples of other conditions include the dry canyon, main COI canal, Highway 97, and the Burlington Northern Railroad tracks.

RESPONSE: Streets are developed consistent with the City of Redmond Transportation System Plan.

B. All proposed streets, sidewalks, bike lanes and pedestrian pathways shall connect to other streets, sidewalks bike lanes and pedestrian pathways within a development and to existing and planned streets, sidewalks, bike lanes and pedestrian pathways outside the development. Such facilities shall serve existing and planned parks, schools, or other public lands within a neighborhood.

RESPONSE: All proposed streets and sidewalks connect to other streets and sidewalks as shown in the provided plans. This standard is met.

C. To the maximum extent possible, new local streets shall align and connect with existing local streets and collectors, and in certain special cases arterial streets. Cul-de-sac streets shall be permitted only where no feasible connection with an adjacent street exists, or if the local street connection would be to an arterial street and the function of the arterial street may be diminished as determined through the land use review process, or the block length would be less than that which is permitted by Section 8.2705(1)(B).

RESPONSE: The extensions of new local streets maintain their current alignments with existing streets. The proposed eyebrow is the only reasonable solution for efficient development of the site allowing safe access to the multi-family housing.

D. Consideration should be given to alternative street designs other than required herein in the City's non-residential land use zones to allow for more effective developments. Such designs may be considered and approved during the subdivision or partition process without need for variance.

E. All proposed or required streets and alleys shall comply with Section 8.2820 Access Management Standards, the Transportation System Plan, and with Local Street Connectivity Plans adopted as part of the transportation element of the Comprehensive Plan.

RESPONSE: The proposed streets are designed in accordance with City of Redmond's TSP and other applicable associated standards. Access management standards are addressed under Section 8.2820 later in this document.

2. **Existing Streets.** Whenever existing streets, adjacent to or within a tract, are of inadequate width per City of Redmond Standards and Specifications and the City's approved Transportation System Plan additional right-of-way shall be provided at the time

of the land division by the applicant. During consideration of the tentative plat for the subdivision or partition, the Hearings Body shall determine whether the improvements to existing streets, adjacent to or within the tract, are required. If so determined, such improvements shall be required as a condition of approval of the tentative plat. Improvements to adjacent streets shall be required where traffic on said streets shall be directly affected by the proposed subdivision. Notwithstanding these provisions, off-site improvements to streets not within or adjacent to the development may be required when impacts resulting from the development necessitate such improvements as demonstrated through a transportation impact analysis.

RESPONSE: A traffic impact analysis is provided as part of this application to address the impact this development will have on traffic. Through the pre-development review adequate improvements have been recommended and the proposed subdivision is designed to meet those recommendations.

3. Minimum Right-of-Way and Roadway Width. The street right-of-way and roadway surfacing widths shall be in conformance with the standards as specified in Table 1 below:

Table 1 - City of Redmond Right of Way and Roadway Design and Cross-Section Standards

Functional Class	Width (ft)			Travel Lanes	Sidewalks	Bike Lanes**	Parking**
	Pavement Standard	Pavement (minimum)	Right-of-Way				
Residential Alley	16 ft		20 ft	n/a	none	shared	none
Commercial Alley	20 ft		20 ft	n/a	none	shared	none
Local Residential*****	36 ft		60 ft	2***	5 ft	shared	both sides (unstriped)
Parking One Side	28 ft*		60 ft	2***	5 ft	shared	one side (unstriped)
No Parking	24 ft*		60 ft	2***	5 ft	shared	none
Local Industrial	40 ft	38 ft	60 ft	2***	5 ft	shared	optional (unstriped)
Industrial Collector	40 ft	38 ft	80 ft	2	5 ft	6 ft	none
Minor Collector	40 ft	36 ft****	60 ft	2	5 ft	shared	both sides (8 ft)
Major Collector	36-50 ft	36 ft****	80 ft	2	5 ft	6 ft	none
Minor Arterial (3-lane)	50 ft	48 ft	100 ft	3	7 ft	6 ft	none
Minor Arterial (5-lane)	74 ft	72 ft	100 ft	5	7 ft	6 ft	none
Notes:							
*May be constructed only in conjunction with the creation of covenants, conditions, and restrictions (CCR's) and the establishment of a homeowners association (HOA) for the development. The CCR's shall provide that the primary responsibility for parking enforcement shall be the HOA, with the City of Redmond also being acknowledged in the CCR's as a beneficiary for such parking enforcement as a violation of the land use decision and/or city code.							
**In certain cases, bike lanes may be reduced to 5 ft, parking may be reduced to 7 ft, and travel lanes to 11 ft at the discretion of the City Engineer.							
***Unstriped travel lanes							
****36 ft in existing built-out areas							
*****All streets less than 28 feet wide shall be no longer than 300 feet in length, unless such streets include at least one (1) parking bay per lot, located along each lot frontage for the entire length of such street, up to the maximum block length. Streets 300 feet or less in length shall not have any direct driveway access. In no case shall any street less than 28 feet wide intersect with any other street less than 28 feet wide.							

RESPONSE: All proposed new local streets meet the minimum 60' requirement for right-of-way, except NW 26th Street, which has 50 feet of right-of-way. NW 26th Street has minimal access points and merely provides connectivity between proposed Streets A, B, and C. The access alley for the townhomes is 20' wide, thus meeting the right-of-way requirement.

4. Future Extension of Streets. When necessary to give access to or permit a satisfactory future division of adjoining land, streets shall be extended to the boundary of the subdivision or partition and the resulting dead-end streets may be approved without a permanent turn around if they are 150 feet or less in length, although, an adequate

temporary turn around to ensure emergency vehicle access must be provided if such streets are greater than 150 feet in length.

RESPONSE: The future extension of streets has been incorporated into the proposed subdivision plan; therefore, this standard has been met.

5. Collector and Arterial Street Access. Notwithstanding the provisions of Section 8.2705 of this Chapter, if a land division abuts or contains an existing or proposed collector or arterial street, the Community Development Director, or Hearings Body, may require other treatments, including but not limited to frontage roads, necessary for adequate protection of residential properties and to afford separation of through and local traffic. Provision may be made for emergency access. All frontage roads shall comply with the City of Redmond Transportation System Plan.

RESPONSE: Consistent with the annexation agreement, the applicant shall construct a multiuse path along Northwest Way. No other special treatments are required.

6. Streets Adjacent to Railroads, Freeways and Parkways. When the area to be subdivided or partitioned is residentially zoned and abuts a railroad, freeway, or parkway, a provision may be required for a street approximately parallel to and on each side of such right-of-way at a distance suitable for use of the land between the street and railroad, freeway or parkway. In the case of a railroad, there shall be a land strip of not less than 25 feet in width adjacent and along the railroad right-of-way for screen planting between the railroad right-of-way and residential property. If the intervening property between such parallel streets and a freeway or a parkway is less than 80 feet in width, such intervening property shall be dedicated to park or thoroughfare use. The intersections of such parallel streets, where they intersect with streets that cross a railroad, shall be determined with due consideration as cross streets of a minimum distance required for approach grades to a future grade separation and right-of-way widths of the cross street.

RESPONSE: The subject property does not abut a railroad, freeway, or parkway. This standard does not apply.

7. Continuation of Streets. Subdivision or partition streets which constitute the continuation of streets in contiguous territory shall be aligned so that their center lines coincide. Where straight line continuations are not possible, such center lines shall be continued as curves. These streets or the continuation of streets in contiguous territory may be required by the Community Development Director, or Hearings Body, where such continuation is necessary to maintain the function of the street or desirable in the surrounding area. Where solar orientation would not be possible if the street area continued, a new pattern may be started that is solar oriented.

RESPONSE: The project includes the extension and alignment of NW Quince Avenue. This standard is met.

8. Lot Layout. Local residential streets should be oriented on an east/west axis to the greatest possible extent to insure solar access for lots within the subdivision or partition.

RESPONSE: The orientation of the subject property and the existing residential grid work within the topography of the area and is consistent with this standard.

9. Street Names. Except for extensions of existing streets, no street name shall be used which will duplicate or be confused with the name of an existing street in a nearby city or in the county. Street names and numbers shall conform to the established pattern in the City, including the continuation of street names across intersecting streets, and shall be subject to the approval of the Fire Department or the responsible agency.

RESPONSE: The unnamed local streets shall be named by Redmond Fire & Rescue and shown on the final plat.

10. **Sidewalks.** Sidewalks are required to be installed on both sides of a public street and in any special pedestrian way within the subdivision or partition except that in the case of collectors, arterials, special industrial districts or in steep terrain, the Hearings Body may approve a subdivision or partition without sidewalk if alternative pedestrian routes are available or provided by the developer. Sidewalks shall be required along routes to existing or future school and park sites.

RESPONSE: Sidewalks are included in the public improvements required and conditioned for this project. Note the applicant proposes curb tight sidewalks for all local streets. This standard is met.

11. **Bicycle Routes.** If appropriate to the extension of a system of bicycle routes, existing or planned pursuant to the City of Redmond Bicycle Refinement Plan, the Community Development Director or the Hearings Body may require the installation of separate bicycle lanes within streets and/or separate bicycle paths.

RESPONSE: No separate bicycle lanes are proposed as part of this subdivision. All proposed new streets are local streets.

12. **Intersection Angles.** Street intersections shall be as near right angles as possible except where topography or existing conditions requires a lesser angle, but in no case shall the acute angle be less than as permitted by the adopted City of Redmond Public Works Standards and Specifications.

RESPONSE: The proposed street intersections are as near right angles as possible to meet this requirement. This standard is met.

13. **Alignment.** Staggered street alignment shall whenever possible, leave a minimum of 200 feet distance between the center line of the streets, but in no case be less than as permitted by Standards and Specifications.

RESPONSE: There are no streets within the proposed site plan that utilize a staggered alignment. This standard is met.

14. **Narrow Streets.** Local residential grid streets designed at widths less than 36 feet as described in Section 8.2710(3)(Table 1), shall be permitted when the subdivision design is found to be in compliance with the following:

- A. Narrow streets may only be permitted for continuous full-length blocks internal to a Subdivision or Planned Unit Development with street connections at both ends.
- B. Lots adjoining the narrow streets shall be a minimum of 5000 square feet and have a street minimum 50 feet of frontage.
- C. Sidewalks shall be separated from the curb by a landscape strip with street trees conforming with Public Works Standards and Specifications.
- D. Curb cuts along the narrow street shall not be less than the minimum width required within the adopted City of Redmond Public Works Standards and Specifications.

RESPONSE: No narrow streets are proposed. This standard does not apply.

8.2715 Fundamental Design Elements.

1. **Lighting.** The subdivider or partitioner shall provide underground wiring to the City standards and a base for any proposed ornamental streetlights at locations approved by the affected

utility company.

RESPONSE: Street lighting is reviewed for compliance by the Engineering Department as a part of the public improvement process.

2. Multiple Access Points. Whenever possible, a minimum of two points of access to the subdivision or partition shall be provided to provide assured access for emergency vehicles and ease resident evacuation.

RESPONSE: Access to the site is provided by NW Quince Avenue, NW 23rd Street, and NW 25th Street.

3. Water/Sewer. All subdivisions and partitions shall provide water and sewer lines constructed to City standards and specifications approved by the City Engineer. All lots or parcels shall be served from the City of Redmond water and sewer systems or by water and sewer systems acceptable to the City. Water and sewer mains and service lines shall be installed prior to the curbing and paving of new streets in all new subdivisions or partitions.

RESPONSE: As proposed, each lot shall be connected to City Water and Sewer services.

4. Underground Utilities. All permanent utility service and minor power transmission lines that are within or immediately adjacent to lots in a subdivision or parcels in a partition shall be provided from underground facilities unless otherwise approved by the CDD Director or Hearings Body. The subdivider or partitioner or developer shall be responsible for complying with requirements of this section and shall:
 - A. Obtain a permit from the Public Works Director or designee for placement for all underground utilities within the public right-of-way.
 - B. Make all necessary arrangements with the utility companies and other persons or corporations affected by the installation of such underground utilities and facilities in accordance with rules and regulations of the Public Utility Commission of the State of Oregon.
 - C. All underground utilities, water lines, sanitary sewer lines and storm drains installed in streets shall be constructed prior to the surfacing of such streets to the extent practicable, and water and sanitary sewer service lines shall be placed to such lengths as will negate the necessity for disturbing the street improvements when service connections are made.

RESPONSE: All new utilities are proposed underground. This standard has been met.

5. Preservation of Natural Features. Existing trees, vegetation and natural features (i.e. rock outcrops) add character to the development and shall be preserved to the greatest extent practicable. All trees over 8 inches d.b.h. shall be noted and shown on the tentative plat.

RESPONSE: There are no significant trees or natural features on the proposed site.

6. Scenic Views. Significant views shall be taken into consideration during subdivision design. The establishment of view corridors, building envelopes, building height restrictions or similar methods shall be employed for the retention and protection of views from individual lots and from public spaces to the greatest degree practicable as determined through the land use review process. Such measures shall be shown on the final plat and included in deed restrictions.

RESPONSE: The proposed development has been situated to maximize southern mountain views and available views in a westerly direction as allowable.

7. Land for Public Purposes.

- A. If the City has an interest in acquiring a portion of a proposed development for a public purpose, it shall notify the property owner as soon as the City Council authorizes the transaction to proceed.
- B. Within a development, or adjacent to a development in contiguous property owned by the developer, a parcel of land of not more than 5% of the gross area of the development may be required to be set aside and dedicated to the public for parks and recreation purposes by the developer. The parcel of land, if required, shall be determined to be suitable for the park and/or recreation purpose(s) intended, and the city may require the development of the land for the park or recreation use intended or identified as a need within the community.
- C. In the event no such area is available that is found to be suitable for parks and/or recreation uses, the developer may be required, in lieu of setting aside land to pay to the appropriate parks and recreation agency a sum of money equal to the market value of the area required for dedication, plus the additional funds necessary for the development thereof if so required; if such is required, the money may only be utilized for capital improvements by the appropriate parks and recreation agency.
- D. The foregoing land and development or money dedication (if require) may be provided for in lieu of an equal value of systems development charge assessment for parks if so approved by the collecting agency in accordance with the applicable provisions of the system development charge ordinance. If the collecting agency will not permit the land or money dedication in lieu of an applicable systems development charge, then the land and development or money dedication shall not be required.
- E. If the nature and design, or approval, of a development is such that over 30% of the tract of land to be developed is dedicated to public uses such as streets, water or sewer system facilities and the like, then the requirements of this subsection shall be reduced so that the total obligation of the developer to the public does not exceed 30%.

RESPONSE: This standard is advisory.

8. Easements.

- A. Utility Easements. Easements shall be provided along property lines when necessary for the placement of underground utilities and to provide the subdivision or partition with electric power, communication facilities, street lighting, sewer lines, water lines, gas lines, or drainage. Such easements shall be labeled "Public Utility Easement" on the tentative and final plat; they shall be at least 12 feet in width and centered on lot lines where possible, unless determined otherwise by the City Engineer or designate. Excepting utility pole guylines easements along the rear of lots adjacent to unsubdivided land may be reduced to 10 feet in width, unless determined otherwise by the City Engineer or designate.

RESPONSE: Easements for utilities will be created in the Final Plat and are shown on the submitted Tentative Plat to meet the standard described.

- B. Drainage. If a tract is traversed by a water course, such as a drainage way, channel or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially with the lines of the water course or in such further width as will be adequate for the purpose. Streets or parkways parallel to major water courses and drainage ways may be required.

RESPONSE: No water course exists on the subject property. This standard does not apply.

8.2720 Grading of Building Sites. Grading of building sites shall conform to the following standards unless physical conditions demonstrate the propriety of other standards:

- 1. Slopes shall be less than or equal to 3 to 1 (horizontal to vertical) unless slope reinforcement

and low maintenance surfaces are provided. Cut slopes as steep as 1 to 1 are permitted in native rock material if that material is suitable to stand at the slope without raveling. Toe of full slopes steeper than 3 to 1 and top of cut slope shall be no closer than 2 feet from the property line. Fill slope ratios shall not exceed one foot vertically to two feet horizontally.

2. Structural engineering must be provided for retaining walls higher than four feet from the base of the footing to the top of the retaining portion of the wall and for retaining walls of any height that support a surcharge such as a structure, roadway or slope greater than 4 to 1.
3. Stormwater must be controlled in accordance with the City of Redmond Public Works Standards and Specifications to avoid erosion and impacts to adjacent property.
4. Cuts and fills greater than 5 feet from original ground to final grade should be avoided.
5. Foundations should be stepped or other measures used to minimize cuts and fills. Slopes steeper than 3:1 shall be landscaped, terraced, or receive other treatment to reduce the visual impact and minimize the need for maintenance.
6. Areas that require engineered fill to support structures, roadways or for other reasons shall be noted in the grading plan. Design and placement of engineered fill shall be under the direction of a licensed professional engineer. Fill material shall be tested and approved by the engineer prior to placement and tested with suitable methods after compaction. Fill in areas that do not support a structure shall be suitable with a minimum of voids and organic material.
7. The composition of soil for fill and the characteristics of lots and parcels made useable by fill shall be suitable for the purpose intended.
8. When filling or grading is contemplated by the subdivider or partitioner, they shall submit plans showing existing and finished grades for the approval of the City Engineer. In reviewing these plans, the City Engineer shall consider the need for drainage and effect of filling an adjacent property.
9. Grading shall be finished in such a manner as not to create steep banks or unsightly areas to adjacent property.
10. Any land that requires engineered fill shall be so noted on the plat. Design and placement of engineered fill shall be under the direction of a licensed professional engineer.

RESPONSE: The applicant will supply a final grading and drainage plan (mainly associated with the new streets) to the Engineering Department for review and approval after the Subdivision Application.

8.2800 Improvement Procedures. In addition to other requirements, public or private improvements to be installed by the applicant either as a requirement of these standards or other applicable regulations or at his own option, shall conform to the requirements of this article:

1. Plan Review and Approval. Improvement work shall not be commenced until plans thereof have been reviewed and approved by the Community Development Director or Hearings Body or a designated representative thereof. To the extent necessary for evaluation of a proposed development, such improvement plans may be required before approval of the tentative plat or preliminary map or drawing.
2. Public Improvements as Platted. Public improvements shall be designed, installed and constructed as platted and approved by the City Engineering Division, and plans shall be filed with the final plat at the time of recordation or upon completion.
3. Inspection. Improvements shall be constructed under the inspection and approval of a city Inspector. Expenses incurred thereby shall be borne by the applicant/owner. The inspector may require changes in sections and details of the improvements if unusual conditions arise during construction to warrant such changes.
4. As-Built Plans. A map showing the completed public improvements shall be filed with the Community Development Department upon completion of the improvements.

RESPONSE: The applicant can meet these standards by complying with the conditions of approval.

8.2805 Improvements in Partitions. The same improvements may be required to be installed to serve each building site of a partition as are required of a subdivision.

RESPONSE: The proposal is a subdivision. This standard is not applicable.

8.2810 Acceptance of Improvements. Improvements shall be considered for acceptance after final inspection, after the improvements have been completed.

RESPONSE: The applicant can meet these standards by complying with the conditions of approval.

8.2815 Transportation Impact Analysis. It shall be the burden of the developer to evaluate transportation system impacts when a proposed development involves either a Subdivision, Site and Design Review, PUD, Master Plan, Comprehensive Plan Amendments, a change or expansion of use, or any other development that the City Engineer deems necessary. Transportation system analyses are not required for residential site plan review for up to four units or for partitions up to three lots.

1. The following vehicle trip generation thresholds shall determine the level and scope of transportation analysis required for a new or expanded development. Trip ends shall be calculated as per the Institute of Transportation Engineers manual, Trip Generation, current edition, or local trip generation studies prepared by a qualified registered professional engineer and approved by the City Engineer.

A. A development will be required to provide a Trip Generation Report per Section 8.2815(2) for developments which generate less than 200 daily or 20 p.m. peak hour vehicle trips. The Trip Generation Report shall be prepared by a professional engineer licensed in the state of Oregon. The Engineering Department will review and evaluate the Trip Generation Report to determine if a Transportation Impact Analysis (TIA) is required.

Projects that generate less than 200 daily or 20 p.m. peak hour trip ends may be required to provide a TIA when, in the opinion of the City Engineer or his/her designee, significant capacity and/or safety problem is caused, or adversely impacted by the development. The City Engineer, or designee, shall determine the scope of the analysis.

B. If a proposed development will generate 200 or more daily trip ends, or 20 or more p.m. peak hour trip ends, then a TIA shall be required per Section 8.2815(3).

1. The applicant's engineer shall consult with the City Engineer, or designee, prior to preparing the TIA to verify the scope of the study. The City shall respond in writing within 30 days.

a. When applicable, the applicant's engineer shall concurrently consult with ODOT prior to preparing the TIA to verify the study area.

2. The City Engineer shall determine when a TIA has satisfied the requirements of the development's impact analysis.

3. The TIA shall bear the stamp and signature of a licensed professional engineer in the State of Oregon.

2. When a Trip Generation Report is required, it must demonstrate the existing use, proposed use, existing trips per the ITE, and proposed trips per the ITE. Local trip rates may also be considered if supported by traffic counts conducted according to ITE guidelines. The report must include a conceptual site plan that shows adjacent roadways, alleys, roadway classifications, and access points.

3. When a TIA is required, it must demonstrate that the following standards are met:

- A.** The standard of measurement that will determine the acceptability of traffic flow on City streets will be a delay-based level of service as defined by the Highway Capacity Manual, Special Report 209, third Edition (2000 update or subsequent document updates) published by the Transportation Research Board. The determination of LOS shall be calculated by a methodology that is approved by the City Engineer. The acceptable standard of LOS for City streets shall be LOS E during the peak 15 minutes of the peak hours of the average weekday. A lesser standard shall be acceptable at unsignalized intersections with low volume minor street approaches if the volume-to-capacity ratio is less than 0.90 and the 95th percentile vehicle queue is less than four vehicles during the peak hour.
- B.** The Average Daily Traffic (ADT) volume of Local Street roadways within the City shall be less than 1,200 vehicles per day (VPD). Developments which add vehicle trips to Local Streets with an ADT greater than 1,200 VPD may be asked to provide mitigation in the form of additional access to the site, when in the opinion of the City Engineer, the residential livability is degraded by excessive local street traffic volume.
- C.** New development that will cause degradation below those levels shall be required to provide mitigating transportation system improvements that will restore the LOS to the accepted standard, as is practical, as determined by the City Engineer and pursuant to the adopted City's Transportation System Plan. Where there are impacts to the State Highways, the City and ODOT shall work cooperatively to determine appropriate courses of action based on ODOT and City standards.
4. The TIA shall include at a minimum, the following intersections:
- A.** All site access intersections.
 - B.** Nearest intersecting collector or arterial street upstream and downstream of the development.
 - C.** Any other collector or arterial street intersection that would experience an increase of 25 additional peak hour trips.
 - D.** Additional intersections requested by staff in the basis of anticipated impacts resulting from the development.
5. The TIA shall include the following study time frames addressing:
- A.** Existing conditions.
 - B.** Completion year of each significant phase of development.
 - C.** Five year forecast beyond final phase
6. The following Tables are required in the TIA:
- A.** Trip Generation (including phase breakdown if applicable).
 - B.** LOS Table (LOS for every analysis scenario at every study area intersection. Report LOS, delay, V/C ratio, 95% vehicle queue, and any additional pertinent analysis results).
7. The following Figures are required in the TIA:
- A.** Vicinity/Locator Map.
 - B.** Site or Tentative Plan Map.
 - C.** Background Traffic Volumes (all study intersections and analysis years).
 - D.** Trip Distribution and Assignment.
 - E.** Background + Site Generated Traffic Volumes (all study intersections and analysis years).
8. Other Analysis Standards (as required by the study)
- A.** Signal Warrants shall be performed where applicable per the Manual on Uniform Traffic Control Devices, current edition.
 - B.** Left Turn Lane Warrants shall be provided where applicable per ODOT criteria based on the Texas Transportation Institute (TTI) curves.

- C. Right Turn Lane Warrants shall be provided where applicable per ODOT criteria.
- D. The acceptability of sight distance at all study area intersections shall be determined per AASHTO (current edition) standards.
- E. Traffic signal progression analysis may be required if a new signal is proposed. The City Engineer shall approve the method of traffic signal progression analysis.
- F. Roadway improvements are to be based on the City of Redmond Standards and Specifications and ODOT design standards.

RESPONSE: A traffic impact analysis is provided as part of this application.

8.2820 Access Management Standards. All land use approvals shall be in compliance with the following standards.

1. Driveway spacing and corner clearance as follows:

<u>Roadway Classification</u>	<u>Minimum Access Driveway Spacing</u>	<u>Minimum Access Clearance to Corner</u>	<u>Intersection Spacing (Min.)</u>
Local Street	No Restrictions	30 ft	165 ft
Minor Collector	50 ft	80 ft	330 ft
Major Collector	165 ft	165 ft	330 ft
Minor Arterial	330 ft	330 ft	1/4 mile
Major Arterial	ODOT Stds	ODOT Stds	ODOT Stds

RESPONSE: The intersections of Northwest Way, NW Quince Avenue, NW 23rd Street and NW 25th Street and the unnamed streets are greater than 165 feet from any adjacent intersection. All public streets are local streets, which have no restrictions on driveway access.

2. In all instances, access near an intersection shall be located beyond the influence of standing queues and opposing left turns sharing a continuous two-way left turn lane. This requirement may result in greater corner clearance or access spacing than the minimum distance indicated.

RESPONSE: Driveways shall be determined at time of engineering or home construction; however, the lots are designed to be able to meet the access management standards for local streets described above.

3. Every lot or parcel shall be permitted an access. In the event that the access management standards cannot be achieved, shared access with adjacent property shall be explored and provided where available.

RESPONSE: Each lot has individual access to public streets. This standard is met.

4. Access shall be taken from the lower order street or alley unless otherwise approved by Public Works and/or ODOT through the land use review and approval process. Access to higher order streets may be allowed for emergency vehicles when restricted with a locked fire gate, bollards or similar, when approved or required by Redmond Fire and Rescue.

RESPONSE: All access in the proposed subdivision is proposed to be taken from local streets. This standard is met.

5. Unless adequate demonstration of site necessity, intersection safety and functionality are provided, through the land use review process, new lots and/or parcels will be limited to a single vehicular access. Existing lots may be permitted a secondary access when approved by the City Engineer.

RESPONSE: Singular vehicle access is proposed. This standard is met.

6. The access management standards apply to new development, redevelopment, subdivision and partitioning of land.

RESPONSE: This application is for a subdivision; therefore, access management standards apply.

7. Corner clearance is measured from the edge of right-of-way to the nearest edge of access. Spacing is measured from centerline of access/intersection to centerline of access/intersection.

RESPONSE: Driveways shall be determined at time of engineering or home construction.

8. Adequate intersection sight distance and clear zone shall be maintained at all access/driveway locations per AASHTO standards (American Association of State Highway and Transportation Officials).

RESPONSE: This standard will be addressed at the time the final engineering plan is submitted.

9. Public Works may require supporting information, including but not limited to traffic count data, trip generation, trip distribution, truck and trailer turning/backing templates and/or onsite circulation diagram. Transportation Impact Analysis study, etc., in order to make a proper determination of access/driveway location.

RESPONSE: A traffic impact analysis is provided as part of this application. This standard is met.

10. Access/driveway locations may require alignment with existing driveways on the opposite side of the roadway as determined by Public Works or through the land use review and approval process.

RESPONSE: Driveways shall be determined at time of engineering or home construction; however, the lots are designed to be able to meet the access management standards for local streets described above.

11. Access within the North Redmond US 97 Interchange Area Management Plan (IAMP) shall also conform to the 2007 "North Redmond US 97 Interchange Area Management Plan (IAMP)," as amended.

RESPONSE: The subject property is not within the IAMP. This standard does not apply.

8.2825 Street Dedications. Any person desiring to create a street not part of a subdivision or partition shall make written application to the Community Development Department.

1. **Application.** Said application shall be accompanied by the required information and appropriate filing fee. In cases where such dedication would have the effect of creating a land division, the dedication shall be treated as a new subdivision or partition as applicable.

2. **Minimum Design Standards.** The minimum standards of design and improvements for the dedication of a street shall be in compliance with the City of Redmond Public Works Standards and Specifications and all other applicable street standards and regulations as specified in Section 8.2710.

3. **Procedure.**

A. Upon receipt of written application and appropriate filing fee for street dedication,

the Community Development Director shall refer the proposal to the City Engineer or designee for review and recommendation.

B. The City Engineer shall report his findings and recommendations regarding the proposed dedication to the Community Development Director

C. Upon receipt by the Community Development Director of written findings and recommendations from the City Engineer, the proposal shall be submitted to the City Council for a public hearing.

D. The only notice required for a hearing under this section shall be by publication.

E. Following the hearing, the Council may accept or reject the proposed dedication.

RESPONSE: The streets are proposed to be dedicated to the public within the subdivision.

ARTICLE IV – SITE AND DESIGN REVIEW STANDARDS

8.3000 Purpose and Intent. The purpose of this Article is to conserve and enhance the appearance of the City and to promote functional, safe, and innovative site development. The intent is to ensure that there is general compatibility between adjoining uses, outdoor space is designed and installed in a functional and attractive manner, vehicular access and circulation is designed and constructed consistent with maximizing public safety, adequate public utilities are available, and the structures on-site provide a consistent architectural theme. This Article further implements the policies and goals of the City of Redmond Comprehensive Plan.

RESPONSE: This standard is advisory.

8.3005 Applicability of Site and Design and Review. Site and Design Review shall be required for any new development or use containing a structure, or multiple structures, unless exempted in Section 8.3010.

8.3010 Exemptions. The following are exempt from Site Design and Review:

1. Normal maintenance and repair.
2. Hangar development entirely on and interior to airport property.
3. Single family detached dwellings and middle housing, unless located on a lot within 100 feet of the canyon.
4. Manufactured home in an approved manufactured home park.
5. Additions to an existing building of less than 25% of the total building square footage, not to exceed 1,000 square feet.
6. Any development that does not include the construction or alteration of a building which will have a negligible impact on the land as determined by the Community Development Director, or designee.
7. Overhead electrical power transmission lines and poles greater than 12.5 kv.
8. Child care facility in residential neighborhoods that utilize existing structures.

RESPONSE: Site and Design Review criteria will apply to the multifamily complex as shown on the site plan. Single-family dwellings and middle housing are exempt.

8.3015 Procedure. Prior to submitting a Site and Design Review application, the applicant shall be required to submit a Pre-development application and meet with the Community Development Director, or designee, to review the proposal. A Site and Design Review application shall be submitted and reviewed by the Community Development Director, or designee, as an administrative land use decision with prior notice consistent with Section 8.1310

A minor alteration or modification may be submitted for an approved Site and Design Review consistent with Section 8.1400. In addition to the procedures above, procedures to review Site and Design Review applications for properties in the C-2 Central Business District Commercial Zone and Downtown Overlay District are established in Sections 8.3040 and 8.3045.

RESPONSE: This standard is advisory.

8.3020 Site Improvement Agreement. Where public improvements are required as a condition of approval, the applicant may be required to execute and record an Improvement Agreement subject to the following.

1. The developer may, in lieu of completion of the required improvements, request the Community Development Director, or designee, to approve an agreement specifying the schedule by which the required improvements and repairs shall be completed. Provided, however, any schedule of improvements agreed to other than sidewalks shall not exceed two (2) years from the date of land use approval. The agreement shall also provide the following information:
 - A. The repairs required and cost of the project.
 - B. That the City may call upon the security filed to construct or complete the improvements and repairs if the schedule of improvements is not adhered to.
 - C. That the City shall recover the full cost and expense of any work performed by the City to complete construction of the improvements and repairs including, but not limited to attorneys' and engineering fees.
 - D. That a warranty bond for two (2) years shall be deposited with the City following acceptance of the improvements. Said bond shall be in the amount of ten (10) percent of the value of the improvements.
2. The Community Development Director, or designee, may reject an agreement authorized by this Section for any reason the Community Development Director, or designee, deems sufficient.

RESPONSE: This section is related to any required improvements. It is understood that any such improvements will require adherence to the criteria listed above.

8.3025 Plans Required. The Applicant shall submit to the Community Development Department the following documents with the required fee.

1. **Exterior elevations.** Drawings or sketches of elevations for each proposed building. Such plans shall indicate the building height, primary building materials, color, shape, and other design features of the building, including the location of all exterior mechanical devices.

REPSONSE: Elevations and floor plans for the proposed multifamily area are included with the application.

2. **Site Plan.** Site plans containing the following.
 - A. A drawing showing the floor plans for each building and a description of each internal "use."
 - B. A written summary showing the following:
 1. For commercial and industrial development:
 - a. The square footage of the "project area", and a clearly defined outline of this area.
 - b. The percentage of the lot covered by structures.
 - c. The total number of parking spaces.
 - d. The total square feet to be landscaped and location of existing trees.
 - e. The total square feet within the project area to be left natural, gravel, or other surface not required by this provision.
 2. For residential developments.
 - a. The total square footage of all floors of the structures.
 - b. The number of dwelling units in the development (include the units

by the number of bedrooms in each unit, e.g., ten (10) one (1) bedroom, 25 two-bedroom, etc.)

c. Percentage of lot coverage by:

- i. Structures.
- ii. Recreation areas
- iii. Landscaping and location of existing trees.
- iv. Parking and paved areas.

C. The legal description, dimensions, and total square footage or acreage of the site.

D. All vehicle and pedestrian access points to public rights-of-way and the interior circulation plan for the property.

E. Project name.

F. A vicinity map.

G. The identified scale.

H. North arrow.

I. Date the site plan is prepared.

J. Street names, locations, and right-of-way widths of all existing and proposed streets within or on the boundary of the proposed development.

K. Lot layout with dimensions for all lot lines.

L. Zoning of the site.

M. Zoning of all adjacent properties.

N. Location and use of all proposed and existing buildings, fences, and structures within the proposed development. Indicate which buildings are to remain and which are to be removed.

O. Location and size of all existing & proposed public utilities, serving the subject property, in and adjacent to the proposed development with the locations shown of:

1. Water lines, services, backflow prevention device and meter sizes.
2. Sewer lines, manholes, services, and cleanouts.
3. Storm drains, facilities and catch basins.
4. Power / phone poles and lines; show whether the lines are overhead or underground.
5. Existing fire hydrants.

P. The proposed location of:

1. Connection to the City water system.
2. Connection to the City sewer system.
3. The proposed method of drainage of the site.
4. All exterior mechanical equipment or equipment areas.

Q. Location of existing canals and laterals including easements and right-of-way.

R. Location of existing drainage on-site.

S. Location of all utility and access easements on the property.

T. Location, size, and use of all contemplated and existing public areas within the proposed development.

U. All fire hydrants proposed to be located within the site.

V. A topographic map of the site at a contour interval not to exceed five (5) feet.

W. Location of all parking areas and dimensions of all parking spaces.

X. Locations of all existing natural features including, but not limited to, any existing trees having a six (6) inch trunk diameter or greater, three (3) feet above grade, and any natural drainage ways existing on the site, and all significant natural features including (but not limited to) outcroppings of rocks, boulders, etc. Indicate any contemplated changes that would affect a natural feature.

RESPONSE: The proposed site plan that accompanies this application includes the above required information.

3. A Landscape Plan. A landscape plan is required for all multi-family complex, commercial or industrial development. The landscape plan shall include the following:

A. Area Required. Each property developed shall show at least the following percentage of the total site or project area to be developed in landscaping

Zones	
R1 to R-5	15%
C-1 to C-5	15%
Downtown Overlay District	0%
M-1, M-1.5, M-2, LLI	15%
Airport	<i>Per Section 8.3035 only.</i>
Park, OSPR, PF	15%
FG	Not Applicable
MUN & MUE	15%
MULW & MULW-SD	10%

B. Plant types. Identify the varieties (botanical name) of each plant.

C. Plant size at time of planting. Identify the size of each proposed plant at time of planting. The minimum size at time of planting shall be one gallon for a shrub and fifteen gallons for a tree, and no less than 1-1/2" caliper measured 3' above finished grade.

D. Location of existing trees. All trees having a six-inch trunk diameter measured 3' above natural grade or greater shall be shown on the landscape plan.

E. Location of vegetation. Location of existing vegetation to be removed and retained on site.

F. The location and design of new landscaping or landscaped areas.

G. Irrigation. Description of the method of irrigation shall be submitted showing type of irrigation system and approximate location of water delivery lines.

H. Street tree plan. Species and location of each tree to be planted shall be shown on the landscape plan.

RESPONSE: The proposed multifamily tract in the R-5 zone has 45,575 square feet (34.1%) of landscaping provided thus exceeding the 15% requirement. A landscape plan has been included in the site plan showing the above details. This standard is met.

4. Lighting Plan. A lighting plan showing the type, placement, wattage, and method of shielding all exterior lights from adjacent sites shall be submitted.

RESPONSE: No parking pole light lighting is proposed at this time. Lights are proposed attached to buildings and all lighting shall not shine at adjacent properties or streets.

5. Neighborhood Compatibility Statement. A statement shall be submitted that addresses the applicable neighborhood compatibility criteria within 8.3035(3).

RESPONSE: See response below under applicable criterion.

8.3030 Special Studies, Investigations and Reports. Special studies, investigations and reports may be required to ensure that the proposed development of a particular site does not adversely affect the surrounding community, does not create hazardous conditions for persons or improvements on the site. These may include Traffic Impact Analysis, trip generation or parking studies/reports, impact of contaminated soils, soil conditions, flooding of waters and excessive storm water runoff, tree preservation, and other concerns of the development's impact on adjacent properties or public facilities.

1. An approved Transportation Impact Analysis (TIA) will be required prior to land use application completeness acceptance. A TIA approval memorandum, issued by the City Engineer shall be included with the application submittal per Section 8.1010 .

RESPONSE: Enclosed with this application is an approved TIA.

8.3035 Design Review Criteria. Prior to issuance of a building permit, the following applicable criteria shall be met.

1. **Installation of Utilities.** All new service lines and relocated transmission lines shall be placed underground. Existing overhead transmission lines or utility lines shall be relocated underground unless otherwise approved by the CDD Director, City Engineer, or Hearings Body.

RESPONSE: All new utility services are proposed underground. This standard is met.

2. **Right-of-Way Dedication & Public Improvements.** Adequate right-of-way dedication and improvements to streets, alleys, sidewalks, bikeways, and other public ways shall be provided by the Owner that conform to City of Redmond adopted Transportation Plan, Transportation Impact Analysis & Access Management Standards, Public Works Standards & Specification, and the local service street policies, including the grid policy. In lieu of actual construction of improvements, the City may choose to accept financial payment, contribution, other approved security, or agreement for the purpose of providing the needed improvements. The City may require that no building permit be issued until public improvements are completed; this shall be clearly identified (if applicable) within the Site Improvement Agreement.

RESPONSE: All rights of way and street improvements proposed conform to the City of Redmond standards. Of note, NW 26th Street is proposed with 50 feet of right-of-way, which is approvable under situations where the street would not experience significant traffic. Given the limited direct access onto NW 26th Street, most traffic will go directly to proposed Streets A, B, and C; therefore a 50' right-of-way width is acceptable.

3. **Neighborhood Compatibility.** This standard shall not apply to any development that requires a conditional use permit. Subsections B. and D. do not apply to needed housing (ORS 197.307).

A. The proposal will be consistent with applicable zoning standards.

B. The location, size, design, and physical characteristics of the proposal (such as setbacks, height, position of structure on the site) will have minimal adverse impact on the livability or value of abutting properties.

C. The project will not exceed the operational capacity of public facilities, and which are required to serve the development unless the City Engineer determines that sufficient capacity can be provided. The capacity of public facilities and services shall be based primarily on the City's Water and Wastewater Master Plan and the Transportation System Plan.

D. The proposal is consistent with the applicable Great Neighborhood Planning Principles described in Section 8.0270(3)(C)(13) and adopted Area Plans.

RESPONSE: The proposed development is consistent with applicable zoning standards as demonstrated in the accompanying submittals and this burden of proof. Lower density housing (R3) is proposed to the adjacent development to the east. Adequate water, sewer and transportation capacity exist to serve the development. Of note: the townhomes and possibly the multifamily complex will need to connect to the Far West Sewer Interceptor when extended to the northwest corner of the site. In prior sections, this documents addresses how the proposal meets the Great Neighborhood Planning Principles.

4. Architectural Requirements.

A. Architectural theme. A specific architectural theme is required for any structure that is a candidate for Site and Design review. The theme used shall be carried out completely in the design and not mixed with conflicting themes. The theme used shall be consistent with all buildings on the subject site.

B. False front design. A false front design of a building shall be avoided, except for the Downtown (C-2) Commercial District.

C. Historical Buildings. Compliance with the preservation of historic buildings and sites pursuant to section 8.0855 and 8.0860 where applicable.

D. Commercial and Industrial buildings.

1. **Building Orientation.** The City may require the applicant to position buildings to have their architectural orientation toward the primary focal point on the site (typically the higher ordered street). However, the City may also require the applicant to orient the building in any position on the site if the perceived focal point is internal to the site. At no time shall unbroken spans of side or rear walls of buildings be visible from any street without architectural treatments and screening added. Orientation of the building shall consider compatibility with neighboring structures in terms of setbacks, height of building, architectural treatment, and entrances of neighboring buildings.

2. Buildings shall comply with the City's access policies regarding vehicle access and provide adequate pedestrian ways to safely navigate the parking areas and to connect to the public sidewalks. Adequate internal vehicle access shall be designed to minimize or eliminate vehicle/vehicle or vehicle/pedestrian conflicts.

3. Commercial Drive-up windows and drive-throughs should be oriented away from the principal street.

4. **Industrial Building Basic Architecture.** To avoid the effect of single, long, or massive walls with no relation to human size, industrial buildings shall provide features of architectural interest for all street-facing facades.

a. **Defined Building Entrance and Orientation.** At least one entrance (not including emergency exit) of any building shall be oriented toward the street. A primary building entrance shall be clearly defined and recessed or framed by a sheltering element such as an awning, canopy, or portico.

b. Street-facing facades shall include a change of material (such as a wainscot or similar architectural features) along the façade(s).

c. Awnings, canopies, or structural overhangs of at least 3 feet in depth shall be provided over doors and windows along the primary street facing façade. This requirement does not apply to roll up doors.

E. Multi-Family Complexes. This section establishes a process for the review of multi-family complexes development proposals in order to promote functional, safe, innovative, and attractive development that is compatible with the natural and manmade environment. The intent is to promote compatible development, foster the attractiveness and functional utility of multi-family development, protect public and private investments in the area, raise the level of community expectations for the quality of its environment.

1. **Table A. Minimum Standards.** The following minimum standards apply in each of the Residential zones:

Multi-Family Complex Standards:	R-4	R-5
Minimum Setback Distance		
Front	15	15
Side	15	15
Rear	20	15
Garage	20	20
Maximum Building Height	45	45
Maximum Density (Units/Net Acre)	14.5	17.4

RESPONSE: The multi-family homes in the R-5 zone show minimum setbacks at 15' as detailed on the site plan. Density requirements are at 16.9 units/acre, which is below the maximum amount allowed.

2. Building Orientation. All buildings facing a public street right of way shall have a functional primary entrance oriented to each public street frontage, except for buildings fronting along and facing a Major Arterial Street as designated on the City of Redmond Transportation System Plan. Additional primary entrances, if provided, or, in cases where buildings are internal to the development and do not front on the public street right of way, shall be oriented to a private common area (common areas include private streets, courtyards, or open spaces). A hard-surfaced pedestrian sidewalk or pathway connecting the building entrances to the public streets right of way shall be provided.

RESPONSE: Buildings within the designated multifamily area face a private common area. Pedestrian walkways are provided to safely navigate the parking lot and surrounding areas.

3. Building Form. In order to preclude large expanses of uninterrupted building surfaces, each floor of the building shall include at least three of the following features within every 30 lineal feet or portion thereof along all elevations of the structure:

- a. Recess (e.g., deck, patio, courtyard, entrance, or similar feature) that has a minimum depth of 4 feet;
- b. Extension (e.g., floor area, deck, patio, entrance, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet; and/or
- c. Offsets or breaks in roof elevations of two feet or greater in height.
- d. Offset or breaks in building façade elevations of 2 feet or greater in relief.

4. Detailed Architectural Features. All buildings shall provide detailed design along all elevations (e.g., front, rear, and sides). Detailed design requires use of at least five of the following architectural features on all front and exterior side (corner lot) elevations and at least three of the following architectural features on all interior and rear yard elevations, at a minimum of every 30 lineal feet of horizontal wall. Architectural features shall be varied on the different building elevations. The standard applies to each full and partial building story.

- a. Dormers

- b. Gables
- c. Recessed and covered porch entries of at least 4 feet in depth
- d. Towers, at least 2, minimum 2-foot elevation change to roof ridge.
- e. Eaves (minimum 12-inch projection)
- f. Off-sets in building face or roof (minimum 16 inches)
- g. Window trim on all windows on the façade
- h. Bay or oriel windows
- i. Balconies
- j. Decorative patterns on exterior finishes (e.g., paint scheme, scales/shingles, wainscoting, ornamentation, and similar features)
- k. An alternative feature providing visual relief and detail, similar to option a-j above, may be approved through the development review process.

5. Exterior Finish. The exterior finish on all vertical surfaces shall be comprised primarily of materials such as masonry/wood lap siding, shingles, brick, or stucco. The use of sheet metal, plywood, T1-11 siding, smooth face cinder block and other similar materials is not permitted except as minor accents. Textured cinder blocks are permitted on side and rear façades but shall not exceed 40% of the total exterior wall area of the ground/bottom floor.

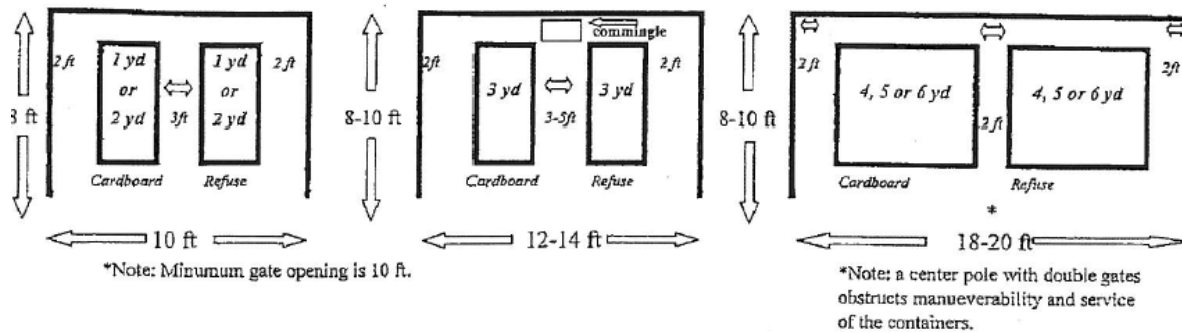
6. Building Alignment. There shall be no window to adjoining window alignment when adjacent buildings are less than 30 feet apart. Frosted windows or similar are exempt from this standard.

RESPONSE: These standards will be addressed at the time building permits are applied for.

7. Trash Receptacles. A common trash enclosure shall be required and is subject to the following standards.

- a. Trash enclosures shall be oriented away from adjacent residences and shall be screened by use of brick or stone walls.
- b. Trash enclosures shall be accessible to trash pick-up vehicles and shall provide an unobstructed, straight on approach a minimum of 40 feet in length.
- c. Trash enclosures, a minimum of six feet in height, shall be constructed of masonry, durable and attractive walls, with solid screen doors and shall be visually consistent with project architecture. Gate opening shall be a minimum of 10 feet wide and shall not include a center pole or other obstruction preventing access to the enclosure. Gates must swing open 180 degrees and shall include a gate stop to hold it open.
- d. Enclosure areas shall contain sufficient space to accommodate both refuse disposal and recycling containers adequate to accommodate the degree of development. Disposal needs shall be calculated at 0.3 yards per dwelling unit for refuse and 0.2 yards per dwelling unit for recycling. The following construction specifications shall be used as a guide for enclosure design based on the calculation requirements listed herein:

Construction Specifications for Enclosures



e. The area standards for trash enclosures listed in subsection (d.) above shall be met unless documentation is submitted from the applicable trash collection company indicating that an alternative design will be adequate to accommodate the amount of refuse and recycling that is anticipated to be generated on an ordinary basis.

RESPONSE: Trash enclosures are shown on the site plan and follow the above-stated guidelines.

8. Mechanical Equipment. External mechanical equipment, such as heating or cooling equipment, pumps, or generators, that is located on the ground or on the roof of buildings, must be entirely screened from view at ground level by sight obscuring walls, fences, parapet, or other similar means consistent with the overall architecture of the development. Landscaping is not an acceptable alternative for such screening as specified herein. Screening shall be compliant with all applicable codes. No heating or cooling equipment shall be placed on exterior walls unless completely screened from view.

RESPONSE: All new external mechanical equipment will be screened from view.

9. Common Open Space. Common open space(s) shall be incorporated into the site plan for multi-family complexes as a primary design feature. A minimum of 15 percent of site area (inclusive of required setbacks but exclusive of dedicated street rights-of-way and land dedicated to other public uses like parks and schools), shall be provided as common open space and be suitable for a recreational play area, or group or community activities. However, in no case shall less than 3,000 square feet of common open space be provided. Such area shall be improved with turf, plantings, surfacing, equipment, structures, or buildings suitable for recreational use. The Hearings Body may require this area to be protected from streets, parking areas, or the like, by a fence or the equivalent. Sensitive lands and historic buildings or landmarks open to the public and designated by the Comprehensive Plan may be counted toward meeting the common open space requirements.

In conjunction with the open space requirements, all multi-family complexes with 20 or more units shall provide two or more amenities for the residents as listed below. Such amenities shall be centrally located for a majority of the residents.

- a. Tot lot/play structure
- b. Community garden
- c. Picnic tables/barbecue areas
- d. Swimming pool, splash pad, or other water feature
- e. Indoor recreation facility

- f. Sports courts (i.e., basketball, tennis, volleyball)
- g. Other active or passive recreation area that meets the intent of this standard as approved through the development review process.

RESPONSE: A total of 45,575 square feet (34.1%) of landscape/open space area has been provided. This includes spaces designated for a playground, dog park and open seating with picnic tables and benches. This standard has been met.

10. Private Open Space. Private open space accessible from interior shall be required for all triplexes and quadplexes based on the following standards:

- a. Ground/bottom floor housing units shall have front or rear patios or decks at least 4 feet deep and measuring at least 48 square feet in area.
- b. A minimum of 50% of all upper floor (second floor and above) housing units shall have balconies or porches at least 4 feet deep and measuring at least 48 square feet in area.
- c. To the maximum extent possible, private open space areas shall be oriented toward common open space areas and away from adjacent single family residences, parking areas and driveways and trash enclosures.

RESPONSE: No triplexes or quadplexes are proposed; therefore, this standard is not applicable.

11. Special Yards. In order to allow air circulation and light, the distance between buildings on the same lot shall be as follows:

- a. All front and rear walls, and all walls with a primary entrance shall be separated from all other walls on all other buildings on the same lot by a minimum of 20 feet.
- b. The distance between side walls on buildings on the same lot shall be no less than 12 feet.

RESPONSE: See enclosed multifamily site plan. Proposed buildings meet the above special yard setbacks.

12. Special Fencing/Landscaping. A sight obscuring fence or evergreen hedge may be required by the Hearings Body when, in its judgment, such screening is necessary to preserve the values of nearby properties, protect the aesthetic character of the neighborhood or vicinity, and to provide security and privacy for occupants of the subject complex.

RESPONSE: No requirement has been made known to the applicant; therefore, this section is not applicable.

13. Storage. All multifamily dwellings and complexes shall provide for storage of furniture, tools, equipment, building materials or supplies belonging to the occupants or management of the complex. Each dwelling unit shall have one assigned, securable storage area, a minimum 18 square feet, but shall be of a minimum size and dimension that is suitable to accommodate one bicycle of average size. Storage areas may be indoor, such as attached or detached garages, or within specific areas what are internal to each dwelling unit. Storage areas may also be within outdoor structures such as within a separate storage building located on premises. The City may exempt or reduce the storage space requirement for "specialty housing", such as senior housing or for housing for long-term infirm care.

RESPONSE: Required storage areas shall be specified on the building permit plans.

14. Off-Street Parking. All off-street parking provisions addressed herein (including: number of spaces; loading areas; and design and improvement standards) shall be provided in conformance with Section 8.0500 through 8.0515. Plexes shall comply with the City's access policies regarding vehicle access and provide adequate pedestrian ways to safely navigate the parking areas and to connect to the public sidewalks. Adequate internal vehicle access shall be designed to minimize or eliminate vehicle/vehicle or vehicle/pedestrian conflicts in off-street parking areas. If off-street parking areas are proposed to be placed between the primary building elevations and public streets, the application shall be subject to a public hearing pursuant to Article II – Land Use Procedures, Sections 8.1000 through 8.1720.

RESPONSE: This standard was previously addressed in Sections 8.0500-8.0515.

F. Exterior Mechanical Equipment. These shall be screened so as not to be visible from public streets or residences and not placed on exterior walls unless fully screened.

RESPONSE: All new exterior mechanical equipment will be screened from view.

G. Surfacing. Gravel is prohibited as a surfacing material in the commercial or mixed use zones. Areas that are not part of the required landscaped areas shall be surfaced with asphalt or concrete unless natural, undisturbed open areas.

RESPONSE: Parking areas are proposed to be surfaced with asphalt, while pedestrian walkways and curbs will use concrete or pavement.

H. Building Design for Automotive Service Stations. The entrance to the service bays shall not be open to the street but shall be so designed to face the rear or interior side property line.

RESPONSE: This standard does not apply.

I. Retail, Office, Commercial and Mixed-Use Buildings in the MUN and MUE zones.

RESPONSE: This standard does not apply.

5. Landscaping.

A. Plant sizes. All required shrubs shall be at least 1-gallon size and all required trees 15-gallon size at time of planting, and no less than 1-1/2" caliper measured 3' above finished grade. Applicants must show evidence of paid contracts or commitments for landscaping work or other proof/evidence the work will be completed as required and on time.

B. Vegetative cover. All required landscape areas shall be planted with shrubs, trees and or living ground cover to a minimum of 50% vegetative cover at the time of planting. The other 50% may be covered with non-vegetative (not bark) mulch.

C. Outdoor storage and service areas. Outdoor storage and service areas shall be screened or buffered from adjacent properties or from public rights of way with a minimum 3-foot-tall and wide landscape strip or site obscuring fencing unless otherwise approved when adjacent to a similar use or a use that does not require screening from the proposed use. Screening shall provide no less than 50% visual screening at time of planting or installation and shall be shown by detail or photo.

D. Areas between buildings and property lines adjacent to a street. Areas

between buildings and property lines adjacent to a street shall be landscaped with trees and shrubs within a minimum 3-foot-wide landscape strip.

E. A parking or loading area. A parking or loading area shall be separated from any lot line adjacent to a roadway by a landscaped strip at least 10 feet in width, and any lot line by a landscaped strip at least 5 feet in width. Within the C-2, C-4, MUN, MUE, or Airport zone, street trees or other landscaping located within the public right-of-way may be provided and considered as landscaping on site. The City may make an exception of the five (5) foot landscaping strip requirements if the following criteria apply:

1. The properties are adjacent to one another; and,
2. The parking and back up areas are adjacent to a common lot line. If an exception is granted, an easement shall be recorded on the deed. If at any time the parking area is no longer shared, the parking area shall conform to the five (5) foot landscape strip requirements.

F. Landscape areas abutting parking areas spaces, access aisles and loading zones. Landscape areas abutting parking spaces, access aisles and loading zones shall incorporate a sight obscuring landscape screen. The screen shall be at least 3 feet higher than the finished grade of the parking area, except in required clear vision areas where the clear vision requirements must be met. The screen height may be achieved by a combination of earth mounding and plant materials. Fences with or without slats may qualify for parking lot screening on interior, side, or rear lot lines, or when adjacent to an alley.

G. Parking lot landscaping. In addition to meeting all other landscape requirements, at least ten (10%) percent of the paved parking shall include planting beds at least 5 feet wide, plus a ratio of one tree per ten parking spaces shall be planted.

H. Protection of Parking Lot Landscaping. Parking lot landscaping shall be protected by a curb or secured wheel guards at least 4" high with a minimum three foot setback from the property line.

I. Preservation and Replacement of Trees. All existing trees having a six (6) inch trunk diameter 3' above grade or greater shall be preserved or replaced with fifteen gallon-sized trees at a 'one-to-one' ratio. Replacement trees shall have a minimum 1-1/2-inch trunk diameter measured at 3' above grade. This criterion shall be met in the submitted landscape plan.

J. Irrigation of plants and trees. Irrigation systems shall be required for all landscape areas and street trees except those designated for native vegetation. Type of irrigation system and approximate line location shall be shown on the site plan provided.

K. Street trees. Street trees are required to be installed on all residential, commercial, and industrial lots fronting on public or private streets, including on lots already platted at the time of adoption of this ordinance (Ord. #2013-04, 05/14/2013), but not yet developed. Street trees shall be provided in accordance with the following requirements:

1. **Street Tree Plan.** A street tree plan shall be provided showing the location of street trees, the types and the installation sizes of the trees and the type of irrigation proposed.

2. **Timing of Improvements.** All street tree(s) shall be installed prior to issuance of a Certificate of Occupancy for said construction. An exception to this shall be when it is not feasible to plant street trees due to cold weather, in which case a posting of a bond for the value of the tree shall be acceptable to ensure the tree is planted at the earliest feasible time as determined by the City.

3. **Number of Trees Required.** The number of street trees planted on each lot is dependent upon the lot width per the table below:

Lot Width	Number of Street Trees Required
Corner Lot	Tree requirements will be based on each street frontage length
50 ft and less	1
51-100 ft	2
101-150 ft	3
151 ft and more	One tree/40 feet of width fronting street

4. Spacing of Trees. Street trees shall be spaced in accordance with the table below:

Lot Width	Tree spacing requirements
50 ft and less	The street tree shall be planted as close as possible to the center of the lot frontage, unless there is a conflict with a driveway, in which case it should be located as close as possible to the center.
50 ft and more	Small canopy and columnar shaped trees shall be planted no further than thirty (30) feet apart
	Medium and large canopy trees shall be planted no further than forty (40) feet apart
Downtown	Per Public Works Standards

An exception to the tree spacing requirements above includes when planting a tree would conflict with existing trees, retaining walls, utilities, driveways, views, or other similar physical barriers. In those cases, the Community Development Director, or designee, may approve alternative spacing.

5. Location of Trees. Street trees shall be planted within existing and proposed planting strips or in City approved sidewalk tree wells on streets without planting strips unless an alternative street tree location is approved during the planning review process. The location of trees shall meet the following setback requirements:

Object Tree Must be Setback from	Distance Street Tree Must Be Setback From Object
Curb or sidewalk	3 ft (small and medium stature tree) and 3 ft (large stature tree); in no cases, shall the tree be more than 10 ft from the curb
Curb line of an intersection, stop/yield signs, and streetlights	25 ft
Adjacent Tree	20 ft
Fire Hydrants, utility poles and directional traffic signs	10 ft
Edge of a driveway	5 ft
Property lines	2 ft

6. Caliper Size. The minimum caliper size at planting shall be 1½ inches for single family residential and 1½ inches for commercial and industrial. If the required caliper is not available, the Community Development Director, or designee, may accept an alternative proposal that is comparable.

7. Approved Tree List. Types of street trees shall be selected from the City Arborist's approved list of trees.

8. **Maintenance.** Maintenance of street trees shall be in accordance with standards listed in Section 3.600 of the Redmond Code.

9. **Utility Easements.** All street trees shall be placed outside utility easements unless the utilities are in a protective conduit. If the existing planter strip contains such easements and is not wide enough to also accommodate street trees, the street tree location requirement in section 4 above may be adjusted by the Community Development Director, or designee, during the development review process.

L. **Maintenance of landscaping.** All landscaping shall be continuously maintained and replaced when necessary to maintain compliance with an approved landscape plan. For landscaping valued in excess of \$5,000, the City may require a maintenance bond.

RESPONSE: A landscape plan for the multi-family complex has been included with the site plan (MP3.1) and shows the above required details. This standard has been met.

6. Parking and Unloading Areas/Docks.

A. **Off-Street Parking Areas.** Parking areas shall be as near the public entrances to the structure served as possible.

B. **Parking lot.** The parking shall be dispersed around the building, emphasizing the importance of the building and accessibility to entrances. In the **MUN and MUE** zones, parking shall be located to the side, rear, or under the building or in a designed central parking lot.

C. **Truck loading areas or docks.** Truck loading areas or docks, where delivery is done by semi-truck with a specified loading dock, shall be located or screened from the street or from the major public entrance to the building. The Applicant shall identify the specific type(s) and size of delivery vehicles which will deliver and/or take goods to/from the building; the hours of delivery, the location of delivery doors and their dimensions. Truck loading areas or docks shall not inhibit circulation onsite or create access problems from adjacent streets.

RESPONSE: Offset parking is distributed equally about the site and is located near the entrances to the residences. Proposed parking shall include required accessible spaces. Truck loading areas are not applicable to the development.

7. General Site Criteria.

A. Grading and Drainage.

1. **Grading.** Grading of on-site private land shall be managed to ensure that there are no adverse conditions created for neighboring lands or public right-of-way. A stormwater grading plan shall be developed that satisfies the following criteria:

- a. On-site maintainability.
- b. Professional civil engineering practices.
- c. Identify responsibility for the management of the stormwater.

2. **Drainage and Stormwater.** Per direction of the City Engineer, and specified in the City of Redmond Standards and Specifications, drainage shall be managed on-site or as determined reasonable for shared responsibility for both conveyance and disposal of private and public right-of-way stormwater. The storm event shall be for the 50-year 24-hour storm event, and require the total of public and private runoff to be contained within development boundaries. At a minimum, a drainage plan shall include engineering calculations meeting professional practice methods of storm volume development, original and new topography of the site, drainage pathways and flow direction, location of retainage, and/or disposal of stormwater.

3. **Blasting.** A permit for explosive blasting shall be obtained from Redmond

Fire & Rescue and City Engineer prior to blasting.

RESPONSE: Grading shall conform to City of Redmond requirements and Appendix J of the OSSC. Stormwater systems (primarily drywells) shall be designed to meet the City of Redmond Stormwater Division requirements. At the time of infrastructure improvements, a blasting permit shall be obtained prior to blasting.

B. Clear Vision Standard. No obstructions greater than three and one half (3 ½) feet high, including any landscaping which will grow greater than three and one half (3 ½) feet high, with the exception of trees whose canopy heights are at all times greater than eight (8) feet, may be placed in a clear vision area as defined in Article I, "Supplementary Provisions".

RESPONSE: Clear vision areas are depicted on the enclosed plans.

C. Trash Collection Areas. Trash collection areas shall not be oriented towards building entrances or public streets other than alleys and shall be screened or enclosed with building material which is compatible with those used in the exterior of the building. Location(s) of all trash collection area(s) shall be reviewed and approved by the Community Development Department Director, or designee.

RESPONSE: Trash Enclosure areas are shown on the multifamily complex site plan. Townhomes and detaches single family housing shall use roll out carts for trash disposal.

D. Water and Sewer Service. Connection to the City's public water and sewer systems shall be required and shall comply with the current Public Works Standards & Specifications.

RESPONSE: All proposed lots and the multifamily complex propose to connect to City of Redmond water and sewer systems.

E. Accessibility. At least one pedestrian pathway, which meets UBC accessibility requirements, shall be provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading and drop off zones, and public streets or sidewalks to an accessible entry. When more than one building or facility is located on a site, at least one accessible route shall be provided between accessible buildings and accessible site facilities. The accessible route shall be the most practical and direct route among accessible building entries, accessible site facilities and the accessible entry to the site. Walks paralleling vehicular ways shall be separated from vehicular ways by curbs, planted areas, railings, or other means between the pedestrian way and vehicular routes.

RESPONSE: A pedestrian access is provided between the multifamily complex and the public sidewalk.

F. Streetscape standards in the MUN zone. New retail, office, commercial and mixed-use development, and major modifications (per RDC 8.3005-8.3010) within the MUN zone shall provide one or more of the Category A pedestrian amenities listed below and all of the Category B amenities, as generally illustrated in the figure below. Pedestrian amenities may be provided within a planting strip or street furnishing zone, building frontage zone or plaza, as shown in the figure below. Use of the public right-of-way requires approval by the roadway authority.

RESPONSE: This standard does not apply.

8. Transportation System Analysis (TIA). The development must meet requirements per Section 8.2815 (Transportation System Analysis).

RESPONSE: An approved TIA is enclosed with the application.

9. Access Management Standards. The development must meet requirements per Section 8.2820 Access Management Standards.

RESPONSE: Proposed access management meet requirements per Section 8.2820.



CITY OF REDMOND
Engineering Division

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TO: MORGAN SNYDER, *Planning Division/Community Development Dept.*

FROM: DAVID PILLING, *Engineering Division/Public Works Dept.*

DATE: May 21, 2024

SUBJECT: **711-23-000227-PLNG-MD, 228-PLNG-SUB & 229PLNG-SP: Pacific Star Estates Phase 1-9 Master Plan**
Vollertsen Living Trust/H.A. McCoy Engineering & Surveying LLC
Tax Lots 15-13-05-400 & 403

Subject property located east of Northwest Way, south of NW Spruce Ave. and north of NW Maple Avenue. 2098 Northwest Way. The Engineering Division provides the following recommendations based on the Master Plan set dated 4-26-24 per Redmond (COR) Development Code (**pre-January 2024 update**) Section 8.0275, 8.0305, 8.1010(1)(C), 8.2000-2840, 8.3000-3050 and City of Redmond Public Works Standards and Specifications (CORPWSS):

1. **Transportation:** All public streets shall be designed, constructed and dedicated to current City of Redmond Standards & Specifications and Transportation System Plan (TSP) standards and extended to the limits of each project phase unless otherwise specified or approved. Five (5) ft. minimum width public utility easement (PUE) shall be dedicated along all street right-of-way per COR Standard Drawing 2-1. Street signage, lane striping, street lights and postal box installation shall be required. Barricades shall be required on all dead-end streets at phase/property boundaries and signed for future extension. All street names shall be approved by Redmond Fire and Rescue and/or Deschutes County. The proposed master plan and public street system complies with City street and TSP standards subject to the following: [COR Code 8.0270(2)(D), 3(B)(1)(a), 3(C)(11) & 3(C)(14)(a))] [COR Code 8.2240(1 & 4) 8.2320(2)(A), 8.2710(1, 2, 3 & 10) & 8.3035(2)] [CORPWSS Development Provisions 03]

A) **Northwest Way (NW 27th St)** - minor arterial street. A paved road and sixty (60) ft. public right-of-way exist, no curb or sidewalk, along project/property frontage. Prior to and/or with Phase 1 plat approval, twenty (20) ft. public right-of-way dedication shall be required along property/project frontage for a total width of fifty (50) ft. east of centerline per City minor arterial standards. Street and right-of-way centerline shall match existing. Prior to Phase 4 plat approval, street frontage improvements conforming to City minor arterial street standards per COR Standard Drawing 2-1 shall be required and constructed along project/property frontage as follows, unless otherwise approved by the City Engineer:

- 1) Full width (3-lane) minor arterial street improvements with new/reconstructed 50 ft. wide pavement section, curb on both sides, separated 10 ft. paved multi-use bike path and street trees on the east side, storm drainage, turn/bike lanes, signage and striping. A slope easement may be required on the east side of the roadway where a 4:1 slope is not achievable behind the multi-use path. Partial street improvements may be considered by the City Engineer where adequate right-of-way is not available and/or terrain conflicts exist on the west side.
- 2) Northbound right-turn deceleration lane onto NW Quince Avenue.
- 3) A key multi-use bike pathway is identified as B13 per current City TSP along Northwest Way and shall be located in public right-of-way unless otherwise approved by the City Engineer.

B) **NW Quince Ave.** - local street. A paved street and sixty (60) ft. right-of-way exist east of subject properties. Prior to final land use approval decision, written consent from the owner of property located north of project boundary for NW Quince Ave. public right-of-way dedication and construction shall be required. Prior to Phase 1 engineering construction plan submittal, ten (10) ft. minimum or thirty (30) ft. public right-of-way dedication along NW Quince Ave. north of the project/property boundary by others shall be required. Prior to Phase 1 plat approval, street frontage improvements conforming to City local street standards per COR Standard Drawing 2-1 and/or 2-3 shall be extended along north project/property frontage from existing near east boundary to Northwest Way based on the following scenarios, unless otherwise approved by the City Engineer:

- 1) Thirty (30) ft. public right-of-way dedicated by others north of project (60 ft. total right-of-way) - full street improvements with new 36 ft. wide pavement section, curb on both sides, sidewalk on the south side, storm drainage and thirty (30) ft. minimum right-of-way dedication as proposed. Street and right-of-way centerline shall match existing.
- 2) Ten (10) ft. public right-of-way dedicated by others north of project (40 ft. total right-of-way) - partial street improvements per COR Standard Drawing 2-3 with new 25 ft. wide pavement, curb and sidewalk on the south side, storm drainage and thirty (30) ft. minimum right-of-way dedication. Connection to the existing paved street near the east project boundary will require a transition plan for 2-way travel with pavement tapering, striping and signage as directed and approved by City Engineering. Street and right-of-way centerline shall match existing.

- C) **NW 23rd St. & 25th St.** - local streets. Street improvements conforming to City local street standards shall be required per COR Standard Drawing 2-1 with new 36 ft. wide pavement, curb, sidewalk, storm drainage and sixty (60) ft. right-of-way dedication. SW 25th St. shall match the neighboring Dry Canyon Village approved plan.
- D) **NW 26th St. & Local Street A, B & C** - local streets. Street improvements conforming to City local/cul-de-sac/eyebrow street standards shall be required per COR Standard Drawing 2-1, 2-4 and 2-5 with new 36 ft. wide pavement, curb, sidewalk, storm drainage, sixty (60) ft. right-of-way dedication and fifty-four (54) ft. cul-de-sac radius right-of-way dedication unless otherwise approved by the City Engineer.
- E) **Local Street D** - local street. Street frontage improvements conforming to City partial local street standards shall be required per COR Standard Drawing 2-1 and 2-3 with new 25 ft. wide pavement, curb and sidewalk on the north side, storm drainage and forty (40) ft. minimum right-of-way dedication as proposed along project/property frontage unless otherwise approved by the City Engineer.
- F) **Public Pedestrian/Bike Multi-Use Path** - the separated public pedestrian/bike multi-use path identified as B13 along Northwest Way property frontage per City 2020 Transportation System Plan (TSP) shall be constructed and dedicated per COR Standard Drawing 2-6 for multi-use paths unless otherwise approved by the City Engineer and City Parks Division.
- G) **Pedestrian Connections & Crossings** - specific pedestrian connection and crossing improvements shall be required as follows;
- 1) NW Quince Ave. - Prior to Phase 1 plat approval, the north-south pedestrian crossing on the east side of Northwest Way/Quince Avenue intersection shall be constructed accommodate a full 10 ft. wide pathway crossing and include a striped pedestrian crossing along the pathway alignment, directional accessible ramps, illumination and advance stop bar. NW Quince Avenue shall be stop controlled in the westbound direction.
 - 2) Prior to Phase 8 plat approval, A public pedestrian pathway/sidewalk connection shall be constructed in Tracts C and D and crossing the private alley linking Northwest Way with 26th St/Local Street B. An east-west pedestrian crossing of 26th St. shall be constructed on the north side of 26th St/Local Street B intersection. A minimum 10-foot wide public access easement shall be provided. The path shall meet City of Redmond Standards and Specifications for a sidewalk or multiuse path.
- H) **Private Alley** - proposed private alley shall be privately owned and maintained. Private alley improvements conforming to City paved alley standards per COR Standard Drawing 2-1 are recommended. Approved alley connections to public streets shall be constructed to City driveway standards. Alley connection and public vehicular access to Northwest Way shall not be permitted. A through paved alley connection to Local Street A via the proposed access easement in Phase 8 or approved turnaround at the north end of Phase 9 shall be required. Backup distance minimum of 24 ft. from face of garage or edge of parking stall to opposite side of alley shall be required for turnaround purposes. *[CORPWSS Design Standards II(A)(23)]*
- I) **Street Storm Drainage:**
- 1) Stormwater drainage systems in the public right-of-way shall be subject to current City design standards. *[COR Code 8.2825(2)] [CORPWSS Design Standards II(B)]*
 - 2) New drywells shall comply with City/DEQ pretreatment and City testing requirements. Drywell drain rock shall not extend under any street pavement section. *[COR Code 8.2825(2)] [CORPWSS Design Standards II(B)]*
 - 3) The location of drywells or other UIC's within City streets shall not conflict with existing active private water wells, community water wells or existing/future municipal drinking water wells. Identify all existing water wells that are within 500 ft. or the two-year time of travel zone of subject properties. *[COR Code 8.2825(2)] [CORPWSS Design Standards II(B)]*
- J) **Street Trees:**
- 1) No street trees within 50 ft. of a street intersection per COR Standard Drawing 2-27.
 - 2) No trees within 10 ft. of domestic water service, fire service or public storm facilities.
 - 3) Trees shall not conflict with street or stop sign/control device and pedestrian crossing/ADA ramp line of sight.
 - 4) No trees within driveway clear vision areas or blocking public street lighting.
 - 5) Street tree species shall be selected from Redmond Parks Division approved tree list.
- K) **Lot/Tract Access:** Vehicular access to each new lot or tract shall conform to City access management, corner clearance, clear vision and driveway construction standards. Driveways/curb cuts shall not conflict with water service/meters, fire vaults, fire hydrants or street catch basins. *[COR Code 3.300, 8.0305 & 8.2820]*
- 1) Proposed private paved access to Local Street A shared between Tract B in Phase 8 and the private alley in Phase 9 is acceptable subject to City clear vision standards and shall be constructed/dedicated prior to Phase 8 building occupancy or Phase 9 plat approval, whichever occurs first.
 - 2) Tract A site access shall be relocated to NW 25th St. or Local Street C via lot reconfiguration or private access easement prior to Phase 4, 5 or 9 plat approval or upon tract/site redevelopment. Until then, the existing driveway connection to Northwest Way for the existing residence on Tract A may remain. *[COR Code 8.2820(4)]*
 - 3) Direct vehicular access to Northwest Way, a minor arterial street, shall not be permitted from any lot, tract, alley or access easement except for gated and/or locked emergency/fire and permitted COID access connections unless otherwise approved by the City Engineer.
 - 4) Corner lots and double fronting lots shall take vehicular access from the lower order street, alley or access

easement. [COR Code 8.2820(4)]

5) Postal box installation shall be subject to US Postal Service standards and City Engineer approval. [CORPWSS Design Standards II(A)(16)]

L) **Traffic Impacts:** The Transportation System Analysis Application (TSAA) dated 2-23-23 and Transportation Impact Analysis (TIA) dated 5-22-23 submitted by Transight Consulting LLC have been reviewed and approved by City Engineering conditioned upon the transportation mitigation requirements identified by the Assistant City Engineer per City Approval Memo dated 10-2-23 unless otherwise specified. A notable required mitigation includes the total proportionate share of \$61,717 for impacts to OR126/SW 27th St. based on the cost of the parallel route improvements at OR126/SW 35th Street. The total payment (\$61,717) shall be due prior to Phase 1 final plat approval or partial payments may be provided prior to final plat approval of each individual phase (\$7,714.63 per each phase). The proportionate share will not be required if the City adopts a separate funding mechanism that addresses the impacts at OR126/27th St. in their entirety prior to plat of Phase 1. [COR Code 8.0270(3)(C)(11), 8.1010(1)(C) & 8.2815]

M) Coordination with Cascades East Transit (CET) to confirm whether a transit stop will be sited along the project limits to best support future routing. If required by CET, the stop shall meet CET standards including a standard 6 ft. by 12 ft. concrete pad outside of the sidewalk system with conduit for future power as part of site frontage improvements. Installation of additional stop amenities (signage, shelters, etc.) may be provided by CET when transit service is available.

2. **Water:** An eight (8) inch City water main exists in Quince Ave near the northeast property corner. A twelve (12) inch City water main exists in Northwest Way at Spruce Ave. roughly one-quarter mile north of subject properties.

A) Connection to the City's public water system shall be required for each new tract/lot. [COR Code 8.2240(5) & 8.2715(3)]

B) The Infrastructure Allocation Analysis Application for connection to City water may be waived and will not be required by City Engineering with expansion of the City's existing water system and public water main extensions throughout the project per current City Water System Master Plan (WSMP). [COR Code 8.0270(2)(G), 3(B)(1)(a) & 3(C)(12)]

C) The proposed public water system complies with City "to & through" Public Facility Requirement and current City WSMP standards for service to each new lot and adjacent property subject to the following: [COR Code 8.0270(2)(G), 3(B)(1)(a) & 3(C)(12)] [CORPWSS Development Provisions 03]

1) The twelve (12) inch public water main identified as P4572 per current WSMP shall be extended in Northwest Way along project/property frontage and constructed with street frontage improvements prior to Phase 4 plat approval.

2) The eight (8) inch public water main identified as P-2 per current WSMP shall be extended in Quince Ave. along project/property frontage west from existing near the northeast project/property corner to Northwest Way prior to Phase 1 plat approval.

3) Main line stubs shall be required in all directions at each street intersection at the discretion of the City Water Division.

3) Design review of the public improvement construction plans for compliance to City standards.

4) Domestic and fire water systems located on-site and beyond public right-of-way shall be privately owned and maintained.

D) A separate domestic water service connection conforming to City standards shall be required for each new lot with meter located at the property/right-of-way line. A single water master meter shall be required for all multi-family tracts/lots. A City approved backflow prevention device shall be required for all multi-family and non-residential properties, water services larger than one (1) inch, fire sprinkler systems and irrigation systems. [COR Code 4.200, 4.161, 8.2240(5) & 8.2715 (3 & 4(C))]

E) Fire flow, fire hydrant locations and fire code requirements to be determined by Redmond Fire & Rescue (RFR).

1) A water system/fire flow analysis and mitigation plan prepared by a registered professional engineer shall be provided as required by the Redmond Fire Marshal. [CORPWSS Development Provisions 04.2.00] [CORPWSS Design Standards II(D)(1(a) & 3(a))]

2) Public water system improvements may be required as deemed necessary by the fire flow analysis mitigation plan to meet minimum fire code and fire flow requirements for the proposed development. [COR Code 8.2235(1)(D)] [CORPWSS Design Standards II(D)(1(a) & 3(a))]

F) New fire hydrants and fire/water lines located on-site shall be privately owned and maintained with City approved backflow prevention device located at the property/right-of-way line. [COR Code 8.3035(7)(D)] [CORPWSS Design Standards II(D)(1)(d)]

G) Abandonment of any existing water well, cistern or other private water facility located on subject properties shall be in accordance with Oregon Water Resource Department regulations. [CORPWSS Development Provisions 04.7.00 & 22(13)]

3. **Wastewater:** A ten (10) inch City gravity sewer main exists in Quince Ave. at 22nd St. just east of subject properties. An eight (8) inch City gravity sewer main exists in Quince Ave. near the northeast property corner. The thirty (30) inch Far West Sewer Interceptor (FWSI) City gravity sewer trunk line exists in Northwest Way at Spruce Ave. roughly one-quarter mile north of subject properties per current Redmond Wastewater System Master Plan (RWSMP).

A) Connection to the City's public sewer system shall be required for each new tract/lot. [COR Code 8.2240(5) & 8.2715(3)]

B) Subject properties are located within sanitary sewer basins planned for gravity service by the both the existing ten (10) inch City gravity sewer main in Quince Ave. at 22nd St. and the FWSI with gravity collection mains extended south in Northwest Way from Spruce Ave. or extended in future Quince Ave. west of Northwest Way. Connection to the existing

ten (10) inch sewer main in Quince Ave. will be permitted for easterly majority of the subject properties (Phases 1-7) as predetermined and allocated by the City for the Northwest Area Sewer Basin plan dated 7-30-08. The remaining westerly portion of subject properties shall connect to the future FWSI and gravity collection main lines in Northwest Way or Quince Ave. (west of NW Way). Therefore, the Infrastructure Allocation Analysis Application for connection to City sewer may be waived and will not be required by City Engineering. [COR Code 8.2235(D) & 8.2240(6)]

C) Proposed public gravity sewer system complies with City "to & through" Public Facility Requirement and RWSMP standards for complete gravity service to each new lot and adjacent property subject to the following: [COR Code 8.0270(2)(G), 3(B)(1)(a) & 3(C)(12)] [CORPWSS Development Provisions 03]

1) City gravity sewer must be extended to and be made available at Northwest Way/Quince Avenue either by others (Spruce Northwest Master Plan development Phase 4, approved 1-23-24) from the west or along Northwest Way from the north and existing City sewer at Spruce Ave for service in Phase 8-9 prior to or in coordination with Phase 4 Northwest Way street construction.

2) Public gravity sewer main extension in Northwest Way shall be designed, sized, deepened for gravity sewer service to neighboring properties within the established gravity sewer basin to the west and south. The Northwest Way sewer main serving Phase 8-9 shall be extended prior to or in coordination with Phase 4 Northwest Way street construction.

3) All public gravity sewer mains shall be designed, extended and constructed to provide a gravity service to each new lot, phase and neighboring properties unless otherwise approved by the City Engineer.

4) Sewer services shall be located to provide complete gravity service.

5) Sewer manholes shall be located on street centerline whenever possible, at 400 ft. max spacing and at any main line terminus. Manholes shall be added or moved accordingly to match street alignments and to avoid conflicts with public water.

6) Public sanitary sewer facilities located in the private alley or access easement and beyond public right-of-way will require dedication of City sewer and/or public utility easements that provide unobstructed City access and turnarounds. [COR Code 8.2215(2)(E) & 3(B)), 8.2320(2)(B) & 8.2715(8)(4)] [CORPWSS Development Provisions 07]

7) Design review of the public improvement construction plans for compliance to City standards.

8) Sanitary sewer systems located on-site and beyond public right-of-way or easements shall be privately owned and maintained.

D) A separate sanitary sewer service conforming to City standards shall be required for each new lot with cleanout located at the property/right-of-way or easement line. All sewer services shall be connected at right angles to the sewer mainline, and not to manholes, unless otherwise approved by the City Engineer. [COR Code 8.2240(5) & 8.2715(3 & 4(C))]

E) Any existing sewage drill hole, septic tank or other private sewer facility located on subject property shall be permanently abandoned in accordance with Deschutes County and Oregon Dept. of Environmental Quality (DEQ) regulations, unless an exception is granted by the City Engineer for the existing residence on Tract A. [COR Code 4.304(3)] [CORPWSS Development Provisions 04.7.00 & 22(13)]

4. Subdivision Grading and Drainage: A subdivision site grading and drainage plan with erosion/sediment control plan and drainage report shall be required upon development of each project phase per current City standards and the following: [COR Code 8.0270(3)(C)(7 & 12) & 8.2720] [CORPWSS Development Provisions 23] [CORPWSS Design Standards II(B)]

A) Lot and Tract grading shall conform to current COR Development Code 8.2720 and shall not create steep banks, extreme cut/fills or areas unsightly to adjacent properties or lots.

B) All storm water runoff and drainage shall be maintained on each lot or tract and shall not drain onto public streets, neighboring properties or irrigation canals/ditches except as provided for in City standards.

C) Total contributing area to the public storm system shall include all right-of-way surface runoff and 100% of the future developed lots potential contributing areas unless otherwise approved by the City Engineer.

D) The stormwater system shall be designed to pass up-gradient flow through the site without damage to the proposed development, public stormwater facilities or neighboring properties.

E) Storm water runoff from private property shall not impact public right-of-way or easements unless otherwise approved by the Public Works Director or City Engineer.

F) New on-site private drywells and other underground injection control (UIC) systems not part of the public drainage system must be registered and approved or permitted by the Oregon Department of Environmental Quality (DEQ) prior to construction or building permit issuance. Contact DEQ UIC Program Coordinator at 503-229-5945. Send copy of UIC Registration Packet to DEQ and City of Redmond, 3100 NW 19th Street, Redmond, OR, 97756.

G) Private drywells serving paved areas may not be located within public or community wellhead protection areas or 500 ft. of existing irrigation or drinking water wells. Please note that this site may be located within 500 ft. of existing private water wells. Privately owned drywells within 500 ft. of any private water well will require a general permit from the Oregon DEQ prior to construction plan approval. Locate and identify existing water wells and wellhead protection zones that could affect the location of proposed drywells. [CORPWSS Development Provisions 23] [OAR 340-044-0018]

H) Maintenance agreement required for any on-site private storm system.

5. Construction Plans: Upon land use approval, a separate set of construction drawings may be submitted directly to the Engineering Division for design review of all required and/or proposed public improvements, utilities and subdivision site grading. [COR Code 8.2720 & 8.2800] [CORPWSS Development Provisions 04 & 23] [CORPWSS Design Standards]

Morgan Snyder

From: David Pilling
Sent: Wednesday, June 5, 2024 9:59 AM
To: Morgan Snyder
Cc: Sean Cook; Kyle Roberts; Sarah Vowell; Megan Peninger; Jamie Buddenbohn; Erica Waldbillig; Veronica Reinertson; Jon Spurlin; Steve Wilson; Jake Sherman; Evan Malone; Mark Goodwin; Mark James; Gary Huckle; Ryan O'Connor; Ben Sigloh; Anthony Ortgies; Travis Robbins; Ryan Kirchner; Jeremy Stachowski; Larry Morse; Jessica MacClanahan; Lindsey Crowsigt
Subject: RE: 711-23-000227-PLNG-MD: Pacific Star Estates Master Plan - Revised Plan 5-23-24
Attachments: 23-227PLNG-MD Pacific Star Estates Tract A Concept Plan 5-30-24.pdf; 23-227PLNG-MD Pacific Star Estates Master Dev Plan revised 5-23-24.pdf; 23-227PLNG-MD Pacific Star Estates Prelim Shadow Plat 2-15-24.pdf; 23-228PLNG-SUB_dr1 Final 5-21-24.docx

Hi Morgan – only one additional comment on the attached revised master plan dated 5-23-24 and Tract A concept plan dated 5-30-24; the proposed NW 26th St. extension south to Tract A will require an update to the previously submitted shadow plat of neighboring tax lot 15-13-05-402 dated 2-15-24 (attached) for review by City Planning and Engineering.

Otherwise, no change to my previously submitted comments dated 5-21-24 (attached).

Thanks



David Pilling | City of Redmond Public Works Dept
Engineering Development Manager
phone 541.504.2013
email David.Pilling@redmondoregon.gov
243 E. Antler Ave. Suite 100, Redmond, Oregon 97756

From: David Pilling
Sent: Tuesday, May 21, 2024 10:36 AM
To: Morgan Snyder <morgan.snyder@redmondoregon.gov>
Cc: Sean Cook <Sean.Cook@redmondoregon.gov>; Kyle Roberts <kyle.roberts@redmondoregon.gov>; Sarah Vowell <sarah.vowell@redmondoregon.gov>; Megan Peninger <megan.peninger@redmondoregon.gov>; Jamie Buddenbohn <jamie.buddenbohn@redmondoregon.gov>; Erica Waldbillig <Erica.Waldbillig@redmondoregon.gov>; Veronica Reinertson <veronica.reinertson@redmondoregon.gov>; Jon Spurlin <jon.spurlin@redmondoregon.gov>; Steve Wilson <Steve.Wilson@redmondoregon.gov>; Jake Sherman <jake.sherman@redmondoregon.gov>; Evan Malone <evan.malone@redmondoregon.gov>; Mark Goodwin <mark.goodwin@redmondoregon.gov>; Mark James <Mark.James@redmondoregon.gov>; Gary Huckle <Gary.Huckle@redmondoregon.gov>; Ryan O'Connor <Ryan.O'Connor@redmondoregon.gov>; Ben Sigloh <Ben.Sigloh@redmondoregon.gov>; Anthony Ortgies <Anthony.Ortgies@redmondoregon.gov>; Travis Robbins <travis.robbins@redmondoregon.gov>; Ryan Kirchner <Ryan.Kirchner@redmondoregon.gov>; Jeremy Stachowski <Jeremy.Stachowski@redmondoregon.gov>; Larry Morse <Larry.Morse@redmondoregon.gov>; Jessica MacClanahan <jessica.macclanahan@redmondoregon.gov>; Lindsey Crowsigt <lindsey.crowsigt@redmondoregon.gov>
Subject: RE: 711-23-000227-PLNG-MD: Pacific Star Estates Master Plan - Revised Plan



city of
REDMOND
oregon

Engineering Department
243 E. Antler Ave, Suite 100
Redmond, OR 97756-0100
541-504-2002

siteplan@redmondoregon.gov
www.redmondoregon.gov

TRANSPORTATION SYSTEM ANALYSIS APPLICATION

Applicability: Required when a proposed development involves either a Subdivision, Site and Design Review, Planned Unit Development, Master Plan, Comprehensive Plan Amendment, a change or expansion of use, or any other development that the City Engineer deems necessary. This application is not required for residential site plan review (4 units or less) or for partitions (3 lots or less).

This application must be approved prior to submitting a land use application for the project.

Applicant Information

Applicant: Joe Bessman Email: joe@transightconsulting.com
Company: Transight Consulting, LLC Phone: 503 997 4473
Address: 61271 Splendor Lane, Bend, OR 97702
Date Submitted: 2/23/2023

Owner Information

Owner: Hayes McCoy Email: hayes@ham-engr.com
Company: HA McCoy Engineering & Surveying Phone: 541 923 7554
Address: _____

Project Information

Project Title: Vollertsen Master Plan Tax Lot Number(s): 1513050000403, 1513050000400
Project Address: No Address, 2098 Northwest Way
Zone: UH-10 / Designated R-3, R-4, and R-5 Area (SF): 32.11 Acres
Existing Use: Rural/Agricultural
Proposed Use(s) and code(s) per the Institute of Transportation Engineer's (ITE) Manual, 11th Edition:
Various Residential Products (Single-Family Detached, Attached, and Multifamily) ITE 210, 215, 220
Total PM Peak Trips: 152 Average Daily Trips (ADT): 1656

Reserved for City of Redmond Approval

Reviewed by: LINDSEY CROMSIGT SEE ATTACHED MITIGATION
Approved (date): 10/2/23 MEMO.
Approved PM Peak Trips: 152
Approved ADT: 1656

CITY OF REDMOND ENGINEERING APPROVAL

THIS STAMP DOES NOT CONSTITUTE APPROVAL OF BLASTING OR ANY OTHER PUBLIC
IMPROVEMENTS THAT MAY BE REQUIRED BY CONDITIONS OF APPROVAL.

Lindsey Crowsigt 10/02/2023 11:24:30 AM



CITY OF REDMOND
Engineering Department

243 East Antler Avenue, Suite 100
Redmond, OR 97756-0100

(541) 504-2002

Fax: (541) 548-0253

siteplan@redmondoregon.gov

www.redmondoregon.gov

October 2, 2023

Re: Approval Memo - 711-23-000030-PW; Vollertsen Annexation Area

Transportation mitigations for the subject project will be required as follows:

All Phases

- To the extent practical, all construction access will be required to utilize NW Northwest Way.
- Suitable fire access must be maintained for all project phases. Temporary turn-arounds may be required at the termination of streets longer than 150' as required by Redmond Fire.
- Local streets should be dedicated as a 60' public ROW (30-feet from centerline) and constructed per City of Redmond Standards and Specifications.
- No direct driveway access will be provided onto NW Northwest Way.
- Directional curb ramps will be required at all intersections serving crossings in all directions.

Prior to Final Plat of Phase 1

- A total proportionate share of \$61,717.00 is required for impacts to OR 126/SW 27th Street, based on the cost of the parallel route improvements at OR 126/SW 35th Street. The total payment (\$61,717) is either due prior to final plat approval of Phase 1 or may be paid at prior to final plat approval of each individual phase (\$7,714.63 per each phase). The proportionate share will not be required if the City adopts a separate funding mechanism that addresses the impacts at OR 126/27th Street in their entirety prior to plat of Phase 1.
- 100' ROW dedication (50' from centerline) should be dedicated along NW Northwest Way throughout Master Plan limits.
- All local streets within Phase 1 should be located within a dedicated public ROW and constructed per local and alley street standards. NW 25th Street should be designed with suitable traffic calming throughout its length.
- NW Quince Avenue to be connected to the Dry Canyon Trail system, with marked crosswalks along the off-site sidewalk system and installation of an accessible crossing of NW 19th Street.
- The north-south crossing at NW Northwest Way/NW Spruce Avenue intersection should accommodate a full 10' wide pathway crossing and include a striped pedestrian crossing along the pathway alignment, along with illumination and an advance stop bar.
- Construct NW Quince Avenue to a $\frac{3}{4}$ local street standard within a public ROW, linking NW 22nd Street and NW Northwest Way.
- The NW Quince Avenue/NW Northwest Way intersection should be stop-sign controlled in the westbound direction, and directional accessible ramps should be installed on the eastern quadrants.
- Coordination with CET should confirm where a transit stop should be sited along NW Northwest Way to best support future routing. The stop should include a standard 6' by 12' concrete pad outside of the sidewalk system with conduit for future power as part of site frontage improvements. Installation of additional stop amenities (signage, shelters, etc.) to be provided by CET when transit service is available.

Prior to Final Plat of Phase 2

- All local streets within Phase 2 should be located within a dedicated public ROW and constructed per local street standards.

Prior to Final Plat of Phase 3

- All local streets within Phase 3 should be located within a dedicated public ROW and constructed per local street standards.

Prior to Final Plat of Phase 4

- Local streets within Phase 4 should be dedicated as a 60' public ROW and constructed as a $\frac{3}{4}$ (minimum) street section. NW 25th Street should be designed with suitable traffic calming throughout its length.
- NW 25th Street to be extended through the future Phase 6 to complete a second ingress/egress to the subdivision. Curb bulb-outs should be installed throughout its length.
- Frontage improvements along NW Northwest Way to be completed to match the section established by the Dry Canyon PUD, including a multiuse pathway along the east side of the roadway. Tapering of the cross-section will be required beyond the site frontage. A northbound left turn lane will be required, unless already constructed.
- A northbound right-turn deceleration lane onto NW Quince Avenue is required.

Prior to Final Plat of Phase 5

- Local streets within Phase 5 should be dedicated as a 60' public ROW and constructed per local street standards.

Prior to Final Plat of Phase 6

- Local streets within Phase 6 should be dedicated as a 60' public ROW and constructed per local street standards.

Prior to Final Plat of Phase 7

- Local streets within Phase 7 should be dedicated as a 60' public ROW and constructed per local street standards.

Prior to Final Plat of Phase 8

- Local streets within Phase 8 should be dedicated as a 60' public ROW and constructed per local street standards.
- A pedestrian connection to be provided through Tract C and Tract D, linking NW Northwest Way with sidewalks along Local Street B.

This approval is valid based on the information presented in the TSA and expires 180 days from the date on this letter.



Lindsey Crowsigt, Assistant City Engineer
City of Redmond

After Recording Return To:
City of Redmond
411 SW 9th Street
Redmond, OR 97756

Deschutes County Official Records		2022-42616
D-ANXCON		
Str=1 BN	12/07/2022 09:02 AM	
\$30.00 \$11.00 \$10.00 \$61.00 \$6.00	\$118.00	
I, Steve Dennison, County Clerk for Deschutes County, Oregon, certify that the instrument identified herein was recorded in the Official Records. Steve Dennison - County Clerk		

ANNEXATION AGREEMENT

This Annexation Agreement is made and entered into this 6th day of December, 2022, by and between the City of Redmond, Oregon, an Oregon municipal corporation (hereinafter "City") and Vollertsen Living Trust, Terry Vollertsen trustee/owner (hereinafter "Owner").

W I T N E S S E T H

WHEREAS, Owner is the record owner of the property legally described on Exhibit A attached hereto and incorporated herein (hereinafter referred to as the "Property"); and

WHEREAS, the Property is within the City's Urban Growth Boundary and is proposed to be annexed to the City; and

WHEREAS, Owner desires to have the Property annexed to the City; and

WHEREAS, Owner has submitted a petition for annexation and provided the City with all required consents for annexation; and

WHEREAS, the City is willing to annex the Property on the terms and conditions, and subject to the provisions, of this Agreement; and

WHEREAS, the City will initiate zoning upon the successful annexation of said property by resolution to the City, and

NOW, THEREFORE, in consideration of the representations, promises and mutual covenants contained herein, the City and Owner agree as follows:

1. **RECITALS:** The foregoing recitals are incorporated herein as is fully set forth in this Section.
2. **ANNEXATION:**
 - a. City agrees that it will initiate a resolution annexing the Property into the City once all required consents and a signed Annexation Agreement have been received by the City, and an approved master plan with proposed zone amendments has been achieved. This agreement is void if the Property is not annexed to the City within 12 months after the effective date of this Agreement.
 - b. Owner may terminate this Agreement by serving written notice to the City. The notice must be received by the City at least 60 days prior to the public hearings for council consideration of the annexation. If the City receives such notice, this Agreement terminates as of the effective date of the notice. After the annexation resolution is adopted by the City, this Agreement may only be terminated or amended by written consent of Owner and City.
3. **COMPREHENSIVE PLAN/ZONING:** Prior to development and annexation of the property, the Owner is required to receive master plan approval for the Property in compliance with the Redmond Comprehensive Plan 2040 and Redmond Development Code. The master plan will

identify Comprehensive Plan and Zoning designations, subject to City Council review and approval. Upon adoption of the master plan, successful annexation, and a Comprehensive Plan Map/Zone Map adoption, the City will apply the Comprehensive Plan and Zoning designations identified in the Master Plan.

4. DEVELOPMENT: Owner agrees as follows:

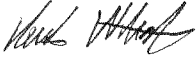
- a. Owner shall waive and shall not assert any claim against the City that may now exist or that may accrue through the date of annexation of the Property that it may claim due to its ownership of the Property. This includes any claim arising out of any land use regulation or under Measure 37 (ORS 197.352), Measure 49, and Measure 56 (ORS 227.186).
- b. Owner agrees that any development of the property will comply with the applicable approved Northwest Area Plan and master plan for the property, except as modified consistent with City requirements.
- c. Owner agrees to incorporate and apply the City's Great Neighborhood Principles as found in the Redmond Comprehensive Plan 2040 and Redmond Development Code. The City shall determine the applicability of the Great Neighborhood Principles to the subject property as necessary.
- d. Owner agrees to incorporate and apply any City Engineering requirements for infrastructure and street frontage.
- e. All development must comply with federal, state and city regulations.
- f. Owner agrees that it will, without any cost to the City, dedicate the necessary rights-of-way or easements for all Planned Improvements identified in the City's Public Facilities Plan.
- g. Owner shall supply draft CCR/HOA documents to City for review, modification, and preliminary approval prior to the land use hearing for the master plan. The documents shall include, but not limited to, requirements or standards regarding on street parking and a prohibition on using residential units as short-term or vacation rentals.
- h. Owner shall provide, at Owner's expense, an HOA maintained half acre park 'Mini Park.' Example amenities include lawn and/or drought resistant vegetation, places to sit, and a small play area. This park and the costs to maintain it shall be at Owner's expense.
- i. Owner shall provide a meandering 10-foot pedestrian sidewalk along Northwest Way Street.
- j. A complete site plan and architectural rendering for the multi-family housing area shall be submitted for review with the master plan for the property.
- k. Owner shall provide no more than 60% detached single-family housing and no less than 40% other types of units (e.g., middle housing).
- l. Owner shall remove all additional Central Oregon Irrigation District (COID) irrigation water rights from Property, unless use is otherwise approved by COID.
- m. Owner shall remove all ground water rights from Property unless partial use is otherwise approved by the Redmond City Council. If required, Owner is directed to remove water rights via sale or transfer to the City. Removal shall occur prior to the platting of the first phase of development.

- n. Owner agrees to not remonstrate against the formation of a local improvement district or reimbursement district created for funding public improvements that will serve the Property. This waiver applies to the Property until all utility service and all required infrastructure that will service or benefit the Property is completed and accepted by City. If the property is developed in phases, the waiver may be removed on a phase-by-phase basis if all utility service and all required infrastructure that will service or benefit the Property is completed and accepted by City.
- o. Owner agrees to donate funds to the Redmond Committee for Art in Public Places or install an artistic feature. Public art fee of \$100 per housing unit will be charged and paid in lump sum at the time of any plat approval for the property. If an artistic feature is installed, it is required to provide focal points, preferably at the gateways to neighborhoods, in and around the center of neighborhoods, or trailheads.
5. **AMENDMENT:** This Agreement and any exhibits attached hereto may be amended only by the mutual written consent of both parties.
6. **SEVERABILITY:** If any provision, covenant or portion of this Agreement or its application to any person, entity, property or portion of property is held invalid, or if any ordinance or resolution adopted pursuant to this Agreement or its application to any person, entity, property or portion of property is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants or portions of this Agreement or other ordinances or resolutions passed pursuant hereto, and to that end, all provisions, covenants, and portions of this Agreement and of the ordinances and resolutions adopted pursuant hereto are declared to be severable.
7. **NO WAIVER OF RIGHT TO ENFORCE AGREEMENT:** Failure of any party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.
8. **ENTIRE AGREEMENT:** This Agreement supersedes all prior agreements, negotiations and exhibits and is a full integration of the entire agreement of the parties relating to the subject matter hereof. The parties shall have no obligations other than specifically stated in this Agreement except those of general applicability.
9. **SURVIVAL:** The provisions contained in this Agreement shall survive the annexation of the property and shall not be merged or expunged by the annexation of the property or any part thereof to the City.
10. **SUCCESSORS AND ASSIGNS:** This Agreement shall run with the land described on Exhibit A and inure to the benefit of, and be binding upon, the successors in title of the Owners and their respective successors, grantees, lessees, and assigns, and upon successor corporate authorities of the City and successor municipalities.
11. **TERM OF AGREEMENT:** This Agreement shall be binding upon the parties and their respective successors and assigns for twenty (20) years, commencing as of the date of this Agreement
12. **ENFORCEMENT:** Owner agrees that if it fails to perform as required under this Agreement, the City Council may, at the Council's option, de-annex and that Owner will not object or oppose such de-annexation in any manner or any forum.

13. **ATTORNEY FEES:** In any proceeding to enforce, apply or interpret this Agreement, each party shall bear its own attorneys' fees and costs.

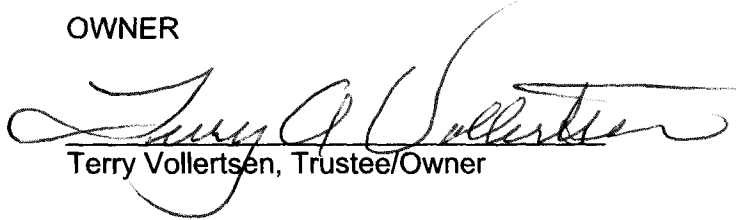
IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

CITY



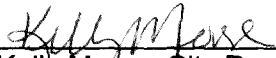
Keith Witcosky, City Manager

OWNER



Terry Vollertsen, Trustee/Owner

ATTEST:



Kelly Morse, City Recorder

STATE OF OREGON)
) ss.
County of Deschutes)

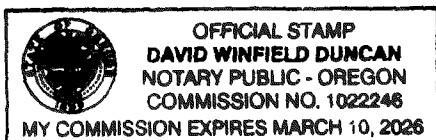
Keith Witcosky, City Manager, on behalf of the City of Redmond, who acknowledged that he had authority to sign on behalf of the City of Redmond and this instrument to be the City's voluntary act and deed, acknowledged this instrument before me this 6th day of December 2022.



Kelly Morse
Notary Public for Oregon

STATE OF OREGON)
) ss.
County of MULTNOMAH)
County of Deschutes)

This instrument was acknowledged before me this 18 day of November 2022, by TERRY A. VOLLERTSEN, TRUSTEE, who acknowledged this instrument to be his/her voluntary act and deed.



David Duncan
Notary Public for Oregon

Exhibit "A"

The Northwest Quarter of the Southeast quarter (NW1/4SE1/4) of Section Five (5), Township Fifteen (15) South, Range Thirteen (13), East of Willamette Meridian, Deschutes County, Oregon.

EXCEPTING THEREFROM Description of a parcel of land situated in and being the South Half of the South Half of the South Half of the Northwest Quarter of the Southeast Quarter (S1/2S1/2S1/2NW1/4SE1/4) of Section Five (5), Township Fifteen (15) South, Range Thirteen (13), East of Willamette Meridian, Deschutes County, Oregon, Being more particularly described as follows:

Commencing at a 1" steel pin at the South quarter corner of said Section 5, the initial point; thence North 00°41'06" West along the North-South centerline of said Section 5 1323.21 feet to a ½" pipe at the Southwest corner of said NW1/4SE1/4 and the point beginning; thence North 00°41'06" West along the West line of said NW1/4SE1/4 165.40 feet to a ½" pipe; thence North 88°40'50" East along the North line of said S1/2S1/2S1/2NW1/4SE1/4, 1319.43 feet to a ½" pipe; thence South 00°39'48" West along the East line of said NW1/4SE1/4, 165.19 feet to a ½" pipe at the Southeast corner of said NW1/4SE1/4; thence South 88°40'19" West along the South line of said NW1/4SE1/4, 1319.37 feet to the point of beginning.

AND ALSO EXCEPTING: Description of a parcel of land located in the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) of Section Five (5) Township Fifteen (15) South, Range Thirteen (13), East of Willamette Meridian, Deschutes County, Oregon, beginning the West Half of the North Half of the South Half of the South Half of the Northwest Quarter of the Southeast Quarter (N1/2S1/2S1/2NW1/4SE1/4) of said section 5 being more particularly described as follows.

The West Half of the parcel described as: Commencing at a 1" steel pin at the South Quarter Corner of said Section 5, the initial point; thence North 00°41'06" West along the North-South centerline of said Section 5, 1488.61 feet to a ½" pipe the point of beginning; thence North 00°41'06" West along the North-South centerline of said Section 5, 165.4 feet; thence North 88°41'20" East, 1319.49 feet to the East line of said NW1/4SE1/4, thence South 00°39'48" West along the East line of said NW1/4SE1/4 165.19 feet; thence South 88°40'50" West, 1319.43 feet to the North-South Centerline of said Section 5, the point of beginning.

ALSO EXCEPTING THEREFROM: Redmond Northwest Market Road (Northwest Way)

DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR PACIFIC STAR ESTATES

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DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR PACIFIC STAR ESTATES

The undersigned, Terry A. Vollertsen, Trustee of the Terry A. Vollertsen Living Trust Dated June 27, 2002 ("Declarant"), is the owner of the real property described as Tax Lot 403 and an eastern portion of Tax lot 400 in the City of Redmond, Deschutes County, Oregon (hereinafter referred to as "the Property"), and hereby makes the following Declaration of Covenants, Conditions and Restrictions ("Declaration"), covering the Property, specifying that this Declaration shall constitute covenants to run with all of said land and be binding upon all persons claiming under them, and that all covenants and restrictions shall be for the benefit of, and limitations upon all future owners, occupants, and tenants of said Property. Declarant intends to develop named Pacific Star Estates as a Class I planned community. To establish Pacific Star Estates as a planned community, Declarant desires to impose these mutually beneficial covenants, conditions, restrictions, easements, assessments and liens on the Property, under a comprehensive general plan of improvement and development for the benefit of all Lots and Common Area in Pacific Star Estates.

1. Land Use and Building Type. Pacific Star Estates consists 147 Lots, and 3.07 acres of R5 zoned area, all of which are restricted to dwellings used for residential purposes ("Home").

2. Dwelling and Other Structures. All dwellings and other buildings shall be constructed on site, and in accordance with the building requirements of the State of Oregon and the City of Redmond. Accessory Dwelling Units (ADU) are permitted on the Lot. Any ADU constructed on the Property shall be constructed to be compatible with the main dwelling in style and exterior materials and colors. No shops are permitted on the Lot. Small equipment sheds in the backyard shall be permitted if not visible from the street.

3. Completion of Construction. The construction of any building on any Lot, including painting and all exterior finish, shall be completed within twelve (12) months from the beginning of the construction so as to present a finished appearance when viewed from any angle. In the event of undue hardship due to weather conditions, this provision may be extended for a reasonable length of time upon written approval from the Declarant. If construction has not commenced within three (3) months after the project has been approved by the Declarant, the approval shall be deemed revoked unless the owner has applied for and received an extension of time from the Declarant.

4. Structures Prohibited As Residences. No tents, shacks, garages or other out buildings shall be allowed for residences.

5. No Commercial Use. No building or any part of any thereof shall be erected, maintained, or used on any Lot for any commercial purpose; provided that home occupations permitted in accordance with City of Redmond ordinances (such as a home office or art studio) may be allowed, provided that such home occupation does not generate significant pedestrian or vehicular traffic.

6. Nuisance. No obnoxious, noxious, or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may reasonably become an annoyance or nuisance to other persons in the subdivision. Parking of machinery, heavy duty vehicles or equipment on the street shall be deemed a nuisance. No inoperable motor vehicles, vehicles in disrepair or not currently licensed, equipment or similar items, shall not be stored on a Lot and/or street, except in the confines of the garage. Wood piles shall be adequately screened from view of the neighboring Lots and street. Such screening shall be subject to approval by the Architectural Review Committee (ARC). No outside burning of leaves, debris, trash, garbage or household refuse shall be permitted.

7. Garbage and Refuse Disposal. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or waste shall not be kept, except in sanitary containers. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

8. Exterior Materials. Roofing material shall be tile or Architectural Composition in colors of gray, black, or Brown, with a minimum life expectancy of twenty-five (25) years. All exterior walls shall be constructed with siding such as cedar, redwood, concrete based lap, wood composite or other equivalent materials. Exterior trim, fences, doors, railings, decks, eaves, gutters and the exterior finish of garages and other accessory buildings shall be designed, built and maintained to be compatible with the exterior of the structure they adjoin.

9. Fences and Retaining Walls. No fence shall exceed six (6) feet in height and/or be forward of the front building line of the Home. Fences shall be constructed of wood, brick, wrought iron or stone and shall be good quality material. Wood fences shall be painted with Sherwin Williams color "Shagbark"

10. Parking. Parking shall be permitted in designated areas, driveways, and on street where not prohibited. No semi-truck, motor home, large boat, equipment trailers or camper trailer shall be stored or parked forward of the front building line for more than seventy-two (72) hours in one calendar month. Storage of said vehicles for any period longer than this time period shall be behind a sight-obscuring fence and shall be in an area fenced on all exterior sides. No owner shall permit any vehicle which is in extreme state of disrepair to be abandoned or to remain parked upon any Lot or street for a period in excess of twenty-four (24) hours.

11. Easements on the Plat. The Lots are subject to the easements and rights-of-way shown on the plat.

12. Service Facilities Antennas and Satellite Dishes. Service facilities (garbage containers, fuel tanks, clotheslines, etc.) shall be screened such that such facilities are not visible at any time from the street. All telephone, electrical, cable television and other utility installations shall be placed underground in conformance with applicable law. Except as otherwise provided by law or this section, no exterior antennas, satellite dishes, microwave, aerial, tower or other devices for the transmission or reception of television, radio or other forms of sound or electromagnetic radiation shall be erected, constructed or placed on any Lot. Exterior satellite dishes or antennas with a surface diameter of one (1) meter or less and antennas designed to receive television broadcast signals or multi-channel multi-point distribution (wireless cable) only may be placed on any Lot. This section and such rules shall not unreasonably delay or increase the cost of installation, maintenance or use or preclude reception of a signal of acceptable quality.

13. Oil and Mining Operations. No part of the Property shall be used for the purpose of mining, exploring for, taking thereof or producing therefrom any substances.

14. Utility and Drainage Easements. Notwithstanding anything expressed or implied to the contrary, this Declaration shall be subject to all easements granted or acquired by Declarant for the installation and maintenance of utilities and drainage facilities necessary for the development of Pacific Star Estates. No structure, planting or other material that may damage or interfere with the installation or maintenance of utilities, that may change the direction of flow of drainage channels in the easements, or that may obstruct or retard the flow of water through drainage channels in the easement areas shall be placed or permitted to remain within any easement area.

15. Building Location. All Homes within the Property shall comply with City of Redmond setback requirements.

16. Animals. No animals, livestock or poultry of any kind, other than a reasonable number of cats, dogs or birds as household domestic pets that are not kept, bred, or raised for commercial purposes and that are reasonably controlled so as not to be a nuisance, shall be raised, bred, kept or permitted within any Lot. Excluded from the foregoing restriction shall be small birds, fish, small reptiles and small animals which are kept in cages or tanks which are permanently kept within the interior of a Home. Owners must meet all applicable local laws for keeping of the same. Owners, whose animals cause any inconvenience or unpleasantness to other owners, shall take all steps reasonably necessary to prevent recurrence thereof. Owners whose pets damage other owners' Lots or personal property shall reimburse such other owners for reasonable costs actually incurred by such other owners in repairing such damage. An owner shall ensure that such owner's dog is leashed when off the Property or outside of the fenced area of such owner's Lot.

17. Use of Improvements During Construction; Damage or Destruction. No improvement upon any Lot shall be occupied until the same is completed and made to comply with covenants, conditions and restrictions contained in this Declaration. Any improvements which are partially or totally destroyed or damaged by fire, earthquake or otherwise, shall be removed, repaired or replaced within a reasonable time after such destruction or damage occurs.

18. Maintenance by Owner. Each owner shall be responsible for maintenance of owner's Lot and Home in a clean, sanitary and attractive condition and shall keep the same free from rubbish

and litter and maintain such Lot in a good condition as not to create a fire hazard, and repair and adequately paint, stain or otherwise maintain, repair and replace all improvements located thereon. In addition, each owner shall keep all shrubs, trees, grass, and plantings, of every kind on owner's Lot, neatly trimmed, irrigated, properly cultivated and free of trash, weeds and other unsightly material, including the strip of land, called a planting strip, which is between the street curb and the public sidewalk in front of the Lot, as if it were part of the Lot, and maintain street trees in this strip or within an easement on the Lot as may be required by the City code on street trees.

19. Rental of Homes. An owner may rent or lease such owner's Home or a portion thereof, provided that the following conditions are met:

19.1 Written Rental Agreements Required. The owner and the tenant enter into a written rental or lease agreement specifying that (i) the tenant shall be subject to all provisions of the Declaration and rules and regulations, and (ii) a failure to comply with any provision of the Declaration and rules and regulations shall constitute a default under the rental or lease agreement;

19.2 Tenant Must be Given Documents. The owner gives each tenant a copy of the Declaration and rules and regulations.

19.3 Minimum Rental Term. The minimum rental period shall be no less than thirty days. No residence or any portion thereof shall be used as a short term, or vacation rental.

20. Landscaping. Landscaping for all portions of the Lot shall commence within one hundred twenty (120) days after sale of a Home from the builder to a third party, and shall be completed within six (6) months after such sale. Each owner shall obtain the ARC prior approval of all landscaping plans before commencing installation of any landscaping. Owners shall irrigate their entire yard to keep lawns green and other landscaping fresh. Weeds and diseased or dead lawn, trees, ground cover or shrubs shall be removed and replaced. Lawns shall be neatly mowed and trees and shrubs shall be neatly trimmed.

21. Signs and Holiday Lights. No sign of any kind shall be displayed to the public view on any Lot except one professional sign conforming to City of Redmond's sign regulations regarding placement and dimensions, advertising the property for sale or rent or signs used by a builder to advertise the property during the construction and sales period. Real estate signs must be removed within three (3) days of the closing of the sale or signing of a rental agreement. Holiday lights and displays must be removed within seven (7) days of the end of the holiday. Standard street signs and visual address signs for directing fire, life and safety personnel shall be allowed. Political yard signs are allowed and may be posted no more than three (3) months prior to a scheduled vote and must be removed within three (3) weeks of the vote. Temporary garage sale and similar personal signs may be placed by the owner for no more than four (4) days in a row or within a month.

22. Benefit. The protective covenants, conditions, and restrictions contained herein shall inure to the benefit of and shall be binding upon Declarant and all parties who claim any interest in the Property, including, without limitation, all residents of the Property. These

provisions shall constitute a covenant running with the land, and shall be deemed to touch and concern the land.

23. Architectural Review. No improvement shall be commenced, erected, placed or altered on any Lot until the construction plans and specifications showing the nature, shape, heights, materials, colors, and proposed location of the improvement have been submitted to and approved in writing by the Architectural Review Committee ("ARC"). Once plans are submitted, then approval or denial shall be determined by the ARC within one (1) month. Denial must be in writing and delivered to the applicant within one (1) week of the determination specifically listing in detail which aspects of the plans or specifications are lacking, otherwise they are automatically approved. Declarant shall be the ARC until Pacific Star Estates is 100% built out and all Lots are sold with dwellings occupied. After that, the owners may elect from among themselves a three (3) member ARC. No election is valid without 75% participation of the owners, one vote per lot. The ARC, at its sole discretion, may withhold consent to any proposed work if the ARC finds the proposed work would be inappropriate for the particular Lot or incompatible with the design standards that the ARC intends for Pacific Star Estates. The ARC may consider siting, shape, size, color, design, height, solar access or other effect on the enjoyment of other Lots or any other factors that it reasonably believes to be relevant in determining whether or not to consent to any proposed work. Consent by the ARC to any matter proposed to it or within its jurisdiction shall not be deemed to constitute precedent or waiver impairing its right to withhold approval as to any similar matter thereafter proposed or submitted to it for consent. The Declarant shall not be liable to any person or entity for any damage, loss or prejudice suffered or claimed on account of any action or failure to act, provided only that the Declarant has, in accordance with its or his actual knowledge, acted in good faith. The Declarant shall not be responsible for determining compliance with structural and building codes, solar ordinances, zoning codes or other governmental regulations, all of which are the applicant's responsibility.

24.

FUNDS AND ASSESSMENTS

1.1 Purpose of Assessments; Expenses. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, aesthetics and welfare of the Owners and Occupants of Pacific Star Estates, for the improvement, operation and maintenance of the Common Area and the Commonly Maintained Property (including private alleys), for the payment of obligations of the Association, for the administration and operation of the Association and for property and liability insurance.

1.2 Covenants to Pay. Owners covenant and agree to pay the Association the assessments and any additional charges levied pursuant to this Declaration or the Bylaws. All assessments for operating expenses, repairs and replacement and reserves shall be allocated among the Lots and their Owners as set forth in Section 10.4.2. Provided, however, Lots owned by the Declarant shall not be subject to assessment.

1.2.1 Funds Held in Trust. The assessments collected by the Association shall be held by the Association for and on behalf of each Owner and shall be used solely as set forth in Section 10.1. The assessments are the property of the Association and are not refundable to Owners or Lots. Upon the sale or transfer of any Lot, the Owner's interest in such funds shall be deemed automatically transferred to the successor in interest to such Owner.

1.2.2 Offsets. No offsets against any assessment shall be permitted for any reason, including, without limitation, any claim that the Association is not properly discharging its duties.

1.2.3 Right to Profits. Association profits, if any, shall be the property of the Association and shall be contributed to the Current Operating Account.

1.3 Basis of Assessment; Commencement of Assessments. The Declarant shall pay all common expenses of the Association until the Lots are assessed for common expenses. The amount of the initial annual assessment to Owners other than the Declarant shall be determined by the Declarant. The Declarant shall be exempt from paying any assessments (operating, special and reserve) on all Lots owned by it.

1.3.1 Commencement of Operating Assessments. The date of commencement of the operating assessments for a Lot shall be ninety (90) days following the date a building permit is issued for a Lot. Operating assessments may not be accrued. The Declarant shall be exempt from paying the operation portion of the assessment on all Lots owned by it.

1.3.2 Commencement of Reserves. The reserve portion of the assessment shall commence for a Lot from date of transfer of ownership of that Lot from the Declarant to a third party, but can be accrued if the Lot is sold to a home builder for building a Home. The accrued reserves must be paid when the home builder sells the completed Home to a third party. Provided, however, the reserves cannot be accrued beyond the date of the Turnover Meeting. If the Lot is not being sold to a home builder, then the reserves may not be accrued and must be paid when billed. The Declarant shall be exempt from paying the reserve portion of the assessment on all Lots owned by it.

1.4 Annual Assessments. Annual assessments for each year shall be established when the Board approves the budget for that year. The initial assessment and the implementation thereof shall be determined by the Declarant and shall be prorated on a monthly basis. For prospective purposes, any portion of a month shall count as a full month. Unless otherwise specified by the Board, annual assessments shall be due and payable on the first day of each calendar year during the term of this Declaration.

1.4.1 Budgeting. Regardless of the number of Members or the amount of assets of the Association, each year the Board shall prepare, approve and make available to each Member a pro forma operating statement (budget) containing: (i)

estimated revenue and expenses; (ii) the amount of the total cash reserves of the Association currently available for replacement or major repair of the Common Area, Commonly Maintained Property and for contingencies; (iii) an itemized estimate for the remaining life of, and the methods of funding to defray repair, replacement or additions to major components of the Common Area and Commonly Maintained Property; and (iv) a general statement setting forth the procedures used by the Board in the calculation and establishment of reserves to defray the costs of repair, replacement or additions to major components of the Common Area and Commonly Maintained Property. Once assessments begin, the Board shall annually prepare and approve the budget and distribute a copy thereof to each Member, together with written notice of the amount of the annual assessments to be levied against the Owner's Lot, not less than thirty (30) days and not more than ninety (90) days prior to the beginning of the calendar year.

1.4.2 Allocation of Assessments. The total amount in the budget shall be charged equally against all Lots that are subject to assessment.

1.4.3 Nonwaiver of Assessments. If before the expiration of any year the Association fails to fix annual assessments for the next year, the annual assessments established for the preceding year shall continue until a new annual assessment is fixed.

1.5 Special Assessments. The Board and/or the Owners shall have the power to levy special assessments against an Owner or all Owners in the following manner for the following purposes; provided however, the Declarant shall be exempt from special assessments:

1.5.1 Correct Deficit. To correct a deficit in the operating budget, by vote of a majority of the Board;

1.5.2 Special Obligations of an Owner. To collect amounts due to the Association from an Owner for breach of the Owner's obligations under this Declaration, the Bylaws, or the Rules and Regulations, by vote of a majority of the Board;

1.5.3 Repairs. To collect additional amounts necessary to make repairs or renovations to the Common Area or Commonly Maintained Property if sufficient funds are not available from the operating budget or replacement reserve accounts, by vote of a majority of the Board; or

1.5.4 Capital Improvements. To make capital acquisitions, additions or improvements, by vote of at least eighty percent (80%) of all votes allocated to the Lots.

1.6 Accounts.

1.6.1 Types of Accounts. Assessments collected by the Association shall be deposited into at least two (2) separate accounts with a bank, which accounts shall be

clearly designated as (i) the Current Operating Account and (ii) the Reserve Account. The Board shall deposit those portions of the assessments collected for current maintenance and operation into the Current Operating Account and shall deposit those portions of the assessments collected as reserves for major maintenance, repair, replacement and deferred maintenance of the Common Area and Commonly Maintained Property into the Reserve Account. Withdrawal of funds for the Association's Reserve Account shall require the approval of either two (2) Directors or one (1) Director and an officer of the Association who is not a Director. In its books and records, the Association shall account separately for operating expenses relating to the Common Area and Commonly Maintained Property and operating expenses relating to all other matters, as well as for necessary reserves relating to the Common Area and Commonly Maintained Property and necessary reserves relating to all other matters.

1.6.2 Reserve Account. Declarant shall establish a Reserve Account, in the name of the Association, which shall be kept separate from all other funds held by the Association. The Association shall pay out of the Reserve Account only those costs that are attributable to the maintenance, repair or replacement of Common Area property and Commonly Maintained Property that normally requires major maintenance, repair or replacement, in whole or in part, within one (1) to thirty (30) years and not for regular or periodic maintenance and expenses. No funds collected for the Reserve Account may be used for ordinary current maintenance and operation purposes.

1.6.2.1 Calculation of Reserve Assessment; Reserve Study and Maintenance Plan. The reserve assessment is based on the estimated remaining life and current replacement cost of Common Area property and Commonly Maintained Property which normally requires major maintenance, repair or replacement, in whole or in part, within one (1) to thirty (30) years. Not less often than annually, the Board of Directors shall inventory all items of Common Area property and Commonly Maintained Property and shall estimate the remaining life of each item and the current replacement cost of each of such items. The total Reserve Account assessment shall be equal to the sum of the estimated major maintenance, repair or replacement cost of each item which has an estimated life of greater than one (1) but less than thirty (30) years, divided by the estimated number of years of life for such item. The Board of Directors shall establish a thirty (30)-year plan for maintenance, repair and replacement of Common Area and Commonly Maintained Property with regular and adequate contributions, adjusted by estimated inflation and interest earned on reserves, to meet the maintenance, repair, and replacement schedule. The Board of Directors shall, within thirty (30) days after conducting the reserve study, provide to every owner a written summary of the reserve study and of any revisions to the thirty (30)-year plan adopted by the Board of Directors or the Declarant as a result of the reserve study. The reserve account assessment shall be allocated pursuant to Section 10.4.2. The Board of Directors shall annually conduct a reserve study and a maintenance plan for the common elements, or review and update an existing study of Common Area or Commonly Maintained Property to determine the reserve account requirements.

1.6.2.2 Loan From Reserve Account. After the Turnover Meeting, the Board may borrow funds from the Reserve Account to meet high seasonal demands on the Association's regular operating fund or to meet unexpected increases in expenses. Funds borrowed must be repaid later from assessments if the Board has adopted a resolution, which may be an annual continuing resolution, authorizing the borrowing of funds. Not later than the adoption of the budget for the following year, the Board shall adopt by resolution a written payment plan providing for repayment within a reasonable period.

1.6.2.3 Investment of Reserve Account. Assessments paid into Reserve Accounts shall be kept with a safe and responsible depository, shall be accounted for separately and, if invested, the Association must comply with the restrictions set forth in the Planned Community Act.

1.6.2.4 Refunds of Assessments. Assessments paid into the Reserve Account are the property of the Association and are not refundable to sellers or Owners of Lots. Sellers or Owners of Lots may treat their outstanding share of the Reserve Account's balance as a separate item in the sales contract providing for the conveyance of their Lot. No Owner shall have any individual rights in any of these reserves, although it is understood that the value of an Owner's Lot may increase in proportion to such Lot's right to receive repair, maintenance and replacement therefrom.

1.6.3 Current Operating Account. All costs other than those to be paid from the Reserve Account may be paid from the Current Operating Account.

1.7 Default in Payment of Assessments; Enforcement of Liens.

1.7.1 Personal Obligation. All assessments properly imposed under this Declaration or the Bylaws shall be the joint and several personal obligation of all Owners of the Lot to which such assessment pertains. In a voluntary conveyance (that is, one other than through foreclosure or a deed in lieu of foreclosure), the grantees shall be jointly and severally liable with the grantors for all Association assessments imposed through the recording date of the instrument effecting the conveyance. A suit for a money judgment may be initiated by the Association to recover such assessments without either waiving or foreclosing the Association's lien.

1.7.2 Association Lien. The Association shall have a lien against each Lot for any assessment (of any type provided for by this Declaration or the Bylaws) or installment thereof that is delinquent. The Association's lien shall accumulate all future assessments or installments, reimbursement assessments, interest, late fees, penalties, fines, attorneys' fees (whether or not suit or action is instituted), actual administrative costs, and other appropriate costs properly chargeable to an Owner by the Association, until such amounts are fully paid. Recording of the Declaration constitutes record notice and perfection of the lien. Said lien may be foreclosed at any time pursuant to the Planned Community Act. The Association shall record a notice of a claim of lien for assessments and other charges in the deed records of Deschutes

County, Oregon, before any suit to foreclose may be filed. The lien of the Association shall be superior to all other liens and encumbrances except property taxes and assessments, any first mortgage, deed of trust or land sale contract recorded before the Association's notice of lien.

1.7.3 Interest; Fines; Late Fees; Penalties. The Board, in its reasonable discretion, may from time to time adopt resolutions to set the rate of interest and to impose late fees, fines and penalties on delinquent assessments or for violations of the provisions of this Declaration, the Bylaws, Architectural Standards and the Rules and Regulations adopted by the Board or the ARC. The adoption of such impositions shall be communicated to all Owners in writing before the effective date by a notice mailed to the assessment billing address of such Owners or transmitted electronically to the Owners as permitted by the Planned Community Act. Such impositions shall be considered assessments that are lienable and collectible in the same manner as any other assessments; provided, however, that fines or penalties for violation of this Declaration, the Bylaws or any rule and regulation, other than late fees, fines or interest arising from an Owner's failure to pay regular or special assessments may not be imposed against an Owner or such Owner's Lot until such Owner is given an opportunity for a hearing as elsewhere provided herein.

1.7.4 Acceleration of Assessments. If an Owner is delinquent in payment of any assessment or installment on any assessment, the Association, upon not less than ten (10) days' written notice to the Owner, may accelerate the due date of the full annual assessment for that calendar year and all future installments of any special assessments.

1.7.5 Association's Right to Rents; Receiver. In any foreclosure suit by the Association with respect to such lien, the Association shall be entitled to collect reasonable rent from the defaulting Owner for the use of such Owner's Lot or shall be entitled to the appointment of a receiver.

1.8 Statement of Assessments.

1.8.1 The Association shall provide, within ten (10) business days of receipt of a written request from an Owner, a written statement that provides:

1.8.1.1 The amount of assessments due from the Owner and unpaid at the time the request was received, including:

- (a) Regular and special assessments;
- (b) Fines and other charges;
- (c) Accrued interest; and
- (d) Late payment charges.

1.8.1.2 The percentage rate at which interest accrues on assessments that are not paid when due.

1.8.1.3 The percentage rate used to calculate the charges for late payment or the amount of a fixed charge for late payment.

1.8.2 The Association is not required to comply with Section 10.8.1 if the Association has commenced litigation by filing a complaint against the Owner and the litigation is pending when the statement would otherwise be due.

25.

ARTICLE 11

GENERAL PROVISIONS

2.1 Records. The Board shall preserve and maintain minutes of the meetings of the Association, the Board and any committees. The Board also shall keep detailed and accurate financial records, including individual assessment accounts of Owners, the balance sheet, and income and expense statements. Individual assessment accounts shall designate the name and address of the Owner or Owners of the Lot, the amount of each assessment as it becomes due, the amounts paid upon the account, and the balance due on the assessments. The minutes of the Association, the Board and Board committees, and the Association's financial records shall be maintained in the state of Oregon and reasonably available for review and copying by the Owners. A reasonable charge may be imposed by the Association for providing copies.

2.2 Indemnification of Directors, Officers, Employees and Agents. The Association shall indemnify any Director, officer, employee or agent who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative (other than an action by the Association) by reason of the fact that such person is or was a Director, officer, employee or agent of the Association or is or was serving at the request of the Association as a Director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by said person in connection with such suit, action or proceeding if such person acted in good faith and in a manner that such person reasonably believed to be in, or not opposed to, the best interest of the Association, and, with respect to any criminal action or proceedings, had no reasonable cause to believe that such person's conduct was unlawful. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or with a plea of nolo contendere or its equivalent, shall not of itself create a presumption that a person did not act in good faith and in a manner which such person reasonably believed to be in, or not opposed to, the best interest of the Association, and, with respect to any criminal action or proceedings, had reasonable cause to believe that such person's conduct was unlawful. Payment under this clause may be made during the pendency of such claim, action, suit or proceeding as and when incurred, subject only to the right of the Association to reimbursement of such payment from such person, should it be proven at a later time that such person had no right to such payments. All persons who are ultimately held liable for their actions on behalf of the Association as a Director, officer, employee or agent shall have a right of contribution over and against all other Directors, officers, employees or agents and members of the Association who participated with or benefited from the acts which created said liability.

2.3 Enforcement; Attorneys' Fees. The Association and the Owners and any mortgagee holding an interest on a Lot shall have the right to enforce all of the covenants, conditions, restrictions, reservations, easements, liens and charges now or hereinafter imposed by any of the provisions of this Declaration as may appertain specifically to such parties or Owners by any proceeding at law or in equity. Failure by either the Association or by any Owner or mortgagee to enforce any covenant, condition or restriction herein contained shall in no event be deemed a waiver of their right to do so thereafter. No Owner may compel the Association to take any specific enforcement

action. In the event suit or action is commenced to enforce the terms and provisions of this Declaration (including without limitations, for the collection of assessments), the prevailing party shall be entitled to its actual administrative costs incurred because of a matter or event which is the subject of the suit or action, attorneys' fees and costs in such suit or action to be fixed by the trial court, and in the event of an appeal, the cost of the appeal, together with reasonable attorneys' fees, to be set by the appellate court. In addition thereto, the Association shall be entitled to its reasonable attorneys' fees and costs incurred in any enforcement activity or to collect delinquent assessments, together with the Association's actual administrative costs, whether or not suit or action is filed.

2.4 Construction Defect Claim Procedure. No litigation shall be commenced against the Declarant, contractor or builder of the Home or any Owner of a Lot in respect to any alleged defect in a Home or on any Common Area except in compliance with the process set forth in ORS 701.560 to 701.595 and ORS 701.605.

2.5 Severability. Invalidation of any one of these covenants, conditions or restrictions by judgment or court order shall not affect the other provisions hereof and the same shall remain in full force and effect.

2.6 Duration. The covenants, conditions and restrictions of this Declaration shall run with and bind the land for a term of thirty-five (35) years from the date of this Declaration being recorded, after which time they shall be automatically extended for successive periods of ten (10) years, unless rescinded by a vote of at least ninety percent (90%) of the Owners and ninety percent (90%) of the first mortgagees; provided, however, that amendments that do not constitute rescission of the planned community may be adopted as provided in Section 11.7.

2.7 Amendment. Except as otherwise provided in Section 11.6 or ORS 94.590, and the restrictions set forth elsewhere herein, this Declaration may be amended at any time by an instrument approved by not less than seventy-five percent (75%) of the total votes of members that are eligible to vote. Any amendment must be executed, recorded and certified as provided by law; provided, however, that no amendment of this Declaration shall effect an amendment of the Bylaws or Articles without compliance with the provisions of such documents, and the Oregon Nonprofit Corporation Act and that no amendment affecting the general plan of development or any other right of Declarant herein contained may be effected without the express written consent of Declarant or its successors and assigns, including, without limitation, amendment of this Section.

2.8 Release of Right of Control. ¹Declarant may give up its right of control in writing at any time by notice to the Association.

2.9 Unilateral Amendment by Declarant. In addition to all other special rights of Declarant provided in this Declaration, Declarant may amend this Declaration in order to comply with the requirements of the Federal Housing Administration of the United States, the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Mortgage Loan Corporation, any department, bureau, board, commission or agency of the United States or the State of Oregon, or any other state in which the Lots are marketed and sold, or any corporation wholly owned, directly or indirectly, by the United States or the State of Oregon, or such other state, the approval of which entity is required in order for it to insure, guarantee or provide financing in connection with development of the Property and sale of Lots. Prior to the Turnover Meeting, no such amendment shall require notice to or approval by any Class A member.

26. Construction Buildings and Marketing Rights. Declarant shall have the right to construct a temporary construction office and maintain a sales office and model on one or more of the Lots which Declarant owns. Declarant and prospective purchasers and their agents shall have the right to use and occupy the sales office and models during reasonable hours any day of the week. Declarant may maintain a reasonable number of "For Sale" signs at reasonable locations on the Property.
27. Titles Subject to Restrictions. Nothing contained in this Declaration shall impair or defeat the lien of any mortgage or deed of trust made in good faith and for value, but titles to any property subject to this Declaration obtained through sale in satisfaction of any such mortgage or deed of trust shall, therefore, be held subject to all of the protective covenants, conditions and restrictions hereof.
28. Enforcement: Attorneys' Fees. The Lot owners or any mortgagee on any Lot shall have the right to enforce all of the covenants, conditions, restrictions, reservations, easements, liens and charges now or hereinafter imposed by any of the provisions of this Declaration as may appertain specifically to such parties or owners by any proceeding at law or in equity. Failure by the owners or mortgagee to enforce any covenant, condition or restriction herein contained shall in no event be deemed a waiver of their right to do so thereafter. In the event suit or action is commenced to enforce the terms and provisions of this Declaration, the prevailing party shall be entitled to its attorneys' fees and costs in such suit or action to be fixed by the trial court, and in the event of an appeal, the cost of the appeal, together with reasonable attorneys' fees, to be set by the appellate court.
29. Severability. Invalidation of any one of these covenants, conditions and restrictions by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
30. Amendment and Termination. This Declaration of Covenants, Conditions, and Restrictions may be amended with the seventy-five percent (75%) consent of the owners of all Lots and the consent of the Declarant so long as the Declarant owns a Lot in Pacific Star Estates. Once Declarant no longer owns any Lot in Pacific Star Estates, the Declaration may be amended with the consent of seventy-five percent (75%) of all owners.



Pacific Star Estates

711-23-000227-PLNG (Master Development Plan)

711-23-000228-PLNG (Subdivision)

Redmond City Council Public Hearing
July 23, 2024

SLIDE / 1



Land Use Process

Examination of a proposal to determine whether it
'passes' or 'fails'.

If pass, City is obligated to **approve**.

If fail, City is obligated to **deny**.

Determination of pass/fail depends on available facts.
Public notices, hearings, and testimony are all methods
of soliciting relevant facts.



Proposal includes requests to:

Annex land into City Limits.

711-23-000227-PLNG

Change from UH-10 zone to city zoning; establish master plan approval.

711-23-000228-PLNG

Subdivide land for proposed neighborhood.



Location



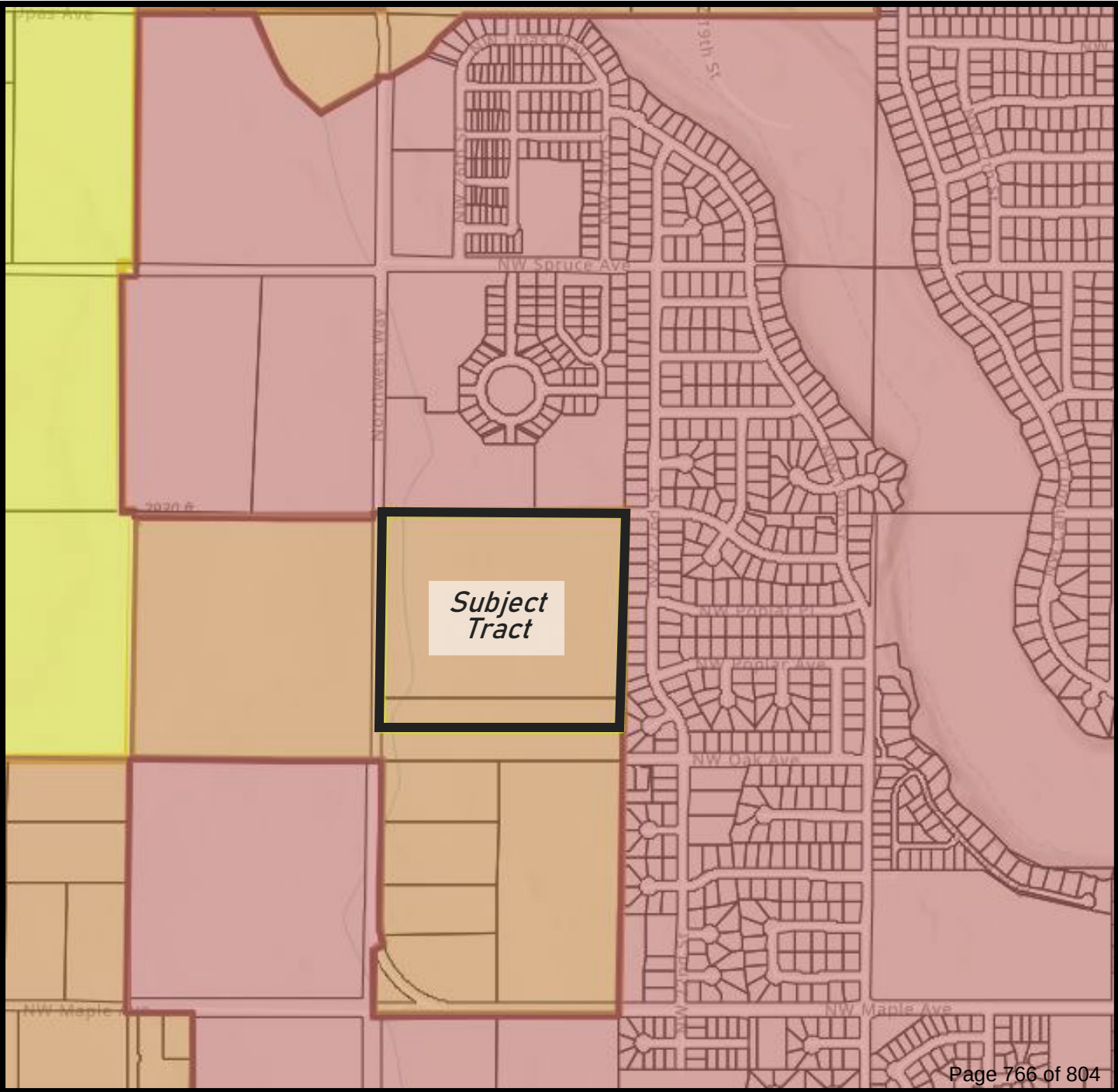


Boundaries

City Limits

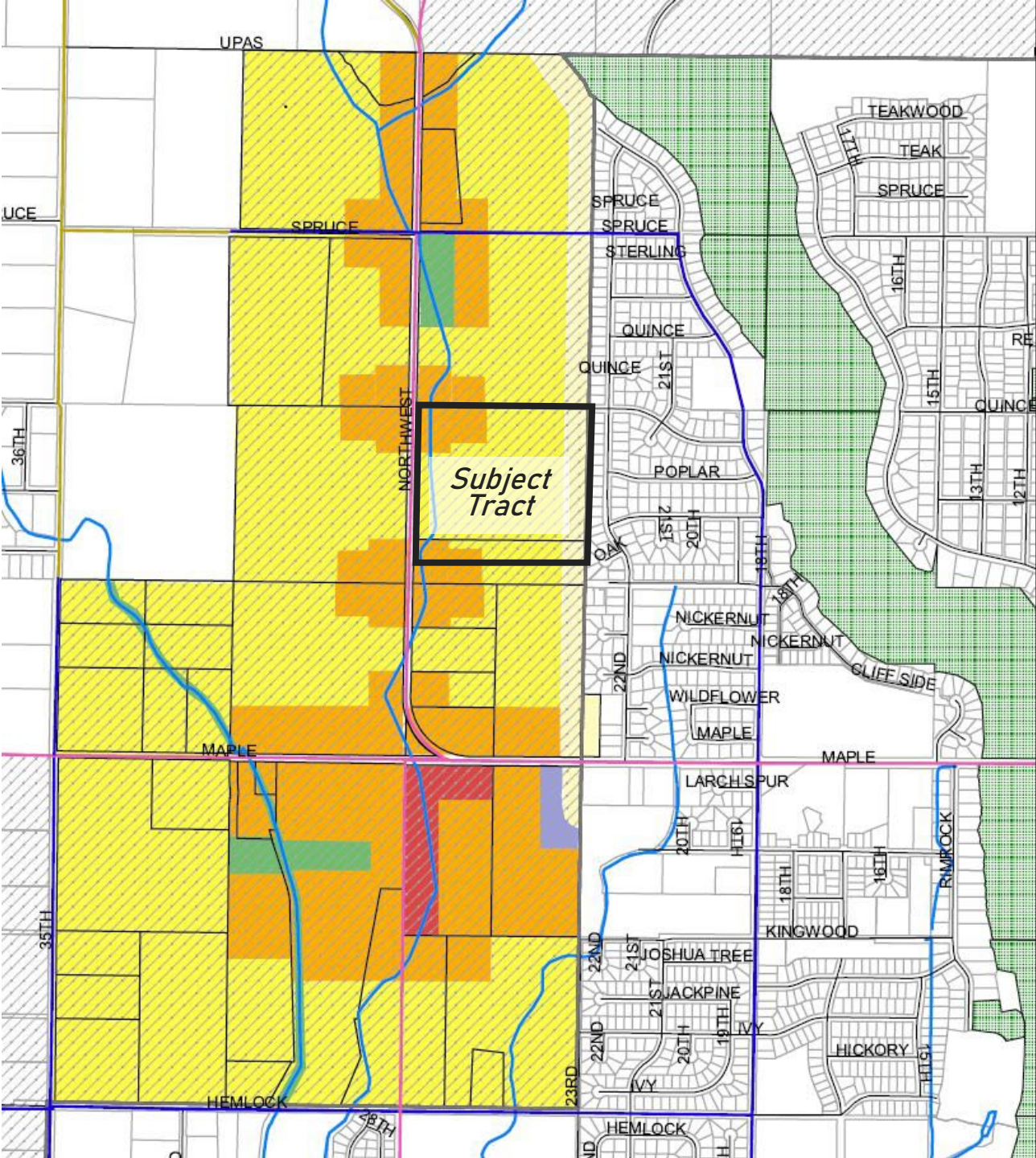
Urban Growth
Boundary (UGB)

Urban Reserve
Area (URA)





NW Area Plan



Northwest Area Plan (NAP)

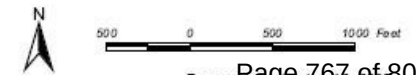
Comprehensive Plan Designations/ Future Zoning

- Residential Medium-Density / R-3
- Residential High-Density / R-4
- Residential High-Density / R-5
- Mixed-Use Neighborhood (MUN)
- Open Space Park Reserve (OSPR)
- Public Facilities (PF)

- HAP planning area
- City limits
- Parcels
- UGB expansion area
- Urban Reserve Area
- Canals
- Railroad
- Bonneville Power Administration (BPA) Right-of-way
- Parks

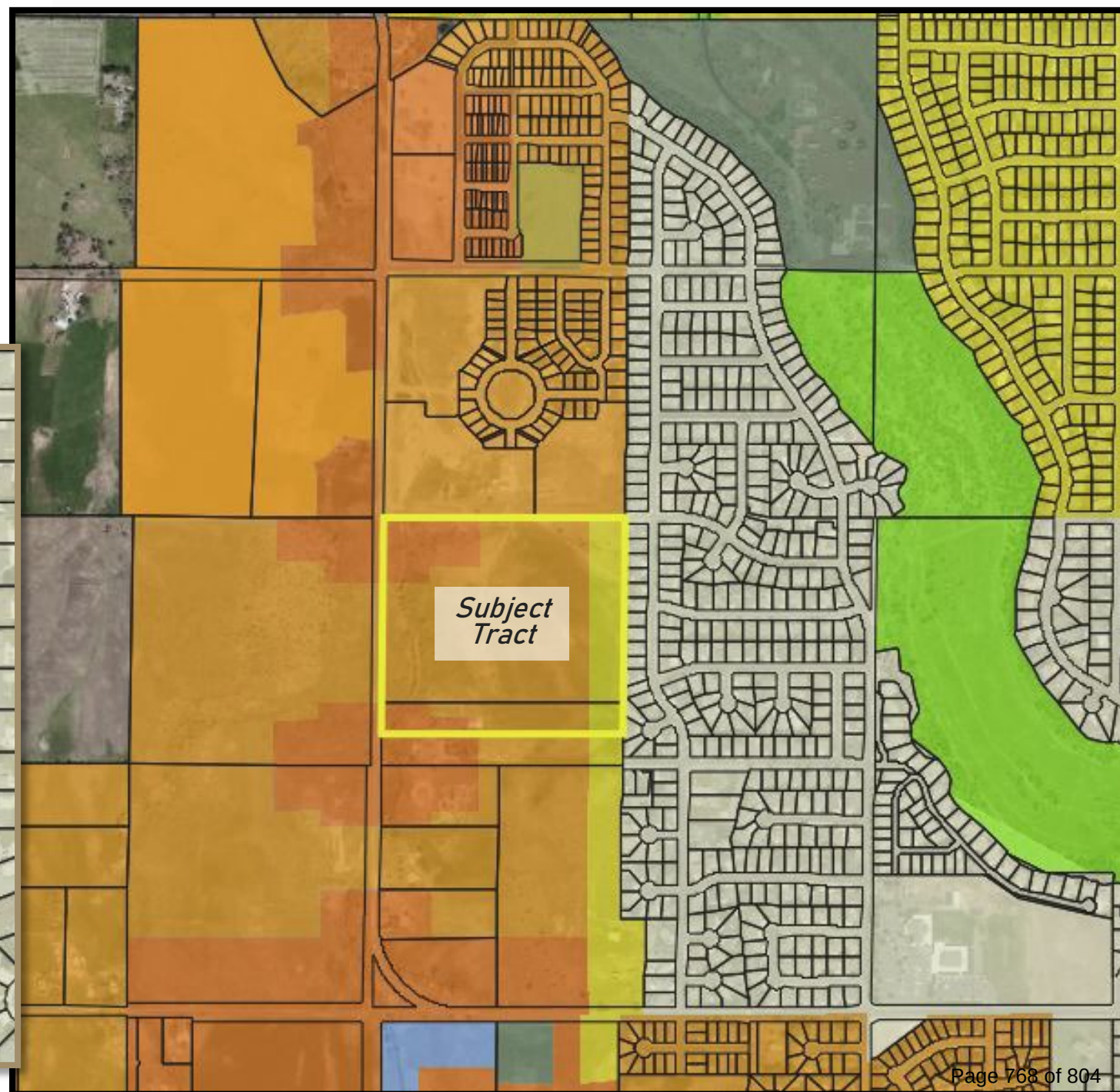
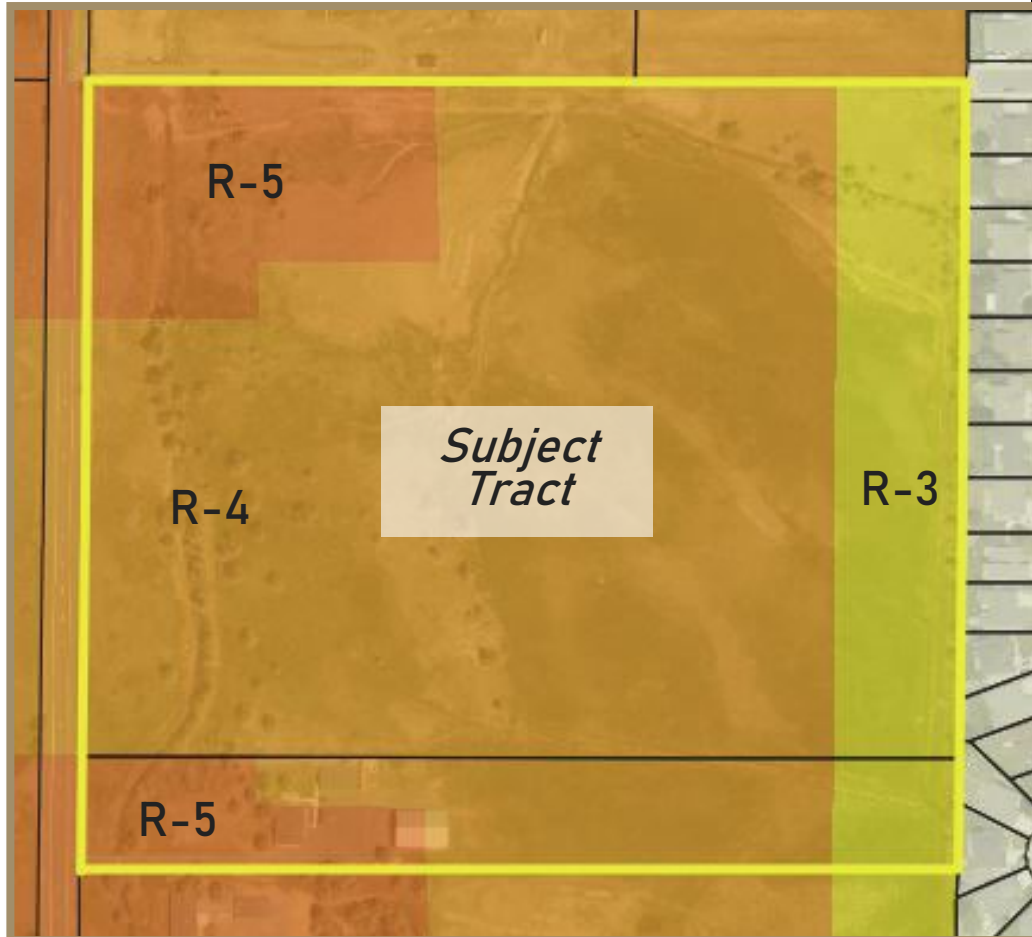
Transportation System Plan Functional Classifications

- MAJART
- MAJCOL
- MINART
- MINCOL
- RURAL
- STATE



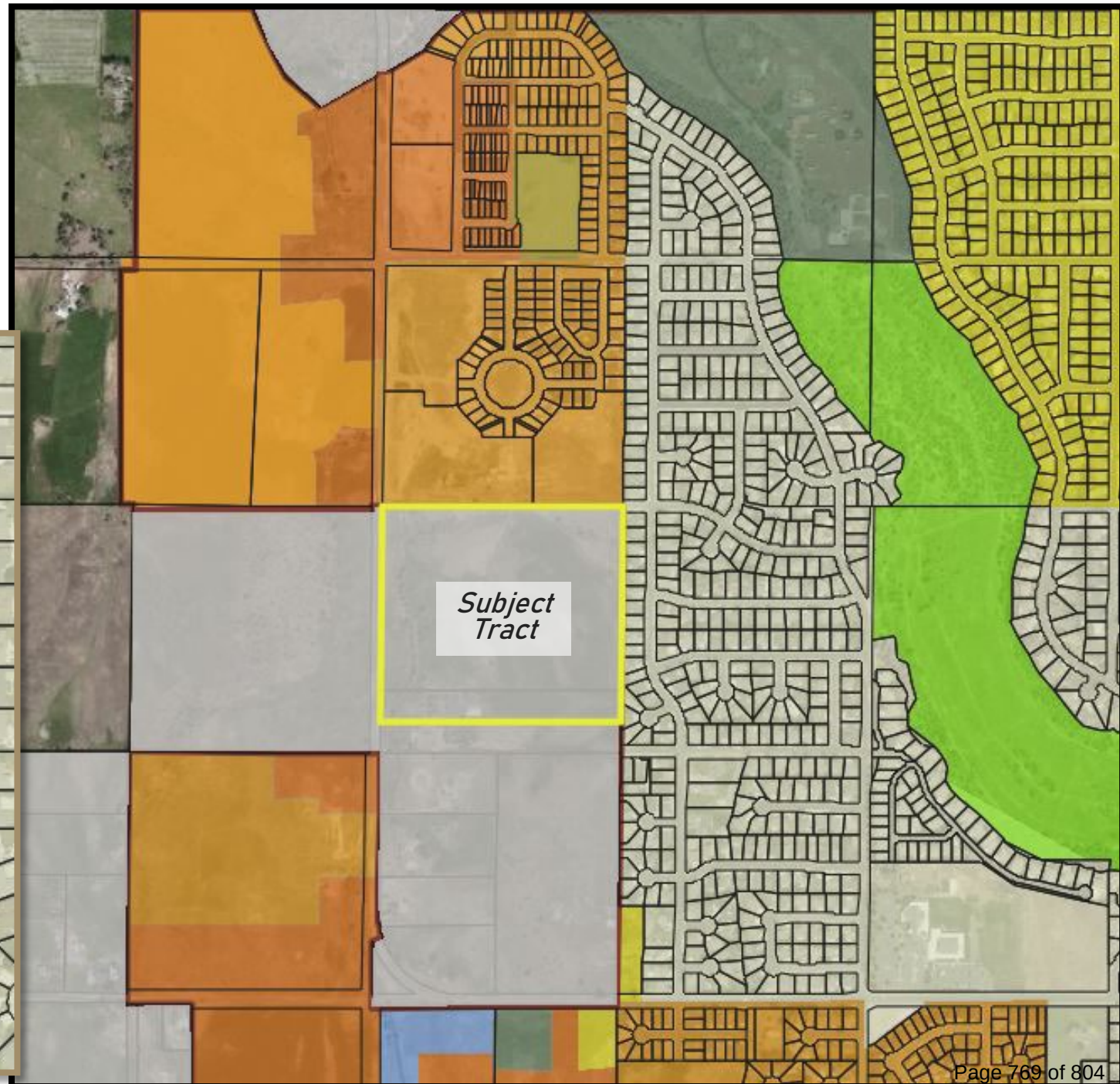
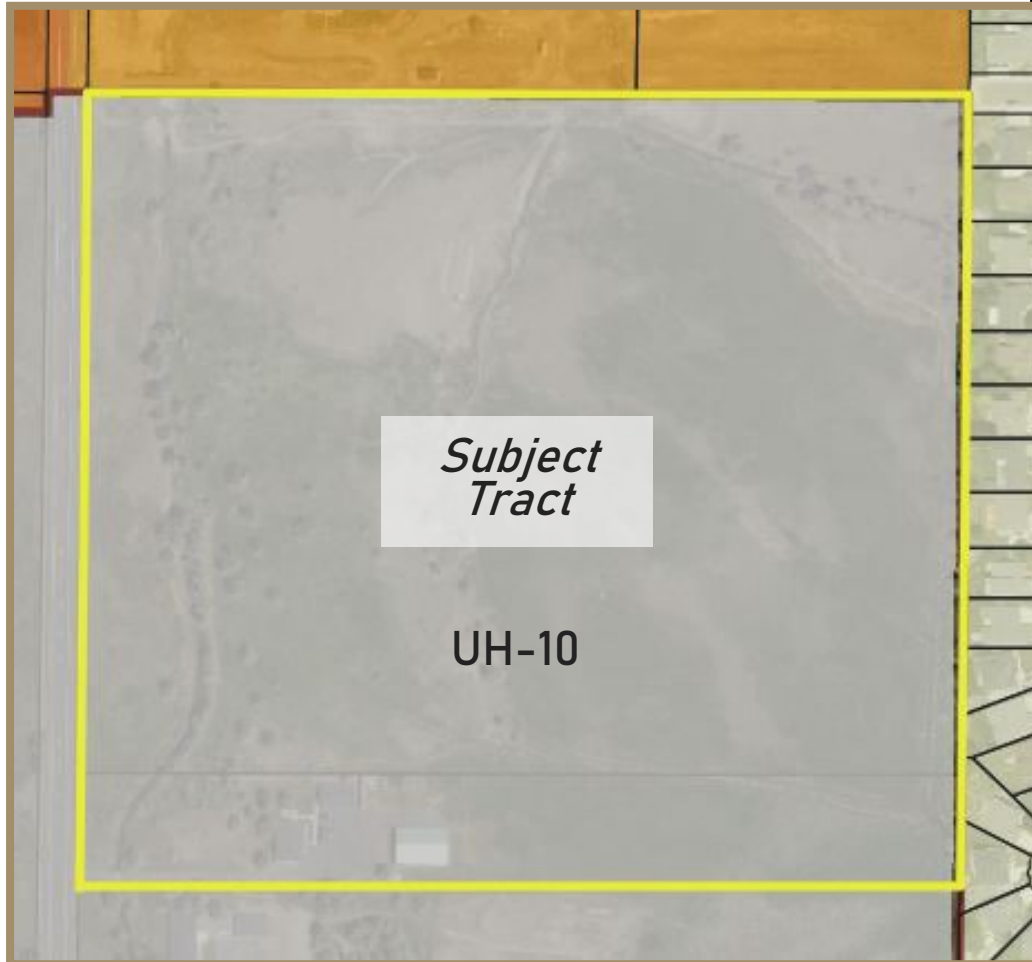


Comprehensive Plan





Zoning





Proposed Development

9 Phases

Multi-use path

0.65-acre park

Transportation Improvements





Applicable Criteria

Oregon Revised Statutes (ORS)

Chapter 92, 197, and 227

Oregon Administrative Rule (OAR)

Division 12, 15, and 18

Redmond Comprehensive Plan

- Urban Area Framework Plan
- Northwest Area Plan
- Transportation System Plan
- Water Master Plan
- Wastewater Master Plan

Redmond Development Code (RDC)

- Zoning and Development Standards
- Master Development Plan Standards (includes Great Neighborhood Principles)
- Standards for Amendments
- Subdivision Standards
- Design Standards and Improvements

Staff Report

City's evaluation of *if and how* the proposal meets criteria.



Housing

SLIDE / 12

Proposed	
Single Family Detached Units	111 units
Townhouse Units	37 units
Multi-Family Lot	3.06 acres
potential future units*	23 – 52 units
Remainder Lot	2.36 acres
potential future MF units*	16 – 39 units
<i>*using current code</i>	

Placement (density) meets:

- ☑ Comprehensive Plan
- ☑ Framework Plan
- ☑ Northwest Area Plan
- ☑ RDC Standards

And therefore meets:

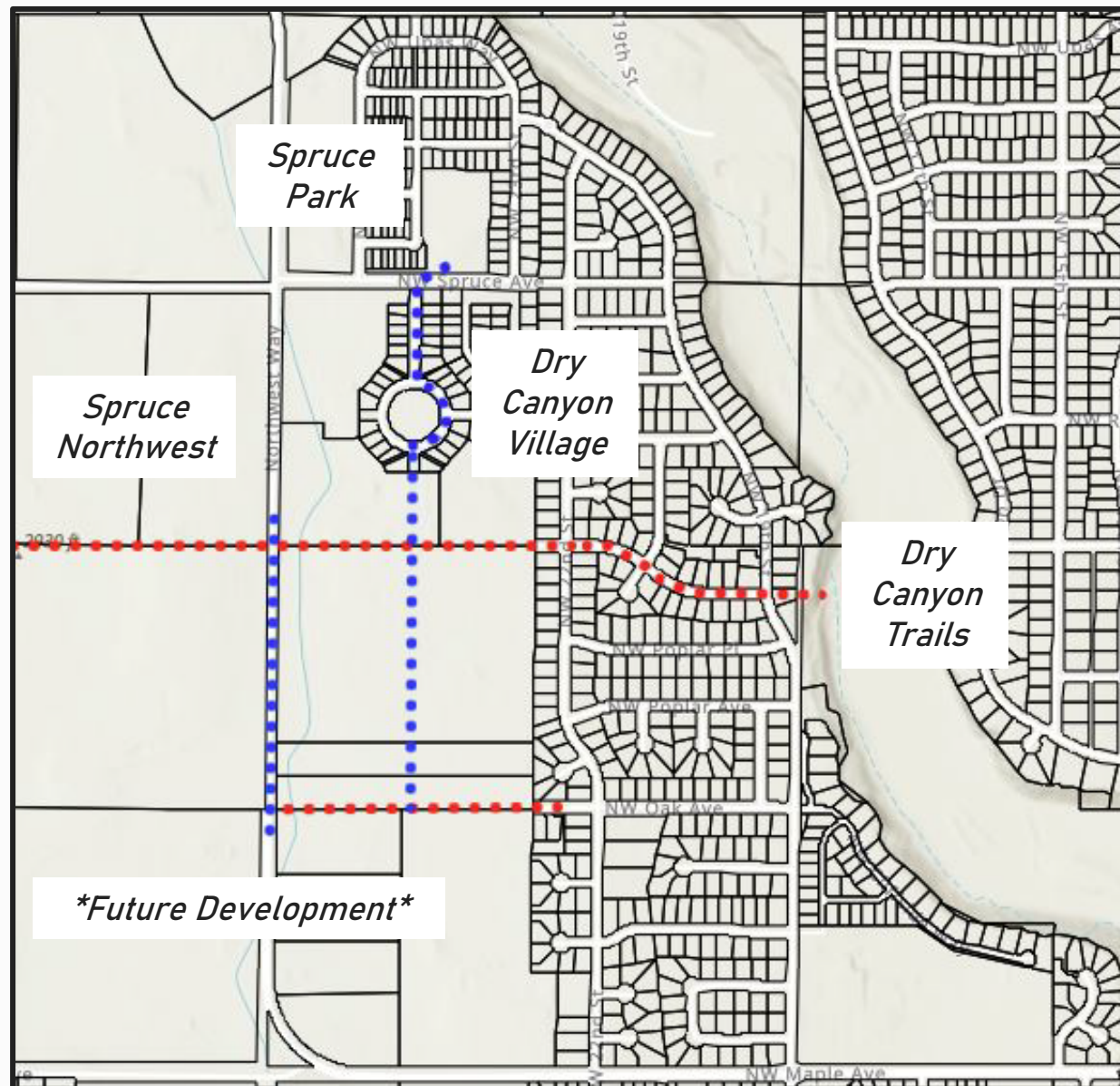
- ☑ Goal 10 Housing
- ☑ Great Neighborhood Principles

Multi-family and remainder lot will be reviewed once development is proposed.





Transportation



SLIDE / 13

Facilities:

North-South

- Northwest Way
- NW 26th Street
- NW 25th Street
- NW 23rd Street
- Multi-Use Path

East-West

- NW Quince Avenue
- Local Street A
- Local Street B
- Local Street C
- Local Street D
- Mid-Block Pedestrian Access

Addt.

- Private Alley
- CET Transit Stop





Public Questions from Planning Commission hearing:

1. Timeline
2. Blasting
3. Noise
4. Dust



Conditions of Approval

Requirements the City may impose to ensure the development continues to comply applicable criteria past land use and into construction.

Planning Commission recommends approval subject to conditions.

Conditions of Approval

Establishing terms of validity	#1 – 3
Regulates public improvements	#7, 8, 10-26
Require future review	#4, 9
Public art fee	#5
Future HOA bylaws	#6



Questions?



CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

STAFF REPORT

DATE: July 23, 2024
TO: City Council
THROUGH: Jason Neff, Deputy City Manager/Chief Financial Officer
Kyle Roberts, Planning Director
FROM: Morgan Snyder, Long Range Planner
SUBJECT: CORE3 Annexation Agreement & Resolution #2024-18: A resolution declaring certain territory as being annexed to and incorporated within the City of Redmond.

Report in Brief:

This item requests City Council approve an annexation agreement for approximately 228 acres located in east Redmond and a resolution to annex a portion of property owned by Deschutes County associated with the CORE3 project. The 228 acres are within east Redmond and located at 1805 E Highway 126 (portion of tax lot: 1513150000103).

Background:

Per ORS 222.111(2), Deschutes County is requesting unincorporated territory be annexed into the city limits. The County owns the property, which is located at 1805 E Highway 126 and is just north of the airport and is approximately 1,638 acres in size, but has only proposed the annexation of 228 acres as part of the CORE3 project. The 228 acres are contiguous to the eastern edge of city limits, and subject to approval of Ordinance #2024-12, is planned for the Public Facilities (PF) zone at the time of annexation.

Per ORS 222.127, a property is eligible for annexation if: (1) the property is located within an Urban Growth Boundary (UGB); (2) the property is, or upon annexation will be, subject to the City's Comprehensive Plan; (3) the property is contiguous to city limits; and, (4) the proposed annexation conforms to all other requirements of the City's ordinances.

As the proposed annexation area is not currently within the UGB, this annexation request has been submitted and reviewed concurrently with Ordinance #2024-12, which includes a request to bring the 228 acres into the UGB and to develop the property with the CORE3 project.

Discussion:

For lands immediately contiguous to the city limits, there are opportunities to be annexed when there is consistency with the Redmond Comprehensive Plan 2040, framework or accompanying plans, and infrastructure availability. Developing an annexation agreement is the first step in the process to incorporate a property into the city limits. Once inside, it can be rezoned and developed to City standards and at an urban density.

This annexation request differs from a typical annexation processed by the City. In most cases, the property owner of land within the UGB will meet with staff to identify annexation requirements, draft an annexation agreement, and upon execution of the agreement, begin work on a land use proposal for development using or modifying the future zoning of the property identified by the 2040 Comprehensive Plan and Zone map. Only after the land use proposal is reviewed and approved will a resolution for formal annexation then be prepared and brought to the City Council.

In this case, the proposed annexation area is not yet located within the UGB. As such, the applicant has put together a land use proposal to expand the UGB, to zone and develop the property, and has included this annexation as part of that proposal for concurrent review. Subsequently, the annexation agreement and resolution to annex have been prepared concurrently. Resolution #2024-18 is written to be adopted with Ordinance #2024-12, after the execution of the annexation agreement and completion of all land use requirements.

Fiscal Impact:

There is no immediate or anticipated fiscal impact. System Development Charges will be paid as part of the development review and approval to offset infrastructure and service delivery costs.

Alternative Courses of Action:

1. Adopt the annexation agreement and Resolution #2024-18.
2. Request more information.
3. Do not approve the annexation agreement or Resolution #2024-18.

Recommendation / Suggested Motion:

"I move to approve the annexation agreement with Deschutes County for 228 acres of property located at 1805 E Highway 126 (portion of tax lot number: 1513000000103), adopt Resolution #2024-18 and authorize the City Manager to sign the agreement."

AFTER RECORDING RETURN TO:
City Recorder's Office
City of Redmond
411 SW 9th Street
Redmond, OR 97756

**CITY OF REDMOND
RESOLUTION NO. 2024-18**

**A RESOLUTION DECLARING CERTAIN TERRITORY AS BEING ANNEXED TO AND INCORPORATED
WITHIN THE CITY OF REDMOND.**

WHEREAS, an application has been submitted to the City of Redmond for the annexation of the territory described in Exhibit "A"; and

WHEREAS, the real property described in Exhibit "A" attached hereto and incorporated by reference is contiguous to the City of Redmond; and

WHEREAS, all owners of the territory described in Exhibit "A" have consented in writing to the annexation of the land described in Exhibit "A" into the City of Redmond; and

WHEREAS, the City Council finds that this annexation complies with the Redmond Urban Area Comprehensive Plan; and

WHEREAS, the City Council finds that this annexation is in the best interest of the City and of said territory described in Exhibit "A".

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY OF REDMOND AS FOLLOWS:

SECTION 1: Annexation Area: The real property described in Exhibit "A" to this resolution is hereby proclaimed to be annexed to the City of Redmond, Oregon.

SECTION 2: Record: The City Recorder shall submit to the Secretary of State of the State of Oregon a copy of this Resolution together with a copy of the statement of consent of the landowners of the property described in Exhibit "A".

The City Recorder shall also send a description by metes and bounds or legal subdivision of the new boundaries of the City of Redmond to the Deschutes County Tax Assessor and the Deschutes County Clerk within 10 days of the date of this Resolution.

SECTION 3: Zoning: Upon annexation, the property described in Exhibit "A" will be rezoned per Exhibit "A" in Ordinance No. 2024-12, approving the CORE3 Master Development Plan for compliance with the 2040 Greater Redmond Area Comprehensive Plan and Zone Map.

ADOPTED by the City Council and **SIGNED** by the Mayor this 23 day of July 2024.

Ed Fitch, Mayor

ATTEST:

Kayla Duddy, Deputy City Recorder

State of Oregon

County of Deschutes

On this _____ day of _____ 2024, Ed Fitch, Mayor of the City of Redmond personally appeared before me

_____ who is personally known to me

_____ whose identity I proved on the basis of _____

_____ whose identity I proved on the oath/affirmation of _____,
a credible witness

to be the signer of the above document, and he/she acknowledged that he/she signed it.

Notary Public

After Recording Return To:
City of Redmond
411 SW 9th Street
Redmond, OR 97756

ANNEXATION AGREEMENT

This Annexation Agreement is made and entered into this _____ day of _____, 2024, by and between the City of Redmond, Oregon, an Oregon municipal corporation (hereinafter “City”) and Deschutes County (hereinafter “County”).

RECITALS

WHEREAS, City is an Oregon municipal corporation possessing all the powers granted to municipalities under applicable provisions of State statute, Homerule, and the Redmond City Code, including the power to annex property contiguous to its boundaries, the power to zone and enforce zoning within boundaries of the property so annexed, and the power to contract.

WHEREAS, County is the owner of the property legally described on Exhibit A attached hereto and incorporated herein (hereinafter referred to as the “Property”); and

WHEREAS, there are no electors residing on the Property; and,

WHEREAS, the Property is proposed to be annexed to the City after inclusion to the Redmond Urban Growth Boundary; and,

WHEREAS, County desires to have the Property annexed to the City; and

WHEREAS, County has submitted a petition for annexation and its written consent to the annexation; and,

WHEREAS, City is willing to annex the Property on the terms and conditions, and subject to the provisions, of this Agreement; and

WHEREAS, County proposes to apply Public Facility (PF) zone and Redmond comprehensive plan designation to the property; and,

WHEREAS, City will initiate zoning upon the successful annexation of said property by resolution of the City; and

NOW, THEREFORE, in consideration of the representations, promises, and mutual covenants contained herein, the City and County agree as follows:

AGREEMENT

1. **RECITALS**: The foregoing recitals are incorporated herein as if fully set forth in this Section.
2. **ANNEXATION**:

- a. City agrees that it will initiate a resolution annexing the Property into the City upon inclusion of the property to the Redmond Urban Growth Boundary, and once all required consents, the signed Annexation Agreement, and final documentation providing for the dedication of all anticipated rights-of-way within the Property have been received by City. The parties agree to do all things necessary and appropriate to cause the subject property to be annexed into the City.
- b. County may terminate this Agreement by serving written notice to the City. The notice must be received by the City at least 60 days prior to the public hearings for council consideration of the resolution to annexation. If the City receives such notice, this Agreement terminates as of the effective date of the notice. After the annexation resolution is adopted by the City, this Agreement may only be terminated or amended by written consent of County and City.
3. **COMPREHENSIVE PLAN/ZONING:** The City will initiate an ordinance to apply PF zoning designation upon annexation of the Property.
4. **DEVELOPMENT:**
 - a. Any and all development of the Property will be subject to compliance with any and all City standards, regulations, and policies. Development must also comply with Federal and State regulations.
 - b. County shall waive and shall not assert any claim against the City that may now exist or that may accrue through the date of annexation of the Property that it may claim due to its ownership of the Property. This includes any claim arising out of any land use regulation or under Measure 37 (ORS 197.352), Measure 49, and Measure 56 (ORS 227.186).
 - c. County agrees to not remonstrate against the formation of a local improvement district or reimbursement district created for funding public improvements that will serve the Property. This waiver applies to the Property until all utility service and all required infrastructure that will service or benefit the Property is completed and accepted by City. If the property is developed in phases, the waiver may be removed on a phase-by-phase basis if all utility service and all required infrastructure that will service or benefit the Property is completed and accepted by City.
5. **AMENDMENT:** This Agreement and any exhibits attached hereto may be amended only by the mutual written consent of both parties.
6. **SEVERABILITY:** If any provision, covenant or portion of this Agreement or its application to any person, entity, property or portion of property is held invalid, or if any ordinance or resolution adopted pursuant to this Agreement or its application to any person, entity, property or portion of property is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants or portions of this Agreement or other ordinances or resolutions passed pursuant hereto, and to that end, all provisions, covenants, and portions of this Agreement and of the ordinances and resolutions adopted pursuant hereto are declared to be severable.
7. **NO WAIVER OF RIGHT TO ENFORCE AGREEMENT:** Failure of any party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.
8. **ENTIRE AGREEMENT:** This Agreement supersedes all prior agreements, negotiations and exhibits and is a full integration of the entire agreement of the parties relating to the subject matter hereof. The parties shall have no obligations other than specifically stated in this Agreement except those of

general applicability.

9. **SURVIVAL**: The provisions contained in this Agreement shall survive the annexation of the property and shall not be merged or expunged by the annexation of the property or any part thereof to the City.
10. **SUCCESSORS AND ASSIGNS**: This Agreement shall run with the land described on Exhibit A and inure to the benefit of, and be binding upon, the successors in title of the County's and their respective successors, grantees, lessees, and assigns, and upon successor corporate authorities of the City and successor municipalities.
11. **TERM OF AGREEMENT**: This Agreement shall be binding upon the parties and their respective successors and assigns for twenty (20) years, commencing as of the date of this Agreement.
12. **ENFORCEMENT**: County agrees that if it fails to perform as required under this Agreement, the City Council may, at the Council's option, de-annex and that County will not object or oppose such de-annexation in any manner or any forum.
13. **NOTICES**: Any notice required or permitted under this Agreement shall be deemed given when received or when deposited with postage prepaid in the United States Mail as registered or certified, return receipt requested addressed as follows:

TO THE CITY
Attn:
City of Redmond
411 NW 9th St.
Redmond, OR 97756

TO THE COUNTY
Deschutes County Property Management
PO Box 6005
Bend, OR 97708-6005

14. **ATTORNEY FEES**: In any proceeding to enforce, apply or interpret this Agreement, each party shall bear its own attorneys' fees and costs.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

CITY

Keith Witcosky, City Manager

ATTEST:

Kelly Morse, City Recorder

STATE OF OREGON)
) ss.
County of Deschutes)

Keith Witcosky, City Manager, on behalf of the City of Redmond, who acknowledged that he had authority to sign on behalf of the City of Redmond and this instrument to be the City's voluntary act and deed, acknowledged this instrument before me this _____ day of _____ 2024.

Notary Public for Oregon

DATED this _____ day of _____ 2024.

DESCHUTES COUNTY,
a political subdivision of the State of Oregon

Kristie Bollinger, Property Manager
Authorized Signer pursuant to
Deschutes County Order 2023-027

ATTEST:

Kimberly Riley, Assistant Legal Counsel

STATE OF OREGON)
) ss.
County of Deschutes)

Before me, a Notary Public, personally appeared the above named Kristie Bollinger as Property Manager for Deschutes County, Oregon and acknowledged the foregoing instrument on behalf of Deschutes County, Oregon.

DATED this _____ day of _____ 2024.

Notary Public for Oregon

Exhibit “A”

PORTION OF TAX LOT 1513000000103

Totaling approximately 228 acres

Description to be provided by the applicant and reviewed by the City.



CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

STAFF REPORT

DATE: July 23, 2024
TO: City Council
THROUGH: Jason Neff, Deputy City Manager/Chief Financial Officer
Kyle Roberts, Planning Director
FROM: Morgan Snyder, Long Range Planner
SUBJECT: Resolution #2024-19: A resolution declaring certain territory as being annexed to and incorporated within the City of Redmond. (Pacific Star Estates)

Report in Brief:

This item requests City Council approve a resolution to annex the Pacific Star Estates properties owned by Vollertsen Living Trust. The 34.2 acres are within northwest Redmond and located at 2908 NW Spruce Avenue (Tax Lots: 1513050000400 and 1513050000403).

Background:

An annexation agreement regarding the subject properties was approved by the City Council in December 2022. The annexation agreement was the first step in the process to bring property into the city limits. After the conditions of the annexation agreement are met, a resolution to establish final zoning is presented to the Council.

Discussion:

As required in the annexation agreement, the property owners proceeded through the land use review process for a Master Development Plan and Tentative Subdivision.

The requested land use entitlements were approved through adoption of Ordinance #2024-13. The Ordinance ensures all annexation and development requirements have been met or addressed.

Fiscal Impact:

There is no immediate anticipated fiscal impact. System Development Charges and proportionate share for Highway 126 / 27th Avenue will be paid as part of the development review and approval to offset infrastructure and service delivery costs.

Alternative Courses of Action:

1. Adopt Resolution #2024-19
2. Request more information
3. Do not adopt Resolution #2024-19

Recommendation / Suggested Motion:

"I move to adopt Resolution #2024-19."

AFTER RECORDING RETURN TO:
City Recorder's Office
City of Redmond
411 SW 9th Street
Redmond, OR 97756

**CITY OF REDMOND
RESOLUTION NO. 2024-19**

A RESOLUTION DECLARING CERTAIN TERRITORY AS BEING ANNEXED TO AND INCORPORATED WITHIN THE CITY OF REDMOND.

WHEREAS, an application has been submitted to the City of Redmond for the annexation of the properties described in Exhibit "A"; and

WHEREAS, the real properties described in Exhibit "A" attached hereto and incorporated by reference is contiguous to the City of Redmond; and

WHEREAS, all owners of the territory described in Exhibit "A" have consented in writing to the annexation of the land described in Exhibit "A" into the City of Redmond; and

WHEREAS, the City Council finds that this annexation complies with the Redmond Urban Area Comprehensive Plan; and

WHEREAS, the City Council finds that this annexation is in the best interest of the City and of said territory described in Exhibit "A".

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY OF REDMOND AS FOLLOWS:

SECTION 1: Annexation Area: The real property described in Exhibit "A" to this resolution is hereby proclaimed to be annexed to the City of Redmond, Oregon.

SECTION 2: Record: The City Recorder shall submit to the Secretary of State of the State of Oregon a copy of this Resolution together with a copy of the statement of consent of the landowners of the property described in Exhibit "A".

The City Recorder shall also send a description by metes and bounds or legal subdivision of the new boundaries of the City of Redmond to the Deschutes County Tax Assessor and the Deschutes County Clerk within 10 days of the date of this Resolution.

SECTION 3: Zoning: Upon annexation, the parcels described in Exhibit "A" will be rezoned per Exhibit "A" in Ordinance No. 2024-13, approving the Pacific Star Estates Master Development Plan for compliance with the 2040 Greater Redmond Area Comprehensive Plan and Zone Map.

ADOPTED by the City Council and **SIGNED** by the Mayor this 23rd day of July 2024.

Ed Fitch, Mayor

ATTEST:

Kayla Duddy, Deputy City Recorder

State of Oregon

County of Deschutes

On July 23, 2024, Ed Fitch, Mayor of the City of Redmond personally appeared before me

_____ who is personally known to me

_____ whose identity I proved on the basis of _____

_____ whose identity I proved on the oath/affirmation of _____,
a credible witness

to be the signer of the above document, and he/she acknowledged that he/she signed it.

Notary Public

Exhibit A

A portion of the Northwest One-Quarter of the Southeast One-Quarter of Section 5, Township 15 South, Range 13 East, Willamette Meridian, City of Redmond, Deschutes County, Oregon, being more particularly described as follows:

Commencing at the Southwest corner of said Northwest One-Quarter of the Southeast One-Quarter of Section 5; Thence along the West line of said Northwest One-Quarter of the Southeast One-Quarter of Section 5 North 0°38'07" East 165.32 feet; Thence South 89°21'53" East 30.00 feet to the East right of way line of Northwest Way and the **TRUE POINT OF BEGINNING**; Thence along the East right of way line of said Northwest Way North 0°38'07" East 1157.37 feet to the North line of said Northwest One-Quarter of the Southeast One-Quarter of Section 5; Thence along the North line of said Northwest One-Quarter of the Southeast One-Quarter of Section 5 South 89°57'52" East 1289.81 feet to the Northeast corner of said Northwest One-Quarter of the Southeast One-Quarter of Section 5; Thence along the East line of said Northwest One-Quarter of the Southeast One-Quarter of Section 5 South 0°38'04" West 1156.20 feet to the Northeast corner of the South One-Half of the South One-Half of the South One-Half of said Northwest One-Quarter of the Southeast One-Quarter of Section 5; Thence along the North line of said South One-Half of the South One-Half of the South One-Half of said Northwest One-Quarter of the Southeast One-Quarter of Section 5 South 89°59'00" West 1289.84 feet to the **TRUE POINT OF BEGINNING**.

The Basis of Bearings is North 0°38'08" East along the West line of the Northwest One-Quarter of the Southeast One-Quarter of Section 5.

The above described land contains 34.25 acres, more or less.

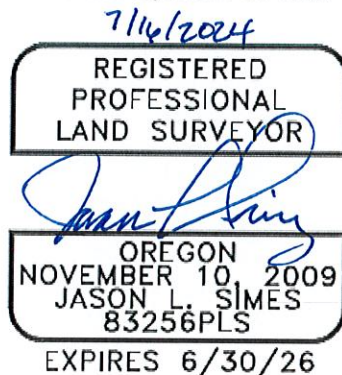
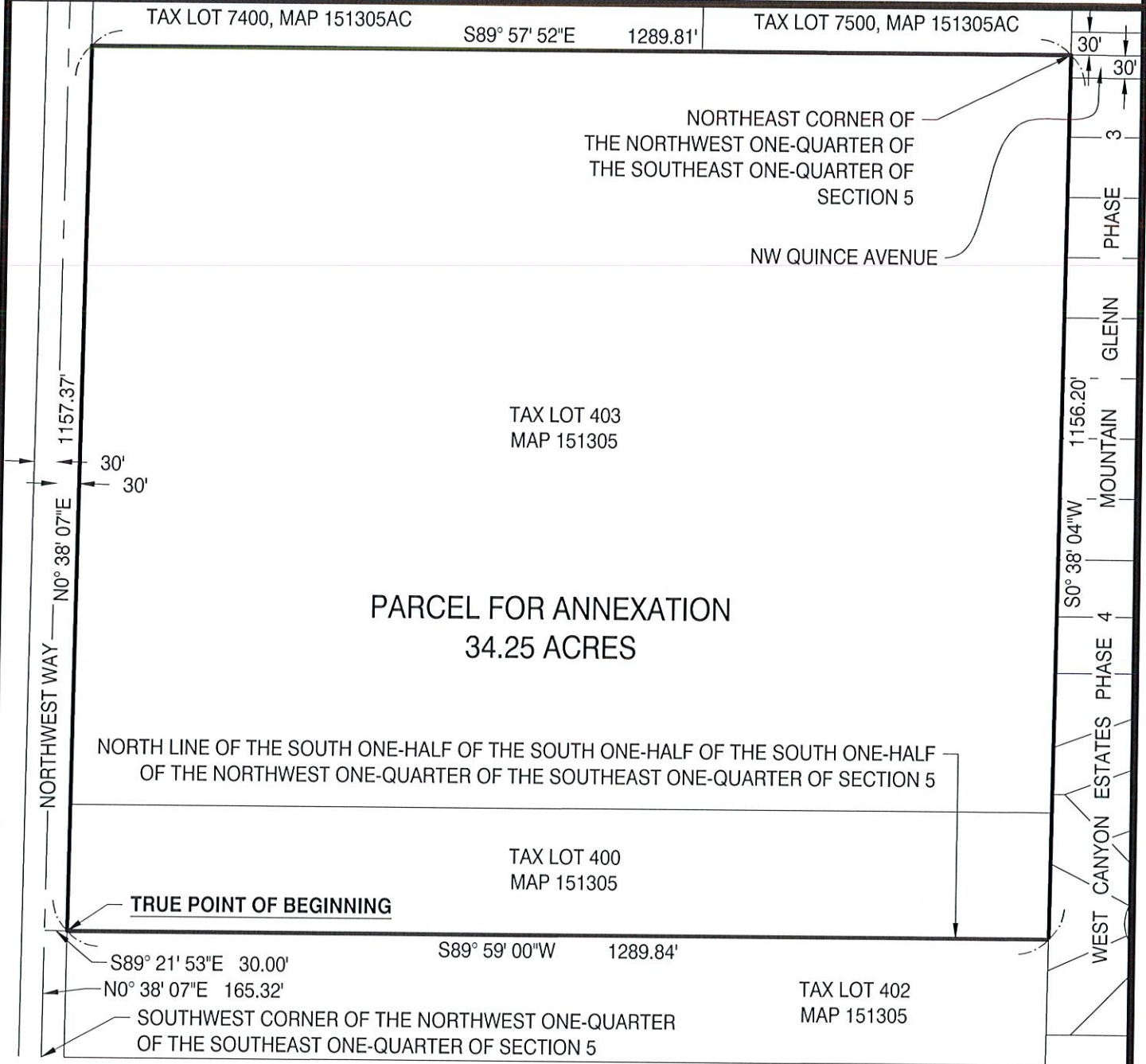


EXHIBIT B

A PORTION OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 15 SOUTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, CITY OF REDMOND, DESCHUTES COUNTY, OREGON.



H.A. M^cCOY
ENGINEERING & SURVEYING LLC

1180 SW LAKE ROAD SUITE 201
REDMOND, OR 97756
(541) 923-7554

SCALE: 1" = 200'
FOR 8.5"x11" SHEETS



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 10, 2009
JASON L. SIMES
83256PLS

EXPIRES 6/30/26

PROJECT: PACIFIC STAR ESTATES

DRAWN BY: JJW	DATE: 07/16/2024	PAGE 1 OF 1	PROJECT#: 21-009
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CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

STAFF REPORT

DATE: July 23, 2024
TO: City Council
THROUGH: Jason Neff, Deputy City Manager/Chief Financial Officer
Kyle Roberts, Planning Director
FROM: Morgan Snyder, Long Range Planner
SUBJECT: Resolution #2024-20: A resolution of the City of Redmond requesting the transfer of certain County rights-of-way from Deschutes County.

Report in Brief:

This item requests City Council approve a resolution to transfer jurisdiction of a portion of Northwest Way Right-of-Way (ROW) from Deschutes County to the City of Redmond.

Background:

In 2007, the City and Deschutes County entered into an Urban Area Growth Boundary Management Agreement. Section 10.A.5. of the agreement requires the City to request transfer of road jurisdiction when adjacent properties are annexed. The transfer of road jurisdiction allows the streets to be improved to City standards and shifts the maintenance responsibility to the City.

Discussion:

When the annexation of the Pacific Star Estates Master Development Plan property is approved (Resolution #2024-13), in accordance with the 2007 Deschutes County-City of Redmond agreement, transfer of jurisdiction for the adjacent ROW is required. In this instance, it includes the transfer of existing Northwest Way ROW adjacent to the western boundary of the Pacific Star Estates project area.

Fiscal Impact:

There is no fiscal impact at this time. The City will be responsible for ongoing maintenance of the streets, water and sewer systems associated with development.

Alternative Courses of Action:

1. Adopt Resolution #2024-20
2. Request more information
3. Do not adopt Resolution #2024-20

Recommendation / Suggested Motion:

"I move to adopt Resolution #2024-20."

AFTER RECORDING RETURN TO:
City Recorder's Office
City of Redmond
411 SW 9th Street
Redmond, OR 97756

**CITY OF REDMOND
RESOLUTION NO. 2024-20**

**A RESOLUTION OF THE CITY OF REDMOND REQUESTING THE TRANSFER OF
CERTAIN COUNTY RIGHTS-OF-WAY FROM DESCHUTES COUNTY.**

WHEREAS, the City Council has agreed to take jurisdiction of certain County roads within the City limits; and

WHEREAS, pursuant to ORS 373.270(6), the City Council wishes to initiate transfer of such jurisdiction to the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
REDMOND, OREGON, AS FOLLOWS:**

SECTION 1: That the City hereby requests that Deschutes County surrender jurisdiction to the City of Redmond of certain County rights-of-way for Northwest Way as described in Exhibit A attached hereto as of 12:00 a.m., August 22, 2024.

SECTION 2: That the jurisdiction of Deschutes County over the rights-of-way described in Section 1 hereof, and for the right-of-way improvements, construction, and repair shall cease upon transfer of the property to the City of Redmond.

SECTION 3: This resolution shall be effective August 22, 2024.

ADOPTED by the City Council and **SIGNED** by the Mayor this 23rd day of July 2024.

Ed Fitch, Mayor

ATTEST:

Kayla Duddy, Deputy City Recorder

State of Oregon

County of Deschutes

On July 23, 2024, Ed Fitch, Mayor of the City of Redmond personally appeared before me

_____ who is personally known to me

_____ whose identity I proved on the basis of _____

_____ whose identity I proved on the oath/affirmation of _____,
a credible witness

to be the signer of the above document, and he/she acknowledged that he/she signed it.

Notary Public

Exhibit A

A portion of Northwest Way, located in the Northwest One-Quarter of the Southeast One-Quarter and the Northeast One-Quarter of the Southwest One-Quarter of Section 5, Township 15 South, Range 13 East, Willamette Meridian, City of Redmond, Deschutes County, Oregon, being more particularly described as follows:

Commencing at the Southwest corner of said Northwest One-Quarter of the Southeast One-Quarter of Section 5; Thence along the West line of said Northwest One-Quarter of the Southeast One-Quarter of Section 5 North $0^{\circ}38'07''$ East 165.32 feet to the **TRUE POINT OF BEGINNING**; Thence North $89^{\circ}21'53''$ West 30.00 feet to the West right of way line of said Northwest Way; Thence along the West right of way line of said Northwest Way North $0^{\circ}38'07''$ East 1156.74 feet to the North line of said Northeast One-Quarter of the Southwest One-Quarter of Section 5; Thence along the North line of said Northeast One-Quarter of the Southwest One-Quarter of Section 5 South $89^{\circ}57'52''$ East 30.00 feet to the Northwest corner of said Northwest One-Quarter of the Southeast One-Quarter of Section 5; Thence along the North line of said Northwest One-Quarter of the Southeast One-Quarter of Section 5 South $89^{\circ}57'52''$ East 30.00 feet to the East right of way line of said Northwest Way; Thence along the East right of way line of said Northwest Way South $0^{\circ}38'07''$ West 1157.37 feet; Thence North $89^{\circ}21'53''$ West 30.00 feet to the **TRUE POINT OF BEGINNING**.

The Basis of Bearings is North $0^{\circ}38'08''$ East along the West line of the Northwest One-Quarter of the Southeast One-Quarter of Section 5.

The above described land contains 69,423 square feet, more or less.

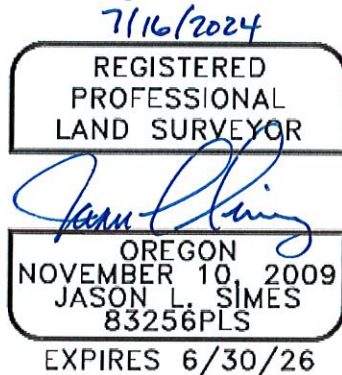


EXHIBIT B

A PORTION OF NORTHWEST WAY,
LOCATED IN THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER AND THE NORTHEAST ONE-QUARTER
OF THE SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 15 SOUTH, RANGE 13 EAST, WILLAMETTE MERIDIAN,
CITY OF REDMOND, DESCHUTES COUNTY, OREGON.

NORTHWEST CORNER OF
THE NORTHWEST ONE-QUARTER OF
THE SOUTHEAST ONE-QUARTER OF
SECTION 5

TAX LOT 7400
MAP 151305AC

S89° 57' 52"E 30.00'

S89° 57' 52"E 30.00'



SCALE: 1" = 200'
FOR 8.5"x11" SHEETS
0 100' 200'

7/16/2024

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 10, 2009
JASON L. SIMES
83256PLS

EXPIRES 6/30/26

H.A. M'COY
ENGINEERING & SURVEYING LLC

1180 SW LAKE ROAD SUITE 201
REDMOND, OR 97756
(541) 923-7554

PROJECT: PACIFIC STAR ESTATES

DRAWN BY: JJW DATE: 07/16/2024 PAGE 1 OF 1 PROJECT#: 21-009

TAX LOT 902
MAP 151305

30' 1156.74' N0° 38' 07"E

1157.37' S0° 38' 07"W 30'

TAX LOT 403
MAP 151305

RIGHT OF WAY FOR ANNEXATION
69,423 SQUARE FEET

TAX LOT 400
MAP 151305

N89° 21' 53"W 30.00'

N0° 38' 07"E 165.32'

N89° 21' 53"W 30.00'
TRUE POINT OF BEGINNING

TAX LOT 402
MAP 151305

SOUTHWEST CORNER OF
THE NORTHWEST ONE-QUARTER OF
THE SOUTHEAST ONE-QUARTER OF
SECTION 5



CITY OF REDMOND

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411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

STAFF REPORT

DATE: July 23, 2024
TO: City Council
THROUGH: Jason Neff, Deputy City Manager/Chief Financial Officer
Kyle Roberts, Planning Director
FROM: Chuck Arnold, Economic Development/Urban Renewal Program Manager
SUBJECT: Special Event Street Closure Request for the August 24, 2024, What's Your Wild Ride Car Show. **Public Comment**

Report in Brief:

This item requests City Council take testimony and consider approval of a Public Assembly Permit/Street Closure for the What's Your Wild Ride Classic Car Show, scheduled for August 24, 2024.

Background:

Special events involving the closure of any portion of 5th and 6th streets require approval from City Council. These streets serve as the spine of Redmond's primary commercial and downtown corridor. Closures can have unanticipated impacts. Therefore, prior to approving a closure it is important to provide the community with the opportunity to offer input as well as increase public awareness of the event.

Discussion:

Public Assembly Permit applications are reviewed for City Code compliance to ensure public safety, transportation, parking, sanitation, trash removal, marketing, fire protection, medical services and public notice concerns are addressed. Each application is routed to impacted City departments and partner agencies for comments. Fees are established per the City's Fee Schedule to recover City costs for supporting the event.

The street closures, parking plan, and detour routes are being reviewed by the City's Public Works and Police Departments, and Redmond Fire and Rescue. Businesses potentially impacted by the proposed closure were contacted by the event producer and made aware of this meeting and the event.

The permit application requests closure of SW 5th Street between Forest and Black Butte Avenues. The closure will be from 5:00 a.m. through 5:00 p.m. on Saturday, August 24, 2024. It was conveyed to the applicant the requirement that Evergreen Avenue remain open during the event.

Two detour options will be set-up around the street closure: 1) SW 4th Street will remain open for fire/medical emergency response and allow through traffic from Forest Avenue to Black Butte Avenue; and 2) SW 7th Street will remain open for both north and southbound traffic. SW 6th Street will remain open for southbound traffic.

The attached map shows how the event will control access, vendors, parking, traffic, and detours.

Below is a matrix of items evaluated per City Policy CD 101 (which governs special events):

Review Item From Policy	Staff Assessment
Who benefits or is adversely impacted from the event?	<i>Beneficiaries: Event Organizer, General Community, adjacent businesses</i>
What are the benefits and impacts?	<i>Impacted: Businesses and General Community</i> <i>Benefits: Increased pedestrian traffic, downtown awareness and enhancement of customer visitation habits</i> <i>Impacts: Reduced vehicular access for customers and business owners, potential to cause regular customers to</i>

Is there another street closure in the vicinity around the event date?	<i>avoid downtown on event day Yes. The MX-13 Jump Show (a motorcycle event) will close SW Deschutes Avenue between 4th and 5th Streets on August 22nd.</i>
Does permitting this event result in closing 5 th or 6 th Streets more than twice in a month?	<i>No other event is scheduled to close 5th or 6th Streets during August 2024.</i>
What is the duration of the closure and expected attendance? (City Policy provides guidelines for event duration and size)	<i>The request is for a 12-hour closure with approximately 500 participants expected in attendance.</i>
How does the event benefit the community? Is there a community charity supported?	<i>The event plans to attract approximately 500 participants downtown raising awareness of businesses, goods, and services available. Proceeds from the event will support local veterans.</i>
Have all permit requirements been met?	<i>Staff is still reviewing the submittal.</i>

Fiscal Impact:

Cost recovery fees per the City's Fee Schedule are as follows:

- Permit Fee (event with street closures on 5th or 6th Streets): \$200;
- Deposit: \$250 refundable cleaning deposit is being held

Alternative Courses of Action:

1. Approve the Public Assembly Permit and SW 5th Street closure for the What's Your Wild Ride Car Show (with an understanding that Evergreen Avenue will remain open).
2. Request more information.
3. Deny the public assembly permit.

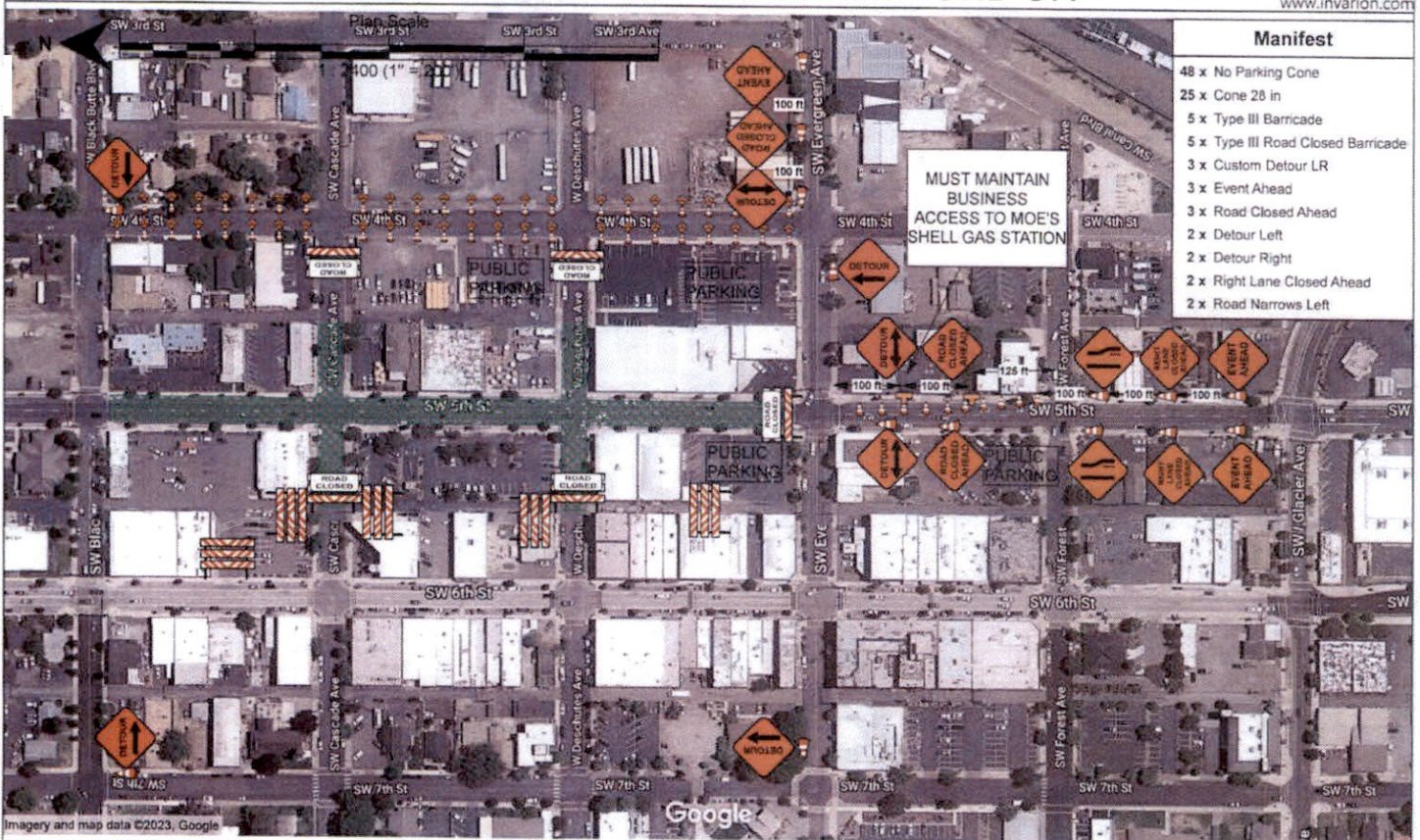
Recommendation / Suggested Motion:

"I move to approve the Public Assembly Permit and Fee Schedule for the What's Your Wild Ride Car Show on August 24, 2024."



CASCADE CAR SHOW 5TH ST CLOSURE FOREST REDMOND OR

www.invarion.com



Manifest

- 48 x No Parking Cone
- 25 x Cone 28 in
- 5 x Type III Barricade
- 5 x Type III Road Closed Barricade
- 3 x Custom Detour LR
- 3 x Event Ahead
- 3 x Road Closed Ahead
- 2 x Detour Left
- 2 x Detour Right
- 2 x Right Lane Closed Ahead
- 2 x Road Narrows Left

MUST MAINTAIN
BUSINESS
ACCESS TO MOE'S
SHELL GAS STATION

Date: 6/23/2023 Author: Josh Megular Project: Cascade Car Show
Traffic Control Company: TRAFFIC CONTROL CONSULTANTS Phone: 541-548-3165 Address: PO Box 1827 Redmond, OR 97756
Contractor Name: Central Oregon Motors Contractor Phone: N/A Permit #: TBD
TCC JOB#: 2023-0058 Estimated Start Date: Will begin upon approval of traffic control plan/ or per contractors directive

Comments:

- ALL TRAFFIC CONTROL MUST MEET OTTC 2011 STANDARDS
 - TO DETERMINE SIGN SPACING USE " SIGN SPACING AND BUFFER TABLE"
- PROPRIETARY: THIS PLAN IS PROPERTY OF TRAFFIC CONTROL CONSULTANTS

SIGN SPACING AND BUFFER LENGTHS (FEET)

POSTED SPEED	SPACING BETWEEN SIGNS			BUFFER SPACE
	A	B	C	
30				60
35				75
40				100
45				125
50				150
55				180
60				210
65				240
70				265
75				285
80				305



CITY OF REDMOND

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411 SW 9th STREET
REDMOND, OR 97756
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info@redmondoregon.gov
redmondoregon.gov

STAFF REPORT

DATE: July 23, 2024
TO: City Council
THROUGH: Jason Neff, Deputy City Manager/Chief Financial Officer
FROM: Zachary Bass, Airport Director
SUBJECT: Increase Fee Escalation of Intergovernmental Agreement with Redmond Fire and Rescue for Aircraft Rescue and Fire Fighting Services for Fiscal Year 2024/2025

Report in Brief:

The Redmond Municipal Airport (Airport) is requesting the City Council authorize the City of Redmond (City) to increase the annual escalation in the Intergovernmental Agreement (IGA) with the Redmond Fire and Rescue (RF&R) from 5.0% to 16.0% for Fiscal Year (FY) 2024/2025 for Aircraft Rescue and Fire Fighting (ARFF) services provided at the Airport.

Background:

The Airport is a CFR Part 139, Index B commercial service airport and is required by the Federal Aviation Administration (FAA) to have onsite ARFF services available to protect the safety of passengers and the general public. The City has contracted out the management and operation of the Airport's ARFF services with RF&R under an IGA for the span of 11-years effective July 1, 2020.

Discussion:

The IGA addresses scopes of work, duties performed, and operational needs to support ARFF services at the Airport. The IGA also establishes the terms and conditions agreeable to both parties, which includes an annual escalation to the maximum budget fee of, not to exceed, 5.0% on a year-over-year basis as approved by the City Council.

This amendment to the IGA increases the budgeted maximum for FY 2024/2025 to 16.0% from the FY 2023/2024 total, above the 5.0% threshold as approved by the City Council. The increase is driven by RF&R personnel costs primarily related to COLA adjustments, PERS rates, medical premiums, and life insurance. In the past month, RF&R has negotiated new collective bargaining agreements.

Fiscal Impact:

ARFF reimbursements from the Airport to RF&R are paid for from activity-based landing fee revenue charged to the airlines located in the Airport Fund. The updated maximum RF&R fees or ARFF services are depicted in the following table:

Year Number	Current Maximum RF&F Allocations - Fees for Services	Proposed Maximum RF&F Allocations - Fees for Services
One (1) (FY 2020-2021)	\$ 626,566	\$ 626,566
Two (2) (FY 2021-2022)	\$ 643,979	\$ 643,979
Three (3) (FY 2022-2023)	\$ 676,178	\$ 676,178
Four (4) (FY 2023-2024)	\$ 718,996	\$ 718,996
Five (5) (FY 2024-2025)	\$ 754,946	\$ 834,200
Six (6) (FY 2025-2026)	\$ 792,694	\$ 875,910
Seven (7) (FY 2026-2027)	\$ 832,329	\$ 919,706
Eight (8) (FY 2027-2028)	\$ 873,946	\$ 965,692
Nine (9) (FY 2028-2029)	\$ 917,644	\$ 1,013,977
Ten (10) (FY 2029-2030)	\$ 963,527	\$ 1,064,676
Eleven (11) (FY 2030-2031)	\$ 1,011,704	\$ 1,117,910

The FY 2024/2025 budget anticipated much of the escalation with \$795,000 included for RF&R services. The difference of \$39,200 is expected to be offset by other savings within the \$14.4 million Airport operating budget.

Alternative Courses of Action:

1. Approve the maximum fee escalation in the ARFF service IGA to increase to 16.0% for FY 2024/2025.
2. Do not approve the maximum fee escalation in the ARFF service IGA to increase to 16.0% for FY 2024/2025.
3. Take no action and request more information.

Recommendation / Suggested Motion:

"I move to authorize the City of Redmond to increase the maximum fee escalation from 5.0% to 16.0% for Fiscal Year 2024/2025, for Redmond Fire and Rescue Aircraft Rescue and Fire Fighting Services."